



April 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

End: 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

Press Release

Max Estates takes over Delhi One project in Noida, under the aegis of IBC, adding sales potential of INR 2,000 Crore and Annuity Rental of INR 120 Crore

- Relief to homebuyers as Max Estates takes over 'Boulevard Projects Private Limited (BPPL)' to revive Delhi One project in Noida, after 7 long years of wait. The development is strategically located at the edge of South Delhi.
- Delhi One is an integrated mixed-use development that will host ultra-luxury serviced residences, premium office spaces, curated retail and an exclusive club.
- The project has a ~2.5 mn sq. ft. development potential including sold inventory. The total sales and annuity rental income potential of the project is estimated at INR 2,000+ Crore and INR 120+ Crore respectively.
- Max Estates received final approval from NCLT and NCLAT on February 2023 and October 2024 respectively.

Noida, April 23, 2025: Max Estates Limited (Max Estates), a leading real estate developer in the NCR, had received the final approval from the National Company Law Tribunal (NCLT) and National Company Law Appellate Tribunal (NCLAT) and now with the successful closure, Max Estates has taken over the Delhi One Project. This marks a significant turnaround for the long-stalled site, bringing relief to homebuyers and unlocking fresh momentum for NCR's most strategically located integrated campus.

The development of the Delhi One project will consolidate Max Estates' position as a leading premium real estate developer in Noida and NCR. Max Estates will bring its experience and expertise in premium commercial real estate and high end residential real estate to create a state-of-the-art integrated development that will seamlessly host ultra-luxury residences, premium office spaces, curated high street retail and exclusive club facilities.

Situated at the edge of South Delhi and directly connected via the Delhi-Noida-Direct (DND) Flyway, the development is just steps from key metro stations, benefitting from unparalleled connectivity across Delhi NCR. The project spans approximately 2.5 mn sq. ft. of development part of around 10-acre land parcel constituting ~34,696 sq. mt. of area.

Sharing his vision about the development, **Sahil Vachani, Vice Chairman and Managing Director, Max Estates, said,** "We are delighted to announce that Max Estates has taken over Delhi One. We believe that we will provide a world class real estate experience to the residents and office goers of the NCR. We look forward to bringing to life our first integrated campus, weaving Max Estates' philosophy of LiveWell, WorkWell, PlayWell, and EatWell into a holistic downtown experience."

In line with Max Estates' core vision of bringing real wellbeing to real estate, the project is being developed with a strong emphasis on wellbeing. The development will integrate green building practices, energy-efficient systems, and biophilic design to foster a harmonious relationship between residents, professionals, and their surroundings. Art and nature are seamlessly woven into the spatial experience, creating a community that is both inspiring and mindful. The serviced residential offerings would be designed to maximize space, natural light, and comfort while preserving residents' ability to customise the space to suit their unique needs and preferences. On the commercial front, the office spaces would provide flexible layouts equipped with state-of-the-art technology and collaborative zones, catering to both emerging businesses and established enterprises.

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)

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