



January 24, 2025

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai – 400 001

National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex
Bandra (East)
Mumbai – 400 051

Scrip Code: 544008

SYMBOL: MAXESTATES

Sub: Press Release

Dear Sir/Madam,

Please find enclosed a copy of the press release, the contents of which are self-explanatory.

This is for your information and records.

Thanking you,

Yours faithfully,

For Max Estates Limited

Abhishek Mishra
Company Secretary & Compliance Officer

Encl: a/a

Max Estates Limited

Corporate Office: Max Towers, L-20, C-001/A/1, Sector-16B, Noida-201301, Uttar Pradesh, India, | P: +91 120-4743222
Regd. Office: Max House 1, Dr. Jha Marg, Okhla Phase 3, Opposite Okhla Railway Station, Okhla Industrial Estate, New Delhi -110020

Email : secretarial@maxestates.in | Website : www.maxestates.in | CIN: L70200DL2016PLC438718



Max Estates secures 10.33 acre of prime land in Noida for ~INR 711 Crore with ~2.6 mn square feet of mixed-use development potential

A mix of Residential (Group Housing) and Commercial in a 40:60 ratio with total Floor Area Ratio (FAR) of 400% Gross Development Value (GDV) Potential of INR 3,000 CR+ and Rental Income Potential of INR 140+ CR per annum

24th January 2025, New Delhi: Max Estates Limited (Max Estates), a leading real estate developer in the NCR, along with its consortium partners, announces the acquisition of a strategically located 10.33 acre mixed-use land parcel in Sector 105 on Noida-Greater Noida Expressway, for INR 711 Crore.

Secured through allotment from NOIDA, this acquisition presents an opportunity to develop 2.6 mn square feet with 40 percent Residential (Group Housing) and 60 percent Commercial (including Office, Retail and Service Apartments).

The project has a Gross Development Value (GDV) Potential of INR 3,000+ Crore and an Annuity Rental Income potential of INR 140+ Crore. The land acquisition is structured with a deferred payment plan, requiring an upfront payment of INR 284 Crore, with the balance payable in eight half-yearly instalments.

With this acquisition, Max Estates now has a total real estate portfolio of 17+ mn square feet well diversified across Delhi NCR in terms of geographical footprint (Delhi, Noida and Gurugram), asset classes (Residential and Commercial) and risk spectrum (delivered, under construction, under design and in acquisition).

On the residential front, post successful launch of Estate 128 and Estate 360 with combined booking value of INR 7,500 Crore, Max Estates already has a launch pipeline of over 7 mn square feet with Gross Development Value (GDV) potential of INR 14,000+ Crore to be delivered in FY 26 and FY 27. And, the commercial portfolio of Max Estates now has annuity rental income potential (across delivered, under construction and in acquisition) of over INR 700 Crore on a 100% basis.

Commenting on this development, Rishi Raj, COO of Max Estates said, “We are delighted with the acquisition of the mixed-use development opportunity adding 2.6 mn square feet of development potential to our portfolio, a rare opportunity in a supply deficit market like Noida to meet our growth aspiration across both asset classes that Max Estates focusses on – Residential and Commercial segments. The combination of location attractiveness, our familiarity with both commercial and residential micro markets in vicinity and our track record of delivering world class product in terms of quality and end-user experiences, will go a long way in unlocking significant value for all stakeholders. As a part of our stated growth aspiration, Max Estates will continue to acquire at least 3 mn square feet across Residential and Commercial asset classes every year to further scale its portfolio leveraging capital raised through QIP, New York Life Insurance’s investment in Max Towers and Max House, Preferential allotment of Warrants as well as other sources like Lease Rental Discounting.”

About Max Estates Limited:

Established in 2016, Max Estates Limited is a leading Real Estate developer in the NCR region. With the purpose of ‘Enhancing Quality of Life through spaces it creates’, it has chosen to create premium commercial and residential spaces in Delhi NCR. The company has developed a very well diversified portfolio of real estate across the two asset classes in Delhi NCR and in this pursuit has partnered with New York Life Insurance Company (NYL) particularly for commercial office platform.

Its marquee delivered projects include a one-of-its-kind commercial office space Max Towers, on the edge of South Delhi that opened its doors in 2019, Max House – a re-development of office campus, Max Square, located on a primary office vector – Noida Expressway and, 222 Rajpur, a luxury residential villa community on Rajpur Road, Dehradun.



It has two under construction commercial office projects – Max Square Two, adjacent to Max Square and a project located on main Golf Course Extension Road marking its entry in commercial office segment in Gurugram.

On the residential front, the company has successfully launched and sold its both phases of its first project in Delhi NCR, Estate 128 in Noida, which is currently under construction. It also has successfully launched and sold its second project, Estate 360 in Gurugram – Delhi NCR’s first intergenerational community at scale— in the second half of CY 2024 in Gurugram. Max Estates also has a real estate services & management company – Max Asset Services. Max Estates Limited is listed on NSE and BSE.

For further details, please contact:

Investor Contact:

Max Estates Limited
CIN – L70200DL2016PLC438718

Mr. Nitin Kumar Kansal – Chief Financial Officer

Email: nitin.kansal@maxestates.in
www.maxestates.in

Investor Relations Partner

Strategic Growth Advisors Pvt. Ltd.
CIN: U74140MH2010PTC204285

Mr. Shogun Jain / Mr. Deven Dhruva

Email: shogun.jain@sgapl.net / deven.dhruva@sgapl.net
Tel: +91 7738377756 / +91 9833373300
www.sgapl.net

Press Contact

Max Estates Limited
CIN – L70200DL2016PLC438718

Ms. Sylvia Lalthianglimi

Email: sylvia.lalthianglimi@maxestates.in
Tel: +91 9873959574
www.maxestates.in

Ad Factors PR Private Limited

Mr. Subrat Kumar Sarangi
Email: subrat.sarangi@adfactorspr.com

Safe Harbor Statement:

Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project related issues are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results changed assumptions or other factors.