S.R. BATLIBOI & CO. LLP
Chartered Accountants

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INDEPENDENT AUDITOR'S REPORT

To the Members of Max Estates Limited

Report on the Audit of the Standalone Ind AS Financial Statements

Opinion

We have audited the accompanying standalone Ind AS financial statements of Max Estates Limited ("the Company"), which comprise the Balance sheet as at March 31, 2023, the Statement of Profit and Loss, including the statement of Other Comprehensive Income, the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and notes to the standalone Ind AS financial statements, including a summary of significant accounting policies.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone Ind AS Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the standalone Ind AS financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

Emphasis of matter

We draw attention to note 37 of the standalone Ind AS financial statements which states that the merger has been accounted from the Appointed date i.e. April 01, 2022 defined in the Composite scheme of amalgamation and arrangement. However, being a common control business combination, Ind AS 103, Business Combinations requires the Company to account for the business combination from the combination date (i.e., the date on which control has been transferred) or from the earliest date presented in the standalone Ind AS financial statements, whichever is later. Therefore, comparative financial information for previous year ended March 31, 2022 has not been restated since the scheme prevails over the applicable accounting requirements. Our opinion is not modified in respect of this matter.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's report, but does not include the standalone Ind AS financial statements and our auditor's report thereon.

Our opinion on the standalone Ind AS financial statements does not cover the other information and

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do not express any form of assurance conclusion thereon.

In connection with our audit of the standalone Ind AS financial statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the standalone Ind AS financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. The Board's report is not made available to us at the date of this auditor's report. We have nothing to report in this regard.

Responsibility of Management for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these standalone Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures

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that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls with reference to standalone Ind AS financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone Ind AS financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone Ind AS financial statements, including the disclosures, and whether the standalone Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Other Matter

The standalone Ind AS financial statements of the Company for the year ended March 31, 2022, included in these standalone Ind AS financial statements, have been audited by the predecessor auditor who expressed an unmodified opinion on those statements on May 16, 2022.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure 1" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143(3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

   (b) In our opinion, proper books of accountas required by law have been kept by the Company so far as it appears from our examination of those books;

   (c) The Balance Sheet, the Statement of Profit and Loss including the Statement of Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;

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New Delhi

(d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Companies (Indian Accounting Standards) Rules, 2015, as amended;

(e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act;

(f) With respect to the adequacy of the internal financial controls with reference to these standalone Ind AS financial statements and the operating effectiveness of such controls, refer to our separate Report in "Annexure 2" to this report;

(g) In our opinion, the managerial remuneration for the year ended March 31, 2023 has been paid / provided by the Company to its directors in accordance with the provisions of section 197 read with Schedule V to the Act;

(h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended in our opinion and to the best of our information and according to the explanations given to us:

i. The Company has disclosed the impact of pending litigations on its financial position in its standalone Ind AS financial statements – Refer Note 30 to the standalone Ind AS financial statements;

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses;

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. a) The management has represented that, to the best of its knowledge and belief, and as disclosed in the note 45 to the standalone Ind AS financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The management has represented that, to the best of its knowledge and belief, and as disclosed in the note 45 to the standalone Ind AS financial statements, no funds have been received by the Company from any person or entity, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

c) Based on such audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to

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believe that the representations under sub-clause (a) and (b) contain any material misstatement.

v. No dividend has been declared or paid during the year by the Company.

vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only w.e.f. April 01, 2023, reporting under this clause is not applicable.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

S. R. Batliboi & Co. LLP
New Delhi

per Pravin Tulsyan
Partner
Membership Number: 108044
UDIN: 23108044BGYZJB3299
Place of Signature: Gurugram
Date: August 18, 2023

Annexure 1 referred to in paragraph 1 under the heading of "Report on other legal and regulatory requirements" of our audit report of even date

Re: Max Estates Limited ("the Company")

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

(i)(a)(A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and investment property.

(i)(a)(B) The Company has maintained proper records showing full particulars of intangible assets.

(i)(b) All property, plant and equipment have not been physically verified by the management during the year but there is regular programme of annual verification, wherein each item of the property, plant and equipment is verified at least once in three years. In our opinion, such programme of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

(i)(c) The title deeds of all the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) are held in the name of the Company.

(i)(d) The Company has not revalued its property, plant and equipment (including Right of use assets) or intangible assets during the year ended March 31, 2023.

(i)(e) There are no proceedings initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

(ii)(a) The management has conducted physical verification of inventory at reasonable intervals during the year. In our opinion the coverage and the procedure of such verification by the management is appropriate. No discrepancies of 10% or more in aggregate for each class of inventory were noticed on such physical verification.

(ii)(b) The Company has not been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks or financial institutions during any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the Order is not applicable to the Company.

(iii)(a) During the year the Company has provided loans and stood guarantee as follows:

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(Amount in Rs. lakhs)

Particulars	Guarantees	Security	Loans	Advances in nature of loans
Aggregate amount granted/ provided during the year - Subsidiaries	76,859.50	-	12,948.22	-
Balance outstanding as at balance sheet date in respect of above cases - Subsidiaries	65,456.67	-	17,375.14	-

During the year the Company has not provided loans, advances in the nature of loans, stood guarantees and provided security to firms, Limited Liability Partnerships or any other parties.

(iii)(b) During the year, the investments made and guarantees provided to companies are not prejudicial to the Company's interest. During the year the Company has not made investments, provided guarantees, provided security and granted loans and advances in the nature of loans to firms, Limited Liability Partnerships or any other parties.

(iii)(c) The loans granted during the year to companies, are repayable on demand and no such loan has been demanded for repayment during the year. The Company has not granted loans and advances in the nature of loans to firms, Limited Liability Partnerships or any other parties.

(iii)(d) There are no amounts of loans granted to companies which are overdue for more than ninety days. The Company has not granted loans or advances in the nature of loans to firms, Limited Liability Partnerships or any other parties.

(iii)(e) There were no loans to companies which had fallen due during the year, that have been renewed or extended or fresh loans granted to settle the overdues of existing loans given to the same parties. There were no loans or advance in the nature of loan granted to firms, Limited Liability Partnerships or any other parties.

(iii)(f) As disclosed in the standalone Ind AS financial statements, the Company has granted loans, repayable on demand to companies. Of these following are the details of the aggregate amount of loans granted to related parties as defined in clause (76) of section 2 of the Companies Act, 2013:

(Amount in Rs. lakhs)

Particulars	All Parties	Promoters	Related Parties
Aggregate amount of loans - Repayable on demand	17,375.14	-	17,375.14
Percentage of loans to the total loans	100%	-	100%

The Company has not granted any loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to firms, Limited Liability Partnerships or any other parties. Also, none of these loans are granted to promoters.

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(iv) There are no loans, investments, guarantees, and security in respect of which provisions of sections 185 of the Companies Act, 2013 are applicable and accordingly, the requirement to report on clause 3(iv) of the Order insofar as it relates to section 185 of the Act is not applicable to the Company. Loans, investments, guarantees and security in respect of which provisions of section 186 of the Companies Act, 2013 are applicable have been complied with by the Company.

(v) The Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

(vi) We have broadly reviewed the books of account maintained by the Company pursuant to the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, related to construction industry, and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

(vii)(a) The Company is regular in depositing with appropriate authorities undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, cess and other statutory dues applicable to it. According to the information and explanations given to us and based on audit procedures performed by us, no undisputed amounts payable in respect of these statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

We have been informed by the management of the Company that due of sales-tax, service tax, duty of customs, duty of excise, value added tax, are not applicable to the Company.

(vii)(b) The dues of value added tax have not been deposited on account of any dispute, are as follows:

Name of the statute	**Nature of the dues**	**Amount (in Rs. Lakhs)**	**Period to which the amount relates**	**Forum where the dispute is pending**	**Remarks, if any**
Uttarakhand VAT Act, 2005	Value Added Tax	21.24	AY 2016-17	Joint Commissioner (Appeals)	Net of amount deposited under protest

There are no dues of goods and services tax, provident fund, employees' state insurance, income-tax, sales tax, service tax, duty of custom, duty of excise, cess, and other statutory dues which have not been deposited on account of any dispute.

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(viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on clause 3(viii) of the Order is not applicable to the Company.

(ix)(a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(ix)(b) The Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

(ix)(c) Term loans were applied for the purpose for which the loans were obtained.

(ix)(d) On an overall examination of the standalone financial statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.

(ix)(e) On an overall examination of the standalone Ind AS financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries. The Company does not have any associate or joint venture.

(ix)(f) The Company has not raised loans during the year on the pledge of securities held in its subsidiaries. The Company does not have any associate or joint venture. Hence, the requirement to report on clause (ix)(f) of the Order is not applicable to the Company.

(x)(a) The Company has not raised any money during the year by way of initial public offer / further public offer (including debt instruments) hence, the requirement to report on clause 3(x)(a) of the Order is not applicable to the Company.

(x)(b) The Company has not made any preferential allotment or private placement of shares /fully or partially or optionally convertible debentures during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.

(xi)(a) No fraud by the Company or no fraud on the Company has been noticed or reported during the year.

(xi)(b) During the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by cost auditor/ secretarial auditor or by us in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(xi)(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

(xii) The Company is not a nidhi company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a) of the Order is not applicable to the Company.

(xiii) According to the information and explanations given by the management, transactions with the related parties are in compliance with section 177 and 188 of the Companies Act, 2013 where applicable and the details have been disclosed in the notes to the standalone Ind AS financial statements, as required by the applicable accounting standards.

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New Delhi

(xiv)(a) The Company has an internal audit system commensurate with the size and nature of its business.

(xiv)(b) The internal audit reports of the Company issued till the date of the audit report, for the period under audit have been considered by us.

(xv) The Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.

(xvi)(a) The provisions of section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934) are not applicable to the Company. Accordingly, the requirement to report on clause (xvi)(a) of the Order is not applicable to the Company.

(xvi)(b) The Company is not engaged in any Non-Banking Financial or Housing Finance activities. Accordingly, the requirement to report on clause (xvi)(b) of the Order is not applicable to the Company.

(xvi)(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by Reserve Bank of India (RBI). Accordingly, the requirement to report on clause 3(xvi)(c) of the Order is not applicable to the Company.

(xvi)(d) The Group does not have more than one CIC as part of the Group, hence, the requirement to report on clause 3(xvi)(d) of the Order is not applicable to the Company.

(xvii) The Company has not incurred cash losses in the current financial year and in the immediately preceding financial year.

(xviii) The previous statutory auditors of the Company have resigned during the year and we have taken into consideration the issues, objections or concerns raised by the outgoing auditors.

(xix) On the basis of the financial ratios disclosed in note 40 to the standalone Ind AS financial statements, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

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(xx)(a) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in note 25 to the standalone Ind AS financial statements.

(xx)(b) There are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of Companies Act. This matter has been disclosed in note 25 to the standalone Ind AS financial statements.

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

S. R. Batliboi & Co. LLP
New Delhi

per Pravin Tulsyan
Partner
Membership Number: 108044
UDIN: 23108044BGYZJB3299
Place of Signature: Gurugram
Date: August 18, 2023

Annexure 2 to the independent auditor's report of even date on the standalone Ind AS financial statements of Max Estates Limited

Report on the Internal financial controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls with reference to standalone Ind AS financial statements of Max Estates Limited ("the Company") as of March 31, 2023, in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Management's responsibility for internal financial controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to these standalone Ind AS financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, as specified under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both issued by ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to these standalone Ind AS financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to these standalone Ind AS financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone Ind AS financial statements included obtaining an understanding of internal financial controls with reference to these standalone Ind AS financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to these standalone Ind AS financial statements.

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New Delhi

Meaning of Internal Financial Controls with reference to these standalone Ind AS financial statements

A company's internal financial controls with reference to standalone Ind AS financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls with reference to standalone Ind AS financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent limitations of internal financial controls with reference to these standalone Ind AS financial statements

Because of the inherent limitations of internal financial controls with reference to standalone Ind AS financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to standalone Ind AS financial statements to future periods are subject to the risk that the internal financial control with reference to standalone Ind AS financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone Ind AS financial statements and such internal financial controls with reference to these standalone Ind AS financial statements were operating effectively as at March 31, 2023, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

S. R. Batliboi & Co. LLP
New Delhi

per Pravin Tulsyan
Partner
Membership Number: 108044
UDIN: 23108044BGYZJB3299
Place of Signature: Gurugram
Date: August 18, 2023

Max Estates Limited
CIN - U70200PB2016PLC040200
Standalone Balance sheet as at March 31, 2023

(Rs. In Lakhs)

Particulars	Notes	As at March 31, 2023	As at March 31, 2022 (also refer note 37)
ASSETS			
Non-current assets			
Property, plant and equipment	3 (i)	566.40	114.92
Investment properties	3 (ii)	7,041.94	7,451.46
Intangible assets	4 (i)	333.02	3.45
Right-of-use assets	4 (ii)	1,317.55	-
Financial assets			
(i) Investment	5	1,00,508.72	50,003.88
(ii) Other bank balances	6	335.35	239.37
(iii) Other financial assets	7	4,582.58	1,492.54
Non-current tax assets	8	771.72	350.14
Other non current assets	9	24.37	603.41
Deferred tax assets	26	205.07	86.51
		1,15,686.72	**60,345.68**
Current assets			
Inventories	10	195.10	1,345.25
Financial assets			
(i) Trade receivables	11(i)	394.02	162.94
(ii) Investment	11(ii)	10,414.79	-
(iii) Cash and cash equivalents	11(iii)	155.61	56.05
(iv) Bank balances other than (iii) above	11(iv)	1,389.79	3,304.51
(v) Loans	11(v)	17,375.14	3,089.57
(vi) Other financial assets	11(vi)	604.81	201.41
Other current assets	12	872.09	333.69
		31,401.35	**8,493.42**
TOTAL ASSETS		**1,47,088.07**	**68,839.10**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	13(i)	-	7,791.00
Share capital pending issuance	13(i)	14,710.36	-
Other equity	13(ii)	1,08,650.83	52,800.40
Total equity		**1,23,361.19**	**60,591.40**
Non-current liabilities			
Financial liabilities			
(i) Borrowings	14 (i)	9,731.84	3,661.88
(ii) Lease liabilities	14 (ii)	3,488.51	-
(iii) Other financial liabilities	14 (iii)	1,440.75	852.34
Provisions	15	119.21	56.82
		14,780.31	**4,571.04**
Current liabilities			
Financial liabilities			
(i) Borrowings	16 (i)	7,071.22	2,830.10
(ii) Lease liabilities	16 (ii)	236.66	
(iii) Trade payables	16 (iii)		
(a) Total outstanding dues of micro enterprises and small enterprises		-	4.63
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		977.21	307.96
(iv) Other financial liabilities	16 (iv)	265.90	107.66
Other current liabilities	17	198.31	343.56
Provisions	18	197.27	82.75
		8,946.58	**3,676.66**
TOTAL LIABILITIES		**23,726.89**	**8,247.69**
TOTAL EQUITY AND LIABILITIES		**1,47,088.07**	**68,839.10**
Summary of significant accounting policies	2-45		

The accompanying notes are integral part of the financial statements

For and on behalf of the Board of Directors of Max Estates Limited

For S.R. Batliboi & Co. LLP
Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan
Partner
Membership Number: 108044
Place: Gurugram
Date: 18/8/2023

S. R. BATLIBOI & CO. LLP
NEW DELHI

Dinesh Kumar Mittal
(Director)

DIN: 00040000

Sahil Vachani
(Managing Director & Chief Executive Officer)
DIN: 00761695

Nitin Kumar Kansal
(Chief Financial Officer)

Abhishek Mishra
(Company Secretary)

Place: Noida
Date: 18/8/2023

Max Estates Limited

Standalone statement of profit and loss for the year ended March 31, 2023

(Rs. In Lakhs)

	Particulars	Notes	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
	INCOME			
I	Revenue from operations	19	4,929.23	3,901.22
II	Other income	20	4,955.96	1,046.49
III	**Total income (I+II)**		**9,885.19**	**4,947.71**
IV	**EXPENSES**			
	Decrease in inventories of work-in-progress and finished goods	21	1,138.84	1,850.95
	Employee benefits expense	22	1,750.73	598.73
	Finance costs	23	1,132.79	725.88
	Depreciation and amortization expense	24	514.11	144.47
	Other expenses	25	2,021.66	1,101.22
	Total expenses (IV)		**6,558.13**	**4,421.25**
V	**Profit before tax**		**3,327.06**	**526.46**
	Tax expenses	26		
	- Current tax		2,050.58	-
	- Deferred tax credit		(1,998.98)	-
	Total tax expense		**51.59**	-
	Profit after tax		**3,275.45**	**526.46**
VI	**Other comprehensive income**			
	Other comprehensive income not to be reclassified to profit or loss in subsequent periods:			
	Re-measurement losses on defined benefit plans	27	0.02	3.93
	Income tax effect		(0.01)	-
			0.01	3.93
	Other comprehensive income for the year		0.01	3.93
VII	**Total comprehensive income/(loss) for the year**		**3,275.46**	**530.39**
VIII	**Earnings per equity share (Nominal Value of share Rs.10/-) (refer note 28)**			
	Basic (Rs.)		2.23	0.67
	Diluted (Rs.)		2.22	0.12

Summary of significant accounting policies 2-45

The accompanying notes are integral part of the financial statements

For S.R. Batliboi & Co. LLP
Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan
Partner
Membership Number: 108044
Place : Gurugram
Date: 18/8/23

S.R. BATLIBOI & CO. LLP NEW DELHI

For and on behalf of the Board of Directors of Max Estates Limited

Dinesh Kumar Mittal
(Director)
DIN: 00040000

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DIN: 00761695

Nitin Kumar Kansal
(Chief Financial Officer)
Place : Noida
Date: 18/8/2023

Abhishek Mishra
(Company Secretary)

Max Estates Limited
Standalone Statement cash flows for year ended March 31, 2023

(Rs. In Lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
Cash flow from operating activities		
Profit/(Loss) before tax	3,327.06	530.39
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation & amortization of property, plant and equipment and intangible assets	514.15	144.47
Interest in NCD	(583.77)	-
Employee stock option scheme expenses	100.60	39.57
Liability no longer required written back	(0.01)	(30.57)
Loss on disposal of property, plant and equipment	6.61	0.42
Unwinding of interest on security deposit	(10.67)	-
Interest income	147.42	(941.41)
Guarantee fee income	(89.45)	(14.72)
Fair value gain on financial instruments at fair value through profit or loss	(13.78)	-
Profit on sale of current investment	(1,034.81)	-
Profit on derecognition of right of use asset	(135.97)	-
Provision for doubtful advance written back	(1,962.00)	-
Finance costs (including fair value change in financial instruments)	1,140.24	682.60
Operating profit before working capital changes	**2,305.62**	**410.75**
Working capital adjustments:		
Increase/ (decrease) in trade payables	(203.68)	(369.19)
Increase/ (decrease) in long-term provisions	2.49	17.92
Increase/ (decrease) in other non current financial liabilities	136.48	-
Increase/ (decrease) in other non current liabilities	-	-
Increase/ (decrease) in deferred tax liability	-	-
Increase/ (decrease) in short-term provisions	21.16	-
Increase/ (decrease) in other current liabilities	(266.23)	(144.74)
Increase/ (decrease) in other financial liabilities	99.10	494.20
Decrease / (increase) in trade receivables	(50.97)	(112.31)
Decrease / (increase) in inventories	1,150.15	1,872.01
Decrease / (increase) in other current and non current assets	(483.05)	(506.62)
Decrease / (increase) in current and non current financial assets	(319.40)	(921.91)
Cash generated from operations	**2,391.67**	**740.11**
Income tax paid	(2,245.23)	(140.52)
Net cash flows used in operating activities	**146.44**	**599.59**
Cash flow from investing activities		
Purchase of property, plant and equipment (including intangible assets, CWIP and capital advances)	(357.79)	(77.04)
Proceeds from sale of property, plant and equipment	(29.71)	22.25
Investment in Subsidiary company	(44,293.93)	(281.60)
Sale of investment in subsidiary (net of expenses)	13,172.88	-
(Purchase)/Proceeds from sale of current investment	(7,041.03)	-
Loan repaid by subsidiaries	46.11	1,391.52
Loan given to subsidiaries	(1,313.89)	(3,247.17)
Investment in Investment property	34.49	(124.14)
Investment in Mutual Fund	(431.45)	-
Interest received	(660.44)	992.78
Investment in Right-of-use assets	271.95	-
Net movement in Deposit	39,647.34	1,747.71
Net cash flows used in investing activities	**(955.47)**	**424.31**
Cash flow from financing activities		
Proceeds from issuance of equity share capital including security premium, net of expenses incurred for shares issued	-	-
Repayment of lease liability (including interest)	(564.81)	-
Proceeds from issue of compulsorily convertible debentures	(0.01)	86.51
Loan to subsidiary company	(11,770.94)	-
Repayment of loan from subsidiary company	-	-
Interest paid	(1,036.05)	(686.44)
Proceeds from short-term borrowings from Holding/subsidiary company (net)	-	-
Proceeds from issuance of ESOPs including security premium	24.86	-
Repayment of borrowings	(410.74)	(512.50)
Proceeds from borrowings	14,512.63	(143.20)
Net cash flows from financing activities	**754.94**	**(1,255.63)**
Net decrease in cash and cash equivalents	(54.09)	(231.73)
Opening cash and cash equivalents on account of merger (refer note 37)	153.65	-
As at April 1, 2022 (post merger effect)	**99.56**	
Cash and cash equivalents at the beginning of the year	56.05	287.77
Cash and cash equivalents at year ended	**155.61**	**56.05**
Components of cash and cash equivalents:		

	As at March 31, 2023	As at March 31, 2022
Balances with banks:		
On current accounts	151.91	55.16
Cash on hand	3.70	0.89
	155.61	**56.05**

Summary of significant accounting policies 2-45
The accompanying notes are integral part of the financial statements

For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan
Partner
Membership Number: 108044
Place : Gurugram
Date: 18/8/23

S.R. BATLIBOI & CO. NEW DELHI

For and on behalf of the Board of Directors of Max Estates Limited

Dinesh Kumar Mittal
(Director)
DIN: 00040000

Sahil Vachani
(Managing Director & Chief Executive Officer)
DIN: 00761695

Nitin Kumar Kansal
(Chief Financial Officer)

Abhishek Mishra
(Company Secretary)

Place : Noida
Date: 18/8/23

Max Estates Limited
Statement of changes in equity for the year ended March 31, 2023

a) Equity share capital

Particulars	Nos.	(Rs. In Lakhs)
As at April 1, 2021	**7,79,10,000**	**7,791.00**
Add: Equity share issued during the year	-	-
As at March 31, 2022*	**7,79,10,000**	**7,791.00**
Add: Equity share issued during the year	-	-
Less: Adjustments on account of merger (refer note 37)	(7,79,10,000)	(7,791.00)
As at March 31, 2023	-	-

b) Other equity

(Rs. In Lakhs)

Particulars	Other equity							Shares pending issuance (refer note 13 and 37)	Total equity
	Capital reserve	Securities premium account	Equity component on guarantee	Retained earnings	Employees Stock Options	Remeasurement Loss on defined benefit plan Other comprehensive income	Equity Component - Compulsorily Convertible Debentures (CCD)		
As at March 31, 2021	-	-	70.92	(5,107.26)	25.57	(9.79)	57,164.00	-	52,143.44
Profit for the year	-	-	-	526.46	-	-	-	-	526.46
Other comprehensive income for the year	-	-	-		-	3.93	-	-	3.93
Employee Stock Option Plans (ESOP) given during the year (refer note 33)	-	-	-	-	40.07	-	-	-	40.07
Equity component of compulsorily convertible debentures	-	-	86.51	-	-	-	-	-	86.51
As at March 31, 2022*	-	-	157.43	(4,580.80)	65.64	(5.86)	57,164.00	-	52,800.41
Add: Adjustment on account of merger (refer note 37)	13,042.52	50,086.75	(157.43)	46,560.18	94.24	-	(57,164.00)	14,694.66	67,156.92
As at April 1, 2022 (post merger effect)	13,042.52	50,086.75	-	41,979.38	159.88	(5.86)	-	14,694.66	1,19,957.33
Profit for the year	-	-	-	3,275.45	-	-	-	-	3,275.45
Other comprehensive income for the year	-	-	-	-	-	0.01	-	-	0.01
Issue of share capital	-	9.16	-	-	-	-	-	15.70	24.86
Equity portion of Compulsory Convertible Debentures (CCD)	-	-	-	5.48	-	-	-	-	5.48
Employee Stock Option Plans (ESOP) given during the year	-	-	-	-	98.06	-	-	-	98.06
Expiry of share options under Employee Stock Option Plans (ESOP) scheme	-	-	-	28.83	(28.83)	-	-	-	-
As at March 31, 2023	13,042.52	50,095.91	-	45,289.15	229.11	(5.85)	-	14,710.36	1,23,361.19

* also refer note 37

Summary of significant accounting policies 2-45

The accompanying notes are integral part of the financial statements

For S.R. Batliboi & Co. LLP
Chartered Accountants

ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan
Partner

Membership Number: 108044

Place : Gurugram
Date: 18/8/23

S. R. BATLIBOI & CO. LLP NEW DELHI

For and on behalf of the Board of Directors of Max Estates Limited

Dinesh Kumar Mittal
(Director)

DIN: 00040000

Sahil Vachani
(Managing Director & Chief Executive

DIN: 00761695

Nitin Kumar Kansal
(Chief Financial Officer)

Abhishek Mishra
(Company Secretary)

Place : Noida
Date: 18/8/23

Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

1. Corporate Information

Max Estates Limited (the Company) is a Company registered under Companies Act, 2013 and incorporated on March 22, 2016. The Company is engaged in the business of real estate development. Registered office of the Company is located at 419, Bhai Mohan Singh Nagar, Village Railmajra, Tehsil Balachaur, Nawanshehar, Punjab – 144533

During the year, the Company has completed the merger of Max Ventures and Industries Limited ('Transferor Company') (appointed date April 01, 2022) pursuant to the scheme of merger filed under the provisions of Section 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 and Rules made thereunder. The Hon'ble National Company Law Tribunal, Chandigarh Bench ("Hon'ble NCLT") vide its order dated July 03, 2023, approved the aforesaid Scheme. The comparative financial information for previous year ended March 31, 2022, has not been restated. Refer note 37 for further details related to merger.

The standalone Ind AS financial statements were authorised for issue in accordance with a resolution by the Board of directors of the Company on August 18, 2023.

2. Significant accounting policies

2A Basis of preparation

These standalone Ind AS financial statements of the Company have been prepared in accordance with Indian Accounting Standards (IND AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of division II of Schedule III to the Companies Act 2013 (Ind AS Compliant Schedule III), as applicable to these separate standalone Ind AS financial statements.

The standalone Ind AS financial statements have been prepared on a historical cost basis, except for certain assets and liabilities which have been measured at fair value (refer accounting policy regarding financial instruments).

The standalone Ind AS financial statements are presented in INR and all values are rounded to nearest Lakhs (INR 00,000) except when otherwise indicated.

The Company has prepared the financial statements on the basis that it will continue to operate as a going concern.

2B Summary of significant accounting policies

a. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

a) Expected to be realized or intended to be sold or consumed in normal operating cycle;
b) Held primarily for the purpose of trading;
c) Expected to be realized within twelve months after the reporting period; or
d) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

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A liability is current when:

a) It is expected to be settled in normal operating cycle;
b) It is held primarily for the purpose of trading;
c) It is due to settled within twelve months after the reporting period; or
d) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The terms of the liability that could, at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

b. Business Combinations

Common control business combinations include transactions, such as transfer of subsidiaries or businesses, between entities within a Company. Business combinations involving entities or businesses under common control are accounted for using the pooling of interests method. The pooling of interest method is considered to involve the following:

(i) The assets and liabilities of the combining entities are reflected at their carrying amounts.
(ii) No adjustments are made to reflect fair values, or recognise any new assets or liabilities. The only adjustments that are made are to harmonise accounting policies.
(iii) The financial information in the financial statements in respect of prior periods is restated as if the business combination had occurred from the beginning of the preceding period in the financial statements, irrespective of the actual date of the combination. However, if business combination had occurred after that date, the prior period information shall be restated only from that date.
(iv) The balance of the retained earnings appearing in the financial statements of the transferor is aggregated with the corresponding balance appearing in the financial statements of the transferee.

c. Property, Plant and Equipment

Property, Plant and equipment including capital work in progress are stated at cost, less accumulated depreciation and accumulated impairment losses, if any. The cost comprises of purchase price, taxes, duties, freight and other incidental expenses directly attributable and related to acquisition and installation of the concerned assets and are further adjusted by the amount of GST credit availed wherever applicable. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their respective useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

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The Company identifies and determines cost of each component/ part of the asset separately, if the component/ part has a cost which is significant to the total cost of the asset and has useful life that is materially different from that of the remaining asset.
Capital work- in- progress includes cost of property, plant and equipment under installation / under development as at the balance sheet date.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Depreciation on property, plant and equipment is provided on pro rata basis on straight-line method using the useful lives of the assets estimated by management and in the manner prescribed in Schedule II of the Companies Act 2013. The useful life is as follows:

Assets	**Useful lives estimated by the management (years)**
Furniture and fixtures	10 Years
Office equipment	5 Years
Computers	6 Years
Vehicles	8 Years

Leasehold improvements are amortised over the period of lease.

d. Investment Property

Recognition and initial measurement:
Investment properties are properties held to earn rentals or for capital appreciation or both. Investment properties are measured initially at their cost of acquisition including transaction costs The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price When significant parts of the investment property are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives.

Property held under lease is classified as investment property when it is held to earn rentals or for capital appreciation or for both, rather than for sale in the ordinary course of business or for use in production or administrative functions. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group All other repair and maintenance costs are recognised in statement of profit and loss as incurred The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives All other repair and maintenance costs are recognised in profit or loss as incurred.

Depreciation on investment properties is provided on the straight-line method, over the useful lives of the assets are as follows:

Asset category'	**Estimated life**
Buildings and related equipment	15 to 60
Plant & Machinery & other equipment	6 to 10

Estimated useful life of Leasehold land is over the period of lease

Though the Company measures investment property using cost-based measurement, the fair value of investment properly is disclosed in the notes Fair values are determined based on an annual evaluation performed by the company applying a valuation model acceptable.

De-recognition
Investment properties are de-recognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in statement of profit and loss in the period of de-recognition.

Depreciation on investment property has been provided on straight line method over the useful life of assets Useful life of assets are as under

Building and related equipments	15 to 60 years
Plant & machinery, furniture & fixtures and other equipments	6 to 10 years

e. Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Internally generated intangibles, excluding capitalized development cost, are not capitalized and the related expenditure is reflected in statement of Profit and Loss in the period in which the expenditure is incurred. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

The useful lives of intangible assets are assessed as either finite or indefinite. Intangible assets with finite lives are amortized over their useful economic lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life is reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate and are treated as changes in accounting estimates. The amortization expense on intangible assets with finite lives is recognized in the statement of profit and loss in the expense category consistent with the function of the intangible assets.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from disposal of the intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the assets are disposed-off.

Intangible assets with finite useful life are amortized on a straight-line basis over their estimated useful life of 3-6 years.

f. Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's, recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net fair value less cost of disposal and its value in use. The

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recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net fair value less cost of disposal, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Company bases its impairment calculation on detailed budgets and forecast calculations which are prepared separately for each of the Company's cash-generating units to which the individual assets are allocated. These budgets and forecast calculations are generally covering a period of five years. For the remaining economic life of the asset or cash-generating unit (CGU), a long term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In this case, the growth rate does not exceed the long-term average growth rate for the products, industries, or country or countries in which the entity operates, or for the market in which the asset is used.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining economic life.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or cash-generating unit's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit and loss unless the asset is carried at a revalued amount, in which case the reversal is treated as a revaluation increase.

g. Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(i) Financial assets

The Company classified its financial assets in the following measurement categories: -

- Those to be measured subsequently at fair value (either through other comprehensive income or through profit & loss)
- Those measured at amortized cost

Initial recognition and measurement

All financial assets (other than equity in subsidiaries) are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Equity investment in subsidiaries are recognised at cost. Purchases or sales of financial assets that require delivery of assets within a time frame

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NEW DELHI

established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e., the date that the Company commits to purchase or sell the asset. The difference between the transaction amount and amortised cost in case of interest free loan to subsidiaries based on expected repayment period is considered as deemed investment.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in following categories:

a) Debt instruments at amortized cost
b) Debt instruments and equity instruments at fair value through profit or loss (FVTPL)

Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

(i) Business model test: The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows (rather than to sell the instrument prior to its contractual maturity to released its fair value change), and

(ii) Cash flow characteristics test: Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. EIR is the rate that exactly discount the estimated future cash receipts over the expected life of the financial instrument or a shorter period, where appropriate to the gross carrying amount of financial assets. When calculating the effective interest rate the company estimate the expected cash flow by considering all contractual terms of the financial instruments. The EIR amortization is included in finance income in the statement of profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

Debt instruments at Fair value through profit and loss

FVTPL is a residual category for financial instruments. Any financial instrument, which does not meet the criteria for amortized cost or FVTOCI, is classified as at FVTPL. gain or loss on a Debt instrument that is subsequently measured at FVTPL and is not a part of a hedging relationship is recognized in statement of profit or loss and presented net in the statement of profit and loss within other gains or losses in the period in which it arises. Interest income from these Debt instruments is included in other income.

Equity investments of other entities

All equity investments in scope of IND AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognized by an acquirer in a business combination to which IND AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income all subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to profit and loss, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity. Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Profit and loss.

Investment in Compound Financial Instruments issued by subsidiaries
Company considers issuance of Zero Coupon Non-Convertible Debentures by subsidiary as compound instrument comprising a loan with market terms and a capital injection and hence treat the difference between the cash paid and fair value on initial recognition as an addition to the investment in the subsidiary and presented separately as 'Equity component of Zero Coupon Non-Convertible Debentures under 'Non-Current Investments'. Equity Component is not subsequently remeasured.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognized (i.e., removed from the Company's statement of financial position) when:

- the rights to receive cash flows from the asset have expired, or
- the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass through" arrangement and either;

  a) the Company has transferred the rights to receive cash flows from the financial assets or
  b) the Company has retained the contractual right to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the Company has transferred its right to receive cash flows from an asset or has entered into a pass-through agreement, the Company evaluates whether it has transferred substantially all the risks and rewards of the ownership of the financial assets. In such cases, the financial asset is derecognized. Where the entity has not transferred substantially all the risks and rewards of the ownership of the financial assets, the financial asset is not derecognized.

Where the Company has transferred an asset, the Company evaluates whether it has transferred substantially all the risks and rewards of the ownership of the financial assets. In such cases, the financial asset is derecognized. Where the entity has not transferred substantially all the risks and rewards of the ownership of the financial assets, the financial asset is not derecognized.

Impairment of financial assets

In accordance with IND AS 109, the Company applies expected credit losses (ECL) model for measurement and recognition of impairment loss on the following financial asset and credit risk exposure.

- Financial assets measured at amortised cost; e.g. Loans, Security deposits, trade receivable, bank balance, other financial assets etc;
- Financial assets measured at fair value through other comprehensive income (FVTOCI);
- Financial guarantee contracts are which are not measured at fair value through profit or loss (FVTPL)

The Company follows "simplified approach" for recognition of impairment loss allowance on trade receivables. Under the simplified approach, the Company does not track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition. The Company uses a provision matrix to determine impairment loss allowance on

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the portfolio of trade receivables. The provision matrix is based on its historically observed default rates over the expected life of trade receivable and is adjusted for estimates. At every reporting date, the historical observed default rates are updated and changes in the estimates are analysed.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss.

However, if credit risk has increased significantly, lifetime ECL is used. If, in subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the Company reverts to recognizing impairment loss allowance based on 12-months ECL.

Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the its operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognized gains, losses (including impairment gains or losses) or interest.

(ii) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified at initial recognition as financial liabilities at fair value through profit or loss, loans and borrowings, and payables, net of directly attributable transaction costs. The Company financial liabilities include loans and borrowings including bank overdraft, trade payable, trade deposits, retention money and other payables.

Subsequent measurement

The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the statement of profit and loss. Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in IND AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognised in OCI. These gains/ losses are not subsequently transferred to profit and loss. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of

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such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

Financial liabilities at amortised cost (Loans and borrowings)

Borrowings are initially recognised at fair value, net of transaction cost incurred. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortization process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Financial guarantee contracts

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of Ind AS 109 and the amount recognised less cumulative amortisation.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

h. Investment in subsidiaries

The investment in subsidiaries are carried at cost as per IND AS 27. Investment carried at cost is tested for impairment as per IND AS 36. An investor, regardless of the nature of its involvement with an entity (the investee), shall determine whether it is a parent by assessing whether it controls the investee.

On disposal of investment, the difference between it carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

i. Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized:

Revenue is recognised over time if either of the following conditions is met:

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a. Buyers take all the benefits of the property as real estate company construct the property.

b. Buyers obtain physical possession of the property.

c. The property unit to be delivered is specified in the contract and real estate entity does not have an alternative use of the unit, the buyer does not have the discretion to terminate the contract and the entity has right to payment for work completed to date Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

In case none of these conditions is met, revenue would be recognised at a point in time when the control of the property is passed on to the customer.

Revenue from shared services
Revenue is recognised over period of time in respect of shares services on an accrual basis, in accordance with the terms of the respective contract as and when the Company satisfies performance obligations by delivering the services as per contractually agreed terms.

Revenue from project management consultancy / secondment
Revenue from project management consultancy / secondment is recognized as per the terms of the agreement on the basis of sei vices rendered

Gain on sale of investments
On disposal of an investment, the difference between the carrying amount and net disposal proceeds is recognised to the profit and loss statement.

Interest and direct expenditure attributable to specific projects are capitalized in the cost of project, other interest and indirect costs are treated as 'Period Cost' and charged to Profit & Loss account in the period in which it is incurred.

All other incomes and expenditures are accounted for on accrual basis.

j. Taxes

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with the Income Tax Act, 1961 and the income computation and disclosure standards (ICDS) enacted in India by using tax rates and tax laws that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporary differences except:

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- When the deferred tax liability arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss;

- In respect of taxable temporary differences associated with investments in subsidiaries, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss;

- In respect of deductible temporary differences associated with investments in subsidiaries, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognized outside profit or loss is recognized outside the statement of profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

k. Borrowing costs

Borrowing cost includes interest expense as per effective interest rate [EIR]. Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the asset until such time that the asset is substantially ready for their intended use. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

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l. Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

Company as a lessee

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

i) Right-of-use assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset.

The right-of-use assets are also subject to impairment. Refer to the accounting policies in section (d) Impairment of non-financial assets.

ii) Lease Liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

The Company's lease liabilities are included in Interest-bearing loans and borrowings.

iii) Short-term leases and leases of low-value assets

The Company applies the short-term lease recognition exemption to its short-term leases of equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). It also applies the lease of low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

Company as a sub lessor

The Company is intermediate lessor as it subleases an asset leased from another lessor (the 'head lessor'). The Company classifies the sublease as a finance lease or as an operating lease with reference to the right-of-use asset arising from the head lease. That is, the Company treats the right-of-use asset as the underlying asset in the sublease, not the underlying asset that it leases from the head lessor. At the commencement date of the sublease, if the Company cannot readily determine the interest rate implicit in the sublease, then it uses the discount rate that it uses for the head lease to account for the sublease, adjusted for any initial direct costs associated with the sublease. However, if the head lease is a short-term lease for which the company, as a lessee, has elected the short-term lease exemption, then the company classifies the sublease as an operating lease.

m. Provision and contingent liabilities

Provisions

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not discounted to their present value (except where time value of money is material) and are determined based on the best estimate required to settle the obligation at the reporting date when discounting is used, the increase in provision due to passage of time is recognised as finance cost. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases, where there is a liability that cannot be recognized because it cannot be measured reliably. the Company does not recognize a contingent liability but discloses its existence in the financial statements unless the probability of outflow of resources is remote.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

n. Retirement and other employee benefits

Provident fund

The Company contributed to employee's provident fund benefits through a trust "Max Financial Services Limited Provident Fund Trust" managed by Max Financial Services Limited (erstwhile Max India Limited) whereby amounts determined at a fixed percentage of basic salaries of the employees are deposited to the trust every month. The benefit vests upon commencement of the employment. The

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interest rate payable by the trust to the beneficiaries every year is notified by the government and the Company has an obligation to make good the shortfall, if any, between the return from the investments of the trust and the notified interest rate. The Company has obtained actuarial valuation to determine the shortfall, if any, as at the Balance Sheet date.

Gratuity

Gratuity liability is a defined benefit obligation and is provided for on the basis of an actuarial valuation on projected unit credit method made at the end of each financial year

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the Balance Sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Net interest is calculated by applying the discount rate to the net defined benefit (liabilities/assets).

The Company recognized the following changes in the net defined benefit obligation under employee benefit expenses in statement of profit and loss

a) Service cost comprising current service cost, past service cost, gain & loss on curtailments and non-routine settlements.
b) Net interest expenses or income

Compensated absences

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long-term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the yearend. Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Company has the unconditional legal and contractual right to defer the settlement for a period 12 months, the same is presented as non-current liability.

Short-term obligations

Liabilities for wages and salaries, including non-monetary benefits that are expected to be settled wholly within twelve months after the end of the period in which the employees render the related service are recognized in respect of employee service up to the end of the reporting period and are measured at the amount expected to be paid when the liabilities are settled. the liabilities are presented as current employee benefit obligations in the balance sheet.

Long term incentive plan

The Company has a long-term incentive plan for certain employees. The Company recognises benefit payable to employee as an expenditure, when an employee renders the related service on actual basis.

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o. Share-based payments

Employees of the Company receive remuneration in the form of share-based payment transaction, whereby employees render services as a consideration for equity instruments (equity- settled transactions).

Equity-settled transactions

The cost of equity-settled transactions is determined by the fair value at the date when the grant is made using an appropriate valuation model.

That cost is recognized, together with a corresponding increase in share-based payment (SBP) reserves in equity, over the period in which the performance and/or service conditions are fulfilled in employee benefits expense. The cumulative expense recognized for equity-settled transactions at each reporting date until the vesting date reflects the extent to which the vesting period has expired and the Company's best estimate of the number of equity instruments that will ultimately vest. The statement of profit and loss expense or credit for a period represents the movement in cumulative expense recognized as at the beginning and end of that period and is recognized in employee benefits expense.

Service and non-market performance conditions are not taken into account when determining the grant date fair value of awards, but the likelihood of the conditions being met is assessed as part of the Company's best estimate of the number of equity instruments that will ultimately vest. Market performance conditions are reflected within the grant date fair value. Any other conditions attached to an award, but without an associated service requirement, are considered to be non-vesting conditions. Non-vesting conditions are reflected in the fair value of an award and lead to an immediate expensing of an award unless there are also service and/or performance conditions.

No expense is recognized for awards that do not ultimately vest because non-market performance and/or service conditions have not been met. Where awards include a market or non-vesting condition, the transactions are treated as vested irrespective of whether the market or non-vesting condition is satisfied, provided that all other performance and/or service conditions are satisfied.

When the terms of an equity-settled award are modified, the minimum expense recognized is the expense had the terms had not been modified, if the original terms of the award are met. An additional expense is recognized for any modification that increases the total fair value of the share-based payment transaction or is otherwise beneficial to the employee as measured at the date of modification. Where an award is cancelled by the entity or by the counterparty, any remaining element of the fair value of the award is expensed immediately through profit or loss.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

Cash-settled transactions

The cost of cash-settled transactions is measured initially at fair value at the grant date using a binomial model. This fair value is expensed over the period until the vesting date with recognition of a corresponding liability. The liability is remeasured to fair value at each reporting date up to, and including the settlement date, with changes in fair value recognized in employee benefits expense.

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p. Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

q. Earnings per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equities shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year and the weighted average number of shares outstanding during the year adjusted for the effects of all potential equity shares.

r. Foreign currencies

Items included in the standalone Ind AS financial statements are measured using the currency of the primary economic environment in which the company operates ('the functional currency'). The Company's standalone Ind AS financial statements are presented in Indian rupee ('Rs.') which is also the Company's functional and presentation currency.

Foreign currency transactions are recorded on initial recognition in the functional currency, using the exchange rate prevailing at the date of transaction. However, for practical reasons, the Company uses an average rate if the average approximates the actual rate at the date of the transaction.

Measurement of foreign currency items at the balance sheet date

Foreign currency monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined.

Exchange differences arising on settlement or translation of monetary items are recognized as income or expense in the period in which they arise with the exception of exchange differences on gain or loss arising on translation of non-monetary items measured at fair value which is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

s. Fair value

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:
a) In the principal market for the asset or liability, or

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b) In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient date are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the restated financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

a) Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
b) Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
c) Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the restated financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company's management determines the policies and procedures for both recurring and non-recurring fair value measurement measured at fair value.

At each reporting date, the management analyses the movements in the values of assets and liabilities which are required to be remeasured or re-assessed as per the Company's accounting policies.
For the purpose of fair value disclosures, the Company has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

This note summarises accounting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methods, significant estimates and assumptions (note 32)
- Quantitative disclosures of fair value measurement hierarchy (note 32)
- Financial instruments (including those carried at amortised cost) (note 32)

2C Significant accounting judgements, estimates and assumptions

The preparation of the Company's standalone Ind AS financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the accompanying disclosures, and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in future periods.

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Other disclosures relating to the Company's exposure to risks and uncertainties includes:

- Capital management Note 41
- Financial risk management objectives and policies Note 36A

Judgements

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in the standalone Ind AS financial statements.

(a) Determining the lease term of contracts with renewal and termination options - Company as lessee

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset)

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

(a) Defined benefit plans

The cost of defined benefit plans (i.e. Gratuity benefit) is determined using actuarial valuations. An actuarial valuation involves making various assumptions which may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. In determining the appropriate discount rate, management considers the interest rates of long-term government bonds with extrapolated maturity corresponding to the expected duration of the defined benefit obligation. The mortality rate is based on publicly available mortality tables for the specific countries. Future salary increases and pension increases are based on expected future inflation rates. Further details about the assumptions used, including a sensitivity analysis, are given in Note 30.0

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(b) Fair value measurement of financial instruments

When the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the Discounted Cash Flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. The Company use Net asset value for valuation of investment in mutual fund. Refer note 32 related to fair valuation disclosures

(c) Impairment of Financial assets

The impairment provisions of financial assets are based on assumptions about risk of default and expected loss rates. the Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

(d) Impairment of non-financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An assets recoverable amount is the higher of an asset's CGU'S fair value less cost of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or Company's assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, or other fair value indicators.

(e) Share based payments

The Company initially measures the cost of cash settled transactions with employees using a binomial model to determine the fair value of the liability incurred. Estimating fair value for share based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them. For cash settled share-based payment transactions, the liability needs to be remeasured at the end of each reporting period up to the date of settlement, with any changes in fair value recognized in the profit or loss. This requires a reassessment of the estimates used at the end of each reporting period. The assumptions and models used for estimating fair value for share based payment transactions are disclosed in note 30.1.

RECENT ACCOUNTING PRONOUNCEMENTS

Amended standards adopted by the company

(i) Reference to the Conceptual Framework – Amendments to Ind AS 103

The amendments replaced the reference to the ICAI's "Framework for the Preparation and Presentation of Financial Statements under Indian Accounting Standards" with the reference to the "Conceptual Framework for Financial Reporting under Indian Accounting Standard" without significantly changing its requirements.

The amendments also added an exception to the recognition principle of Ind AS 103 Business Combinations to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of Ind AS 37 Provisions, Contingent Liabilities and Contingent Assets or Appendix C, Levies, of Ind AS 37, if incurred separately. The exception requires entities to apply the criteria in Ind AS 37 or Appendix C, Levies, of Ind AS 37, respectively, instead of the Conceptual Framework, to determine whether a present obligation exists at the acquisition date.

The amendments also add a new paragraph to IFRS 3 to clarify that contingent assets do not qualify for recognition at the acquisition date.

These amendments had no impact on the financial statements of the company as there were no contingent assets, liabilities or contingent liabilities within the scope of these amendments that arose during the period.

(ii) Property, Plant and Equipment: Proceeds before Intended Use – Amendments to Ind AS 16

The amendments modified paragraph 17(e) of Ind AS 16 to clarify that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the statement of profit and loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment.
The amendments are effective for annual reporting periods beginning on or after 1 April 2022. These amendments had no impact on the standalone financial statements of the company as there were no sales of such items produced by property, plant and equipment made available for use on or after the beginning of the earliest period presented.

(iii) Ind AS 109 Financial Instruments – Fees in the '10 per cent' test for derecognition of financial liabilities

The amendment clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf.

These amendments had no impact on the financial statements of the company as there were no modifications of the company's financial instruments which were covered by amendment.

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(iv) Onerous Contracts – Costs of Fulfilling a Contract – Amendments to Ind AS 37

An onerous contract is a contract under which the unavoidable of meeting the obligations under the contract costs (i.e., the costs that the Group cannot avoid because it has the contract) exceed the economic benefits expected to be received under it.
The amendments specify that when assessing whether a contract is onerous or loss-making, an entity needs to include costs that relate directly to a contract to provide goods or services including both incremental costs (e.g., the costs of direct labour and materials) and an allocation of costs directly related to contract activities (e.g., depreciation of equipment used to fulfil the contract and costs of contract management and supervision). General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

Standards issued but not yet effective

The Ministry of Corporate Affairs has notified Companies (Indian Accounting Standards) Amendment Rules, 2023 dated 31 March 2023 to amend the following Ind AS which are effective from 01 April 2023.

(i) Definition of Accounting Estimates - Amendments to Ind AS 8

The amendments clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. It has also been clarified how entities use measurement techniques and inputs to develop accounting estimates.

The amendments are effective for annual reporting periods beginning on or after 1 April 2023 and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period.

The amendments are not expected to have a material impact on the company financial statements.

(ii) Disclosure of Accounting Policies - Amendments to Ind AS 1

The amendments aim to help entities provide accounting policy disclosures that are more useful by replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies and adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures.
The amendments to Ind AS 1 are applicable for annual periods beginning on or after 1 April 2023. Consequential amendments have been made in Ind AS 107. The company is currently revisiting their accounting policy information disclosures to ensure consistency with the amended requirements.

(iii) Deferred Tax related to Assets and Liabilities arising from a Single Transaction - Amendments to Ind AS 12

The amendments narrow the scope of the initial recognition exception under Ind AS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

The amendments should be applied to transactions that occur on or after the beginning of the earliest comparative period presented. In addition, at the beginning of the earliest comparative period presented, a deferred tax asset (provided that sufficient taxable profit is available) and a deferred tax liability should also be recognised for all deductible and taxable temporary differences associated with leases and

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decommissioning obligations. Consequential amendments have been made in Ind AS 101. The amendments to Ind AS 12 are applicable for annual periods beginning on or after 1 April 2023.
The company is currently assessing the impact of the amendments.

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3 (i) Property, plant and equipment (PPE)

(Rs. In Lakhs)

	Office equipment	Furniture and fixture	Motor vehicles	Computers and data processing units	Leashold Improvement	Total
Gross Block						
As at April 1, 2021	**2.26**	**1.02**	**95.65**	**36.33**	-	**135.26**
Additions	-	-	35.61	19.48	-	55.10
Disposals	-	-	-	22.67	-	22.67
As at March 31, 2022*	**2.26**	**1.02**	**131.26**	**33.14**	-	**167.68**
Add: adjustments on account of merger (refer note 37)	9.57	72.47	174.55	65.79	392.01	714.39
As at April 1, 2022 (post merger effect)	**11.83**	**73.49**	**305.81**	**98.93**	**392.01**	**882.07**
Additions	23.35	63.54	42.39	48.77	200.91	378.96
Disposals	6.08	67.20	-	38.07	383.66	495.01
As at March 31, 2023	**29.10**	**69.83**	**348.20**	**109.63**	**209.26**	**766.02**
						-
Accumulated Depreciation						-
As at April 1, 2021	**1.63**	**0.28**	**23.90**	**26.41**	-	**52.22**
Additions	0.31	0.10	13.97	7.70	-	22.08
Disposals	-	-	-	21.52	-	21.53
As at March 31, 2022*	**1.93**	**0.38**	**37.87**	**12.59**	-	**52.76**
Add: adjustments on account of merger (refer note 37)	6.56	20.84	41.50	39.54	96.51	204.95
As at April 1, 2022 (post merger effect)	**8.49**	**21.22**	**79.37**	**52.13**	**96.51**	**257.71**
Additions	3.84	10.07	37.53	24.65	39.84	115.94
Disposals	4.22	25.29	-	24.02	120.49	174.03
As at March 31, 2023	**8.11**	**6.00**	**116.90**	**52.76**	**15.86**	**199.62**
						-
Net carrying amount						-
As at March 31, 2023	**20.99**	**63.83**	**231.30**	**56.88**	**193.40**	**566.40**
As at March 31, 2022*	**0.33**	**0.64**	**93.39**	**20.56**	-	**114.92**

Refer note 14 for charge created against property, plant and equipment.
* also refer note 37

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Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

3 (ii) Investment properties

	Investment Property
Gross Block	
As at April 1, 2021	**7,494.95**
Additions	124.15
Disposals/capitalised during the year	-
As at March 31, 2022*	**7,619.10**
Add: adjustments on account of merger (refer note 37)	406.37
As at April 1, 2022 (post merger effect)	**8,025.47**
Additions	119.97
Disposals/capitalised during the year	-
As at March 31, 2023	**7,332.70**
Accumulated Depreciation	
As at April 1, 2021	**48.01**
Additions	119.63
Disposals	-
As at March 31, 2022*	**167.64**
Additions	123.12
Disposals	-
As at March 31, 2023	**290.76**
Net carrying amount	
As at March 31, 2023	**7,041.94**
As at March 31, 2022*	**7,451.46**

Notes:
(i) Contractual obligations
Refer note 30 for disclosure of contractual commitments for the acquisition of investment properties.

(Rs. In Lakhs)

(ii) Amount recognised in profit and loss for investment properties	**March 31, 2023**	**March 31, 2022**
Rental income	717.73	353.83
Less: Direct operating expenses generating rental income	62.45	328.24
Profit from leasing of investment properties	655.28	25.59
Less: depreciation expense	127.51	123.70
Profit/(loss) from leasing of investment properties after depreciation	527.77	(98.11)

(iii) Fair value
Fair value hierarchy and valuation technique
The fair value of investment property has been determined by the company internally, having appropriate recognised professional qualification and recent experience in the location and category of the property being valued. The fair value has been arrived using discounted cash flow projections based on reliable estimates of future cash flows considering growth in rental of 15% on every 3 years, vacancy rate of 3% and discount rate of 12.00%.

Reconciliation of fair value:	**(Rs. In Lakhs)**
Opening balance as at April 1, 2021	Rs.8,500 to 10,000 Lakhs
Increase of Fair value	-
Decline in fair value	-
Closing balance as at March 31, 2022*	Rs.8,500 to 10,000 Lakhs
Increase of Fair value	-
Decline in fair value	-
Closing balance as at March 31, 2023	Rs.8,500 to 10,000 Lakhs

Valuation models applied for valuation:
Discounted cash flow method - net present value is determined based on projected cash flows discounted at an appropriate rate
* also refer note 37

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Max Estates Limited

Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

4 (i) Other Intangible assets

(Rs. In Lakhs)

Particulars	Computer software	Total
Gross Block		
As at April 1, 2021	17.43	17.43
Additions	0.42	0.42
Disposals	-	-
As at March 31, 2022*	17.85	17.85
Additions	337.07	337.07
Disposals	-	-
As at March 31, 2023	354.91	354.91
Amortization		
As at April 1, 2021	11.65	11.65
Additions	2.75	2.75
Disposals	-	-
As at March 31, 2022*	14.40	14.40
Additions	7.49	7.49
Disposals	-	-
As at March 31, 2023	21.89	21.89
Net carrying amount		-
		-
As at March 31, 2023	333.02	333.02
As at March 31, 2022*	3.45	3.45

*also refer note 37

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Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

4 (ii) Right of use assets

The Company has lease contracts for buidlings from related parties. The Company's obligations under its leases are secured by the lessor's title to the leased assets. The Company is restricted from assigning or sub leasing the leased assets.

The carrying amounts of right-of-use assets recognised and the movements during the year:

(Rs. In Lakhs)

Particulars	Building	Total
As at April 01, 2022	-	-
Additions	-	-
Depreciation expense	-	-
As at March 31, 2022**	-	-
Add: adjustments on account of merger (refer note 37)	**2,482.66**	**2,482.66**
As at April 1, 2022 (post merger effect)	**2,482.66**	**2,482.66**
Additions	1,153.42	1,153.42
Deletion*	(2,050.96)	(2,050.96)
Depreciation expense	(267.57)	(267.57)
As at March 31, 2023	**1,317.55**	**1,317.55**

*During the year, the Company has sub-leased its premises and has assessed that this sub-lease fulfills the criteria of a finance lease as per Ind AS 116. Consequently, the Company has recognised lease receivables from sub-lease in its books and has de-recognised the leasehold improvements as well as right of use asset related to the original lease. Consequently, an amount of Rs. 135.97 Lakhs has been recognised as profit on de-recognition of right of use assets under the head 'Other income'.

The carrying amounts of lease liabilities and the movement during the year:

(Rs. in Lakhs)

Particulars	Building	Total
As at April 01, 2021	-	-
Additions	-	-
Accretion of interest	-	-
Payments	-	-
As at March 31, 2022**	-	-
Add: adjustments on account of merger (refer note 37)	2,838.53	2,838.53
As at April 1, 2022 (post merger effect)	**2,838.53**	**2,838.53**
Additions	1,074.17	1,074.17
Accretion of interest	377.56	377.56
Payments	(565.09)	(565.09)
As at March 31, 2023	**3,725.17**	**3,725.17**

Classification of lease liabilities into Current and Non-Current:

(Rs. in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022**
Current lease liabilities	236.66	-
Non-current lease liabilities	3,488.51	-
Total	**3,725.17**	-

The details regarding the maturity analysis of lease liabilities as at March 31, 2023 and March 31, 2022** on an undiscounted basis:

(Rs. in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022**
Within one year	541.06	-
After one year but not more than five years	2,380.33	-
More than five years	1,837.03	-
Total	**4,758.42**	-

Considering the lease term of the leases, the effective interest rate for lease liabilities is 11%.
The Company does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

The following are the amounts recognised in profit or loss:

(Rs. in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022**
Depreciation expense of right-of-use assets	267.57	-
Interest expense on lease liabilities	377.56	-
Rent expenses	13.12	
Total amount recognised in profit or loss	**658.25**	-

** also refer note 37

Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

5. Non Current financial assets
Investment

(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022 #
Investment in equity instrument (value at cost)		
Investments in subsidiaries		
Unquoted equity shares		
(a) Max Towers Private Limited		
6,50,60,000 Equity shares of Rs. 10 each fully paid up (March 31, 2022 - 6,50,60,000 Equity Shares)	6,506.00	6,506.00
(b) Max Square Limited		
5,89,51,600 Equity shares of Rs. 10 each fully paid up (March 31, 2022 - 3,57,10,000 Equity shares)	5,895.16	3,571.00
(c) Pharmax Corporation Limited		
(4,71,22,747 Equity shares of Rs. 10 each fully paid up (March 31, 2022 - 4,71,22,747 Equity shares)	6,073.05	6,073.05
(d) Max Asset Services Limited		
2,050,000 (March 31, 2022 - Nil) Equity shares of Rs. 10 each fully paid up	205.00	-
(e)Max I Limited		
50,000 (March 31, 2022 - Nil) Equity shares of Rs. 10 each fully paid up	5.00	-
(f) Max Estates 128 Private Limited		
29,25,15,000 (March 31, 2022 - Nil) Equity shares of Rs. 10 each fully paid up	29,251.50	-
(g) Acreage Builders Private Limited		
29,49,33,900 (March 31, 2022 - Nil) Equity shares of Rs. 10 each fully paid up	29,493.39	-
(h) Max Estates Gurgaon Limited		
100,000 (March 31, 2022 - Nil) Equity shares of Rs. 10 each fully paid up	10.00	-
Cumulative Convertible Preference Shares		
(a) Pharmax Corporation Limited		
(3,00,000 10% Cumulative Convertible Preference shares of Rs. 100 each fully paid up (March 31, 2022- 3,00,000)	3,900.00	3,900.00
Unquoted Compulsory Convertible Debentures		
(a) Max Towers Private Limited		
6,972 Debentures of Rs. 1,00,000 each fully paid up (March 31, 2022- 26,020 Debentures)	6,972.58	26,020
(b) Max Square Limited		
5,32,50,000 Debentures of Rs. 10 each fully paid up (March 31, 2022- 3,57,10,000 Debentures)	5,325.84	3,571.00
Investment in NCD Equity portion of Max Towers Private Limited	1,370.18	-
Max Asset Services Limited		
2,214 (March 31, 2022 - Nil) Zero Coupon Compulsory Convertible Debentures of Rs. 100,000 each fully paid up##	2,214.00	-
Max I Limited		
Equity portion of 51 (March 31, 2022 - Nil) Zero Coupon Non Convertible Debentures of Rs. 100,000 each fully paid up (net of deferred tax)	2,106.96	-
c) Additional investments on account of Employee Stock Option and guarantee given on behalf of subsidiary		
(i) Max Towers Private Limited (formerly known as Wise Zone Builders Private Limited)	388.70	47.75
(ii) Max Square Limited (formerly known as Northern Propmart Solutions Limited)	283.88	57.87
(iii) Equity portion of interest-free loan to Pharmax Corporation Limited (net of deferred tax)	9.19	-
(iv) Additional investment in Max Asset Services Limited	13.02	-
(v) Additional investment in MEL 128	57.82	-
(vi) Pharmax Corporation Limited	427.46	257.20
	1,00,508.72	**50,003.88**
Aggregate book value of unquoted investments	1,00,508.72	50,003.88
Aggregate book value of at cost	1,00,508.72	50,003.88

2,214 (March 31, 2022 - 2,214) Zero coupon compulsory convertible debentures remain outstanding 60 months from the date of their issue and allotment shall be compulsory converted into 22,140,000 equity shares.

* Additional investments include guarantee given by the Company on behalf of its subsidiaries Max Towers Private Limited -loan of Rs. 24,603.34 Lakhs (March 31, 2022: Rs. 8,213.07 Lakhs) (Sanctioned limit as at March 31, 2023 Rs. 24,900.00 Lakhs, March 31, 2022: Rs. 11,700 Lakhs) from HDFC Bank Limited and ICICI bank respectively, Pharmax Corporation Limited -loan of Rs. 4,016.20 Lakhs (March 31, 2022: Rs. 792.57 Lakhs) (Sanctioned limit as at March 31, 2023 and March 31, 2022: Rs.6,500.00 Lakhs and Nil respectively) from IDFC First Bank Limited, Max Square Limited -loan of Rs. 21,998.13 Lakhs (March 31, 2022: Rs. 12,855.95.00 Lakhs) (Sanctioned Limit as at March 31, 2023 and March 31, 2022- Rs. 24,000.00 Lakhs from Axis Bank) and Max 128 Limited -loan of Rs. 14,839.00 Lakhs (March 31, 2022: Nil) (Sanctioned Limit as at March 31, 2023 Rs. 15,000.00 Lakhs and March 31, 2022: Nil) from Aditya Birla Finance Bank respectively. Also refer Note 30.

also refer note 37

6. Other bank balances		
Deposits with remaining maturity for more than 12 months	335.35	239.37
	335.35	**239.37**
Non Current financial assets		
7. Other financial assets		
Security deposits	171.93	29.90
Rent equalisation reserve	11.26	134.57
Lease receivable (refer note 4)	2,384.75	-
Interest accrued on CCD's	2,014.64	1,328.07
	4,582.58	**1,492.54**
8 Non-current tax assets		
Tax deducted at source recoverable	771.72	350.14
	771.72	**350.14**
9 Other non current assets		
Deferred guarantee fee	24.37	52.86
Capital advances	-	550.55
	24.37	**603.41**
10 Inventories		
Work-in-process	186.75	186.75
Construction materials	8.35	19.66
Finished goods	-	1,138.84
	195.10	**1,345.25**

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(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022 #
11. Current financial assets		
(i) Trade receivables		
Unsecured:		
Unsecured, considered good *	394.02	162.94
	394.02	**162.94**

* includes Rs. 98.41 Lakhs (March 31, 2022: Rs. 150.14 Lakhs) due from related parties
Trade receivables are non-interest bearing and have average credit period of 60 days. No trade or other receivable are due from directors or others officers of the Company either severally or jointly with any other person. The sales to related parties are made on terms equivalent to those that prevail in arm's length transactions. (Refer note 38(b))

Ageing of trade receivable as on 31 March 2023	Outstanding for following periods from due date of payment					
Undisputed Trade receivables – considered good	Less than 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	Total
As on March 31, 2023	365.70	12.00	3.30	13.02	-	394.02
As on March 31, 2022 #	146.64	3.28	13.02	-	-	162.94

Particulars	As at March 31, 2023	As at March 31, 2022 #
(ii) Other investment		
Quoted mutual funds (valued at fair value through profit and loss)		
Axis Liquid Fund - Direct - Growth - Face value - Rs. 10	1,501.96	-
Units - 60,057, NAV - 2,500.89 (March 31, 2022 - Nil)		-
Aditya Birla Sun Life Liquid Fund - Direct - Growth - Face value - Rs. 10	1,502.25	-
Units - 4,13,748.56, NAV - 363.08 (March 31, 2022 - Nil)		-
SBI Liquid Fund - Direct - Growth- Face value - Rs. 10	1,501.95	-
Units - 42,629.04, NAV - 3,523.30 (March 31, 2022: Nil)		-
UTI Liquid Cash Plan - Direct - Growth- Face value - Rs. 10	1,502.17	-
Units: 40,613.46, NAV - 3,689.41 (March 31, 2022 - Nil)		-
DSP Liquid Fund - Direct - Growth- Face value - Rs. 10	2,361.16	-
Units: 59,205.73, NAV - 3213.09 (March 31, 2022: Nil)		-
Tata Liquid Fund- Face value - Rs. 10	2,045.29	-
Units - 57,590.82 , NAV - 3551.41 (March 31, 2022 - Nil)		
	10,414.79	**-**
Aggregate book value of quoted Invesment	10,414.79	-
Market value of quoted Investment	10,414.79	-

Mutual fund units were lien marked against letter of credit facility availed in Max Towers Private Limited of Rs.744 Lakhs

Particulars	As at March 31, 2023	As at March 31, 2022 #
(iii) Cash and cash equivalents		
Balances with banks:		
On current accounts	151.91	55.16
Cash on hand	3.70	0.89
	155.61	**56.05**
(iv) Bank balances other than (iii) above		
Deposits with remaining maturity for more than 3 months but less than 12 months	1,389.79	3,304.51
	1,389.79	**3,304.51**
(v) Loans		
Loans to related parties (refer note 38b)**	17,375.14	3,089.57
	17,375.14	**3,089.57**

Loans to related parties are repayable on demand and carries interest ranging from Nil to 9.25% (March 31, 2022: Nil).

Particulars	As at March 31, 2023	As at March 31, 2022 #
(vi) Other financial assets		
Rent equalisation reserve	94.49	70.52
Interest accrued on deposits and others**	438.50	128.86
Security deposit	2.02	2.03
Lease receivable (refer note 4 (ii))	69.80	-
	604.81	**201.41**

**During the current financial year ended March 31, 2023, based on the recoverability assessment, the Company has reversed the provision of Rs. 1,062 lakhs created in respect of loan given to its subsidiary Max Asset Services Limited (MASL), which has been recognised as Other Income. The Company has also recognised the cumulative interest income of Rs. 356.34 lakhs in current financial year, which has been recognised under the head Revenue from operations.

Particulars	As at March 31, 2023	As at March 31, 2022 #
12. Other current assets		
(Unsecured, considered good)		
Advances:		
- to related party	447.75	36.37
- to others	29.62	14.33
Deferred guarantee fee	-	4.12
Prepaid expenses	64.45	95.67
Balance with statutory authorities	330.26	183.21
	872.09	**333.69**

\# also refer note 37

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13. Share capital and other equity
(i) Equity share capital

(Rs. In Lakhs)

Particular	As at March 31, 2023	As at March 31, 2022 #
a) Authorized**		
150,000,000 (March 31, 2022 - 150,000,000) equity shares of Rs.10/- each	15,000.00	7,800.00
	15,000.00	**7,800.00**
Issued, subscribed and fully paid-up*		
Zero equity shares of Rs.10/- each fully paid up (March 31, 2022 - 7,79,10,000 equity shares of Rs.10/- each)	-	7,791.00
Total issued, subscribed and fully paid-up share capital	**-**	**7,791.00**

*Subsequent to the year end and upon the coming into effect of the Scheme of amalgamation, and in consideration of the transfer, 1 (one) equity shares of the face value of INR 10 each fully paid-up of the Company are required to be issued against every 1 (one) equity shares of INR 10 each fully paid-up held by the shareholders of Max Ventures and Industries Limited. Consequent to this, the Company shall issue 146,946,000 equity shares of INR 10 each fully paid-up for 146,946,000 equity shares of INR 10 each fully paid-up of Max Ventures and Industries Limited.

These shares have been disclosed as 'Share capital pending issuance' as at March 31, 2023 and as at April 01, 2022.

**As an integral part of the scheme, and, upon the coming into effect of the scheme, the authorized share capital of the Company shall automatically stand increased, without any further act, instrument or deed on the part of the Company, such that upon the coming into effect of this scheme, the authorized share capital of the Company shall be INR 1,500,000,000/- divided into 150,000,000 equity shares of INR 10 each. Consequently, Clause V of the Memorandum of Association of the Company shall, upon the coming into effect of this scheme and without any further act or deed, be and stand altered, modified and substituted pursuant to section 13, 61 and 230 and 232 and other applicable provisions of the Act, as the case may be. Also refer note 37.

b) Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares	March 31, 2023 No. of shares	March 31, 2023 (Rs. In Lakhs)	March 31, 2022 # No. of shares	March 31, 2022 # (Rs. In Lakhs)
At the beginning of the year	7,79,10,000	7,791.00	7,79,10,000	7,791.00
Add: Shares issued during the year	-	-	-	-
Less: adjustment in accordance with merger (refer note 37)	(7,79,10,000)	(7,791.00)	-	-
Outstanding at the end of the year	-	-	7,79,10,000	7,791.00

c) Terms and rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The dividend if any, proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

d) Details of shareholders holding more than 5% shares in the Company

Name of the Shareholder	March 31, 2023 No. of shares	March 31, 2023 % held	March 31, 2022 # No. of shares	March 31, 2022 # % held
Equity shares of Rs. 10 each fully paid-up				
Max Ventures & Industries Limited	-	-	7,79,09,994	99.9999%

e) Details of shares held by holding company

Name of the Shareholder	March 31, 2023 No. of shares	March 31, 2023 % held	March 31, 2022 # No. of shares	March 31, 2022 # % held
Equity shares of Rs. 10 each fully paid-up				
Max Ventures & Industries Limited	-	-	7,79,09,994	99.9999%

f) Aggregate number of shares issued for consideration other than cash during the period of five years immediately preceding the reporting date - NIL

g) Shareholding of promoters

Shares held by promoters at the end of the year				
As at	**Promoter Name**	**No. of shares**	**% of total shares**	**% Change during the year**
March 31, 2023	Max Ventures & Industries Limited	-	-	100%
March 31, 2022 #	Max Ventures & Industries Limited	7,79,09,994	99.9999%	0%

also refer note 37

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Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

(ii) Other equity

(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022 #
Capital reserve (refer note a below)	13,042.52	-
Securities premium account (refer note b below)	50,095.91	-
Employee stock options outstanding (refer note c below)	229.11	65.64
Compulsorily Convertible Debentures (CCD) (refer note d below)	-	57,164.00
Equity component on guarantee (refer note e below)	-	157.43
Retained earnings (refer note f below)	45,289.15	(4,580.80)
Other comprehensive income (refer note g below)	(5.85)	(5.86)
	1,08,650.83	**52,800.40**

Notes:

	March 31, 2023	March 31, 2022 #
a) Capital reserve		
Balance as at beginning of the year/year	-	-
Add: adjustments on account of merger (refer note 37)	13,042.52	-
As at April 1, 2022 (post merger effect)	**13,042.52**	
At the end of the year	**13,042.52**	-
b) Securities premium account		
At the beginning of the year	-	-
Add: adjustments on account of merger (refer note 37)	50,086.75	-
As at April 1, 2022 (post merger effect)	**50,086.75**	
Add: premium on issue of employee stock options	9.16	-
At the end of the year	**50,095.91**	-
c) Employee stock options outstanding		
At the beginning of the year	**65.64**	**25.57**
Add: adjustments on account of merger (refer note 37)	94.24	-
As at April 1, 2022 (post merger effect)	**159.88**	-
Add: expense recognized during the year	98.06	40.07
Less: expiry of share option under ESOP scheme	(28.83)	-
At the end of the year	**229.11**	**65.64**
d) Compulsorily Convertible Debentures (CCD)		
At the beginning of the year	57,164.00	57,164.00
Less: adjustment in accordance with merger (refer note 37)	(57,164.00)	-
As at April 1, 2022 (post merger effect)	-	
At the end of the year	-	**57,164.00**
e) Equity component on guarantee		
At the beginning of the year	157.43	70.92
Less: adjustment in accordance with merger (refer note 37)	(197.88)	-
As at April 1, 2022 (post merger effect)	(40.45)	
Add: additions on account equity created on guarantee fees & ESOP	40.45	-
Add: Tax impact on equity portion of interest free loan	-	86.51
At the end of the year	-	**157.43**
f) Retained earnings		
At the beginning of the year	(4,580.80)	(5,107.26)
Add: adjustments on account of merger (refer note 37)	46,560.18	-
As at April 1, 2022 (post merger effect)	**41,979.38**	-
Profit/(Loss) for the year	3,275.45	526.46
Equity portion of Compulsory Convertible Debentures (CCD)	5.48	-
Expiry of share options under Employee Stock Option Plans (ESOP) scheme	28.83	-
At the end of the year	**45,289.15**	**(4,580.80)**
g) Other comprehensive income		
At the beginning of the year	(5.86)	(9.79)
Add: adjustments on account of merger (refer note 37)	-	-
Re-measurement of post employment benefit obligation (net of tax) (item of OCI)	0.01	3.93
At the end of the year	**(5.85)**	**(5.86)**

Nature and purpose of reserves

a) **Capital reserve**
The Company recognises profit or loss on purchase, sale issue or cancellation of the Company's own equity instruments to Capital Reserve.

b) **Securities premium**
Securities Premium is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with provisions of the Companies Act, 2013.

c) **Employee stock options outstanding**
The employee stock options based payment reserve is used to recognise the grant date fair value of options issued to employees under Employee Stock Option plan.

d) **Retained earnings**
The profits of the Company available for distribution as dividend.

e) **Other Comprehensive Income**
Loss from remeasurement on defined benefit plans.

also refer note 37

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14 (i) Borrowings

(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022 #
Non-current borrowings		
Term loans (secured)		
From banks	10,218.54	3,793.64
Vehicle loans from Bank (secured)	47.80	31.34
	10,266.34	**3,824.98**
Less: Amount disclosed under "Short term borrowings" [refer note 16(i)]	**534.50**	**163.10**
	9,731.84	**3,661.88**
Aggregate Secured loans	**10,266.34**	**3,824.98**

Vehicle loan :-
Vehicle loans amounting to Rs.47.80 Lakhs (March 31,2022 - Rs. 31.34 Lakhs) are secured by way of hypothecation of respective vehicles. The loans are repayable in 1-3 years. Rate of interest is 7.60% to 9.00% .

Term Loan from Banks :-
i) The Company has taken secured term loan facility for 4,500 Lakhs loan from ICICI Bank Limited. Out of this facility the company has drawn 3,905 Lakhs till March 31, 2023.Max Towers Private Limited -loan of Rs. 24603.34 Lakhs (March 31, 2022: Rs. 8,213.07 Lakhs) (Sanctioned limit as at March 31, 2023 Rs. 24900.00 Lakhs) from HDFC Bank Limited, Pharmax Corporation Limited -loan of Rs. 4,016.20 Lakhs (March 31, 2022: Rs. 792.57) (Sanctioned limit as at March 31, 2023 and March 31, 2022: Rs.6,500.00 Lakhs and Nil respectively) from IDFC First Bank Limited, Max Square Limited -loan of Rs. 21,998.13 Lakhs (March 31, 2022: Rs. 12,855.95.00) (Sanctioned Limit as at March 31, 2023 and March 31, 2022- Rs. 24,000.00 Lakhs from Axis Bank) and Max 128 Limited -loan of Rs. 14,839.00 Lakhs (March 31, 2022:Nil) (Sanctioned Limit as at March 31, 2023 Rs. 15,000.00 Lakhs from Aditya Birla Finance Bank respectively. The Facility, all interest thereon, costs, charges, expenses and all other monies in respect thereof shall be secured by:

a). Exclusive charge by way of equitable mortgage over the Project being developed by the Borrower on the Property;
b). Exclusive charge by way of hypothecation on the Scheduled Receivables of the Projectand all insurance proceeds, both present and future;

c). Exclusive charge by way of hypothecation on the Escrow Accounts of the Project and the DSR Account and all monies cred- ited/deposited therein (in

whatever form the same may be), and all investments in respect thereof (in whatever form the same may be);
d). Post creation of security, the Project shall provide a security cover of 1.50 times during the entire tenure of the Facility on the outstanding loan amount of facility;

e). Bank guarantee of Rs 5,000 Lakhs (March 31, 2022: Rs. 5,000 Lakhs).

Repayment terms:
The repayment of principal amount of facility need to be made in 108 instalments commencing from 1 month from the first drawdown date

also refer note 37

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(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022 #
(ii) Lease liabilities		
Lease liability (refer note 4(ii))	3,488.51	-
	3,488.51	**-**
(iii) Other non current financial liabilities		
Security Deposit received	990.57	762.02
Deferred Guarantee Income	450.18	22.32
Deferred Finance Income (Security deposit)	-	67.99
	1,440.75	**852.34**
15. Long term provision		
Provision for employee benefits		
Provision for gratuity (refer note 31)	119.21	56.82
	119.21	**56.82**
16. Current financial liabilities		
(i) Borrowings		
Loan from related party (Unsecured)	6,536.72	2,667.00
Current maturity of long term borrowings (refer note 14)	534.50	163.10
	7,071.22	**2,830.10**
(ii) Lease liabilities		
Lease liability (refer note 4(ii))	236.66	-
	236.66	**-**
(iii) Trade payables		
Total outstanding dues of micro enterprises and small enterprises*	-	4.63
Total outstanding dues of creditors other than micro enterprises and small enterprises	977.21	307.96
	977.21	**312.59**

***Details of dues to Micro and Small Enterprises as per MSMED Act, 2006 (Refer Note 42)**

Trade Payables ageing schedule as on 31st March 2023

Particulars	Not due	Outstanding for following periods from due date of payment				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-	-
(ii) Others	-	954.66	22.55	-	-	977.21
(iii) Disputed dues-MSME	-	-	-	-	-	-
(iv) Disputed dues -others	-	-	-	-	-	-

Trade Payables ageing schedule as on 31st March 2022 #

Particulars	Not due	Outstanding for following periods from due date of payment				
		Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	4.63	-	-	-	4.63
(ii) Others	-	296.09	11.87	-	-	307.96
(iii) Disputed dues-MSME	-	-	-	-	-	-
(iv) Disputed dues -others	-	-	-	-	-	-

Particulars	As at March 31, 2023	As at March 31, 2022 #
(iv) Other current financial liabilities		
Interest accrued but not due on borrowings	50.23	13.34
Security deposits	52.67	74.06
Deferred Guarantee Income	134.15	17.54
Deferred Finance Income (Security deposit)	28.85	2.72
	265.90	**107.66**
17. Other current liabilities		
Statutory dues	184.35	89.48
Others	7.58	-
Advance from Customers	6.38	254.08
	198.31	**343.56**
18. Provisions		
Provision for employee benefits		
Provision for gratuity (refer note 31(i))	1.11	0.83
Provision for leave encashment (refer note 31(ii))	196.16	81.92
	197.27	**82.75**

also refer note 37

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19. Revenue from operations

(Rs. In Lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
Revenue from contracts with customers		
- Sale of constructed properties	1,852.82	2,857.10
- Rental income	717.73	358.48
- Development Management fees/ Others	485.51	685.63
- Income from shared services	1,355.75	-
	4,411.81	**3,901.22**
Other operating revenues		
Income on loans to subsidiary companies {also refer note 11(vi)}	517.42	-
	517.42	**-**
Total revenue from operations	**4,929.23**	**3,901.22**

Performance obligation
The performance obligation is satisfied upon completion of the services/sale of property.
Refer note 11 for contract balances (trade receivables)

20. Other income

Interest income		
- on security deposits	39.21	-
- on fixed deposits	470.22	227.21
- on Compulsory convertible debentures (CCD's)	987.94	714.20
- on Non convertible debentures (NCD's)	583.77	-
- on unwinding of loan	312.70	-
- on others	149.06	-
Profit on sale of mutual fund	90.67	-
Guarantee fee	82.50	14.72
Liability no longer required written back	-	30.57
Profit on sale of Investment	944.14	14.69
Miscellaneous income	84.00	45.10
Profit on derecognition of Right-of-use assets	135.97	-
Fair value gain on financial instruments at fair value through profit or loss	13.78	-
Provision for doubtful advances written back {also refer note 11(vi)}	1,062.00	-
	4,955.96	**1,046.49**

21 Cost of material consumed, construction & other related project cost

Inventories at beginning of year	19.66	40.73
Add: adjustment on account of merger (refer note 37)	13.84	
Add: Purchases	-	-
Construction materials	-	-
Civil construction work	(32.37)	(21.07)
	1.13	19.66
Less: inventory at the end of year	1.13	19.66
Cost of material consumed, construction & other related project cost	-	-

Decrease in inventories of work-in-progress and finished goods

Inventories at end of year		
Finished Goods	-	1,138.84
Work-in-process	186.75	186.75
	186.75	**1,325.59**
Inventories at beginning of the year		
Finished Goods	1,138.84	2,835.54
Work-in-process	186.75	341.00
Total	**1,325.59**	**3,176.54**
Decrease in inventories of work-in-progress and finished goods	**1,138.84**	**1,850.95**

	Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
			(Rs. In Lakhs)
22.	**Employee benefits expense**		
	Salaries, wages and bonus	1,468.09	497.39
	Contribution to provident and other funds	83.31	33.91
	Employee stock option scheme (refer note 33)	100.60	39.57
	Gratuity expense (refer note 31 (i))	36.93	20.48
	Staff welfare expenses	61.80	7.39
		1,750.73	**598.73**
23.	**Finance costs**		
	Interest on borrowings	721.42	682.60
	Interest on lease (refer note 4(ii))	377.56	-
	Bank charges	33.81	43.28
		1,132.79	**725.88**
24.	**Depreciation and amortization expense**		
	Depreciation on Investment property & property, plant and equipment (refer note 3)	239.05	141.72
	Depreciation of right-of-use assets (refer note 4(ii))	267.57	-
	Amortization of intangible assets (refer note 4(i))	7.49	2.75
		514.11	**144.47**
25.	**Other expenses**		
	Rent	14.73	0.05
	Insurance	41.75	20.45
	Rates and taxes	43.79	79.45
	Repairs and maintenance	217.64	158.84
	Printing and stationery	3.76	0.51
	Travelling and conveyance	131.05	18.57
	Communication	14.47	2.56
	Legal and professional	1,095.10	421.38
	Net loss on sale/disposal of fixed assets	-	0.42
	Brokerage Expenses	66.22	-
	Directors' sitting fees	63.00	-
	Membership & Subscription	69.45	24.52
	Marketing Expenses	74.22	252.50
	Business Promotion	-	36.82
	Corporate Social Responsibility (CSR) expenditure	19.79	-
	Facility Management Charges	9.03	64.94
	Audit fee*	27.89	1.25
	Miscellaneous expenses	129.77	18.96
		2,021.66	**1,101.22**
	*** Payment to auditor**		
(a)	**As auditor:**		
	Audit fee	27.89	0.75
	Other services (Limited review & certification fees)	-	0.50
		27.89	**1.25**
(b)	**Details of CSR expenditure***		
	Gross amount required to be spent by the Company during the year	19.79	-
	Amount spent during the year		
	i) Construction/acquisition of any asset	-	-
	ii) On purposes other than (i) above	19.79	-

c)	**Details related to spent / unspent obligations:**	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
	i) Contribution to public trust	-	-
	ii) Contribution to charitable trust	-	-
	iii) Unspent amount in relation to:		
	- Ongoing project	-	-
	- Other than ongoing project	19.79	-

d) Note for other than ongoing project:

	In case of Section 135(5) (Other than ongoing project)	
	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
Opening balance		
With Company	-	-
In separate CSR unspent account	-	-
Amount deposited in specified fund of Schedule VII within 6 months	-	-
Amount required to be spent during the year	19.79	-
Amount spent during the year		
From Company's bank A/c	19.79	-
From separate CSR unspent a/c	-	-
Closing balance		
With Company	-	-
In separate CSR unspent account	-	-

There are no ongoing projects for the year ended March 31, 2023 and March 31, 2022.

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26 Income Tax

The major components of income tax expense for the year ended March 31, 2023 and March 31, 2022 are :

(Rs. In Lakhs)

	Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
(a)	**Statement of profit and loss :**		
	Current income tax :		
	Current tax	2,050.58	-
	Adjustment of current tax related to earlier years	-	
	Sub total (a)	**2,050.58**	-
	Deferred tax :		
	Relating to origination and reversal of temporary differences	(1,998.98)	-
	Adjustment of deferred tax related to earlier years	-	-
	Sub total (b)	**(1,998.98)**	-
	Income tax expense charged in the statement of profit and loss (a+b)	**51.59**	-
(b)	**OCI section :**		
	Deferred tax relating to re-measurement gains on defined benefit plans	-	
	Income tax charged in other comprehensive income	-	-

(c) Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March 31, 2023 and March 31, 2022:

(Rs. In Lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
Accounting profit before tax	3,327.06	
Accounting profit before income tax	**3,327.06**	-
At India's statutory income tax rate of 25.17 % (March 31, 2022: 25.17 %)	837.42	-
Non-Taxable income for tax purposes:		
Guarantee fees	(20.76)	
Non taxable income for tax purpose	(950.72)	-
Non-deductible expenses for tax purposes:		
Non deductible tax expense	30.30	
Items taxed at different rate	155.35	-
At the effective income tax rate	**51.59**	-
Income tax expense reported in the statement of profit and loss	51.59	-
Total tax expense	**51.59**	-

Deferred tax relates to the following:

(Rs. in Lakhs)

	As at March 31, 2023	As at March 31, 2022 #
Deferred tax liabilities		
Accelerated depreciation for tax purposes	-	-
Gross deferred tax liabilities (a)	-	-
Deferred tax assets		
Effect of expenditure debited to the statement of profit and loss in the current year/earlier years but allowed for tax purposes in following years	205.07	86.51
Gross deferred tax assets (b)	**205.07**	**86.51**
Deferred tax assets (net) (a-b)	**(205.07)**	**(86.51)**
Reconciliation of deferred tax liabilities (net):	205.07	86.51

Particulars	March 31, 2023	March 31, 2022 #
Opening balance as of 1st April	(86.51)	-
Add: adjustments on account of merger (refer note 37)	1,793.45	-
Tax expense during the period recognised in the statement of profit or loss	(1,998.98)	-
Adjustment of deferred tax related to earlier years	0.46	-
Others	86.51	(86.51)
Closing balance	**(205.07)**	**(86.51)**

The company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

also refer note 37

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27 Other comprehensive income

(Rs. In Lakhs)

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2022 #
Re-measurement losses on defined benefit plans	0.02	3.93
Income tax effect	(0.01)	-
	0.01	**3.93**

28 Earning Per Share

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
Basic EPS		
Profit after tax (Rs. in Lakhs)	3,275.45	526.46
Less: dividends on convertible preference shares & tax thereon		
Net profit for calculation of basic EPS	3,275.45	526.46
Weighted average number of equity shares outstanding during the year (Nos.)*	14,70,60,581	7,79,10,000
Basic earnings per share (Rs.)	**2.23**	**0.67**
Dilutive EPS		
Profit after tax (Rs. in Lakhs)	3,275.45	526.46
Weighted average number of equity shares outstanding during the year for dilutive earnings per share (Nos.)	14,77,96,024	44,75,50,000
Diluted earnings per share (Rs.)	**2.22**	**0.12**

also refer note 37

*Shares pending issuance have been included in the computation of Basic Earning per share as per guidance given in Ind AS 33 'Earnings per share'.

29 Other notes to accounts

Investment in subsidiaries

(a) These financial statement are separate financial statements prepared in accordance with Ind AS-27" Separate Financial Statements".

(b) The Company's investments in subsidiaries are as under:

Name of the Subsidiary	Country of incorporation	Portion of ownership interest as at March 31, 2023	Portion of ownership interest as at March 31, 2022 (also refer note 37)	Method used to account for the investment
Max Towers Private Limited	India	100%	100%	Refer Note 5
Max Square Limited	India	51%	51%	Refer Note 5
Pharmax Corporation Limited	India	100%	85%	Refer Note 5
Max Asset Services Limited	India	100%	0%	Refer Note 5
Max Estates 128 Private Limited	India	100%	0%	Refer Note 5
Max Estates Gurgaon Limited	India	100%	0%	Refer Note 5
Acreage Builders Private Limited	India	100%	0%	Refer Note 5
Max I. Limited	India	100%	0%	Refer Note 5

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30 Commitments and contingencies

i) Capital commitments

(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022(also refer note 37)
Estimated amount of contracts remaining to be executed on capital account and not accounted for	34.94	6.82
Less: Capital Advances	-	0.98
Net Commitment	34.94	5.84

ii) Contingent liabilities

(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022(also refer note 37)
Bank Guarantee	5,000.00	5,000.00
Uttarakhand VAT case	21.24	21.24

iii) Financial guarantee

(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022(also refer note 37)
Guarantees to banks against credit facilities extended to group companies	65,456.67	21,861.52

Guarantee given by the Company on behalf of its subsidiary and step down subsidiaries, Max Towers Private Limited -loan of Rs. 24,603.34 Lakhs (March 31, 2022: Rs. 8,213.07 Lakhs) (Sanctioned limit as at March 31, 2023 Rs. 24,900.00 Lakhs) from HDFC Bank Limited, Pharmax Corporation Limited -loan of Rs. 4,016.20 Lakhs (March 31, 2022: Rs. 792.57 Lakhs) (Sanctioned limit as at March 31, 2023, and March 31, 2022: Rs.6,500.00 Lakhs and Nil respectively) from IDFC First Bank Limited, Max Square Limited - loan of Rs. 21,998.13 Lakhs (March 31, 2022: Rs. 12,855.95.00) (Sanctioned Limit as at March 31, 2023 and March 31, 2022- Rs. 24,000.00 Lakhs from Axis Bank) and Max 128 Limited -loan of Rs. 14,839.00 Lakhs (March 31, 2022: Nil) (Sanctioned Limit as at March 31, 2023 Rs. 15,000.00 Lakhs, March 31, 2022: Nil from Aditya Birla Finance Bank respectively.

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31 (i) Gratuity

The Company has a defined benefit gratuity plan. Under Gratuity Plan, every employee who has completed five years or more of service gets a gratuity on departure at 15 days of last drawn salary for each completed year of service.

The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the member's length of service and salary at retirement age.

Description of Risk exposures
Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such company is exposed to various risks as follow:
i) **Salary Increases**- Actual salary increases will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.

ii) **Discount Rate** : Reduction in discount rate in subsequent valuations can increase the plan's liability.
iii) **Mortality & disability** – Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities.

The following tables summarise the components of net benefit expense recognised in the statement of profit or loss and the funded status and amounts recognised in the balance sheet for the respective plans:

(Rs. in Lakhs)

	Particulars	As at March 31, 2023	As at March 31, 2022 #
a)	**Reconciliation of opening and closing balances of defined benefit obligation**		
	Defined benefit obligation at the beginning of the year	57.65	43.09
	Add: adjustments on account of merger (refer note 37)	40.55	-
	As at April 1, 2022 (post merger effect)	98.20	
	Interest expense	7.13	2.92
	Current service cost	29.80	17.56
	Benefit paid	(21.59)	(1.99)
	Acquisition adjustment	-	-
	Remeasurement of (Gain)/loss in other comprehensive income		
	Actuarial changes arising from changes in demographic assumptions	6.98	-
	Actuarial changes arising from changes in financial assumptions	-	-
	Actuarial changes arising from changes in experience adjustments	(0.01)	(3.93)
	Defined benefit obligation at year end	**120.50**	**57.65**
b)	**Reconciliation of opening and closing balances of fair value of plan assets**		
	Fair value of plan assets at beginning of the year	-	-
	Expected return on plan assets	-	-
	Employer contribution	-	-
	Remeasurement of (Gain)/loss in other comprehensive income	-	-
	Fair value of plan assets at year end	**-**	**-**
c)	**Net defined benefit asset/ (liability) recognized in the balance sheet**		
	Fair value of plan assets		
	Present value of defined benefit obligation	120.50	57.65
	Amount recognized in balance sheet- liability	**120.50**	**57.65**
d)	**Net defined benefit expense (recognized in the statement of profit and loss for the year)**		
	Current service cost	29.80	17.56
	Interest cost on benefit obligation	7.13	2.92
	Net defined benefit expense debited to statement of profit and loss	**36.93**	**20.48**
e)	**Remeasurment (gain)/loss recognised in other comprehensive income**		
	Actuarial changes arising from changes in financial assumptions	-	-
	Actuarial changes arising from changes in experience adjustments	(0.01)	(3.93)
	Recognised in other comprehensive income	**(0.01)**	**(3.93)**
f)	**Broad categories of plan assets as a percentage of total assets**		
	Insurer managed funds	0%	0%

	Assumption particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
g)	**Principal assumptions used in determining defined benefit obligation**		
	Discount rate	7.26%	7.26%
	Salary escalation rate	10.00%	10.00%
	Mortality Rate (% of IALM 12-14)	100.00%	100.00%

	Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
h)	**Quantitative sensitivity analysis for significant assumptions is as below:**		
	Increase / (decrease) on present value of defined benefits obligations at the end of the year		
	Discount rate		
	Increase by 0.50%	(8.53)	(4.11)
	Decrease by 0.50%	9.41	4.54
	Salary growth rate		
	Increase by 0.50%	6.83	4.40
	Decrease by 0.50%	(6.21)	(4.03)
	Attrition rate		
	Increase by 0.50%		
	Decrease by 0.50%		

i) The average duration of the defined benefit plan obligation at the end of the reporting year is 18.91 Years (March 31, 2022 : 15.97 years)

j) The estimates of rate of escalation in salary considered in actuarial valuation are after taking into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is as certified by the Actuary.

k) Discount rate is based on the prevailing market yields of Indian Government securities as at the balance sheet date for the estimated term of the obligations.

l) The sensitivity analysis above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting year.

31 (ii) Leave Encashment (unfunded)
The Company recognises the leave encashment expenses in the Statement of Profit & Loss based on actuarial valuation.

The expenses recognised in the Statement of Profit & Loss and the Leave encashment liability at the beginning and at the end of the year : (Rs. in Lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 #
Liability at the beginning of the year	81.92	78.57
Benefits paid during the year	(12.80)	(3.53)
Provided during the year	127.10	6.88
Liability at the end of the year	**196.22**	**81.92**

also refer note 37

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32 The Code on Social Security, 2020 ('Code') relating to employee benefits received Presidential assent in September 2020. However, effective date and the final rules/interpretation have not yet been notified/issued. The Company is in the process of assessing the impact of the Code and will recognize the impact, if any, based on its effective date.

33 Employee Stock Option Plan

Employee Stock Option Plan – 2016 ("the 2016 Plan"):

The Max Ventures and Industries Limited had constituted an Employee Stock Option Plan - 2016 which had been approved by the Board in the meeting held on 9th August 2016 and by shareholders of Max Ventures and Industries Limited in its annual general meeting held on September 27, 2016.

The details of activity under the scheme are summarized below:

Particulars	As at March 31, 2023		As at March 31, 2022 #	
	Number of options	Weighted Average exercise price (Rs.)	Number of options	Weighted Average exercise price (Rs.)
Outstanding at the start of the year	-	-	-	-
Add- Adjustment on account of merger (refer note 37)	8,29,156	17.83	-	-
Outstanding at the start of the year (post merger effect)	**8,29,156**	**17.83**	-	-
Options granted during the year	2,97,538	53.87	-	-
Forfeited during the year	75,740	12.90	-	-
Exercised during the year	1,56,978	15.84	-	-
Outstanding at the end	8,93,976	30.59	-	-
Exercisable at the end	88,962	13.99	-	-

For options exercised during the year, the weighted average share price at the exercise date was Rs.15.84 per share. (March 31, 2022 #: Nil)

The weighted average remaining contractual life for the stock options outstanding as at March 31, 2023 and March 31, 2022 are as follows:

Date of grant	As at March 31, 2023		As at March 31, 2022 #	
	Number of options	Weighted average remaining life in years	Number of options	Weighted average remaining life in years
04-06-2020 (Grant Type III)	4,87,528	1.17	-	-
02-07-2021 (Grant Type IV)	96,231	2.17	-	-
02-07-2021 (Grant Type V)	12,679	2.17	-	-
25-07-2022 (Grant Type VI)	2,85,299	3.32	-	-
08-11-2022 (Grant Type VII)	12,239	3.61	-	-

The Company has constituted an Employee Stock Option Plan - 2016 which have been approved by the Board in the meeting held on 9th August 2016 and by shareholders of the Company in its annual general meeting held on September 27, 2016 based on similar terms and conditions to the relevant ESOP plan of MFSL. During the year ended March 31, 2023, 1,56,978 (March 31, 2022 # - Nil) number of stock options were exercised by the aforesaid option holders. The 2016 Plan provides for grant of stock options aggregating not more than 5% of number of issued equity shares of the Company to eligible employees of the Company. Further, the Company extended the ESOP plan to directors and employees of its subsidiaries by obtaining approval of the shareholders in its annual general meeting held on September 24, 2019. The 2016 Plan is administered by the Nomination and Remuneration Committee constituted by the Board of Directors.

The 2016 Plan gives an option to the employee to purchase the share at a price determined by Nomination and Remuneration committee (NRC) subject to minimum par value of shares (Rs. 10/-). The Company has valued Employee Stock Option outstanding as at year end presuming all the employees will exercise their option in favor of equity settlement based on trend.

Upon the coming into effect of the Scheme, the Transferee Company shall take necessary steps to formulate stock option schemes by adopting the MVIL ESOP Plan of the Transferor Company. All stock options under the MVIL ESOP Plan which have not been granted as of the Effective Date, shall lapse automatically without any further act, instrument or deed by the Transferor Company, the employee or the Transferee Company and without any approval or acknowledgement of any third party. In respect of the stock options granted by the Transferor Company under the MVIL ESOP Plan to the employees of the Transferor Company who are proposed to be transferred as part of this Scheme to the Transferee Company, which have been granted (whether vested or not) but have not been exercised as on the Record Date ("Eligible Employees"), the Transferee Company shall grant 1 (one) employee stock options of Transferee Company under a new employee stock option scheme created by the Transferee Company in lieu of every 1 (one) stock option (whether vested or unvested) held by such Eligible Employees under the MVIL ESOP Plan in accordance with the Amalgamation Share Entitlement Ratio mentioned in the Scheme (i.e. 1:1) and the existing stock options held by them under the MVIL ESOP Plan shall stand cancelled. The terms and conditions of the new stock option plan of the Transferee Company shall not be less favourable than those provided under the MVIL ESOP Plan.

also refer note 37

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34 Provident Fund

The Company is participating in a provident fund trust "Max Financial Services Limited Employees Provident Trust Fund" which is a common fund for Max India Limited and its affiliates, which is managed by Max Financial Services Limited. The provident fund trust requires that interest shortfall shall be met by the employer, accordingly it has been considered as a defined benefit plan as per Ind AS-19.

The interest rate payable to the members of the Trust shall not be lower than the statutory rate of interest declared by the Central government under the Employees' Provident Funds and Miscellaneous Provisions Act, 1952, and shortfall, if any, shall be made good by the Company.

The Actuarial Society of India has issued the final guidance for measurement of provident fund liabilities. The actuary has accordingly provided a valuation for "Max Financial Services Limited Employees Provident Trust Fund" which is a common fund for Max Financial Services Limited and its affiliates based on assumptions provided below.

The details of fund and plan asset position as at March 31, 2023 and March 31, 2022 as per the actuarial valuation of active members are as follows:

(Rs. In Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022 (also refer note 37)
Plan assets at year end at fair value	701.64	-
Present value of defined benefit obligation at period/year end	697.96	-
Surplus as per actuarial certificate	4.10	-
Shortfall recognized in balance sheet	-	-
Active members as at year end (Nos.)	8	

Assumptions used in determining the present value obligation of the interest rate guarantee under the deterministic approach:

	As at March 31, 2023	As at March 31, 2022 (also refer note 37)
Discount rate	7.20%	0.00%
Yield on existing funds	8.15%	0.00%
Expected guaranteed interest rate	8.15%	0.00%

Contribution to Defined benefit Plan, recognized as expense for the year is as under: **(in Rs. Lakhs)**

	As at March 31, 2023	As at March 31, 2022 (also refer note 37)
Employer's Contribution towards Provident Fund (PF)	33.52	-
	33.52	**-**

35 Segment information

As the Company's business activity primarily falls within a single business and geographical segment, thus there are no additional disclosures to be provided under Ind AS 108 - " Operating Segment'. The management considers that having investments in various subsidiaries and providing shared services to group companies constitutes single business segment, since the risk and reward from these services are not different from one another. The Company has 2 major customers contributing to 10% or more of total amount of revenue- Rs. 1,159.44 Lakhs (March 31, 2022: Rs. 1,178.40 Lakhs).

Non - current operating assets

The company has non- current operating assets within India only. Hence, separate figures for domestic as well as overseas market are not required to be furnished.

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36 A. Fair Value of Financial instruments

The comparison of carrying value and fair value of financial instruments by categories that are not measured at fair value are as follows:

(Rs. In Lakhs)

Category	Carrying Value		Fair Value	
	March 31, 2023	**March 31, 2022 #**	**March 31, 2023**	**March 31, 2022 #**
1) Financial asset at amortized cost				
Non Current				
Loans	4,582.58	1,492.54	4,582.58	1,492.54
Investments	1,00,508.72	50,003.88	1,00,508.72	50,003.88
Current				
Loans	17,375.14	3,089.57	17,375.14	3,089.57
Other financial assets	604.81	201.41	604.81	201.41
Trade receivables	394.02	162.94	394.02	162.94
Cash and cash equivalents	1,545.40	3,360.57	1,545.40	3,360.57
2) Financial liabilities at amortized cost				
Non Current				
Borrowings	9,731.84	3,661.88	9,731.84	3,661.88
Current				
Borrowings	7,071.22	2,830.10	7,071.22	2,830.10
Other financial liabilities	265.90	107.66	265.90	107.66
Trade payables	977.21	312.59	977.21	312.59

Investment in equity shares of subsidiaries are measured at cost as per Ind AS 27- "Separate Financial Statements" and are not required to be disclosed here.

The management assessed that carrying value of trade receivables, cash and cash equivalents, other bank balances, loans and advances to related parties, interest receivable, trade payables, capital creditors are considered to be the same as their fair values, due to their short term nature.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

Long Term Fixed-rate borrowings are evaluated by the Company based on parameters such as interest rates, specific country risk factors, individual creditworthiness of the customer and the risk characteristics of the financed project. Based on this evaluation, allowances are taken into account for the expected credit losses of these receivables.

The fair value of non - current investment, loans taken, other financial assets and other financial liabilities are estimated by discounting future cash flows using rates currently available for debt on similar terms, credit risk and remaining maturities. The valuation requires management to use observable inputs in the model, of which the significant observable inputs is the market rate of interest of 9.5%-11%. Management regularly assesses a range of reasonably possible alternatives for those significant observable inputs and determines their impact on the total fair value.

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B. Fair value hierarchy

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:
Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities
Level 2: other techniques for which all inputs that have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: techniques that use inputs that have a significant effect on the recorded fair value that are not based on observable market data

(i) Quantitative disclosure of fair value measurement hierarchy for financial assets as on March 31, 2023

(Rs. In Lakhs)

Particulars	**Carrying value March 31, 2023**	**Fair value**		
		Level 1	**Level 2**	**Level 3**
Non-Current				
Investments	1,00,508.72	-	-	1,00,508.72
Current				
Loans	17,375.14	-		17,375.14
Other financial assets	604.81	604.81	-	
Trade receivables	394.02	-	-	394.02
Cash and cash equivalents	1,545.40	-	-	1,545.40

(ii) Quantitative disclosure of fair value measurement hierarchy for financial assets as on March 31, 2022

(Rs. In Lakhs)

Particulars	**Carrying value March 31, 2022 #**	**Fair value**		
		Level 1	**Level 2**	**Level 3**
Loans	3,089.57	-	3,089.57	-
Other financial assets	201.41	-	-	201.41
Trade receivables	162.94	-	-	162.94
Cash and cash equivalents	3,360.57	-	-	3,360.57
Investments	50,003.88	-	-	50,003.88

(iii) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on March 31, 2023

(Rs. In Lakhs)

Particulars	**Carrying value March 31, 2023**	**Fair value**		
		Level 1	**Level 2**	**Level 3**
Non Current				
Borrowings	9,731.84	-	9,731.84	-
Current				
Borrowings	7,071.22	-	-	7,071.22
Other financial liabilities	265.90	-	-	265.90
Trade payables	977.21	-	-	977.21

(iv) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on March 31, 2022

(Rs. in Lakhs)

Particulars	**Carrying value March 31, 2022 #**	**Fair value**		
		Level 1	**Level 2**	**Level 3**
Non Current				
Borrowings	3,661.88	-	3,661.88	-
Current				
Borrowings	2,830.10	-	-	2,830.10
Other financial liabilities	107.66	-	-	107.66
Trade payables	312.59	-	-	312.59

also refer note 37

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36A Financial risk management objectives and policies

The Company's has instituted an overall risk management programme which also focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance. The Corporate Finance department, evaluates financial risks in close co-operation with the various stakeholders.

The Company is exposed to capital risk, market risk, credit risk and liquidity risk. These risks are managed pro-actively by the Senior Management of the Company, duly supported by various Groups and Committees.

a) Capital risk
The Company's objective when managing capital is to safeguard its ability to continue as a going concern in order to provide returns to its shareholders and benefits for other stakeholders and to provide for

b) Liquidity risk
Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. The Company employees prudent liquidity risk management practices which inter alia means maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities. Given the nature of the underlying businesses, the corporate finance maintains flexibility in funding by maintaining availability under committed credit lines and this way liquidity risk is mitigated by the availability of funds to cover future commitments. Cash flow forecasts are prepared not only for the entities but the Group as a whole and the utilized borrowing facilities are monitored on a daily basis and there is adequate focus on good management practices whereby the collections are managed efficiently. The Company while borrowing funds for large capital project, negotiates the repayment schedule in such a manner that these match with the generation of cash on such investment. Longer term cash flow forecasts are updated from time to time and reviewed by the Investment and Performance Review Committee of the Board.

The table below represents the maturity profile of Company's financial liabilities at the end of March 31, 2023 and March 31, 2022# based on contractual undiscounted payments :-

March 31, 2022 #	0-1 Years	1-5 Years	More than 5 Years	Total
Interest bearing borrowings	2,830.10	3,661.88	-	6,491.98
Trade payable	312.59	-	-	312.59
Other financial liabilities	960.00	-	-	960.00
% to Total	**54.77%**	**45.23%**	**0.00%**	**100.00%**
March 31, 2023				
Interest bearing borrowings	7,071.22	9,731.84	-	16,803.06
Trade payable	977.21	-	-	977.21
Other financial liabilities	1,706.65	-	-	1,706.65
% to Total	**54.77%**	**45.23%**	**0.00%**	**100.00%**

c) Credit risk
Credit Risk is the risk that the counter party will not meet its obligation under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks, foreign exchange transactions and other financial instruments.

(i) Trade receivables
Customer credit risk is managed by each business unit subject to the Company's established policy, procedures and control relating to customer credit risk management. Management evaluate credit risk relating to customers on an ongoing basis. Receivable control management Department assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. The Company provides credit to individuals on exceptional basis only. An impairment analysis is performed at each reporting date on an individual basis.

Trade receivables (Rs. in Lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022 #
Neither past due or impaired	-	-
0 to 180 days due past due date	365.70	146.64
More than 180 days due past due date	28.32	16.30
Total trade receivables	**394.02**	**162.94**

(ii) Financial instruments and cash deposit
Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made in bank deposits and other risk free securities. The limits are set to minimize the concentration of risks and therefore mitigate financial loss through counter party's potential failure to make payments. Credit limits of all authorities are reviewed by the management on regular basis. All balances with banks and financial institutions is subject to low credit risk due to good credit ratings assigned to the Company.
The Company's maximum exposure to credit risk for the components of the balance sheet at March 31, 2023 and March 31, 2022# is the carrying amounts as illustrated in note 11 and the liquidity table above.

d) Market risk
Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprises three types of risk: currency rate risk, interest rate risk and other price risks, such as equity price risk and commodity price risk. Financial instruments affected by market risks include loans and borrowings, deposits, investments and foreign currency receivables and payables. The sensitivity analyses in the following sections relate to the position as at March 31, 2023 and March 31 2022. The analyses exclude the impact of movements in market variables on; the carrying values of gratuity and other post-retirement obligations; provisions; and the non-financial assets and liabilities. The sensitivity of the relevant Profit and Loss item is the effect of the assumed changes in the respective market risks. This is based on the financial assets and financial liabilities held as of March 31, 2023.

(i) Interest rate risk
Interest rate is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long term debt obligation at fixed interest rate.

(Rs. in Lakhs)

Period	Increase/decrease in interest rate	Impact on profit before tax
March 31,2023	0.50%	84.02
March 31,2022 #	0.50%	32.46

(j) Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company's exposure to the risk of changes in foreign exchange rates relates primarily to the Company's operating activities (when revenue, expense or capital expenditure is denominated in foreign currency). Foreign currency exchange rate exposure is partly balanced by purchasing of goods in foreign currency. The Company evaluates exchange rate exposure arising from foreign currency transactions and follows established risk management policies.

The Company does not have any material foreign currency risk as at March 31, 2023 and March 31, 2022 #.
also refer note 37

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Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

37 Business Combination

The Composite Scheme of Amalgamation and Arrangement ('Scheme') amongst Max Ventures and Industries Limited ('Transferor Company') and Max Estates Limited ('Company' or 'Transferee Company') and their respective shareholders and Creditors was filed during the year under the provisions of Section 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 and Rules made thereunder. The Hon'ble National Company Law Tribunal, Chandigarh Bench ("Hon'ble NCLT") vide its order dated July 03, 2023 approved the aforesaid Scheme. As per the Scheme, the merger of Transferor Company into Company has been accounted with effect from April 01, 2022 ('Appointed Date') to comply with the accounting treatment prescribed in the Scheme, which is in compliance with the MCA general circular no. 09/2019 dated August 21, 2019.

Being a common control business combination, Ind AS 103 Business Combinations requires the Company to account for business combination from the combination date (i.e., the date on which control has been transferred) or the earliest date presented in the financial statements, whichever is later.

Therefore, the comparative financial information for previous year ended March 31, 2022 has not been restated since the scheme of merger approved by the NCLT prevails over the applicable accounting requirements.

The impact of the scheme in these Ind AS financial statements is given below:
(a) All assets, liabilities and reserves of the transferor company have been recorded in the books of account of the Company at their existing carrying amounts and in the same form.

(b) To the extent that there are inter-company loans, advances, deposits, balances or other obligations as between the transferor Company and the Company, have been eliminated.

(c) Upon the coming into effect of this Scheme and in consideration of the transfer, 1 (one) equity shares of the face value of INR 10 each fully paid-up of the Company are required to be issued against every 1 (one) equity shares of INR 10 each fully paid-up held by the shareholders of the transferor company. Consequent to this, the Company shall issue 146,946,000 equity shares of INR 10 each fully paid-up for 146,946,000 equity shares of INR 10 each fully paid-up of the transferor company.

These shares have been disclosed as 'Share capital pending issuance' as at March 31, 2023 and as at April 01, 2022. These shares have been issued subsequent to the year ended March 31, 2023.

(d) The balance of assets and liabilities transferred from the transferor company as on April 01, 2022 are as follows:

Amounts in Rs. Lakhs

	Particulars	As at March 31, 2022	Inter company Elimination	As at April 01, 2022
1	**Non Current Assets**			
	Property, Plant and Equipment	509.44		509.44
	Intangible assets	0.84		0.84
	Right of Use assets	2,482.66		2,482.66
	Investements	82,017.31	(65,057.26)	16,960.05
	Other Financial asset	99.99		99.99
	Non-Current Tax assets	258.83		258.83
2	**Current Assets**			
	Trade receivable	180.11		180.11
	Investments	3,391.14		3,391.14
	Cash & cash equivalents	153.65		153.65
	Bank balances	37,732.62		37,732.62
	Loans	3,975.96	(2,667.00)	1,308.96
	Other financial asset	308.19		308.19
	Other current asset	95.84		95.84
	Total assets (A)	**1,31,206.58**	**(67,724.26)**	**63,482.32**
3	**Non Current Liabilities**			
	Lease liabilities	2,705.14		2,705.14
	Other finacial liabilities	20.00		20.00
	Long term provision	39.95		39.95
	Other non current liabilty	106.87		106.87
	Deferred tax liabilities (net)	1,793.92		1,793.92
4	**Current Liabilities**			
	Lease liabilities	133.40		133.40
	Trade payable	869.96		869.96
	Other financial liability	3.36		3.36
	Other current liability	265.65		265.65
	Short term provision	113.35		113.35
	Total Liabilties (B)	**6,051.60**	**-**	**6,051.60**
5	**Retained Earnings and Other Equity in same form (C)**			
	Capital reserve	13,042.52		13,042.52
	Security premium account	50,086.74		50,086.74
	Employee stock options outstanding	159.88		159.88
	Retained earnings	47,171.18		47,171.18
	Total (C)	**1,10,460.32**	**-**	**1,10,460.32**
	Total Liabilties and equity (B) + (C) = (D)	**1,16,511.92**	**-**	**1,16,511.92**
	Net Assets /Liabilities (A) - (D) = (E)	**14,694.66**	**(67,724.26)**	**(53,029.60)**
	Extinguishment of inter company liabilities/equity of the Company on account of merger			
	- Share capital	-	7,791.00	7,791.00
	- Compulsory Convertible Debentures (CCD)	-	57,266.26	57,266.26
	- Short term borrowings	-	2,667.00	2,667.00
	Total (F)	-	67,724.26	67,724.26
	Equity to be issed to shareholders of Transferor Company (G) = (E) - (F)	**14,694.66**	**-**	**14,694.66**
	Amount debted to capital reserve (H) = (E) + (F) - (G)	**-**	**-**	**-**

In addition to the above, the merger also requires the Company to file combined income tax return for the year ended March 31, 2023. Consequently, tax liability on combined basis has been recomputed by the Company, resulting in lower tax liability of ~Rs. 149 lakhs for the year ended March 31, 2023.

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38 Related party disclosures

Names of related parties where control exists irrespective of whether transactions have taken place or not	
Subsidiary companies	Pharmax Corporation Limited Max Square Limited Max I. Limited Max Asset Services Limited Max Towers Private Limited Max Estates 128 Private Private Limited (wef June 17, 2022) Max Estates Gurgaon Limited (wef September 05, 2022) Acreage Builders Private Limitd (wef October 27, 2022)
Names of other related parties with whom transactions have taken place during the year	
Key management personnel	Mr. Sahil Vachani (Managing Director and CEO) Mr. Dinesh Kumar Mittal Mr. Nitin Kumar Kansal (Chief Financial Officer) Mr. Saket Gupta (upto January 31, 2022)
Other Non-Executive/ Independent Directors	Mr. Analjit Singh (Director) Mr. Mohit Talwar Mr. K. Narasimha Murthy Mr. Niten Malhan (w.e.f. November 8, 2019) Mr. Ashok Brijmohan Kacker (upto November 8, 2020) Ms. Gauri Padmanabhan
Relatives of Key Management personnel	Mr. Veer Singh (Son of Mr. Analjit Singh - Director)
Entities controlled or jointly controlled by person or entities where person has significantly influence	Max Ventures Private Limited Piveta Estates Private Limited Siva Realty Ventures Private Limited New Delhi House Services Limited Vana Enterprises Limited Four Season Foundation Lake View Enterprises Max Life Insurance Company Limited Siva Enterprises Private Limited Pharmax Corporation Limited Max India Limited SKA Diagnostic Private Limited Antara Purukul Senior Living Limited Riga Foods LLP Max Financial Services Limited Max UK Limited
Employee benefit Trust	Max Financial Services Limited Employees' Provident Fund Trust

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Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

38 (a) Details of transactions and balance outstandings with related parties

(Rs. In Lakhs)

S.No	Nature of transaction	Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022 (also refer note 37)
1	**Reimbursement of expenses (Received from)**	Max Towers Private Limited (Expenses)	-	13.61
		Max Towers Private Limited (Shared Service)	45.20	63.36
		Acreage Builders Private Limited	100.99	-
		Max Asset Services Limited	14.80	22.24
		Pharmax Corporation Limited	73.46	267.86
		Max Square Limited	13.64	5.29
		Max I. Limited	7.87	-
		Max Towers Private Limited	0.04	-
		Max Estates 128 Private Limited	0.04	-
		Pharmax Corporation Limited	0.07	-
		Total	**256.10**	**372.36**
2	**Reimbursement of expenses (Paid to)**	Max Ventures and Industries Limited	-	7.63
		Max Life Insurance Co. Limited	4.07	2.43
		Max Towers Private Limited	-	2.06
		Max Estates 128 Private Limited	406.70	-
		Saket Gupta	-	0.01
		Riga Foods LLP	5.62	-
		Nitin Kumar	0.13	-
		Rishiraj	5.10	0.99
		Max Life Insurance Company	6.27	-
		Antara Purukul Senior Living Limited	8.85	-
		Total	**436.74**	**13.12**
3	**Income from shared services**	Max Asset Services Limited	101.50	-
		Max I. Limited	6.95	-
		Pharmax Corporation Limited	66.75	-
		Max Estates 128 Private Limited	77.66	-
		Acreage Builders Private Limited	71.30	-
		Max Square Limited	350.00	-
		Total	**674.16**	-
4	**Shared services expenses**	Max India Limited	50.00	-
		Total	**50.00**	-
5	**Interest income from loans to subsidiary companies**	Max I. Limited	49.44	-
		Max Asset Services Limited	464.03	-
		Total	**513.47**	-
6	**Repair & Maintenance**	New Delhi House Services Limited	44.35	-
		Delhi Guest House Private Limited	17.95	-
		Max Asset Services Limtied	28.27	-
		Total	**90.57**	-
7	**Lease payments**	Max Life Insurance Company Limited	447.78	-
		Delhi Guest House Private Limited	60.00	-
		SKA Diagnostics Private Limited	37.44	-
		Total	**545.22**	-
8	**Contribution to Provident Fund Trust**	Max financial services limited Employees' Provident Fund Trust	65.38	-
		Total	**65.38**	-
9	**Directors' sitting fees**	Analjit Singh	6.00	-
		K.N Murthy	11.00	-
		D.K Mittal	19.00	-
		Gauri Padmanabhan	10.00	-
		Niten Malhan	17.00	-
		Total	**63.00**	-
10	**Security deposit received**	Pharmax Corporation Limited	40.00	40.00
		Total	**40.00**	**40.00**
11	**Security deposit paid**	Max Life Insurance Company Limited	76.41	-
		Total	**76.41**	-
12	**Performace guarentee received**	Max Asset Services Limited	-	43.34
		Total	-	**43.34**
13	**Rent received**	Max Asset Services Limited	89.74	77.50
		Total	**89.74**	**77.50**
14	**Interest on unsecured loan (paid to)**	Max Ventures and Industries Limited	-	268.65
		Total	-	**268.65**
15	**Key managerial remuneration - short term employment benefits**	Sahil Vachani	160.43	-
		Nitin Kumar Kansal	80.99	
		Ankit Jain	17.49	
		Total	**258.91**	-
16	**Key managerial remuneration - post employment benefits**	Sahil Vachani	9.37	-
		Nitin Kumar Kansal	5.60	
		Ankit Jain	1.05	
		Total	**16.02**	-
17	**Investment made**	Max Square Limited- deemed equity	33.64	-
		Max Asset Services Limited- deemed equity	4.07	-
		Pharmax Corporation Limited - deemed equity	8.56	-
		Total	**46.27**	-
18	**Loan taken**	Max Ventures and Industries Limited	-	892.00
		Max Estates 128 Private Limited	6,425.85	-
		Total	**6,425.85**	**892.00**
19	**Loan repayment**	Max Asset Services Limited	-	1,485.00
		Total	-	**1,485.00**
20	**Brokerage income**	Trophy Estates Private Limited	-	50.11
		Analjit Singh	-	58.48
		Analjit Singh HUF	-	10.15
		Total	-	**118.74**
21	**Interest received on Compulsory Convertible Debentures**	Max Square Limited	1,390.78	714.20
		Total	**1,390.78**	**714.20**
22	**Project management consultancy (rendered to)**	Max India Limited	-	20.00
		Total	-	**20.00**
23	**Guarantee fees**	Max Ventures and Industries Limited	-	4.12
		Pharmax Corporation Limited	5.40	4.28
		Max Square Limited	30.06	14.56
		Max Towers Private Limited	10.35	-
		Max Square Limited	30.06	-
		Max Estates 128 Private Limited	6.63	-
		Total	**82.50**	**22.96**
24	**Loan repayment received**	Max Towers Private Limited	1,641.24	1,009.96
		Pharmax Corporation Limited	940.60	369.21
		Max Asset Services Limited	585.00	-
		Max I. Limited	75.00	-
		Total	**3,241.84**	**1,379.17**
25	**Developer's manager fee income**	Max Square Limited	485.51	362.29
		Total	**485.51**	**362.29**
26	**Shared Services charges (paid to)**	Max Ventures and Industries Limited	-	39.51
		Total	-	**39.51**
27	**Management fee (included in legal and professional expenses)**	Analjit Singh	225.00	-
		Total	**225.00**	-
28	**Expenditure on corporate social responsibility**	Max India Foundation	20.00	-
		Total	**20.00**	-
29	**Rent paid**	Max Asset Services Limited	3.20	-
		Total	**3.20**	-
30	**Loan given**	Max Estates Gurgaon Limited	5,176.00	-
		Max Asset Services Limited	730.00	-
		Max I. Limited	74.00	-
		Pharmax Corporation Limited	1,867.80	2,390.00
		Max Towers Private Limited	2,314.28	1,102.02
		Total	**10,162.08**	**3,492.02**

* The remuneration to the key managerial personal does not include the provisions made for gratuity and leave benefits, as they are determined on an actuarial basis for the Company as a whole.

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Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

38 (b) Balances outstanding at year end

(Rs. In Lakhs)

S.No	Nature of transaction	Particulars	As at March 31, 2023	As at March 31, 2022 (also refer note 37)
1	**Statutory dues payable**	Max Financial services Limited Employees' Provident Fund Trust	4.95	-
		Total	**4.95**	**-**
2	**Trade Receivables**	Max Ventures Private Limited	3.19	-
		Max Asset Services Limited	16.48	-
		Piveta Estates Private Limited	6.29	-
		Acreage Builders Private Limited	71.29	-
		Max Towers Private Limited	-	18.19
		The Unstuffy Hotel Co Limited	-	13.02
		Max Learning Ventures Limited	-	3.01
		Max India Limited	-	23.60
		Max Square Limited	1.16	-
		Trophy Estates Private Limited	-	45.24
		Analjit Singh HUF	-	9.17
		Mr. Analjit Singh	-	52.80
		Total	**98.41**	**165.04**
3	**Advance to party**	Max India Foundation	5.00	-
		SKA Diagnostic Private Limited	0.25	-
		Total	**5.25**	**-**
4	**Interest Accured on Corporate Deposit Receivable**	Max Asset Services Limited	356.32	-
		Max I. Limited	0.08	-
		Total	**356.40**	**-**
6	**Provision made against above**	Max Asset Services Limited		-
		Total		-
5	**Trade payables and Capital Creditors**	Antara Purukul Senior Living Limited	(0.36)	0.36
		Max Asset Services Limited	6.69	1.85
		Rishiraj	(2.50)	-
		Pharmax Corporation Limited	-	3.93
		Max Square Limited	-	3.29
		Total	**3.83**	**9.42**
6	**Other receivables**	Max Asset Services Limited	5.11	-
		Max Ventures Private Limited	5.46	-
		Piveta Estates Private Limited	2.83	-
		Max Towers Private Limited	20.00	-
		Max Life Insurance Co. Limited	1.70	0.01
		Acreage Builders Private Limited	218.72	-
		Max Estates 128 Private Limited	406.70	-
		Pharmax Corporation Limited	17.07	17.07
		Max Square Limited	16.48	16.81
		Max I. Limited	2.54	-
		Total	**696.61**	**33.89**
7	**Loan**	Max Towers Private Limited	860.59	187.55
		Max Estates 128 Private Limited	5,176.00	-
		Pharmax Corporation Limited	3,997.92	3,159.22
		Max Asset Services Limited	1,992.26	
		Max I. Limited	522.70	
		Total	**12,549.47**	**3,346.77**
8	**Investment in Debentures**	Max Asset Services Limited	2,214.00	-
		Max I Limited - deemed equity	2,052.55	-
		Max I. Limited	54.40	-
		Max Square Limited - deemed equity	150.61	-
		Max Asset Services Limited - deemed equity	13.02	-
		Max Towers Private Limited- deemed equity	17.71	-
		Max Estates 128 Private Limited - deemed equity	57.82	-
		Max Towers Private Limited - deemed equity	340.95	-
		Total	**4,901.06**	**-**
9	**Trade payables and capital creditors**	Max Financial services Limited Employees	31.77	-
		Max India Limited	50.00	-
		Total	**81.77**	**-**
10	**Security deposit made**	Max Asset Services Limited	21.90	-
		Max Life Insurance Co. Limited	244.30	-
		Delhi Guest House Limited	15.00	-
		SKA Diagnostic Private Limited	9.37	-
		Total	**290.57**	**-**
11	**Investment outstanding**	Max Towers Private Limited	6,506.00	6,506.00
		Max Square Limited	3,571.00	3,571.00
		Pharmax Corporation Limited	6,073.05	6,073.05
		Total	**16,150.05**	**16,150.05**
12	**Compulsorily convertible debentures**	Max Towers Private Limited	26,020.00	26,020.00
		Max Square Limited	3,571.00	3,571.00
		Total	**29,591.00**	**29,591.00**
13	**Guarantee fees**	Pharmax Corporation Limited	91.81	28.48
		Total	**91.81**	**28.48**
14	**Compulsorily convertible preference shares**	Pharmax Corporation Limited	3,900.00	3,900.00
		Total	**3,900.00**	**3,900.00**
15	**Security deposit (Received)**	Max Asset Services Limited	59.66	59.66
		Total	**59.66**	**59.66**
16	**Interest accrued on CCD**	Max Square Limited	1,328.07	1,328.07
		Total	**1,328.07**	**1,328.07**
17	**Guarantee fees receivable**	Max Square Limited	68.92	38.54
		Total	**68.92**	**38.54**
18	**Loan Outstanding**	Max Estates 128 Private Limited	5,176.00	-
		Total	**5,176.00**	**-**

Terms and conditions of transactions with related parties
a) The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions

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39 Disclosure required under Section 186 (4) of the Companies Act, 2013.

(a) Particulars of Loans given:

(Rs. In Lakhs)

Sr. No	Name of the Loanee	Opening Balance as on March 31, 2022 #	Merger Adjustment	As at April 1, 2022 (post merger effect)	Loan given	Loan repaid	Closing Balance as on March 31, 2023	Purpose
1	Max Towers Private limited	187.55	-	187.55	1,037.45	365.00	860.00	Operational Cash Flow requirement
2	Max Asset Services Limited	-	1,847.26	1,847.26	730.00	585.00	1,992.26	Operational Cash Flow requirement
3	Max I. Limited	-	523.70	523.70	74.00	75.00	522.70	Operational Cash Flow requirement
4	Pharmax Corporation Limited	2,902.02	-	2,902.02	1,200.24	8.00	4,094.26	Operational Cash Flow requirement
5	Max Estates Gurgaon Limited	-	-	-	5,176.00	-	5,176.00	Operational Cash Flow requirement
6	Acreage Builders Private Limited	-	-	-	4,730.54	-	4,730.54	Operational Cash Flow requirement
		3,089.57	**2,370.96**	**5,460.53**	**12,948.22**	**1,033.00**	**17,375.75**	
7	Provision made against above*			(1,062.00)	-	-	-	
		3,089.57	**2,370.96**	**4,398.53**	**12,948.22**	**1,033.00**	**17,375.75**	

*also refer note 11(vi)

(b) Particulars of Guarantee given (maximum possible exposure):

(Rs. in Lakhs)

Sr. No	Name of the financial institutions / banks/NBFC	As at March 31, 2022 #	Merger Adjustment	As at April 1, 2022 (post merger effect)	Guarantee given	Guarantee discharged	As at March 31, 2023	Purpose
1	IndusInd Bank	12,855.95	-	12,855.95	7,755.00	20,610.95	-	Corporate gurantee has been given for loan taken for business purpose by Max Square Limited, subsidiary
2	ICICI Bank	7,932.18	-	7,932.18	4,232.97	12,165.15	-	Corporate gurantee has been given for loan taken by Max Towers Private Limited for construction of Max House Okhla and LRD of Max Towers respectively
3	IDFC First Bank	792.57	-	792.57	3,431.06	207.43	4,016.20	Corporate gurantee has been given for loan taken by Pharmax Corporation Limited and Max Towers Private Limited for construction of Max House Okhla
4	Axis Bank			-	21,998.13	-	21,998.13	Corporate gurantee has been given for loan taken for business purpose by Max Square Limited, subsidiary.
5	HDFC Bank	-	-	-	24,603.34	-	24,603.34	Corporate gurantee has been given for loan taken for business purpose by Max Towers Private Limited, subsidiary.
6	Aditya Birla Finance Limited	-	-	-	14,839.00	-	14,839.00	Corporate gurantee has been given for loan taken for business purpose by Max Estates 128 Private Limited, subsidiary.
		21,580.70	**-**	**21,580.70**	**76,859.50**	**32,983.53**	**65,456.67**	

(c) Particulars of Investments made in equity:

(Rs. in Lakhs)

Sr. No	Name of the Investee	Opening Balance as on March 31, 2022 #	Merger Adjustment	As at April 1, 2022 (post merger effect)	Investment made	Investment redeemed	Closing Balance as on March 31, 2023	Purpose
	Investment in subsidiaries							
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	6,506.00	156.69	6,662.69	184.26	-	6,846.95	Strategic investment
2	Max Square Limited (formerly known as Northern Propmart Solutions Limited)	3,571.00	48.62	3,619.62	101.99	-	3,721.61	Strategic investment
3	Pharmax Corporation Limited	6,073.05	4.07	6,077.12	13.64	-	6,090.76	Strategic investment
4	Max Speciality Films Limited	12,214.96		12,214.96	-	12,214.96	-	Strategic investment
5	Max Asset Services Limited	-	205.00	205.00	-	-	205.00	Strategic investment
6	Max I. Limited	-	2,057.55	2,057.55	-	-	2,057.55	Strategic investment
7	Max Asset Services Limited	-	8.72	8.72	-	2.00	6.72	ESOP
8	Max 128 Limited	-	-	-	57.82		57.82	Corporate guarantee
		28,365.01	**2,480.65**	**30,845.67**	**357.71**	**12,216.96**	**18,986.41**	

(c) Particulars of Investments made in debentures:

(Rs. in Lakhs)

Sr. No	Name of the Investee	Opening Balance as on March 31, 2022 #	Merger Adjustment	As at April 1, 2022 (post merger effect)	Investment made	Investment redeemed	Closing Balance as on March 31, 2023	Purpose
	Investment in subsidiaries							
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	26,020.00		26,020.00	-	-	26,020.00	Strategic investment
2	Max Square Limited (formerly known as Northern Propmart Solutions Limited)	3,571.00		3,571.00	-	-	3,571.00	Strategic investment
3	Max I. Limited	-	50.37	50.37	4.03	-	54.40	Strategic investment
4	Max Asset Services Limited	-	2,214	2,214.00	-	-	2,214.00	Strategic investment
		29,591.00	**2,264.37**	**31,855.37**	**4.03**	**-**	**31,859.40**	

(d) Particulars of Investments made in Preference Shares

(Rs. in Lakhs)

Sr. No	Name of the Loanee	Opening Balance as on March 31, 2022 #	Investment made	Loan repaid	Closing Balance as on March 31, 2023	Purpose
1	Pharmax Corporation Limited	3,900.00	-	-	3,900.00	Strategic investment

also refer note 37

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Max Estates Limited
Notes forming part of the Standalone Ind AS financial statements for the year ended March 31, 2023

(Rs. In Lakhs)

40 Ratio Analysis and its elements	**As at March 31, 2023**	**As at March 31, 2022 #**	**% Change**	**Reason for variance***
(i) Current Ratio				
Current Asset	31,401.35	8,493.42		
Current Liability	8,946.58	3,676.66		
	3.51	**2.31**	52%	Non- Comparable
(ii) Debt-Equity Ratio				
Debt	16,803.06	6,491.98		
Shareholder Equity	1,23,361.19	60,591.40		
	0.14	**0.11**	27%	Non- Comparable
(iii) Debt Services Coverage Ratio				
Earnings aviaiable for debt servies	4,459.85	1,396.81		
Interest	1,132.79	725.88		
Principal	515.61796	34.31		
	2.71	**1.84**	47%	Non- Comparable
(iv) Return on Equity Ratio				
Net Income (annual)	3,275.45	526.46		
Shareholder Equity	1,23,361.19	60,591.40		
	0.03	**0.01**	206%	Non- Comparable
(v) Inventory Turnover Ratio				
Cost of Goods sold/sale	0.00	1,850.95		
Average inventory	770.18	1,987.19		
	-	**0.93**	-100%	Non- Comparable
(vi) Trade Receivables Turnover Ratio				
Net Credit Sale	4,929.23	3,901.22		
Closing Trade Receviable	394.02	162.94		
	12.51	23.94	52%	Non- Comparable
(vii) Trade Payable Turnover Ratio				
Net Credit Purchase	NA	NA		Since Purchase during the year is NIL. Hence not applicable
Average Trade payable	NA	NA		
	NA	NA	NA	
(viii) Net Capital Turnover Ratio				
Net annual sale/Revenue from Operation	4,929.23	3,901.22		
Working Capital	22,454.77	4,816.77		
	0.22	**0.81**	-73%	Non- Comparable
(ix) Net Profit Ratio				
Net Profit	3,275.45	526.46		
Net annual sale/Revenue from Operation	4,929.23	3,901.22		
	0.66	**0.13**	392%	Non- Comparable
(x) Return on Capital employed				
Earning before interest and tax (EBIT)	4,459.85	1,252.34		
Capital Employed	1,38,141.50	65,162.44		
	3.23%	**1.92%**	68%	Non- Comparable
(xi) Return on Investment				
Profit (PAT)	3,275.45	526.46		
Investment	1,38,141.50	65,162.44		
	2.37%	**0.81%**	193%	Non- Comparable

*Post incorporating the effect of the merger as stated in Note 37, the figures for the year ended March 31, 2023 are not comparable with those for the year ended March 31, 2022, since the previous years figures for March 2022 do not include figures related to MVIL, but figures for year ended March 31, 2023 are including the effect of MVIL on account of merger. Thus, both are non-comparable and hence not commented upon in these financial statements.

also refer note 37

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NEW DELHI

41 Capital Management

For the purpose of the Company's capital management, capital includes issued equity attributable to the equity shareholders of the Company, share premium and all other equity reserves. The primary objective of the Company's capital management is that it maintain an efficient capital structure and maximize the shareholder value. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, The Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents.

42 DETAILS OF DUES TO MICRO AND SMALL ETERPRISES AS DEFINED UNDER THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT (MSMED) ACT, 2006

The Micro, Small and Medium Enterprises have been identified by the Company from the available information, which has been relied upon by the auditors. According to such identification, the disclosures as per Section 22 of 'The Micro, Small and Medium Enterprise Development (MSMED) Act, 2006' are as follows:

		As at March 31, 2023	As at March 31, 2022 #
i)	The principal amount and the interest due thereon remaining unpaid to any supplier		
	- Principal amount	-	4.63
	- Interest thereon	Nil	Nil
ii)	The amount of interest paid by the buyer in terms of section 18, along with the amounts of the payment made to the supplier beyond the appointed day.	Nil	Nil
iii)	The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this act.	Nil	Nil
iv)	The amount of interest accrued and remaining unpaid.	Nil	Nil
v)	The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small investor.	Nil	Nil

The above information has been determined to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under the MSMED.

also refer note 37

43 (i) In previous year, the Company has acquired 1,84,600 10% Cumulative Convertible Preference shares of Rs. 100 each fully paid up at a premium of Rs.1,200 - value Rs.2,399.80 Lakhs.

44 The figures for the year ended March 31, 2023 are not comparable with those for the year ended March 31, 2022 on account of impact of merger taken with effect from the Appointed date i.e. April 01, 2022. Also refer note 37.

45 Other disclosure requirement of Schedule III of Companies Act, 2013:

(i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.

(ii) The Company does not have any transactions with companies that are struck off.

(iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

(iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

(v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
  (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Group (Ultimate Beneficiaries) or
  (b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

(vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:
  (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries)
  (b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(vii) The Company has not made any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.

(viii) The borrowings obtained by the Company from banks and financial institutions have been applied for the purposes for which such loans were was taken.

(ix) The title deeds of all the immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee), as disclosed in Note 3 to the financial statements, are held in the name of the Company.

(x) The Company does not have borrowings from banks and financial institutions on the basis of security of current assets. Hence, company is not required to file the the quarterly returns or statements of current assets with banks and financial institutions.

(xi) None of the entities in the group have been declared wilful defaulter by any bank or financial institution or government or any government authority.

(xii) The Company has complied with the number of layers prescribed under the Companies Act, 2013.

(xiii) The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year, other than as mentioned in Note 37.

(xiv) The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

(xv) The figures have been rounded off to the nearest Lakhs of rupees up to two decimal places. The figure 0.00 wherever stated represents value less than Rs. 50,000/-.

As per our report of even date
For S.R. Batliboi & Co. LLP
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per Pravin Tulsyan
Partner

Membership Number: 108044

S. R. BATLIBOI & CO. LLP NEW DELHI

Place : Gurugram
Date: 18/8/23

For and on behalf of the Board of Directors of Max Estates Limited

Dinesh Kumar Mittal
(Director)

DIN: 00040000

Sahil Vachani
(Managing Director & Chief Executive Officer)
DIN: 00761695

Nitin Kumar Kansal
(Chief Financial Officer)

Abhishek Mishra
(Company Secretary)

Place : Noida
Date: 18/8/23

K.K. MANKESHWAR & CO.
CHARTERED ACCOUNTANTS

121, POCKET-I JASOLA
NEW DELHI - 110 025
Tel. : +91-11-41402828
del@kkmindia.com

Independent Auditor's Report

To The Members of Max Estates Limited

Report on Audit of Financial Statements

Opinion

We have audited the accompanying Financial Statements of M/s Max Estates Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2022, and the Statement of Profit and Loss (including other comprehensive Income), Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the Information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, of its profit and total comprehensive income (comprising profit and other comprehensive income), changes in equity and its cash flows for the year then ended on that date.

Basis for opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the director's report, but does not include the financial statements and our auditor's report thereon. The director's report is expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

K.K. Mankeshwar & Co. Chartered Accountants

When we read the director's report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate action as applicable under the relevant laws and regulations.

Responsibilities of management and those charged with governance for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under Section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's responsibilities for the audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal

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control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 (the "Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.

2. As required by section 143(3) of the Act, we report, to the extent applicable, that:

   a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

K K Mankeshwar & Co.
Chartered Accountants

b. In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;

c. The Balance Sheet, Statement of Profit and Loss including Other Comprehensive Income, the Statement of changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account;

d. In our opinion, the aforesaid Financial Statements comply with the Accounting Standards specified under Section 133 of the Act read with Companies (Indian Accounting Standards) rules, 2015 as amended.

e. On the basis of the written representations received from the directors as on 31st March, 2022, and taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2022 from being appointed as a director in terms of Section 164 (2) of the Act;

f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B"; and

g. The provisions of Section 197 read with Schedule V to the Act are not applicable to the company for the year ended 31st March, 2022.

h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

i) The Company has disclosed the impact of pending litigations on its financial position in the Financial Statements (refer Note no. 26(II) of financial statements);

ii) The Company did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses;

iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv) (a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by

K K Mankeshwar & Co. Chartered Accountants or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

(v) The Company has not declared/paid any dividend during the year and hence provisions of section 123 of the Act is not applicable.

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.,
Chartered Accountants
FRN:- 106009W
UDIN|22097820AJGNXC9862
New Delhi, dated the
16th May, 2022

K.K Mankeshwar & Co. Chartered Accountants

Annexure "A" to the Independent Auditors' Report
The Annexure referred to in paragraph 1 under "Report on Other Legal and Regulatory Requirement" section of our Independent Auditors' Report to the members of the Company on the financial statements for the year ended March 31, 2022, we report that:

1. In respect of the Company's Property, Plant and Equipment and Intangible Assets:

   (a) (I) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets.

   (II) The Company has maintained proper records showing full particulars of Intangible assets.

   (b) The fixed asset have been physically verified by the management during the year and no discrepancies were noticed on such verification. In our opinion, the frequency of verification of the fixed asset is reasonable having regard to the size of the company and the nature of its asset.

   (c) According to the information and explanations given by the management, there are no immovable properties, included in property, plant and equipment of the company and accordingly, the requirements under paragraph 3(i)(c) of the Order are not applicable to the Company and hence not commented upon.

   (d) The Company has not revalued any of its Property, Plant and Equipment (including right-of-use assets) and intangible assets during the year.

   (e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

2. (a) The inventory has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable. The discrepancies noticed on verification between the physical stocks and the book records were not material.

   (b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.

3. According to the information and explanations given to us, the Company has not made any investment, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the provisions of clause 3(iii)(a), (b), (c), (d), (e) and (f) of the Order are not applicable to the Company and hence not commented upon.

4. In our opinion and according to the information and explanations given to us, there are no loans, investments, guarantees and securities given in respect of which provisions of section 185 of the Companies Act, 2013 are applicable to the company. Further, since the company is an infrastructure company within the meaning of schedule VI of the companies Act, 2013, the provision of section

K.K. Mankeshwar & Co. Chartered Accountants

186 of companies Act, 2013 is not applicable and hence not commented upon.

5. The Company has not accepted any deposits from the public within the meaning of Section 73, 74, 75 and 76 of the Act and the Rules framed there under to the extent notified. Hence reporting under clause 3(v) of the Order is not applicable.

6. We have broadly reviewed the books of account maintained by the Company pursuant the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, in relation to construction industry and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

7. In respect of statutory dues:

a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income-Tax, Goods and Service Tax, Duty of Customs, Cess and any other statutory dues, as applicable with the appropriate authorities.

According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at March 31, 2022 for a period of more than six months from the date on when they become payable.

b) According to the information and explanations given to us and the records of the Company, details of Sales Tax and Value Added Tax which have not been deposited as at March 31, 2022 on account of dispute are given below:

Nature of the statute	Nature of Dues	Forum where Dispute is pending	Period to which the Amount Relates	Amount (In Lakhs)
UK VAT Act, 2005	Value Added Tax	Joint Commissioner (Appeals)	A.Y. 2016-17	21.24*

* Net of Protest

8. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961(43 of 1961).

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9. (a) According to the information and explanations give to us and based on our examination of the records of the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.

(b) The Company has not been declared wilful defaulter by any bank or financial institution orgovernment or any government authority.

(c) The Company has not taken any term loan during the year. Hence, reporting under clause 3(ix)(c) of the Order is not applicable.

(d) The Company has not raised any funds on short term basis. Hence reporting under clause 3(ix)(d) of the Order is not applicable.

(e) On an overall examination of the financial statements of the Company, the Company has taken funds from entity on account of or to meet the obligations of its subsidiaries as below:

Nature of Fund Taken	Name of Lender	Amount Involved (amount in Lacs	Name of the subsidiary, Joint Ventures, Associates	Relation	Nature of Transaction for which funds utilized	Remarks, if any
Unsecured Loan from Holding Company	Max Ventures & Industries Limited	500.00	Pharmax Corporation Limited	Subsidiary	Unsecured Loan-Operational Expenses	

(f) The Company has not raised any loans during the year and hence reporting on clause 3(ix)(f) of the Order is not applicable.

10. (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of theOrder is not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.

11. (a) No fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

(c) According to the information and explanations given to us, there were no whistle blower complaints received during the year by the Company.

12. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

Chartered Accountants

13. According to the information and explanation given by the management, all transaction with related parties are in compliance with section 188 of Companies Act, 2013 wherever applicable and the details have been disclosed in the notes to financial Statement, as required by the applicable accounting standards. The provision of section 177 are not applicable to the company and accordingly reporting under clause 3(xiii) in so far as it relates to section 177 of the Act is not applicable to the company and hence not commented upon

14. (a) According to the information and explanations given by the management, the company has an internal audit system commensurate with the size and nature of its business.

(b) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

15. In our opinion during the year the Company has not entered into any non-cash transactions withits Directors or persons connected with its directors. and hence provisions of section 192 of theCompanies Act, 2013 are not applicable to the Company.

16. (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a) of the Order is not applicable.

(b) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(b) of the Order is not applicable.

(c) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(c) of the Order is not applicable.

(d) According to the information and explanation given to us by the management, the Group has one CIC which is registered with the Reserve Bank of India.

17. The Company has not incurred cash losses during the financial year covered by our audit and the Company has incurred cash losses in the immediately preceding financial year.

18. There has been no resignation of the statutory auditors of the Company during the year.

19. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that Company is not capable of meeting its liabilities existing at the date

Chartered Accountants

of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

20. The provisions of section 135 of the companies Act, 2013 does not apply to the Company. Accordingly the provisions of clause 3(xx) of the Order are not applicable to the Company and hence not commented upon.

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
K. K. Mankeshwar & Co.,
Chartered Accountants
FRN – 106009W
UDIN: 22097820ASGNXC9862
New Delhi; dated the
16th May, 2022

"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF MAX ESTATES LIMITED

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of M/s Max Estates Limited ("the Company") as of March 31, 2022 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

K.K. Mankeshwar & Co. Chartered Accountants

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.,
Chartered Accountants
FRN:- 106009W
UDIN, 22097820AJGNKL9862

K.K. Mankeshwar & Co. Chartered Accountants

New Delhi, dated the
16th May, 2022

Max Estates Limited
Balance sheet as at March 31, 2022

(Rs. In Lacs)

	Notes	As at March 31, 2022	As at March 31, 2021
ASSETS			
Non-current assets			
Property, plant and equipment	3	114.91	83.05
Investment Property	3.1	7,451.46	7,446.94
Other Intangible assets	4	3.45	5.78
Financial assets	5		
(i) Investment		50,003.88	49,707.57
(ii) Other financial assets		1,357.97	715.19
Other non current assets	6	953.55	270.72
Deferred tax assets		86.51	-
		59,971.74	58,229.25
Current assets			
Inventories	7	1,345.25	3,217.27
Financial assets	8		
(i) Trade receivables		162.95	50.64
(ii) Cash and cash equivalents		56.05	287.77
(iii) Bank balances other than (ii) above		3,543.88	5,291.60
(iv) Loans		3,089.57	1,233.92
(v) Other financial assets		335.98	108.21
Other current assets	9	333.69	455.90
		8,867.37	10,645.31
TOTAL ASSETS		68,839.11	68,874.56
EQUITY AND LIABILITIES			
Equity			
Equity share capital	10	7,791.00	7,791.00
Other equity	10	52,800.41	52,143.44
Total equity		60,591.41	59,934.44
Non-current liabilities			
Financial liabilities			
(i) Borrowings	11	3,661.88	3,805.08
(ii) Other financial liability	12	830.02	379.63
Provisions	13	56.82	42.55
		4,548.72	4,227.26
Current liabilities			
Financial liabilities	14		
(i) Borrowings		2,830.10	3,342.60
(ii) Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises		4.63	159.79
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		307.96	552.55
(iii) Other financial liabilities		129.98	90.01
Other current liabilities	15	343.56	488.81
Provisions	16	82.75	79.10
		3,698.98	4,712.86
TOTAL LIABILITIES		8,247.70	8,940.12
TOTAL EQUITY AND LIABILITIES		68,839.11	68,874.56

Summary of significant accounting policies 2
Other notes on accounts [illegible]

The accompanying notes are integral part of the financial statements

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN: 106009W

K.K. Mankeshwar & Co. Chartered Accountants

New Delhi, dated the
16th May, 2022

For and on behalf of the Board of Directors of Max Estates Limited

Bishwajit Das
(Director)
(DIN 00029455)

Kishansingh Ramsinghaney
(Director)
(DIN 00329411)

Nitin Kumar Kansal
(Chief Financial Officer)

Place: Noida
Date: 16th May 2022

Max Estates Limited

Statement of profit and loss for the year ended March 31, 2022

	Notes	For the year ended March 31, 2022	For the year ended March 31, 2021
			(Rs. in Lacs)
INCOME			
Revenue from operations	17	3,901.22	1,872.19
Other income	18	1,046.49	1,070.99
Total income		4,947.71	2,943.18
EXPENSES			
Cost of material consumed, construction & other related project cost	18.1	-	-
(Increase)/decrease in inventories of work-in-progress	18.2	1,850.95	1,557.96
Employee benefits expense	19	598.73	501.75
Finance costs	20	725.88	1,156.56
Depreciation and amortization expense	21	144.47	66.01
Other expenses	22	1,101.22	876.54
Total expenses		4,421.25	4,158.82
Profit/(Loss) before tax		526.46	(1,215.64)
Tax expenses			
- Current tax		-	-
- Income tax for earlier years		-	0.07
- Deferred tax		-	-
Total tax expense		-	0.07
Profit/(Loss) after tax		526.46	(1,215.71)
Other comprehensive income			
Other comprehensive income/(loss) not to be reclassified to profit or loss in subsequent periods:			
Re-measurement losses on defined benefit plans	23	3.93	(9.79)
Income tax effect		-	-
		3.93	(9.79)
Other comprehensive income/(loss) for the year		3.93	(9.79)
Total comprehensive income/(loss) for the year		530.39	(1,225.50)
Earnings per equity share (Nominal Value of share Rs.10/-) (refer note 24)			
Basic (Rs.)		0.67	(1.56)
Diluted (Rs.)		0.12	(0.27)
Summary of significant accounting policies	2		
Other notes on accounts	3-39		

The accompanying notes are integral part of the financial statements

DINESH KUMAR BACHCHAS
Partner

Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN: 106009W

K.K. Mankeshwar & Co. Chartered Accountants

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Nitin Kumar Kansal
(Chief Financial Officer)

Place : Noida
Date: 16th May '2022

Max Estates Limited

Statement of cash flows for year ended March 31, 2022

(Rs. In Lacs)

	For the year ended March 31, 2022	For the year ended March 31, 2021
Cash flow from operating activities		
Profit/(Loss) before tax	526.46	(1,215.64)
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation of property, plant and equipment	141.72	63.28
Amortization of intangible assets	2.75	2.73
Employee stock option scheme expenses	-	25.57
Liability no longer required written back	(30.57)	(3.46)
Loss on disposal of property, plant and equipment	0.42	3.83
Interest income	(941.41)	(1,049.80)
Guarantee fee income	(14.72)	-
Profit on sale of current investment	-	(0.20)
Finance costs (including fair value change in financial instruments)	725.88	1,098.92
Operating profit before working capital changes	410.53	(1,074.77)
Working capital adjustments:		
Increase/ (decrease) in trade payables	(369.92)	(112.14)
Increase/ (decrease) in long-term provisions	14.27	(5.55)
Increase/ (decrease) in other non current financial liability	-	117.23
Increase/ (decrease) in short-term provisions	3.65	5.76
Increase/ (decrease) in other current liabilities	(145.25)	116.68
Increase/ (decrease) in other financial liabilities	508.92	30.20
Decrease / (increase) in trade receivables	(112.31)	(33.54)
Decrease / (increase) in inventories	1,872.01	1,527.13
Decrease / (increase) in other current and non current assets	(121.87)	94.24
Decrease / (increase) in current and non current financial assets	(170.27)	17.89
Cash generated from operations	1,889.78	683.13
Income tax paid	(140.52)	(78.83)
Net cash flows used in operating activities	1,749.26	604.30
Cash flow from investing activities		
Purchase of property, plant and equipment (including intangible assets, CWIP and capital advances)	(54.79)	(38.57)
Proceeds from sale of property, plant and equipment	0.72	7.00
Investment in Subsidiary company	-	(2,421.45)
Loan/Repayment of loan from/to subsidiary company	(1,855.65)	(1,233.93)
Investment in Investment property	(674.69)	(1,634.39)
Investment in Mutual Fund	-	0.20
Interest received	247.27	429.50
Net cash flows used in investing activities	(2,337.14)	(4,891.64)
Cash flow from financing activities		
Proceeds from issue of compulsorily convertible debentures	-	20,200.00
Interest paid	(729.72)	(1,087.04)
Proceeds from short-term borrowings from Holding/subsidiary company (net)	(599.13)	(17,063.06)
Proceeds/(Repayment) from/of long-term borrowings	(62.70)	2,407.69
Net cash flows from financing activities	(1,391.54)	4,457.59
Net increase/(decrease) in cash and cash equivalents	(1,979.44)	170.25
Cash and cash equivalents at the beginning of the year	5,579.37	5,409.12
Cash and cash equivalents at year ended	3,599.93	5,579.37

Particulars	As at 1st April, 2021	Net Cash Flows	Others	As at 31st March, 2022
Non-current borrowings	3,805.08	(149.33)	6.13	3,661.88
Short term/ Current maturities of Borrowings	3,342.60	(512.50)	-	2,830.10
Investments	49,707.57	-	296.31	50,003.88
Total	56,855.25	(661.83)	302.44	56,495.86

Particulars	As at 1st April, 2020	Net Cash Flows	Others	As at 31st March, 2021
Non-current borrowings	1,479.99	2,322.39	2.70	3,805.08
Short term/ Current maturities of Borrowings	20,339.60	(16,997.00)	-	3,342.60
Investments	47,286.13	2,399.80	21.64	49,707.57
Total	69,105.72	(12,274.81)	24.34	56,855.25

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Components of cash and cash equivalents :-

		As at March 31, 2022	As at March 31, 2021
Balances with banks:			
On current accounts		55.16	286.99
Deposits with remaining maturity for less than 12 months		3,543.88	5,291.60
Cash on hand		0.89	0.78
		3,599.93	5,579.37
Summary of significant accounting policies	2		
Contingent liabilities, commitments and litigations	26		
Other notes on accounts	3-39		

The accompanying notes are integral part of the financial statements

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN: 106009W

K.K. Mankeshwar & Co. Chartered Accountants

New Delhi, dated the
16th May, 2022

For and on behalf of the Board of Directors of
Max Estates Limited

Bishwajit Das
(Director)
(DIN 00029455)

Kishansingh Ramsinghaney
(Director)
(DIN 00329411)

Nitin Kumar Kansal
(Chief Financial Officer)

Place : Noida
Date: 16th May '2022

Max Estates Limited
Statement of changes in equity for the year ended March 31, 2022

a) Equity share capital

Particulars	Nos.	(Rs. in Lacs)
As at March 31, 2020	7,79,10,000	7,791.00
Add: Equity share issued during the year (refer note 10(i))	-	-
As at March 31, 2021	7,79,10,000	7,791.00
Add: Equity share issued during the year (refer note 10(i))	-	-
As at March 31, 2022	7,79,10,000	7,791.00

b) Other equity

(Rs. in Lacs)

Particulars	Reserves and surplus		Employees Stock Options	Other comprehensive income	Equity Component - Compulsorily Convertible Debentures (CCD)	Total equity
	Other equity	Retained earnings				
As at March 31, 2020	28.74	(3,891.55)	-	-	57,164.00	53,301.19
Profit/(Loss) for the year	-	(1,215.71)	-	-	-	(1,215.71)
Other comprehensive income for the year	-	-	-	(9.79)	-	(9.79)
Other equity created on account of guarantee fees	42.18	-	-	-	-	42.18
ESOP given during the year (refer note 30)	-	-	25.57	-	-	25.57
Equity component of compulsorily convertible debentures	-	-	-	-	-	
As at March 31, 2021	70.92	(5,107.26)	25.57	(9.79)	57,164.00	52,143.44
Profit/(Loss) for the year	-	526.46	-	-	-	526.46
Other comprehensive income for the year	-	-	-	3.93	-	3.93
Other equity created on account of guarantee fees	-	-	-	-	-	-
ESOP given during the year (refer note 30)	-	-	40.07	-	-	40.07
Add: Tax impact on equity portion of interest free loan	86.51	-	-	-	-	86.51
As at March 31, 2022	157.43	(4,580.80)	65.64	(5.86)	57,164.00	52,800.41

Summary of significant accounting policies 2
Other notes on accounts 3-39

The accompanying notes are integral part of the financial statements

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
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K.K. Mankeshwar & Co. Chartered Accountants

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(DIN 00329411)

Nitin Kumar Kansal
(Chief Financial Officer)

Place: Noida
Date: 16th May 2022

1 Corporate Information

Max Estates Limited (the Company) is a company registered under Companies Act, 2013 and incorporated on 22nd March 2016. The Company engaged in the business of Real Estates development. Registered office of the Company is located at 419, Bhai Mohan Singh Nagar, Village Railmajra, Tahsil Balachaur, Nawanshehar, Punjab - 144533

The financial statemensts were authorised for issuance in accordance with resolution of directors on May 16, 2022.

2 Significant accounting policies

2.1 Basis of preparation

These separate financial statement of the Company have been prepared in accordance with Indian Accounting Standards (IND AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of division II of Schedule III to the Companies Act 2013 (Ind AS Compliant Schedule III), as applicable to these separate financial statements.

The financial statements have been prepared on a historical cost basis, except for the following assets and liabilities which have been measured at fair value

(i) Certain financial assets and liabilities that are measured at fair value
Financial Statement are presented in INR and all values are rounded to nearest Lacs (INR 00,000) except when otherwise stated

2.2 Summary of significant accounting policies

a. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:
(i) Expected to be realized or intended to be sold or consumed in normal operating cycle
(ii) Held primarily for the purpose of trading
(iii) Expected to be realized within twelve months after the reporting period, or
(iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period
All other assets are classified as non-current.

A liability is current when:
(i) It is expected to be settled in normal operating cycle
(ii) It is held primarily for the purpose of trading
(iii) It is due to settled within twelve months after the reporting period, or
(iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period
The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realisation in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

b. Property, Plant and Equipment

Under the previous GAAP (Indian GAAP), all assets were carried in the Balance Sheet at cost, less accumulated depreciation and accumulated impairment losses, if any On the date of transition to IND AS, the Company has applied exemption of Ind AS 101 to continue carrying value of all property, plant and equipment as at the date of transition as its deemed cost.

Property, Plant and equipment including capital work in progress are stated at cost, less accumulated depreciation and accumulated impairment losses, if any. The cost comprises of purchase price, taxes, duties, freight and other incidental expenses directly attributable and related to acquisition and installation of the concerned assets and are further adjusted by the amount of CENVAT credit and VAT credit availed wherever applicable. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their respective useful lives Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

The company identifies and determines cost of each component/ part of the asset separately, if the component/ part has a cost which is significant to the total cost of the asset and has useful life that is materially different from that of the remaining asset.

Capital work- in- progress includes cost of property, plant and equipment under installation / under development as at the balance sheet date

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Depreciation on property, plant and equipment is provided on prorata basis on straight-line method using the useful lives of the assets estimated by management and in the manner prescribed in Schedule II of the Companies Act 2013. The useful life is as follows:

Assets	Useful lives estimated by the management (years)
Furniture and fixtures	10 Years
Office equipment	5 Years

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Computers 3 Years
Vehicles 8 Years

c. **Investment property**

Recognition and initial measurement
Investment properties are properties held to earn rentals or for capital appreciation or both. Investment properties are measured initially at their cost of acquisition including transaction costs. The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use Any trade discount and rebates are deducted in arriving at the purchase price. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives.

Property held under lease is classified as investment property when it is held to earn rentals or for capital appreciation or for both, rather than for sale in the ordinary course of business or for use in production or administrative functions. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group All other repair and maintenance costs are recognised in statement of profit and loss as incurred. The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in profit or loss as incurred.

Depreciation on investment properties is provided on the straight line method over the useful lives of the assets are as follows:
Asset category* Estimated
Buildings and related equipment 15 to 60
Plant & Machinery & other equipment 6 to 10

Estimated useful life of Leasehold land is over the period of lease.

Though the Group measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes Fair values are determined based on an annual evaluation performed by the company applying a valuation model acceptable

De-recognition
Investment properties are de-recognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in statement of profit and loss in the period of de-recognition.

Depreciation on investment property has been provided on straight line method over the useful life of assets. Useful life of assets are as under:
Building and related equipments : 15 to 60 years
Plant & machinery, furniture & fixtures and other equipments : 6 to 10 years

d. **Intangible assets**

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Internally generated intangibles, excluding capitalized development cost, are not capitalized and the related expenditure is reflected in statement of Profit and Loss in the period in which the expenditure is incurred. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

The useful lives of intangible assets are assessed as either finite or indefinite. Intangible assets with finite lives are amortized over their useful economic lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life is reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate and are treated as changes in accounting estimates. The amortization expense on intangible assets with finite lives is recognized in the statement of profit and loss in the expense category consistent with the function of the intangible assets.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from disposal of the intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the assets are disposed off.
Intangible assets with finite useful life are amortized on a straight line basis over their estimated useful life of 3-6 years.

e. **Impairment of non financial assets**
The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's, recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net fair value less cost of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net fair value less cost of disposal, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Company bases its impairment calculation on detailed budgets and forecast calculations which are prepared separately for each of the Company's cash-generating units to which the individual assets are allocated. These budgets and forecast calculations are generally covering a period of five years. For the remaining economic life of the asset or cash-generating unit (CGU), a long term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified In this case, the growth rate does not exceed the long-term average growth rate for the products, industries, or country or countries in which the entity operates, or for the market in which the asset is used

After impairment, depreciation is provide on the revised carrying amount of the asset over its remaining economic life.

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An assessment is made at each reporting date as to whether there is any indication that previously recognised impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or cash-generating unit's recoverable amount. A previously recognised impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognised. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognised for the asset in prior years. Such reversal is recognised in the statement of profit and loss unless the asset is carried at a revalued amount, in which case the reversal is treated as a revaluation increase.

f. Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(i) Financial assets

The Company classified its financial assets in the following measurement categories .-

- Those to be measured subsequently at fair value (either through other comprehensive income or through profit & loss)
- Those measured at amortized cost

Initial recognition and measurement

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:

(i) Debt instruments at amortized cost

(ii) Debt instruments and equity instruments at fair value through profit or loss (FVTPL)

Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:

(i) Business model test : The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows (rather than to sell the instrument prior to its contractual maturity to released its fair value change), and

(ii) Cash flow characteristics test : Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. EIR is the rate that exactly discount the estimated future cash receipts over the expected life of the financial instrument or a shorter period, where appropriate to the gross carrying amount of financial assets. When calculating the effective interest rate the company estimate the expected cash flow by considering all contractual terms of the financial instruments. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

Debt instruments at Fair value through profit and loss

FVTPL is a residual category for financial instruments. Any financial instrument, which does not meet the criteria for amortized cost or FVTOCI, is classified as at FVTPL. A gain or loss on a Debt instrument that is subsequently measured at FVTPL and is not a part of a hedging relationship is recognized in statement of profit or loss and presented net in the statement of profit and loss within other gains or losses in the period in which it arises. Interest income from these Debt instruments is included in other income.

Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognized (i.e., removed from the Company's statement of financial position) when:

-the rights to receive cash flows from the asset have expired, or

-the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass-through" arrangement and either

(a) the Company has transferred the rights to receive cash flows from the financial assets or

(b) the Company has retained the contractual right to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the Company has transferred an asset, the Company evaluates whether it has transferred substantially all the risks and rewards of the ownership of the financial assets. In such cases, the financial asset is derecognized. Where the entity has not transferred substantially all the risks and rewards of the ownership of the financial assets, the financial asset is not derecognized.

Where the Company has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognized if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognized to the extent of continuing involvement in the financial asset.

Inventories

Inventories comprise completed units for sale and property under construction (Work in progress)

(A) Completed Unsold inventory is valued at lower of cost and net realizable value. Cost is determined by including cost of land, materials, services and related overheads.

(B) Work in progress is valued at cost. Cost comprises value of land (including development rights), materials, services and other overheads related to projects under construction.

Impairment of financial assets

In accordance with IND AS 109, the Company applies expected credit losses (ECL) model for measurement and recognition of impairment loss on the following financial asset and credit risk exposure

- Financial assets measured at amortised cost;
- Financial assets measured at fair value through other comprehensive income (FVTOCI);

The Company follows "simplified approach" for recognition of impairment loss allowance on trade receivables. Under the simplified approach, the Company does not track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition. the Company uses a provision matrix to determine impairment loss allowance on the portfolio of trade receivables. The provision matrix is based on its historically observed default rates over the expected life of trade receivable and is adjusted for forward looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward looking estimates are analyzed

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For recognition of impairment loss on other financial assets and risk exposure, the Company determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the Company reverts to recognising impairment loss allowance based on 12-month ECL.

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward- looking estimates At every reporting date, the historical observed default rates are updated and changes in the forward- looking estimates are analysed.

Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognized gains, losses (including impairment gains or losses) or interest.

(ii) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified at initial recognition as financial liabilities at fair value through profit or loss, loans and borrowings, and payables, net of directly attributable transaction costs. The Company financial liabilities include loans and borrowings including bank overdraft, trade payable, trade deposits, retention money and other payables.

The measurement of financial liabilities depends on their classification, as described below:

Trade Payables

These amounts represents liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid The amounts are unsecured and are usually paid within 90 days of recognition. Trade and other paynbles are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at fair value and subsequently measured at amortised cost using EIR method

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term Gains or losses on liabilities held for trading are recognised in the statement of profit and loss Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in IND AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognised in OCI. These gains/ loss are not subsequently transferred to profit and loss However, the Company may transfer the cumulative gain or loss within equity All other changes in fair value of such liability are recognised in the statement of profit or loss The Company has not designated any financial liability as at fair value through profit and loss.

Loans and borrowings

Borrowings are initially recognised at fair value, net of transaction cost incurred. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortization process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss

Financial guarantee contracts

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of IND AS 109 and the amount recognised less cumulative amortization

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

g. Investment in Subsidiaries

The investment in subsidiaries are carried at cost as per IND AS 27 Investment carried at cost is tested for impairment as per IND AS 36 An investor, regardless of the nature of its involvement with an entity (the investee), shall determine whether it is a parent by assessing whether it controls the investee.

On disposal of investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

h. Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized:

(i) Revenue is recognised over time if either of the following conditions is met:

a. Buyers take all the benefits of the property as real estate developers construct the property.

b. Buyers obtain physical possession of the property

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c. The property unit to be delivered is specified in the contract and real estate entity does not have an alternative use of the unit; the buyer does not have the discretion to terminate the contract and the entity has right to payment for work completed to date.

In case none of these conditions is met, revenue would be recognised at a point in time when the control of the property is passed on to the customer.

(ii) Revenue from shared services

Revenue from shared services is recognized over the period of contract, as and when services are rendered

(iii) Revenue from project management consultancy / secondment

Revenue from project management consultancy / secondment is recognized as per the terms of the agreement on the basis of services rendered.

(iv) Gain on sale of investments

On disposal of an investment, the difference between the carrying amount and net disposal proceeds is recognised to the profit and loss statement.

(v) Interest and direct expenditure attributable to specific projects are capitalized in the cost of project, other interest and indirect costs are treated as 'Period Cost' and charged to Profit & Loss account in the period in which it is incurred.

(vi) All other incomes and expenditures are accounted for on accrual basis

i. Taxes

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with the Income Tax Act, 1961 and the Income computation and disclosure standards (ICDS) enacted in India by using tax rates and tax laws that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date

Deferred tax liabilities are recognised for all taxable temporay differences

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognized outside profit or loss is recognized outside the statement of profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period

j. Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs

k. Leases

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Company as a lessee

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Company is classified as a finance lease.

Finance leases are capitalized at the commencement of the lease at the inception date at fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized in finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the Company's general policy on the borrowing costs.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term unless the payment are structured to increase in line with expected general inflation to compensate for the losses in expected inflationary cost increase.

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Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

l. Provision and Contingent liabilities

Provisions

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases, where there is a liability that cannot be recognized because it cannot be measured reliably. the Company does not recognize a contingent liability but discloses its existence in the financial statements unless the probability of outflow of resources is remote.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

m. Retirement and other employee benefits

Provident fund

The Company contributed to employees provident fund benefits through recognised provident fund, contribution to fund has been on monthly basis for employees and employer share

Gratuity

Gratuity liability is a defined benefit obligation and is provided for on the basis of an actuarial valuation on projected unit credit method made at the end of each financial year.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the Balance Sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Net interest is calculated by applying the discount rate to the net defined benefit (liabilities/asset). The Company recognised the following changes in the net defined benefit obligation under employee benefit expenses in statement of profit and loss

(i) Service cost comprising current service cost, past service cost, gain & loss on curtailments and non routine settlements

(ii) Net interest expenses or income

Compensated Absences

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit. The Company measures the expected cost of such absences as the additional amount that it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year end .Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Company has the unconditional legal and contractual right to defer the settlement for a period 12 months, the same is presented as non-current liability.

Short-term obligations

Liabilities for wages and salaries, including non monetary benefits that are expected to be settled wholly within twelve months after the end of the period in which the employees render the related service are recognized in respect of employee service upto the end of the reporting period and are measured at the amount expected to be paid when the liabilities are settled the liabilities are presented as current employee benefit obligations in the balance sheet.

n. Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value

o. Earning per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year and the weighted average number of shares outstanding during the year adjusted for the effects of all potential equity shares

p. Foreign currencies

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). the Company's financial statements are presented in Indian rupee (`) which is also the Company's functional and presentation currency

Foreign currency transactions are recorded on initial recognition in the functional currency, using the exchange rate prevailing at the date of transaction.

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Measurement of foreign currency items at the balance sheet date

Foreign currency monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined.

Exchange differences arising on settlement or translation of monetary items are recognized as income or expense in the period in which they arise with the exception of exchange differences on gain or loss arising on translation of non-monetary items measured at fair value which is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

q. Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

(i) In the principal market for the asset or liability, or

(ii) In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

(i) Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities

(ii) Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

(iii) Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

This note summarises accouting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methords, significant estimates and assumptions
- Quantitative disclosures of fair value measurement hierarchy
- Investment in unquoted equity shares
- Financial instruments (including those carried at amortised cost)

2.3 Recent accounting pronouncements

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 23, 2022, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022, as below:

Ind AS 16

Property Plant and equipment - The amendment clarifies that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognized in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022. The Company has evaluated the amendment and there is no impact on its standalone financial statements.

Ind AS 37

Provisions, Contingent Liabilities and Contingent Assets – The amendment specifies that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labor, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022, although early adoption is permitted. The Company has evaluated the amendment and the impact is not expected to be material.

2.4 Significant accounting judgements, estimates and assumptions

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in the financial statements.

(a) Determining the lease term of contracts with renewal and termination options - Company as lessee

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised

The Company has several lease contracts that include extension and termination options. The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset)

The Company included the renewal period as part of the lease term for leases of plant and machinery with shorter non-cancellable period (i.e., three to five years). The Company typically exercises its option to renew for these leases because there will be a significant negative effect on production if a replacement asset is not readily available. The renewal periods for leases of plant and machinery with longer non-cancellable periods (i.e., 10 to 15 years) are not included as part of the lease term as these are not reasonably certain to be exercised. Furthermore, the periods covered by termination options are included as part of the lease term only when they are reasonably certain not to be exercised

Property lease classification – Company as lessor

The Company has entered into commercial property leases on its investment property portfolio. The Company has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the present value of the minimum lease payments not amounting to substantially all of the fair value of the commercial property, that it retains substantially all the risks and rewards incidental to ownership of these properties and accounts for the contracts as operating leases

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

(a) Defined benefit plans

The cost of defined benefit plans (i.e. Gratuity benefit) is determined using actuarial valuations. An actuarial valuation involves making various assumptions which may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. In determining the appropriate discount rate, management considers the interest rates of long-term government bonds with extrapolated maturity corresponding to the expected duration of the defined benefit obligation. The mortality rate is based on publicly available mortality tables for the specific countries. Future salary increases and pension increases are based on expected future inflation rates. Further details about the assumptions used, including a sensitivity analysis

(b) Fair value measurement of financial instruments

When the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the Discounted Cash Flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. The Company use Net asset value for valuation of investment in mutual fund.

(c) Impairment of Financial assets

The impairment provisions of financial assets are based on assumptions about risk of default and expected loss rates. the Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

(d) Impairment of non-Financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An assets recoverable amount is the higher of an asset's CGU'S fair value less cost of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or Company's of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, or other fair value indicators.

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Max Estates Limited
Notes forming part of the financial statements

3. Property, plant and equipment (PPE)

	Office equipment	Furniture and fixture	Motor vehicles *	Computers and data processing units	Total
At cost					
As at March 31, 2020	2.26	0.93	81.40	30.54	115.13
Additions		0.09	29.49	6.24	35.82
Disposals		-	15.24	0.45	15.69
As at March 31, 2021	2.26	1.02	95.65	36.33	135.26
Additions	-		35.61	19.48	55.10
Disposals	-	-	-	22.67	22.67
As at March 31, 2022	2.26	1.02	131.26	33.14	167.69
Depreciation					
As at March 31, 2020	1.20	0.19	18.09	22.32	41.80
Additions	0.43	0.09	10.26	4.49	15.27
Disposals	-	-	4.45	0.40	4.85
As at March 31, 2021	1.63	0.28	23.90	26.41	52.22
Additions	0.31	0.10	13.97	7.71	22.09
Disposals	-	-	-	21.53	21.53
As at March 31, 2022	1.94	0.38	37.87	12.59	52.78
Net carrying amount					
As at March 31, 2022	0.32	0.64	93.39	20.55	114.91
As at March 31, 2021	0.63	0.74	71.76	9.92	83.05

* Motor vehicle amounting to Rs.75.93 lacs (March 31,2021 Rs.62.41 lacs) subject to charge against vehicle loan Refer note no [illegible]

Max Estates Limited
Notes forming part of the financial statements

3.1. Investment property

	Investment Property	Investment Property under development
		Rs in Lacs
At cost		
As at March 31, 2020	-	5,803.54
Additions	7,494.95	1,691.41
Disposals	-	7,494.95
As at March 31, 2021	**7,494.95**	-
Additions	**124.15**	-
Disposals/capitalised during the year	-	-
As at March 31, 2022	**7,619.10**	-
Depreciation		
As at March 31, 2020	-	-
Additions	48.01	-
Disposals	-	-
As at March 31, 2021	**48.[illegible]1**	-
Additions	119.63	
Disposals	-	-
As at March 31, 2022	**167.64**	-
Net carrying amount		
As at March 31, 2022	**7,451.46**	-
As at March 31, 2021	**7,[illegible]46.94**	-

Notes:

(i) Contractual obligations

Refer note 26 for disclosure of contractual commitments for the acquisition of investment properties

(ii) Capitalised borrowing cost

During the year company has capitalised Rs.Nil (Previous Year - 242.16 Lacs) under investment property under CWIP

(iii) Amount recognised in profit and loss for investment properties

	Rs in Lacs
Rental income	353.83
Less: Direct operating expenses generating rental income	328.24
Profit from leasing of investment properties	25.59
Less: depreciation expense	123.70
Profit from leasing of investment properties after depreciation	(98.12)

(iv) Fair value

Fair value hierarchy and valuation technique

The fair value of investment property has been determined by the company internally, having appropriate recognised professional qualification and recent experience in the location and category of the property being valued. The fair value has been arrived using discounted cash flow projections based on reliable estimates of future cash flows considering growth in rental of 15% on every 3 years, vacancy rate of 3% and discount rate of 12.00%.

Reconciliation of fair value:

	Rs in Lacs
Opening balance as at 1 April 2021	Rs.8500 to 10000 lacs
Increase of Fair value	-
Decline in fair value	-
Closing balance as at 31 March 2022	Rs.8500 to 10000 lacs

Valuation models applied for valuation:

Discounted cash flow method - net present value is determined based on projected cash flows discounted at an appropriate rate

Max Estates Limited

Notes forming part of the financial statements

4. **Intangible assets**

(Rs in Lacs)

	Computer software	Total
At cost		
As at March 31, 2020	**17.43**	17.43
Additions	-	-
Disposals	-	-
As at March 31, 2021	**17.43**	17.43
Additions	**0.42**	0.42
Disposals	-	-
As at March 31, 2022	**17.85**	17.85
		-
Amortization		-
As at March 31, 2020	8.91	8.91
Additions	2.74	2.74
Disposals	-	-
As at March 31, 2021	11.65	11.65
Additions	2.75	2.75
Disposals	-	-
As at March 31, 2022	14.40	14.40
		-
Net carrying amount		-
As at March 31, 2022	3.45	3.45
As at March 31, 2021	5.78	5.78

Max Estates Limited
Notes forming part of the financial statements
5. Non Current financial assets
Investment

(Rs. in Lacs)

	As at March 31, 2022	As at March 31, 2021
Investment in equity instrument (value at cost)		
Investments in subsidiaries		
Unquoted equity shares		
(a) Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd)		
6,50,60,000 Equity shares of Rs. 10 each fully paid up (March 31, 2021 - 6,50,60,000 Equity Shares)	[illegible]	6,506.00
(b) Max Square Ltd (formerly known as Northern Propmart Solutions Limited)		
3,57,10,000 Equity shares of Rs 10 each fully paid up (March 31, 2021 - 3,57,10,000 Equity shares)	3,571.00	3,571.00
(c) Pharmax Corporation Limited		
(4,71,22,747 Equity shares of Rs. 10 each fully paid up (March 31, 2021 - 4,71,22,747 Equity shares)	6,073.05	6,073.05
Cumulative Convertible Preference Shares		
(a) Pharmax Corporation Limited		
(3,00,000 10% Cumulative Convertible Preference shares of Rs. 100 each fully paid up (March 31, 2021 - 3,00,000)	3,900.00	[illegible]
Unquoted Compulsory Convertible Debentures		
(a) Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd)		
26020 Debentures of Rs. 1,00,000 each fully paid up (March 31, 2021 - 26020 Debentures)	26,020.00	26,020
(b) Max Square Ltd (formerly known as Northern Propmart Solutions Limited)		
3,57,10,000 Debentures of Rs. 10 each fully paid up (March 31, 2021 - 3,57,10,000 Debentures)	3,571.00	3,571.00
Equity component of guarantee given for loan		
(a) Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd)	47.75	47.75
(b) Max Square Ltd (formerly known as Northern Propmart Solutions Limited)	57.88	18.77
Equity portion of interest free loan (net of deferred tax)		
Pharmax Corporation Limited	[illegible]	[illegible]
	[illegible]	49,707.57
Aggregate value of unquoted investments	49,746.69	49,707.57
Aggregate value of [illegible]	49,746.69	49,707.57

5 . Non Current financial assets
Other financial assets

Security deposits	29.90	29.90
Interest accrued on CCD's	1,328.07	685.29
	1,357.97	715.19

6 Other non-current assets

Deferred [illegible]	52.86	61.09
Tax deducted at source [illegible]	350.14	209.63
Capital Advances	550.55	[illegible]
	953.55	270.72

6.1 Deferred tax assets

Tax impact of equity portion of interest free loan	86.51	[illegible]
	86.51	-

(Rs. in Lacs)

		As at March 31, 2022	As at March 31, 2021
7.	**Inventories**		
	Construction Materials	19.66	40.73
	Finished Goods	1,138.84	2,835.54
	Work-in-process	186.75	341.00
		1,345.25	3,217.27

(Rs. in Lacs)

	As at March 31, 2022	As at March 31, 2021
8. Current financial assets		
(i) Trade receivables		
Unsecured :-		
Unsecured, considered good *	162.95	50.64
	162.95	50.64

* includes Rs.150.14 lacs (Previous year Rs.18.79 lacs) due from related parties

Ageing of trade receivable as on 31st March 2022	Outstanding for following periods from due date of payment					
Undisputed Trade receivables – considered good	Less than 6 months	6 months-1 year	1-2 years	2-3 years	More than 3 years	Total
As on March 31, 2022	146.63	3.30	13.02	-	-	162.95
As on March 31, 2021	37.87	12.77	-	-	-	50.64

	As at March 31, 2022	As at March 31, 2021
(ii) Cash and cash equivalents		
Balances with banks:		
On current accounts	55.16	286.99
Cash in hand	0.89	0.78
	56.05	287.77
(iii) Bank balances other than (ii) above		
Deposits with remaining maturity for more than 3 months but less than 12 months	3,543.88	5,291.60
	3,543.88	5,291.60
(iv) Loans		
Loans to related parties (refer note 33b)	3,089.57	1,233.92
	3,089.57	1,233.92
(v) Other financial assets		
Rent receivable (Equalisation)	205.09	28.68
Interest accrued on deposits	128.86	77.50
Security Deposit	2.03	2.03
	335.98	108.21
9. Other current assets		
(Unsecured, considered good)		
Advances :-		
- from related party	36.37	104.71
- from others	14.31	5.76
Deferred guarantee fee	4.12	4.12
Prepaid expenses	96.89	94.82
Balance with statutory authorities	183.20	246.49
	333.69	455.90

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Max Estates Limited
Notes forming part of the financial statements

10. Share capital and other equity

(i) Equity share capital

(Rs in Lacs)

	As at March 31, 2022	As at March 31, 2021
a) Authorized		
7,80,00,000 equity shares of Rs. 10/- each (March 31, 2021 - 7,80,00,000 equity shares of Rs.10/- each)	7,800.00	7,800.00
	7,800.00	7,800.00
Issued, subscribed and fully paid-up		
7,79,10,000 equity shares of Rs.10/- each fully paid up (March 31, 2021 - 7,79,10,000 equity shares of Rs.10/- each)	[illegible]	[illegible]
Total issued, subscribed and fully paid-up share capital	[illegible]	[illegible]

b) Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares	March 31, 2022 No. of shares	March 31, 2022 (Rs. In lacs)	March 31, 2021 No. of shares	March 31, 2021 (Rs. In lacs)
At the beginning of the year	7,79,10,000	7,791.00	7,79,10,000	7,791.00
Add: Shares issued during the year	-	-	-	-
Outstanding at the end of the year	[illegible]	[illegible]	[illegible]	[illegible]

c) Terms and rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The dividend if any, proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

d) Details of shareholders holding more than 5% shares in the Company

Name of the Shareholder	March 31, 2022 No. of shares	March 31, 2022 % held	March 31, 2021 No. of shares	March 31, 2021 % held
Equity shares of Rs. 10 each fully paid-up				
Max Ventures & Industries Limited	7,79,09,994	[illegible]	7,79,09,994	[illegible]

e) Details of shares held by holding company

Name of the Shareholder	March 31, 2022 No. of shares	March 31, 2022 % held	March 31, 2021 No. of shares	March 31, 2021 % held
Equity shares of Rs. 10 each fully paid-up				
Max Ventures & Industries Limited	[illegible]	[illegible]	7,79,09,994	[illegible]

f) Aggregate number of Shares issued for consideration other than cash during the period of five years immediately preceding the reporting date - NIL

g) Shareholding of Promoters

Shares held by promoters at the end of the year				
As at	Promoter Name	No. Of shares	% of total shares	% Change during the year
March 31, 2022	Max Ventures & Industries Limited	[illegible]	[illegible]	Nil
March 31, 2021	Max Ventures & Industries Limited	[illegible]	[illegible]	Nil

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Max Estates Limited
Notes forming part of the financial statements

(ii) Other equity

	As at March 31, 2022	As at March 31, 2021
		(Rs. in Lacs)
Compulsorily Convertible Debentures (CCD) (refer note a below)	57,164.00	57,164.00
Other equity (refer note b below)	223.07	96.49
Retained earnings (refer note c below)	(4,586.66)	(5,117.05)
	52,800.41	52,143.44

Notes:

a) Compulsorily Convertible Debentures (CCD)		
At the beginning of the year	57,164.00	36,964.00
Add: additions during the year	-	20,200.00
At the end of the year	**57,164.00**	**57,164.00**
b) Other equity		
At the beginning of the year	96.49	28.74
Add: additions on account equity created on guarantee fees & ESOP	40.07	67.75
Add: Tax impact on equity portion of interest free loan	86.51	-
At the end of the year	**223.07**	**96.49**
c) Retained earnings		
At the beginning of the year	(5,117.05)	(3,891.55)
Profit/(Loss) for the year	526.46	(1,215.71)
Re-measurement of post employment benefit obligation (net of tax) (item of OCI)	3.93	(9.79)
At the end of the year	**(4,586.66)**	**(5,117.05)**

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Max Estates Limited
Notes forming part of the financial statements

11. Borrowings

		(Rs. in Lacs)
	As at March 31, 2022	As at March 31, 2021
Non-current borrowings		
Term loans (secured)		
From banks	3,793.64	3,859.23
Vehicle loans from Bank (secured)	31.34	28.45
	3,824.98	**3,887.68**
Less: Amount disclosed under "other current financial liabilities" [refer note 14(i)]	**163.10**	**82.60**
	3,661.88	**3,805.08**
Aggregate Secured loans	**3,824.98**	**3,887.68**
Aggregate Unsecured loans	-	-

Vehicle loan :-

Vehicle loans amounting to Rs. 31.34 Lakhs (March 31.2021 - Rs. 28.45 Lacs) are secured by way of hypothecation of respective vehicles. The loans are repayable in 1-3 years. Rate of interest is 7.60%, 7.65%, 7.80% 8.20%and 9.00%

Term Loan from Banks :-

i) The Company has taken secured term loan facility for 4,500 Lakhs loan from ICICI Bank Limited. Out of this facility the company has drawn 3,905 lakhs till March 31, 2022. The Facility, all interest thereon, costs, charges, expenses and all other monies in respect thereof shall be secured by:

ii) Exclusive charge by way of equitable mortgage over the Project being developed by the Borrower on the Property.;

iii) Exclusive charge by way of hypothecation on the Scheduled Receivables of the Projectand all insurance proceeds, both present and future

iv) Exclusive charge by way of hypothecation on the Escrow Accounts of the Project and the DSR Account and all monies cred- ited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be)

The security as required by Lender shall be created in favour of Lender, in a form and manner satisfactory to Lender.

Post creation of security, the Project shall provide a security cover of 1.50 times during the entire tenure of the Facility on the outstanding loan amount of Facility

Repayment terms:-

The repayment of principal amount of facility need to be made in 108 instalments commencing from 1 month from the first drawdown date

	As at March 31, 2022	As at March 31, 2021
		(Rs. in Lacs)
12. Other non current financial liability		
Security Deposit received	762.02	374.41
Deferred Finance Income (Security deposit)	68.00	5.22
	830.02	**379.63**
13. Long term provision		
Provision for employee benefits		
Provision for gratuity (refer note 28)	56.82	42.55
	56.82	42.55
14. Current financial liabilities		
(i) Borrowings		
Loan from related party (Unsecured) *	2,667.00	3,260.00
Current maturity of long term borrowings (refer note 11)	163.10	82.60
	2,830.10	**3,342.60**
* interest bearing loan @ 9.25%, repayable on demand		
(ii) Trade payables		
Total outstanding dues of micro enterprises and small enterprises*	4.63	159.79
Total outstanding dues of creditors other than micro enterprises and small enterprises		
-Payable to related parties	-	-
- Others	307.96	552.55
	312.59	**712.34**

Trade Payables ageing schedule as on 31st March 2022

Particulars	Outstanding for following periods from due date of payment		
	<1 year	1-2 years	2-3 years
(i) MSME	4.63		
(ii) Others	296.09	11.87	-
(iii) Disputed dues-MSME	-	-	-
(iv) Disputed dues -others	-	-	-

Trade Payables ageing schedule as on 31st March 2021

Particulars	Outstanding for following periods from due date of payment		
	<1 year	1-2 years	2-3 years
(i) MSME	159.79	-	-
(ii) Others	548.03	4.52	-
(iii) Disputed dues-MSME	-	-	-
(iv) Disputed dues -others	-	-	-

*** Details of dues to micro and small enterprises as per MSMED Act, 2006**

As per the Act, the Company is required to identify the Micro and small suppliers and pay them interest on overdue beyond the specified period irrespective of the terms agreed with such suppliers. Based on the information available with the Company, none of the creditors have confirmed the applicability of act on them. Hence, the liability of the interest and disclosure are not required to be disclosed in the financial statements.

	As at March 31, 2022	As at March 31, 2021
(iii) Other current financial liabilities		
Interest accrued but not due on borrowings	13.34	17.19
Security deposits	74.06	52.11
Deferred Guarantee Income	39.86	17.99
Deferred Finance Income (Security deposit)	2.72	2.72
	129.98	90.01
15. Other current liabilities		
Statutory dues	89.48	69.80
Advance from Customers	254.08	419.01
	343.56	488.81
16. Short term provision		
Provision for employee benefits		
Provision for leave encashment	81.95	78.56
Provision for gratuity (refer note 28)	0.80	0.54
	82.75	**79.10**

Max Estates Limited
Notes forming part of the financial statements

17. Revenue from operations

(Rs. in Lacs)

	For the year ended March 31, 2022	For the year ended March 31, 2021
Revenue from operations	3,215.58	1,697.87
Revenue from Project Management Consultancy/CAM	685.64	174.32
Total revenue from operations	3,901.22	1,872.19

18. Other Income

Interest Received	941.41	1,049.80
Profit on sale of mutual fund	-	0.20
Guarantee Fee Income	14.72	0.66
Liability no longer required written back	30.57	3.46
Other non-operating income	14.69	11.41
Miscellaneous Income	45.10	5.46
	1,046.49	1,070.99

18.1. Cost of material consumed, construction & other related project cost

Inventories at beginning of year	40.73	9.90
Add: Purchases	-	-
Construction Materials	-	28.14
Civil Construction Work	(21.07)	2.70
	19.66	40.73
Less: inventory at the end of year	19.66	40.73
Cost of material consumed, construction & other related project cost	-	-

18.2. (Increase)/ decrease in work-in-progress

Inventories at end of year		
Finished Goods	1,138.84	2,835.54
Work-in-process	186.75	341.00
	1,325.59	3,176.54
Inventories at beginning of the year		
Finished Goods	2,835.54	4,393.50
Work-in-process	341.00	341.00
	3,176.54	4,734.50
(Increase)/ decrease in work-in-progress	1,850.95	1,557.96

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19. Employee benefits expense

(Rs. In Lacs)

	For the year ended March 31, 2022	For the year ended March 31, 2021
Salaries, wages and bonus	497.12	439.69
Contribution to provident and other funds	33.91	18.87
Employee stock option scheme (refer note 30)	39.57	25.57
Gratuity expense (refer note 28) *	20.48	13.56
Staff welfare expenses	7.39	4.06
	598.47	501.75

* Rs. Nil (Previous year Rs.1.73 lacs) capitalised as part of investment property

20. Finance costs

Interest on borrowings	682.60	1,098.92
Bank charges	43.27	57.64
	725.87	1,156.56

21. Depreciation and amortization expense

Depreciation on Investment property & property, plant and equipment (refer note 3)	141.72	63.28
Amortization of intangible assets (refer note 4)	2.75	2.73
	144.47	66.01

22. Other expense

Rent	0.05	3.39
Insurance	20.45	17.78
Rates and taxes	79.45	54.48
Repairs and maintenance:		
Others	158.84	37.97
Printing and stationery	0.51	0.53
Travelling and conveyance	18.57	12.15
Communication	2.56	2.70
Legal and professional *	422.63	643.46
Net loss on sale/disposal of fixed assets	0.42	3.83
Membership & Subscription	24.52	46.92
Marketing Expenses	252.50	43.65
Business Promotion	36.82	4.52
Facility Management Charges	64.94	-
Miscellaneous expenses	18.96	5.16
	1,101.22	876.54

*** Payment to auditor (included in legal and professional fee)**

As auditor:		
Audit fee	0.75	0.75
Other services (Limited review & certification fees)	0.50	0.51
	1.25	1.26

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23 Other comprehensive income

(Rs. in Lacs)

	For the year ended March 31, 2022	For the year ended March 31, 2021
Re-measurement losses on defined benefit plans	3.93	(9.79)
Income tax effect	-	-
	3.93	(9.79)

24 Earning Per Share

	For the year ended March 31, 2022	For the year ended March 31, 2021
Basic EPS		
Profit/(Loss) after tax (Rs. in Lacs)	526.46	(1,215.71)
Less: dividends on convertible preference shares & tax thereon		
Net profit/(loss) for calculation of basic EPS	526.46	(1,215.71)
Weighted average number of equity shares outstanding during the year (Nos.)	7,79,10,000	7,79,10,000
Basic earnings per share (Rs.)	0.67	(1.56)
Dilutive EPS		
Profit/(Loss) after tax (Rs. in Lacs)	526.46	(1,215.71)
Weighted average number of equity shares outstanding during the year for dilutive earnings per share (Nos)	44,75,50,000	44,75,50,000
Diluted earnings per share (Rs.)	0.12	(0.27)

Chartered Accountants

25 Income Tax

The major components of income tax expense for the year ended March 31, 2022 and March 31, 2021 :

Statement of profit and loss :

Profit and loss section

(Rs. in Lacs)

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Current income tax :		
Current tax	-	-
Income tax for earlier years	-	0.07
Deferred tax :		
Relating to origination and reversal of temporary differences	-	-
Income tax expense reported in the statement of profit and loss	-	0.07

Deferred tax relates to the following: - -

	For the year ended March 31, 2022	For the year ended March 31, 2021
Deferred tax liabilities	-	-
Differences in depreciation in block of fixed assets as per tax books and financial books	-	-
Difference in book base and tax base in investments	-	-
Others	-	-
Gross deferred tax liabilities (a)	-	-
Deferred tax assets	-	-
Effect of expenditure debited to the statement of Profit and Loss in the current period/earlier periods but allowed for tax purposes in following periods	-	-
Others	86.51	-
Gross deferred tax assets (b)	86.51	-
Mat Credit (c)	-	-
Deferred tax liabilities/(assets) (net)	(86.51)	-

Reflected in the balance sheet as follows:

Reconciliation of deferred tax liabilities (net):

(Rs. in Lacs)

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Opening balance	-	-
Tax expense/(income) during the period recognised in profit or loss	-	0.07
Tax expense/(income) during the period recognised in OCI	86.51	-
Closing balance	86.51	0.07

The company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

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26 **Commitments and contingencies**

i) **Capital commitments**

(Rs. In lacs)

	As at March 31, 2022	As at March 31, 2021
Estimated amount of contracts remaining to be executed on capital account and not accounted for	34.94	6.82
Less: Capital Advances	-	0.98
Net Commitment	5.84	5.84

ii) **Contingent liabilities**

(Rs. In lacs)

	As at March 31, 2022	As at March 31, 2021
Bank Guarantee	5,000.00	5,000.00
Uttarakhand Vat	21.24	-

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27 Other notes to accounts

Investment in subsidiaries

(a) These financial statement are separate financial statements prepared in accordance with Ind AS-27" Separate Financial Statements"

(b) The Company's investments in subsidiaries are as under:

Name of the Subsidiary	Country of incorporation	Portion of ownership interest as at March 31, 2022	Portion of ownership interest as at March 31, 2021	Method used to account for the investment
Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt.Ltd.)	India	100%	100%	At deemed cost
Max Square Ltd (formerly known as Northern Propmart Solutions Ltd)	India	51%	51%	At deemed cost
Pharmax Corporation Ltd	India	85%	85%	At deemed cost

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28 Gratuity

The Company has a defined benefit gratuity plan. Under Gratuity Plan, every employee who has completed five years or more of service gets a gratuity on departure at 15 days of last drawn salary for each completed year of service.

(Rs. in lacs)

		As at March 31, 2022	As at March 31, 2021
a)	**Reconciliation of opening and closing balances of defined benefit obligation**		
	Defined benefit obligation at the beginning of the year	43.09	38.39
	Interest expense	2.92	2.61
	Current service cost	17.56	12.72
	Benefit paid	(2.02)	(20.34)
	Acquisition adjustment		(0.08)
	Remeasurement of (Gain)/loss in other comprehensive income		
	Actuarial changes arising from changes in demographic assumptions	-	-
	Actuarial changes arising from changes in financial assumptions	-	-
	Actuarial changes arising from changes in experience adjustments	(3.93)	9.79
	Defined benefit obligation at year end	57.62	43.09
b)	**Reconciliation of opening and closing balances of fair value of plan assets**		
	Fair value of plan assets at beginning of the year	-	-
	Expected return on plan assets	-	-
	Employer contribution	-	-
	Remeasurement of (Gain)/loss in other comprehensive income	-	-
	Fair value of plan assets at year end	-	-
c)	**Net defined benefit asset/ (liability) recognized in the balance sheet**		
	Fair value of plan assets		
	Present value of defined benefit obligation	57.62	43.09
	Amount recognized in balance sheet- asset / (liability)	57.62	43.09
d)	**Net defined benefit expense (recognized in the statement of profit and loss for the year)**		
	Current service cost	17.56	12.72
	Past service cost		
	Interest cost on benefit obligation	2.92	2.61
	Expected return on plan assets		
	Net defined benefit expense debited to statement of profit and loss	20.48	15.33
e)	**Remeasurment (gain)/loss recognised in other comprehensive income**		
	Actuarial changes arising from changes in financial assumptions	-	-
	Actuarial changes arising from changes in experience adjustments	(3.93)	9.79
	Recognised in other comprehensive income	(3.93)	9.79
f)	**Broad categories of plan assets as a percentage of total assets**		
	Insurer managed funds	0%	0%

g) **Principal assumptions used in determining defined benefit obligation**

Assumption particulars	for the year ended March 31, 2022	for the year ended March 31, 2021
Discount rate	[illegible]	6.79%
Salary escalation rate	10.00%	10.00%
Mortality Rate (% of IALM 12-14)	100.00%	100.00%

h) **Quantitative sensitivity analysis for significant assumptions is as below:**

Increase / (decrease) on present value of defined benefits obligations at the end of the year	for the year ended March 31, 2022	for the year ended March 31, 2021
Discount rate		
Increase by 0.50%	(4.11)	(2.96)
Decrease by 0.50%	4.54	3.28
Salary growth rate		
Increase by 0.50%	4.40	3.16
Decrease by 0.50%	(4.03)	(2.89)
Attrition rate		
Increase by 0.50%		
Decrease by 0.50%		

i) The average duration of the defined benefit plan obligation at the end of the reporting year is 15.97 years (March 31, 2021 : 15.64 years)

j) The estimates of rate of escalation in salary considered in actuarial valuation are after taking into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is as certified by the Actuary.

k) Discount rate is based on the prevailing market yields of Indian Government securities as at the balance sheet date for the estimated term of the obligations.

l) The sensitivity analysis above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting year.

28.01 Leave Encashment (unfunded)

The Company recognises the leave encashment expenses in the Statement of Profit & Loss based on actuarial valuation.
The expenses recognised in the Statement of Profit & Loss and the Leave encashment liability at the beginning and at the end of the year :

(Rs. in lacs)

Particulars	for the year ended March 31, 2022	for the year ended March 31, 2021
Liability at the beginning of the year	78.57	73.26
Benefits paid during the year	(3.53)	(21.61)
Provided during the year	6.92	26.92
Liability at the end of the year	**81.96**	78.57

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29 Segment reporting

The Company is a one segment company in the business of real estates development. All its operations are located in India , accordingly, the Company views these activities as one business segment, there are no additional disclosures to be provided in terms of Ind AS 108 on 'Segment Reporting'.

30 Employee Stock Option Plan

Employee Stock Option Plan – 2016 ("the 2016 Plan"):

The Holding Company, Max Ventures and Industries Limited has constituted an Employee Stock Option Plan - 2016 which have been approved by the Board in the meeting held on 9th August 2016 and by shareholders of Max Ventures and Industries Limited in its annual general meeting held on September 27, 2016.

The details of activity under the scheme are summarized below:

Particulars	**March 31, 2022**		**March 31, 2021**	
	Number of options	**Weighted Average exercise price (Rs.)**	**Number of options**	**Weighted Average exercise price (Rs.)**
Outstanding at the start of the year	2,61,190	12.90	-	-
Options granted during the year	82,667	32.27	2,61,190	12.90
Lapsed during the year	-	-	-	-
Exercised during the year	65,293	12.90	-	-
Outstanding at the end	2,78,564	18.65	2,61,190	12.90
Exercisable at the end	-	-	-	-

For options exercised during the year, the weighted average share price at the exercise date was Rs.12.90 per share.

The weighted average remaining contractual life for the stock options outstanding as at March 31, 2022 and March 31, 2021 are as follows:

Date of grant	**March 31, 2022**		**March 31, 2021**	
	Number of options	**Weighted average remaining life in years**	**Number of options**	**Weighted average remaining life in years**
04-06-2020 (Grant Type I)	2,61,190	2.68	2,61,190	3.68
02-07-2021 (Grant Type II)	82,667	3.68	-	-

During the year ended March 31, 2022 65293 number (Previous year Nil) of stock options were exercised by the aforesaid option holders.

The 2016 Plan gives an option to the employee to purchase the share at a price determined by Nomination and Remuneration committee (NRC) of Max Ventures and Industries Limited subject to minimum par value of shares (Rs. 10/-). The Company has valued Employee Stock Option outstanding as at year end presuming all the employees will exercise their option in favor of equity settlement based on trend.

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31 Financial Instruments

The comparison of carrying value and fair value of financial instruments by categories that are not measured at fair value are as follows:

(Rs. in Lacs)

Category	Carrying Value		Fair Value	
	March 31, 2022	March 31, 2021	March 31, 2022	March 31, 2021
1) Financial asset at amortized cost				
Current and Non Current				
Loans	4,447.54	1,949.11	4,447.54	1,949.11
Other financial assets	335.98	108.21	335.98	108.21
Trade receivables	162.95	50.64	162.95	50.64
Cash and cash equivalents	3,599.94	5,579.37	3,599.94	5,579.37
Investments	50,003.88	49,707.57	50,003.88	49,707.57
2) Financial liabilities at amortized cost				
Non Current				
Borrowings	3,661.88	3,805.08	3,661.88	3,805.08
Current				
Borrowings	2,830.10	3,342.60	2,830.10	3,342.60
Other financial liabilities	129.98	90.01	129.98	90.01
Trade payables	312.59	712.34	312.59	712.34

The Company assessed that trade receivables, cash and cash equivalents, other bank balances, loans and advances to related parties, interest receivable, trade payables, capital creditors are considered to be the same as their fair values, due to their short term nature.

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

Long-term fixed-rate and variable-rate receivables/borrowings are evaluated by the Company based on parameters such as interest rates, specific country risk factors, individual creditworthiness of the customer and the risk characteristics of the financed project. Based on this evaluation, allowances are taken into account for the expected credit losses of these receivables.

The fair value of unquoted instruments, loans from banks and other financial liabilities as well as other noncurrent financial liabilities are estimated by discounting future cash flows using rates currently available for debt on similar terms, credit risk and remaining maturities. The valuation requires management to use observable and unobservable inputs in the model, of which the significant observable and unobservable inputs are disclosed in the table below. Management regularly assesses a range of reasonably possible alternatives for those significant observable and unobservable inputs and determines their impact on the total fair value.

The fair values of the Company's interest-bearing borrowings and other non-current financial liabilities are determined by using DCF method using discount rate that reflects the issuer's borrowing rate as at the end of the reporting period.

Fair value hierarchy

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:
Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities
Level 2: other techniques for which all inputs that have a significant effect on the recorded fair value are observable, either directly or indirectly
Level 3: techniques that use inputs that have a significant effect on the recorded fair value that are not based on observable market data

(i) Quantitative disclosure of fair value measurement hierarchy for financial assets as on March 31, 2022

(Rs. in Lacs)

Particulars	Carrying value March 31, 2022	Fair value		
		Level 1	Level 2	Level 3
Current				
Loans	4,447.54	-	4,447.54	-
Other financial assets	335.98	-	-	335.98
Trade receivables	162.95	-	-	162.95
Cash and cash equivalents	3,599.94	-	-	3,599.94
Investments	50,003.88	-	-	50,003.88

(ii) Quantitative disclosure of fair value measurement hierarchy for financial assets as on March 31, 2021

(Rs. in Lacs)

Particulars	Carrying value March 31, 2021	Fair value		
		Level 1	Level 2	Level 3
Loans	1,949.11	-	1,949.11	-
Other financial assets	108.21	-	-	108.21
Trade receivables	50.64	-	-	50.64
Cash and cash equivalents	5,579.37	-	-	5,579.37
Investments	49,707.57	-	-	49,707.57

(iii) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on March 31, 2022

(Rs. in Lacs)

Particulars	Carrying value March 31, 2022	Fair value		
		Level 1	Level 2	Level 3
Non Current				
Borrowings	3,661.88	-	3,661.88	-
Current				
Borrowings	2,830.10	-	-	2,830.10
Other financial liabilities	129.98	-	-	129.98
Trade payables	312.59	-	-	312.59

(iv) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on March 31, 2021

(Rs. in Lacs)

Particulars	Carrying value March 31, 2021	Fair value		
		Level 1	Level 2	Level 3
Non Current				
Borrowings	3,805.08	-	3,805.08	-
Current				
Borrowings	3,342.60	-	-	3,342.60
Other financial liabilities	90.01	-	-	90.01
Trade payables	712.34	-	-	712.34

Max Estates Limited
Notes forming part of the financial statements

32 Financial risk management objectives and policies

The Company's has instituted an overall risk management programme which also focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance. The Corporate Finance department, evaluates financial risks in close co-operation with the various stakeholders.

The Company is exposed to capital risk, market risk, credit risk and liquidity risk. These risks are managed pro-actively by the Senior Management of the Company, duly supported by various Groups and Committees.

a) Capital risk

The Company's objective when managing capital is to safeguard its ability to continue as a going concern in order to provide returns to its shareholders and benefits for other stakeholders and to provide for sufficient

b) Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. [illegible]

The table below represents the maturity profile of Company's financial liabilities at the end of March 31, 2022 and March 31, 2021 [illegible]

March 31, 2021	0-1 Years	1-5 Years	More than 5 Years	Total
Interest bearing borrowings	[illegible]	[illegible]		7,[illegible].68
Trade payable	712.[illegible]			7[illegible].34
Other financial liabilities	460.[illegible]			[illegible].64
% to Total	[illegible]	[illegible]	[illegible]	[illegible]
March 31, 2022				
Interest bearing borrowings	[illegible]	[illegible]		6,[illegible].98
Trade payable	[illegible]	-		[illegible].59
Other financial liabilities	[illegible]			960.00
% to Total	[illegible]	[illegible]	0.00%	100.00%

c) Credit risk

Credit Risk is the risk that the counter party will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. [illegible]

(i) Trade receivables

Customer credit risk is managed by each business unit subject to the Company's established policy, procedures and control relating to customer credit risk management. Management evaluate credit risk relating to customers on an ongoing basis. Receivable control management Department assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. The Company provides credit to individuals on exceptional basis only. An impairment analysis is performed at each reporting date on an individual basis.

Trade receivables

(Rs. In Lacs)

Particulars	As at March 31, 2022	As at March 31, 2021
[illegible]	-	
[illegible]	146.63	37.87
[illegible]	16.32	[illegible]
Total trade receivables	162.95	58.64

(ii) Financial instruments and cash deposit

[illegible]

d) Market risk

[illegible]

(i) Interest rate risk

[illegible]

(Rs. in Lacs)

Period	Increase/decrease in interest rate	Impact on profit before tax
March 31,2022	[illegible]	32.46
March 31,2021	[illegible]	35.74

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Chartered Accountants

Max Estates Limited
Notes forming part of the financial statements

33 Related party disclosures

Names of related parties where control exists irrespective of whether transactions have occurred or not	
Holding company	Max Ventures & Industries Limited
Fellow Subsidiary company	Max Speciality Films Limited Max I Limited Max Asset Services Limited (formerly known as Max Learning Limited)
Subsidiary companies	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Private Limited) Max Square Limited (formerly known as Northern Propmart Solutions Limited) Pharmax Corporation Limited
Names of other related parties with whom transactions have taken place during the year	
Directors and Key management personnel	Mr. Kishansingh Ramsinghaney (Director) Mr. Bishwajit Das (Director) Mr. Rishi Raj (Director) Mr. Nitin Kumar (Chief Financial Officer) Ms. Saket Gupta - Company Secretary (Upto Jan 31, 2022)
Individual owning interest in voting power	Mr. Analjit Singh
Entities controlled or jointly controlled by person or entities where person has significantly influence or entities where person having control is Key Management personnel	Max Healthcare Institute Limited Trophy Estates Private Limited Analjit Singh HUF Antara Senior Living Limited Antara Purukul Senior Living Limited Pharmax Corporation Limited Max Life Insurance Company Limited New Delhi House Services Ltd. Leeu Italy SRL The Unstuffy Hotel Co Limited Max India Foundation Max Learning Ventures Limited

Chartered Accountants

Max Estates Limited
Notes forming part of the financial statements

33 (a) **Details of transactions and balance outstandings with related parties**

S.No	Nature of transaction	Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
1	**Reimbursement of expenses (Received from)**			
		Max Towers Pvt Ltd (Expenses)	13.61	118.73
		Max Towers Pvt Ltd (Shared Services)	63.36	52.99
		Max Asset Services Limited	22.24	70.05
		Pharmax Corporation Limited	267.86	13.98
		Max Square Limited	5.29	18.37
		Total	372.36	274.12
2	Reimbursement of expenses (Paid to)	Max Ventures & Industries Limited	7.63	3.37
		Max Healthcare Institute Limited	-	0.02
		Max Life Insurance Co. Limited	2.43	1.41
		Max Towers Private Limited	2.06	-
		New Delhi House Services Ltd.	-	16.65
		Mr Sahil Gupta	0.01	0.03
		Mr. Arjunjit Singh	-	-
		Mr. Rishiraj	0.99	1.82
		Mr. Nitin Kumar	-	1.94
		Total	13.12	25.24
3	Shared Services charges (paid to)	Max Ventures & Industries Limited	39.51	191.14
		Total	39.51	191.14
4	Shared Services charges (paid to) - Inventory/CWIP	Max Ventures & Industries Limited	-	89.69
		Total	-	89.69
5	Construction Services (rendered to)	Pharmax Corporation Limited	-	932.20
		Total	-	932.20
6	Security Deposit received	Pharmax Corporation Limited	40.00	-
		Total	40.00	-
7	Performace Guarentee Received	Max Asset Services Limited	43.34	3.32
		Total	43.34	3.32
8	Rent paid	Max Asset Services Limited	-	3.32
		Total	-	3.32
9	Rent received	Max Asset Services Limited	77.50	8.16
		Total	77.50	8.16
10	Interest on Unsecured Loan (Paid to)	Max Ventures & Industries Limited	268.65	948.08
		Total	268.65	948.08
11	Interest on Unsecured Loan (Paid to) - Inventory/CWIP	Max Ventures & Industries Limited	-	87.29
		Total	-	87.29
12	Key managerial remuneration - professional chages	Mr. Kishansingh Ramsinghaney	-	15.43
		Total	-	15.43
13	Loan taken	Max Ventures & Industries Limited	892.00	7,426.47
		Pharmax Corporation Limited	-	(1,000.00)
		Total	892.00	6,426.47
14	Loan repayment	Max Ventures & Industries Limited	1,485.00	2,873.56
		Total	1,485.00	2,873.56
15	Compulsorily convertible debentures issued	Max Ventures & Industries Limited	-	20,200.00
		Total	-	20,200.00
16	Compulsorily convertible preference shares subscribed	Pharmax Corporation Limited	-	2,399.80
		Total	-	2,399.80
17	Brokerage Income	Trophy Estates Pvt Ltd	50.11	-
		Mr Analjit Singh	58.48	-
		Analjit Singh HUF	10.15	-
		Total	118.74	-
18	Interest recd. on Compulsory Convertible Debentures	Max Square Limited	714.20	-
		Total	714.20	-
19	Secondment fees Received	Max India Foundation	-	2.58
		Max Learning Ventures Ltd	-	2.55
		Total	-	5.13
20	Project Management Consultancy (rendered to)	Max India Limited	20.00	-
		Total	20.00	-
21	Guarantee Fees	Max Ventures & Industries Limited	4.12	2.80
		Pharmax Corporation Limited	4.11	2.80
		Total	8.23	5.60
22	Loan repayment received	Max Towers Pvt Ltd	1,009.96	926.96
		Pharmax Corporation Limited	369.21	-
		Total	1,391.52	935.36
23	Loan given	Max Square Limited	-	-
		Pharmax Corporation Limited	2,390.00	1,138.44
		Max Towers Pvt Ltd	1,102.02	2,276.28
		Total	3,492.02	3,414.72
24	Employees benefits liability transferred	Max Square Limited	-	1.24
		Total	-	1.24
25	Developer's Manager Fee Income	Max Square Limited	362.29	174.32
		Total	362.29	174.32
26	Guarantee Fees Income	Max Square Limited	14.56	0.65
		Pharmax Corporation Limited	0.16	-
		Total	14.72	0.65

* The remuneration to the key managerial personal does not include the provisions made for gratuity and leave benefits, as they are determined on an actuarial basis for the Company as a whole.

Max Estates Limited
Notes forming part of the financial statements

33 (b) Balances outstanding at year end

(Rs. In lacs)

S.No	Nature of transaction	Particulars	As at March 31, 2022	As at March 31, 2021
1	**Interest Accrued on Unsecured Loan**	Max Ventures & Industries Limited	-	0.44
		Total	-	0.44
2	**Loan outstanding**	Max Ventures & Industries Limited	2,667.00	3,260.00
		Total	2,667.00	3,260.00
3	**Compulsorily convertible debentures**	Max Ventures & Industries Limited	57,164.00	57,164.00
		Total	57,164.00	57,164.00
4	**Trade payables and Capital Creditors**	Max Ventures & Industries Limited	-	9.28
		Antara Purukul Senior Living Limited	0.36	-
		Max Asset Services Limited	1.85	1.36
		Antara Purukul Senior Living Limited	-	15.90
		New Delhi House Services Ltd.	-	4.68
		Mr. Rishiraj	-	0.55
		Pharmax Corporation Limited	3.93	-
		Max Square Limited	3.29	-
		Total	**9.42**	31.77
5	**Trade receivables**	Max Ventures & Industries Limited	-	-
		Max Towers Pvt Ltd	18.19	
		Max Asset Services Limited	-	31.43
		The Unstuck Hotel Co Limited	13.02	12.77
		Max India Foundation	-	3.01
		Max Learning ventures Ltd	[illegible]	3.01
		Max India Limited	[illegible]	-
		Tough Estates Private Limited	[illegible]	-
		Analjit Singh HUF	[illegible]	-
		Mr. Analjit Singh	52.80	-
		Total	165.04	50.23
6	**Other Receivables**	Max Towers Pvt Ltd	-	27.68
		Max Life Insurance Co. Limited	0.01	0.41
		Pharmax Corporation Limited		-
		Max Square Limited	16.81	83.97
		Total	16.82	112.06
7	**Loan Receivables**	Max Towers Pvt Ltd	187.55	95.49
		Pharmax Corporation Limited	3,159.22	1,138.44
		Total	3,346.77	1,233.93
8	**Investment outstanding**	Max Towers Pvt Ltd	6,506.00	6,506.00
		Max Square Limited	[illegible]	3,571.00
		Pharmax Corporation Limited	[illegible]	6,073.05
		Total	16,150.05	16,150.05
9	**Compulsorily convertible debentures subscribed**	Max Towers Pvt Ltd	26,020.00	26,020.00
		Max Square Limited	3,571.00	3,571.00
		Total	29,591.00	29,591.00
10	Guarantee Fees	Max Ventures & Industries Limited	28.48	32.60
		Pharmax Corporation Limited	28.48	32.60
		Total	56.96	65.21
11	Compulsorily convertible preference shares	Pharmax Corporation Limited	3,900.00	3,900.00
		Total	3,900.00	3,900.00
13	Security Deposit (Received)	Max Asset Services Limited	59.66	16.32
		Total	59.66	16.32
14	Interest Accrued on CCD	Max Square Limited	1,328.07	685.29
		Total	1,328.07	685.29
15	Guarantee Fees receivable	Max Square Limited	38.54	18.77
		Total	38.54	18.77

Terms and conditions of transactions with related parties

a) The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions

Chartered Accountants

34 **Disclosure required under Section 186 (4) of the Companies Act, 2013.**

(a) Particulars of Loans given:

(Rs. in Lacs)

Sr. No	Name of the Loanee	Opening Balance as on March 31, 2021	Loan given	Loan repaid	Closing Balance as on March 31, 2022	Purpose
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	95.49	92.06		187.55	Operational Cash Flow requirement

(b) Particulars of Investments made in equity:

(Rs. in Lacs)

Sr. No	Name of the Investee	Opening Balance as on March 31, 2021	Investment made	Investment redeemed	Closing Balance as on March 31, 2022	Purpose
	Investment in subsidiaries					
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	6,506.00	-	-	6,506.00	Strategic investment
2	Max Square Limited (formerly known as Northern Propmart Solutions Limited)	3,571.00	-	-	3,571.00	Strategic investment
3	Pharmax Corporation Limited	6,073.05	-	-	6,073.05	Strategic investment

(c) Particulars of Investments made in debentures:

(Rs. in Lacs)

Sr. No	Name of the Investee	Opening Balance as on March 31, 2021	Investment made	Investment redeemed	Closing Balance as on March 31, 2022	Purpose
	Investment in subsidiaries					
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	26,020.00	-	-	26,020.00	Strategic investment
2	Max Square Limited (formerly known as Northern Propmart Solutions Limited)	3,571.00	-	-	3,571.00	Strategic investment

(d) Particulars of Investments made in Preference Shares

(Rs. in Lacs)

Sr. No	Name of the Loanee	Opening Balance as on March 31, 2021	Investment made	Loan repaid	Closing Balance as on March 31, 2022	Purpose
1	Pharmax Corporation Limited	3,900.00	-	-	3,900.00	Strategic investment

35 Capital Management

For the purpose of the Company's capital management, capital includes issued equity attributable to the equity shareholders of the Company, share premium and all other equity reserves. The primary objective of the Company's capital management is that it maintain an efficient capital structure and maximize the shareholder value. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, The Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents, excluding discontinued operations.

(Rs. In lacs)

	As at March 31, 2022	As at March 31, 2021
Borrowings	6,491.98	7,147.68
Trade payables	312.59	712.34
Less: Cash and Cash equivalents	3,599.94	5,579.37
Net Debt	3,204.63	2,280.65
Equity	60,591.41	59,934.44
Total Equity	60,591.41	59,934.44
Total Capital and net debt	63,796.04	62,215.09
Gearing ratio	5%	4%
Current Asset	8,867.37	10,645.31
Cuurent Liability	3,698.98	4,712.86
Current Ratio	2.40	2.26
Debt	6,491.98	7,147.68
Shareholder Equity	60,591.41	59,934.44
Debt-Equity Ratio	0.11	0.12
Earnings aviaiable for debt servies	1,396.81	6.93
Interest	725.88	1,156.56
Principal	34.31	3.52
Debt Services Coverage Ratio	1.84	0.01

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Net Income (annual)	526.46	(1,215.71)
Shareholder Equity	60,591.41	59,934.44
Return on Equity Ratio	**0.01**	**(0.02)**
Cost of Goods sold/sale	1,850.95	1,557.96
Average inventory	1,987.19	1,417.77
Inventory Turnover Ratio	**0.93**	**1.10**
Net Credit Sale	NA	NA
Average Trade Receiviable	NA	NA
Trade Receivables Turnover Ratio	NA	NA
Net Credit Purchase	NA	NA
Average Trade payable	NA	NA
Trade Payable Turnover Ratio	NA	NA
Net annual sale/Revenue from Operation	3,901.22	1,872.19
Working Capital	5,168.39	5,932.46
Net Capital Turnover Ratio	**0.75**	**0.32**
Net Profit	526.46	-1,215.64
Net annual sale/Revenue from Operation	3,901.22	1,872.19
Net Profit Ratio	**0.13**	**(0.65)**
Earning before interest and tax (EBIT)	1,252.34	-59.08
Capital Employed	65,140.13	64,161.70
Return on Capital employed	**1.92%**	**-0.09%**
Profit (PAT)	526.46	-1,215.71
Investment	65,140.13	64,161.70
Return on Investment	**0.81%**	**-1.89%**

36 i) Details of dues to micro and small eterprises as defined under the micro, small and medium enterprises development (msmed) act, 2006

The Micro, Small and Medium Enterprises have been identified by the Company from the available information, which has been relied upon by the auditors. According to such identification, the disclosures as per Section 22 of 'The Micro, Small and Medium Enterprise Development (MSMED) Act, 2006' are as follows:

	As at March 31, 2022	As at March 31, 2021
a) The principal amount and the interest due thereon remaining unpaid to any supplier		
- Principal amount	4.63	159.79
- Interest thereon	Nil	Nil
b) The amount of interest paid by the buyer in terms of section 18, along	Nil	Nil
c) The amount of interest due and payable for the year of delay in making	Nil	Nil
d) The amount of interest accrued and remaining unpaid.	Nil	Nil
e) The amount of further interest remaining due and payable even in the	Nil	Nil

The above information has been determined to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under the MSMED.

ii) The Company does not have any Benami property , where any proceeding has been initiated or pending against the Company for holding any Benami property.

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Chartered Accountants

iii) The Company does not have any transactions with struck-off companies.

iv) The Company have not traded or invested in Crypto currency or Virtual Currency during the year.

v) During the year the Company have not advanced or loaned or invested funds to any other person (s)or entity (ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries); or

b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

vi) During the year the Company have not received any fund from any person (s)or entity (ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall:

a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries); or

b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

vii) The Company have not had any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.

37 (i) In previous year, the Company has acquired 1,84,600 10% Cumulative Convertible Preference shares of Rs. 100 each fully paid up at a premium of Rs.1200 - value Rs.23,99.80 lacs

38 The Board of Directors of the Company, in its meeting held on April 18, 2022, has approved the Composite Scheme of Amalgamation and Arrangement amongst Max Ventures and Industries Limited and Max Estates Limited for amalgamation of Max Ventures and Industries Limited ("MVIL" or "Transferor Company") with Max Estates Limited, wholly owned subsidiary of MVIL ("MEL" or "Transferee Company"), with effect from the Appointed Date i.e. April 01, 2022, subject to receipt of requisite statutoiy /regulatoiy approvals including the approval of the jurisdictional Bench of the National Company Law Tribunal.

K.K. Mankeshwar & Co.
Chartered Accountants

39 Other disclosure requirement of Schedule III of Companies Act, 2013 are not appliacble to the company.

As per our report of even date

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN: 106009W

K.K. Mankeshwar & Co. Chartered Accountants

New Delhi, dated the
16th May, 2022

For and on behalf of the Board of Directors of Max Estates Limited

Bishwajit Das
(Director)
(DIN 00029455)

Kishansingh Ramsinghaney
(Director)
(DIN 00329411)

Nitin Kumar Kansal
(Chief Financial Officer)

Place : Noida
Date: 16th May'2022

K.K. MANKESHWAR & CO.
CHARTERED ACCOUNTANTS

121, POCKET-I JASOLA
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Tel. : +91-11-41402828
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INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF MAX ESTATES LIMITED

Report on the audit of the Financial Statements

We have audited the financial statements of M/s Max Estates Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2021, and the Statement of Profit and Loss (including other comprehensive income), Statement of changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2021, of its loss and total comprehensive income, changes in equity and its cash flows for the year then ended on that date.

Basis for opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Information Other than the financial Statements and Auditor's Report thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Directors' Report, but does not include the financial statements and our auditor's report thereon.

The other information is expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements, our responsibility is to read the other confirmation identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate action as applicable under the relevant laws and regulations.

K.K. Mankeshwar & Co. Chartered Accountants

Management's Responsibilities for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, change in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under Section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the company's financial reporting process.

Auditor's responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

K.K. Mankeshwar & Co. Chartered Accountants

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by section 143(3) of the Act, we report, to the extent applicable, that:

   a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   b. In our opinion proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;

   c. The Balance Sheet, Statement of Profit and Loss including Other Comprehensive Income, the Statement of changes in equity and the statement of Cash Flow Statement dealt with by this Report are in agreement with the books of account;

   d. In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act.

   e. On the basis of the written representations received from the directors as on 31st March, 2021, and taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2021 from being appointed as a director in terms of Section 164 (2) of the Act;

K.K. Mankeshwar & Co.
Chartered Accountants

f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B"; and

g. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has paid/provide for managerial remuneration in accordance with the requisite approvals mandated by the provisions of Section 197 read with Schedule V to the Act.

h. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

   i) The Company does not have any pending litigations which would impact its financial position;

   ii) The Company did not have any long-term contracts including derivatives contracts for which there were any material foreseeable losses;

   iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

DINESH KUMAR BACHCHAS
Partner
Membership no. 097820
For and on Behalf of
K.K. MANKESHWAR & CO.
Chartered Accountants
FRN – 106009W
UDIN: 21097820AAAAJS2006
New Delhi, dated the
10th June, 2021

K.K. Mankeshwar & Co. Chartered Accountants

ANNEXURE A TO THE INDEPENDENT AUDITOR'S REPORT

The Annexure referred to in paragraph 1 under "Report on Other Legal and Regulatory Requirement" section of our Independent Auditors' Report to the members of the Company on the financial statements for the year ended March 31, 2021, we report that:

1. (a) As the Company has maintained proper records showing full particulars, including quantitative detail and situation of fixed asset.

   (b) The fixed asset have been physically verified by the management during the year and no discrepancies were noticed on such verification. In our opinion, the frequency of verification of the fixed asset is reasonable having regard to the size of the company and the nature of its asset.

   (c) According to the information and explanations given by the management, there are no immovable properties, included in property, plant and equipment of the company and accordingly, the requirements under paragraph 3(i)(c) of the Order are not applicable to the Company and hence not commented upon.

2. The inventory has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable. The discrepancies noticed on verification between the physical stocks and the book records were not material.

3. According to the information and explanations given to us, the Company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Companies Act, 2013. Accordingly, the provisions of clause 3(iii)(a), (b) and (c) of the Order are not applicable to the Company and hence not commented upon.

4. In our opinion and according to the information and explanations given to us, there are no loans, investments, guarantees and securities given in respect of which provisions of section 185 of the Companies Act, 2013 are applicable to the company. Further, since the company is an infrastructure company within the meaning of schedule VI of the companies Act, 2013, the provision of section 186 of companies Act, 2013 is not applicable and hence not commented upon.

5. According to the information and explanation given to us, the Company has not accepted any deposits during the year.

6. We have broadly reviewed the books of account maintained by the Company pursuant the rules made by the Central Government for the maintenance of cost records under section 148(1) of the Companies Act, 2013, in relation to construction industry and are of the opinion that prima facie, the specified accounts and records have been made and maintained. We have not, however, made a detailed examination of the same.

7. According to the information and explanation given to us, in respect of statutory dues:

   a) According to information and explanations given to us and on the basis of our examination of the books of account, and records, the Company has been generally regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income-Tax, Goods and Service Tax, Duty

K.K. Mankeshwar & Co. Chartered Accountants

of Customs, Cess and any other statutory dues, as applicable with the appropriate authorities.

According to the information and explanations given to us, no undisputed amounts payable in respect of the above were in arrears as at March 31, 2021 for a period of more than six months from the date on when they become payable.

b) According to the information and explanations given to us and the records of the Company, there is no due in respect of income tax, goods and service tax and duty of customs as on 31st March 2021 which have not been deposited on account of disputes.

8. According to the information and explanations give to us and based on our examination of the records of the Company has not defaulted in repayment of dues to any bank or debenture holder during the year. The company did not have any outstanding loans from financial institution and Government during the year.

9. In our opinion and according to the information and explanations given by the management, the Company has utilized the monies raised by way of term loan and debt instruments in nature of term loan from bank and compulsorily convertible debentures for the purpose for which they were raised. The Company has not raised any money way of initial public/further public offer during the year.

10. According to the information and explanations given to us, no material fraud by the Company or on the Company by its officers or employees has been noticed or reported during the course of our audit.

11. According to the information and explanations given by the management, the provisions of section 197 read with Schedule V of the Companies Act, 2013 are not applicable to the Company and hence reporting under clause 3 (xi) are not applicable and hence not commented upon.

12. As the Company is not a Nidhi Company, accordingly clause (xii) of paragraph 3 of the order is not applicable to the Company

13. According to the information and explanation given by the management, all transaction with related parties are in compliance with section 188 of Companies Act, 2013 wherever applicable and the details have been disclosed in the notes to financial Statement, as required by the applicable accounting standards. The provision of section 177 are not applicable to the company and accordingly reporting under clause 3(xiii) in so far as it relates to section 177 of the Act is not applicable to the company and hence not commented upon.

14. According to the information and explanations given by the management, the Company has complied with provisions of section 42 of the Companies Act, 2013 in respect of the private placement of compulsorily convertible debentures during the year. According to the information and explanations given by the management, we report that the amounts raised, have been used for the purposes for which the funds were raised. According to the information and explanations given to us and on an overall examination of the balance sheet, the Company has not made any preferential allotment or private placement of shares during the year.

K.K. Mankeshwar & Co.
Chartered Accountants

15. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, clause (xv) of the paragraph 3 of the Order is not applicable.

16. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

DINESH KUMAR BACHCHAS
Partner
Membership no. 097820
For and on Behalf of
K.K. MANKESHWAR & CO.
Chartered Accountants
FRN – 106009W
UDIN: 21097820AAAAJS2006
New Delhi, dated the
10th June, 2021

K.K. Mankeshwar & Co.
Chartered Accountants

"ANNEXURE B" TO THE INDEPENDENT AUDITOR'S REPORT OF EVEN DATE ON THE FINANCIAL STATEMENTS OF MAX ESTATES LIMITED

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the internal financial controls over financial reporting of M/s Max Estates Limited ("the Company") as of March 31, 2021 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

K.K. Mankeshwar & Co. Chartered Accountants

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2021, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India.

DINESH KUMAR BACHCHAS
Partner
Membership no. 097820
For and on Behalf of
K.K. MANKESHWAR & CO.
Chartered Accountants
FRN – 106009W
UDIN:
New Delhi, dated the
10th June, 2021

K.K. Mankeshwar & Co.
Chartered Accountants

Max Estates Limited
Balance sheet as at March 31, 2021

(Rs. in Lacs)

	Notes	As at March 31, 2021	As at March 31, 2020
ASSETS			
Non-current assets			
Property, plant and equipment	3	83.05	73.33
Investment Property	3	7,446.94	5,803.54
Other Intangible assets	4	5.78	8.52
Financial assets		-	
(i) Investment	5	49,707.57	47,286.13
(ii) Loans	5	29.90	4.43
Other non current assets	6	270.72	186.76
		57,543.96	**53,362.71**
Current assets			
Inventories	7	3,217.27	4,744.40
Financial assets	8		
(i) Trade receivables		50.64	17.11
(ii) Cash and cash equivalents		287.77	154.10
(iii) Bank balances other than (ii) above		5,291.60	5,255.02
(iv) Loans		1,235.95	28.18
(v) Other financial assets		791.47	112.96
Other current assets	9	455.90	642.80
		11,330.60	**10,954.57**
TOTAL ASSETS		**68,874.56**	**64,317.28**
EQUITY AND LIABILITIES			
Equity			
Equity share capital	10	7,791.00	7,791.00
Other equity	10	52,143.44	33,101.19
Total equity		**59,934.44**	**40,892.19**
Non-current liabilities			
Financial liabilities			
(i) Borrowings	11	3,805.08	1,463.45
(ii) Other financial liability	12	374.41	257.18
Provisions	13	42.55	38.31
		4,222.04	**1,758.94**
Current liabilities			
Financial liabilities	14		
(i) Borrowings		3,260.00	20,323.06
(ii) Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises		159.79	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises		552.55	827.94
(iii) Other financial liabilities		177.83	69.69
Other current liabilities	15	488.81	372.12
Provisions	16	79.10	73.34
		4,718.08	**21,666.15**
TOTAL LIABILITIES		**8,940.12**	**23,425.09**
TOTAL EQUITY AND LIABILITIES		**68,874.56**	**64,317.28**

Summary of significant accounting policies	2
Other notes on accounts	3-39

The accompanying notes are integral part of the financial statements

For and on behalf of the Board of Directors of Max Estates Limited

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN: 106009W

K.K. Mankeshwar & Co. Chartered Accountants

Bishwajit Das
(Director)
(DIN 00029455)

Kishansingh Ramsinghaney
(Director)
(DIN 00329411)

Nitin Kumar Kansal
(Chief Financial Officer)

Saket Gupta
(Company Secretary)

New Delhi, dated the 10th June, 2021

Place: NOIDA
Date: 10-June-2021

Max Estates Limited
Statement of profit and loss for the year ended March 31, 2021

(Rs. in Lacs)

	Notes	For the year ended March 31, 2021	For the year ended March 31, 2020
INCOME			
Revenue from operations	17	1,872.19	1,105.20
Other income	18	1,070.99	247.63
Total income		2,943.18	1,352.83
EXPENSES			
Cost of material consumed, construction & other related project cost	18.1	-	(272.95)
(Increase)/decrease in inventories of work-in-progress	18.2	1,557.96	1,169.47
Employee benefits expense	19	501.75	304.26
Finance costs	20	1,156.56	786.59
Depreciation and amortization expense	21	66.01	15.34
Other expenses	22	876.54	597.70
Total expenses		4,158.82	2,600.41
Profit/(Loss) before tax		**(1,215.64)**	**(1,247.58)**
Tax expenses			
- Current tax		-	-
- Income tax for earlier years		0.07	-
Total tax expense		**0.07**	**-**
Profit/(Loss) after tax		**(1,215.71)**	**(1,247.58)**
Other comprehensive income			
Re-measurement losses on defined benefit plans	23	(9.79)	(0.29)
Income tax effect		-	-
Other comprehensive income/(loss) for the year		(9.79)	(0.29)
Total comprehensive income/(loss) for the year		**(1,225.50)**	**(1,247.87)**
Earnings per equity share (Nominal Value of share Rs.10/-) (refer note 24)			
Basic (Rs.)		(1.56)	(1.79)
Diluted (Rs.)		(1.56)	(1.79)
Summary of significant accounting policies	2		
Other notes on accounts	3-39		

The accompanying notes are integral part of the financial statements

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN: 106009W

K.K. Mankeshwar & Co. Chartered Accountants

New Delhi, dated the 10th June, 2021

For and on behalf of the Board of Directors of
Max Estates Limited

Bishwajit Das
(Director)
(DIN 00029455)

Kishansingh Ramsinghaney
(Director)
(DIN 00329411)

Nitin Kumar Kansal
(Chief Financial Officer)

Saket Gupta
(Company Secretary)
(AJTPG0903C)

Place : NOIDA
Date: 10-JUNE-2021

Max Estates Limited

Statement of changes in equity for the year ended March 31, 2021

a) Equity share capital

Particulars	Nos.	(Rs. in Lacs)
As at March 31, 2019	**68,000,000**	**6,800.00**
Add: Equity share issued during the year (refer note 10(i))	9,910,000	991.00
As at March 31, 2020	**77,910,000**	**7,791.00**
Add: Equity share issued during the year (refer note 10(i))	-	-
As at March 31, 2021	**77,910,000**	**7,791.00**

b) Other equity

(Rs. in Lacs)

Particulars	Reserves and surplus		Employees Stock Options	Other comprehensive income	Equity Component - Compulsorily Convertible	Total equity
	Other equity	Retained earnings				
As at March 31, 2019		**(2,643.67)**	-	-	**35,187.00**	**32,543.33**
Profit/(Loss) for the year	-	(1,247.58)	-	-	-	(1,247.58)
Other comprehensive income for the period	-	-	-	(0.29)	-	(0.29)
Other equity created on account of guarantee fees	28.74	-	-	-	-	28.74
Equity component of compulsorily convertible debentures	-	-	-	-	1,777.00	1,777.00
As at March 31, 2020	**28.74**	**(3,891.25)**	-	**(0.29)**	**36,964.00**	**33,101.19**
Profit/(Loss) for the year	-	(1,215.71)	-	-	-	(1,215.71)
Other comprehensive income for the year	-	-	-	(9.79)	-	(9.79)
Other equity created on account of guarantee fees	42.18	-	-	-	-	42.18
ESOP given during the year (refer note 30)	-	-	25.57	-	-	25.57
Equity component of compulsorily convertible debentures	-	-	-	-	20,200.00	20,200.00
As at March 31, 2021	**70.92**	**(5,106.96)**	**25.57**	**(10.08)**	**57,164.00**	**52,143.44**

Summary of significant accounting policies 2
Other notes on accounts 3-39

The accompanying notes are integral part of the financial statements

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN: 106009W

K.K. Mankeshwar & Co. Chartered Accountants

New Delhi dated the
10th June 2021

For and on behalf of the Board of Directors of
Max Estates Limited

Kishansingh Ramsinghaney
(Director)
(DIN 00329411)

Bishwajit Das
(Director)
(DIN 00029455)

Saket Gupta
(Company Secretary)
(AJTPG0903C)

Nitin Kumar Kansal
(Chief Financial Officer)

Place : NOIDA
Date: 10-June 2021

Max Estates Limited
Statement of cash flows for year ended March 31, 2021

		(Rs. in Lacs)
	For the year ended March 31, 2021	For the year ended March 31, 2020
Cash flow from operating activities		
Profit/(Loss) before tax	(1,215.64)	(1,247.58)
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation of property, plant and equipment	63.28	12.60
Amortization of intangible assets	2.73	2.74
Employee stock option scheme expenses	25.57	-
Liability no longer required written back	(3.46)	(21.00)
Loss on disposal of property, plant and equipment	3.83	-
Interest income	(1,049.80)	(183.60)
Profit on sale of current investment	(0.20)	(8.30)
Finance costs (including fair value change in financial instruments)	1,098.92	786.58
Operating profit before working capital changes	**(1,074.77)**	**(658.56)**
Working capital adjustments:		
Increase/ (decrease) in trade payables	(112.14)	(3,734.83)
Increase/ (decrease) in long-term provisions	(5.55)	11.54
Increase/ (decrease) in other non current financial liability	117.23	52.47
Items of other comprehensive income recognized directly in retained earnings	-	(0.29)
Increase/ (decrease) in short-term provisions	5.76	21.41
Increase/ (decrease) in other current liabilities	116.68	211.05
Increase/ (decrease) in other financial liabilities	30.20	(11.11)
Decrease / (increase) in trade receivables	(33.54)	20.21
Decrease / (increase) in inventories	1,527.13	1,170.56
Decrease / (increase) in other current and non current assets	94.24	500.84
Decrease / (increase) in current and non current financial assets	17.89	(0.43)
Increase/ (decrease) in other equity	-	28.74
Cash generated from operations	**683.13**	**(2,388.38)**
Income tax paid	(78.83)	-
Net cash flows used in operating activities	**604.30**	**(2,388.38)**
Cash flow from investing activities		
Purchase of property, plant and equipment (including intangible assets, CWIP and capital advances)	(38.57)	(56.88)
Proceeds from sale of property, plant and equipment	7.00	-
Investment in Subsidiary company	(2,421.45)	(15,280.95)
Investment in Investment property	(1,634.39)	(1,510.04)
Investment in Mutual Fund	0.20	8.30
Interest received	429.50	42.59
Net cash flows used in investing activities	**(3,657.71)**	**(16,796.98)**
Cash flow from financing activities		
Proceeds from issuance of equity share capital including security premium, net of expenses incurred for shares issued	-	991.00
Proceeds from issue of compulsorily convertible debentures	20,200.00	1,777.00
Loan/Repayment of loan from/to subsidiary company	(1,233.93)	11,219.85
Interest paid	(1,087.04)	(1,681.87)
Proceeds from short-term borrowings from Holding/subsidiary company (net)	(17,063.06)	10,521.28
Proceeds/(Repayment) from/of long-term borrowings	2,407.69	1,446.39
Net cash flows from financing activities	**3,223.66**	**24,273.65**
Net increase/(decrease) in cash and cash equivalents	170.25	5,088.29
Cash and cash equivalents at the beginning of the year	5,409.12	320.83
Cash and cash equivalents at year period	**5,579.37**	**5,409.12**

Components of cash and cash equivalents :-

	As at March 31, 2021	As at March 31, 2020
Balances with banks:		
On current accounts	286.99	153.92
Deposits with remaining maturity for less than 12 months	5,291.60	5,255.02
Cash on hand	0.78	0.18
	5,579.37	5,409.12

K.K. Mankeshwar & Co.
Chartered Accountants

Max Estates Limited
Statement of cash flows for year ended March 31, 2021
Max Estates Limited
Statement of cash flows for year ended March 31, 2021

Summary of significant accounting policies	2
Contingent liabilities, commitments and litigations	26
Other notes on accounts	3-39

The accompanying notes are integral part of the financial statements

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN: 106009W

K.K. Mankeshwar & Co. Chartered Accountants

New Delhi, dated the
10th June, 2021

For and on behalf of the Board of Directors of
Max Estates Limited

Bishwajit Das
(Director)
(DIN 00029455)

Kishansingh Ramsinghaney
(Director)
(DIN 00329411)

Nitin Kumar Kansal
(Chief Financial Officer)

Saket Gupta
(Company Secretary)

Place : NOIDA
Date: 10th June-2021

Max Estates Limited

1 Corporate Information

Max Estates Limited (the Company) is a company registered under Companies Act, 2013 and incorporated on 22nd March 2016. The Company engaged in the business of Real Estates development. Registered office of the Company is located at 419, Bhai Mohan Singh Nagar, Village Railmajra, Tehsil Balachaur, Nawanshehar, Punjab - 144533

The financial statements were authorised for issue in accordance with a resolution of the directors on 10th June 2021.

2 Significant accounting policies

2.1 Basis of preparation

These separate financial statement of the Company have been prepared in accordance with Indian Accounting Standards (IND AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time) and presentation requirements of division II of Schedule III to the Companies Act 2013 (Ind AS Compliant Schedule III), as applicable to these separate financial statement.

The financial statements have been prepared on a historical cost basis, except for the following assets and liabilities which have been measured at fair value

(i) Certain financial assets and liabilities that are measured at fair value

Financial Statement are presented in INR and all values are rounded to nearest Lacs (INR 00,000) except when otherwise stated

2.2 Summary of significant accounting policies

a. Current versus non-current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:
(i) Expected to be realized or intended to be sold or consumed in normal operating cycle
(ii) Held primarily for the purpose of trading
(iii) Expected to be realized within twelve months after the reporting period, or
(iv) Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:
(i) It is expected to be settled in normal operating cycle
(ii) It is held primarily for the purpose of trading
(iii) It is due to settled within twelve months after the reporting period, or
(iv) There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The Company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

The operating cycle is the time between the acquisition of assets for processing and their realization in cash and cash equivalents. The Company has identified twelve months as its operating cycle.

b. Property, Plant and Equipment

Under the previous GAAP (Indian GAAP), all assets were carried in the Balance Sheet at cost, less accumulated depreciation and accumulated impairment losses, if any. On the date of transition to IND AS, the Company has applied exemption of Ind AS 101 to continue carrying value of all property, plant and equipment as at the date of transition as its deemed cost.

Property, Plant and equipment including capital work in progress are stated at cost, less accumulated depreciation and accumulated impairment losses, if any. The cost comprises of purchase price, taxes, duties, freight and other incidental expenses directly attributable and related to acquisition and installation of the concerned assets and are further adjusted by the amount of CENVAT credit and VAT credit availed wherever applicable. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their respective useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.

An item of property, plant and equipment and any significant part initially recognized is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is derecognized.

The company identifies and determines cost of each component/ part of the asset separately, if the component/ part has a cost which is significant to the total cost of the asset and has useful life that is materially different from that of the remaining asset.

Capital work- in- progress includes cost of property, plant and equipment under installation / under development as at the balance sheet date.
The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Depreciation on property, plant and equipment is provided on prorata basis on straight-line method using the useful lives of the assets estimated by management and in the manner prescribed in Schedule II of the Companies Act 2013. The useful life is as follows:

Assets	Useful lives estimated by the management (years)
Furniture and fixtures	10 Years
Office equipment	5 Years
Computers	3 Years
Vehicles	8 Years

c. Investment property

Recognition and initial measurement

Investment properties are properties held to earn rentals or for capital appreciation or both. Investment properties are measured initially at their cost of acquisition including transaction costs The cost comprises purchase price, borrowing cost, if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives.

Property held under lease is classified as investment property when it is held to earn rentals or for capital appreciation or for both, rather than for sale in the ordinary course of business or for use in production or administrative functions. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group. All other repair and maintenance costs are recognised in statement of profit and loss as incurred. The cost includes the cost of replacing parts and borrowing costs for long-term construction projects if the recognition criteria are met. When significant parts of the investment property are required to be replaced at intervals, the Group depreciates them separately based on their specific useful lives. All other repair and maintenance costs are recognised in profit or loss as incurred.

Depreciation on investment properties is provided on the straightline method, over the useful lives of the assets are as follows:
Asset category* Estimated
Buildings and related equipment 15 to 60
Plant & Machinery & other equipment 6 to 10

Estimated useful life of Leasehold land is over the period of lease.

Though the Group measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes. Fair values are determined based on an annual evaluation performed by the company applying a valuation model acceptable.

De-recognition

Investment properties are de-recognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in statement of profit and loss in the period of de-recognition.

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d. Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any. Internally generated intangibles, excluding capitalized development cost, are not capitalized and the related expenditure is reflected in statement of Profit and Loss in the period in which the expenditure is incurred. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use.

The useful lives of intangible assets are assessed as either finite or indefinite. Intangible assets with finite lives are amortized over their useful economic lives and assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method for an intangible asset with a finite useful life is reviewed at least at the end of each reporting period. Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset is accounted for by changing the amortization period or method, as appropriate and are treated as changes in accounting estimates. The amortization expense on intangible assets with finite lives is recognized in the statement of profit and loss in the expense category consistent with the function of the intangible assets.
Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash-generating unit level. The assessment of indefinite life is reviewed annually to determine whether the indefinite life continues to be supportable. If not, the change in useful life from indefinite to finite is made on a prospective basis.

Gains or losses arising from disposal of the intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the assets are disposed off.

Intangible assets with finite useful life are amortized on a straight line basis over their estimated useful life of 3-6 years.

e. Impairment of non financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's, recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) net fair value less cost of disposal and its value in use. The recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. Where the carrying amount of asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining net fair value less cost of disposal, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, quoted share prices for publicly traded companies or other available fair value indicators.

The Company bases its impairment calculation on detailed budgets and forecast calculations which are prepared separately for each of the Company's cash-generating units to which the individual assets are allocated. These budgets and forecast calculations are generally covering a period of five years. For the remaining economic life of the asset or cash-generating unit (CGU), a long term growth rate is calculated and applied to project future cash flows after the fifth year. To estimate cash flow projections beyond periods covered by the most recent budgets/forecasts, the Company extrapolates cash flow projections in the budget using a steady or declining growth rate for subsequent years, unless an increasing rate can be justified. In this case, the growth rate does not exceed the long-term average growth rate for the products, industries, or country or countries in which the entity operates, or for the market in which the asset is used.

After impairment, depreciation is provide on the revised carrying amount of the asset over its remaining economic life.

An assessments is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Company estimates the asset's or cash-generating unit's recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the assumptions used to determine the asset's recoverable amount since the last impairment loss was recognized. The reversal is limited so that the carrying amount of the asset does not exceed its recoverable amount, nor exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the statement of profit and loss unless the asset is carried at a revalued amount, in which case the reversal is treated as a revaluation increase.

f. Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

(i) Financial assets

The Company classified its financial assets in the following measurement categories :-
- Those to be measured subsequently at fair value (either through other comprehensive income or through profit & loss)
- Those measured at amortized cost

Initial recognition and measurement

All financial assets are recognized initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

Subsequent measurement

For purposes of subsequent measurement, financial assets are classified in four categories:
(i) Debt instruments at amortized cost
(ii) Debt instruments and equity instruments at fair value through profit or loss (FVTPL)

Debt instruments at amortized cost

A 'debt instrument' is measured at the amortized cost if both the following conditions are met:
(i) Business model test : The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows (rather than to sell the instrument prior to its contractual maturity to released its fair value change), and

(ii) Cash flow characteristics test : Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

This category is the most relevant to the Company. After initial measurement, such financial assets are subsequently measured at amortized cost using the effective interest rate (EIR) method. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. EIR is the rate that exactly discount the estimated future cash receipts over the expected life of the financial instrument or a shorter period, where appropriate to the gross carrying amount of financial assets. When calculating the effective interest rate the company estimate the expected cash flow by considering all contractual terms of the financial instruments. The EIR amortization is included in finance income in the profit or loss. The losses arising from impairment are recognized in the profit or loss. This category generally applies to trade and other receivables.

Debt instruments at Fair value through profit and loss

FVTPL is a residual category for financial instruments. Any financial instrument, which does not meet the criteria for amortized cost or FVTOCI, is classified as at FVTPL. A gain or loss on a Debt instrument that is subsequently measured at FVTPL and is not a part of a hedging relationship is recognized in statement of profit or loss and presented net in the statement of profit and loss within other gains or losses in the period in which it arises. Interest income from these Debt instruments is included in other income.

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Derecognition

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is primarily derecognized (i.e., removed from the Company's statement of financial position) when:

-the rights to receive cash flows from the asset have expired, or

-the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a "pass through" arrangement and either;

(a) the Company has transferred the rights to receive cash flows from the financial assets or

(b) the Company has retained the contractual right to receive the cash flows of the financial asset, but assumes a contractual obligation to pay the cash flows to one or more recipients.

Where the Company has transferred an asset, the Company evaluates whether it has transferred substantially all the risks and rewards of the ownership of the financial assets. In such cases, the financial asset is derecognized. Where the entity has not transferred substantially all the risks and rewards of the ownership of the financial assets, the financial asset is not derecognized.

Where the Company has neither transferred a financial asset nor retains substantially all risks and rewards of ownership of the financial asset, the financial asset is derecognized if the Company has not retained control of the financial asset. Where the Company retains control of the financial asset, the asset is continued to be recognized to the extent of continuing involvement in the financial asset.

Inventories

Inventories comprise completed units for sale and property under construction (Work in progress):

(A) Completed Unsold inventory is valued at lower of cost and net realizable value. Cost is determined by including cost of land, materials, services and related overheads.

(B) Work in progress is valued at cost. Cost comprises value of land (including development rights), materials, services and other overheads related to projects under construction.

Impairment of financial assets

In accordance with IND AS 109, the Company applies expected credit losses (ECL) model for measurement and recognition of impairment loss on the following financial asset and credit risk exposure

- Financial assets measured at amortised cost;
- Financial assets measured at fair value through other comprehensive income (FVTOCI);

The Company follows "simplified approach" for recognition of impairment loss allowance on trade receivables. Under the simplified approach, the Company does not track changes in credit risk. Rather, it recognizes impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition. the Company uses a provision matrix to determine impairment loss allowance on the portfolio of trade receivables. The provision matrix is based on its historically observed default rates over the expected life of trade receivable and is adjusted for forward looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward looking estimates are analyzed.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the Company reverts to recognizing impairment loss allowance based on 12- months ECL.

As a practical expedient, the Company uses a provision matrix to determine impairment loss allowance on portfolio of trade receivables. The provision matrix is based on its historically observed default rates over the expected life of the trade receivables and is adjusted for forward- looking estimates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analysed.

Reclassification of financial assets

The Company determines classification of financial assets and liabilities on initial recognition. After initial recognition, no reclassification is made for financial assets which are equity instruments and financial liabilities. For financial assets which are debt instruments, a reclassification is made only if there is a change in the business model for managing those assets. Changes to the business model are expected to be infrequent. The Company's senior management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. A change in the business model occurs when the Company either begins or ceases to perform an activity that is significant to its operations. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognized gains, losses (including impairment gains or losses) or interest.

(ii) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified at initial recognition as financial liabilities at fair value through profit or loss, loans and borrowings, and payables, net of directly attributable transaction costs. The Company financial liabilities include loans and borrowings including bank overdraft, trade payable, trade deposits, retention money and other payables.

The measurement of financial liabilities depends on their classification, as described below:

Trade Payables

These amounts represents liabilities for goods and services provided to the Company prior to the end of financial year which are unpaid. The amounts are unsecured and are usually paid within 90 days of recognition. Trade and other payables are presented as current liabilities unless payment is not due within 12 months after the reporting period. They are recognised initially at fair value and subsequently measured at amortised cost using EIR method.

Financial liabilities at fair value through profit or loss

Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss. Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. Gains or losses on liabilities held for trading are recognised in the statement of profit and loss. Financial liabilities designated upon initial recognition at fair value through profit or loss are designated as such at the initial date of recognition, and only if the criteria in IND AS 109 are satisfied. For liabilities designated as FVTPL, fair value gains/ losses attributable to changes in own credit risk are recognised in OCI. These gains/ loss are not subsequently transferred to profit and loss. However, the Company may transfer the cumulative gain or loss within equity. All other changes in fair value of such liability are recognised in the statement of profit or loss. The Company has not designated any financial liability as at fair value through profit and loss.

Loans and borrowings

Borrowings are initially recognised at fair value, net of transaction cost incurred. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortization process. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of profit and loss.

Financial guarantee contracts

Financial guarantee contracts issued by the Company are those contracts that require a payment to be made to reimburse the holder for a loss it incurs because the specified debtor fails to make a payment when due in accordance with the terms of a debt instrument. Financial guarantee contracts are recognised initially as a liability at fair value, adjusted for transaction costs that are directly attributable to the issuance of the guarantee. Subsequently, the liability is measured at the higher of the amount of loss allowance determined as per impairment requirements of IND AS 109 and the amount recognised less cumulative amortization.

Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or medication is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the statement of profit and loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realize the assets and settle the liabilities simultaneously.

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g. Investment in Subsidiaries

The investment in subsidiaries are carried at cost as per IND AS 27. Investment carried at cost is tested for impairment as per IND AS 36. An investor, regardless of the nature of its involvement with an entity (the investee), shall determine whether it is a parent by assessing whether it controls the investee.

On disposal of investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

h. Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized:

(i) Revenue is recognised over time if either of the following conditions is met:

a. Buyers take all the benefits of the property as real estate developers construct the property.

b. Buyers obtain physical possession of the property

c. The property unit to be delivered is specified in the contract and real estate entity does not have an alternative use of the unit; the buyer does not have the discretion to terminate the contract and the

In case none of these conditions is met, revenue would be recognised at a point in time when the control of the property is passed on to the customer.

(ii) Revenue from shared services

Revenue from shared services is recognized over the period of contract, as and when services are rendered.

(iii) Revenue from project management consultancy / secondment

Revenue from project management consultancy / secondment is recognized as per the terms of the agreement on the basis of services rendered.

(iv) Gain on sale of investments

On disposal of an investment, the difference between the carrying amount and net disposal proceeds is recognised to the profit and loss statement.

(v) Interest and direct expenditure attributable to specific projects are capitalized in the cost of project, other interest and indirect costs are treated as 'Period Cost' and charged to Profit & Loss account in

(vi) All other incomes and expenditures are accounted for on accrual basis.

i. Taxes

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with the Income Tax Act, 1961 and the income computation and disclosure standards (ICDS) enacted in India by using tax rates and tax laws that are enacted or substantively enacted, at the reporting date.

Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax liabilities are recognised for all taxable temporay differences

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are re-assessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognized outside profit or loss is recognized outside the statement of profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

The Company recognizes MAT credit available as an asset only to the extent that there is convincing evidence that the Company will pay normal income tax during the specified period, i.e., the period for which MAT credit is allowed to be carried forward. The Company reviews the "MAT credit entitlement" asset at each reporting date and writes down the asset to the extent the Company does not have convincing evidence that it will pay normal tax during the specified period.

j. Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs.

k. Leases

The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Company as a lessee

A lease is classified at the inception date as a finance lease or an operating lease. A lease that transfers substantially all the risks and rewards incidental to ownership to the Company is classified as a finance lease.

Finance leases are capitalized at the commencement of the lease at the inception date at fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments are apportioned between finance charges and reduction of the lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized in finance costs in the statement of profit and loss, unless they are directly attributable to qualifying assets, in which case they are capitalized in accordance with the Company's general policy on the borrowing costs.

A leased asset is depreciated over the useful life of the asset. However, if there is no reasonable certainty that the Company will obtain ownership by the end of the lease term, the asset is depreciated over the shorter of the estimated useful life of the asset and the lease term.

Operating lease payments are recognized as an expense in the statement of profit and loss on a straight-line basis over the lease term unless the payment are structured to increase in line with expected general inflation to compensate for the losses in expected inflationary cost increase.

Company as a lessor

Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

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l. Provision and Contingent liabilities

Provisions

A provision is recognized when the Company has a present obligation (legal or constructive) as a result of past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

Contingent liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases, where there is a liability that cannot be recognized because it cannot be measured reliably. the Company does not recognize a contingent liability but discloses its existence in the financial statements unless the probability of outflow of resources is remote.

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

m. Retirement and other employee benefits

Provident fund

The Company contributed to employees provident fund benefits through a trust "Max Financial Services Limited Provident Fund Trust" managed by Max Financial Services Limited (erstwhile Max India Limited) whereby amounts determined at a fixed percentage of basic salaries of the employees are deposited to the trust every month. The benefit vests upon commencement of the employment. The interest rate payable by the trust to the beneficiaries every year is notified by the government and the Company has an obligation to make good the shortfall, if any, between the return from the investments of the trust and the notified interest rate. The Company has obtained actuarial valuation to determine the shortfall, if any, as at the Balance Sheet date.

Gratuity

Gratuity liability is a defined benefit obligation and is provided for on the basis of an actuarial valuation on projected unit credit method made at the end of each financial year.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the Balance Sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Net interest is calculated by applying the discount rate to the net defined benefit (liabilities/assets). The Company recognized the following changes in the net defined benefit obligation under employee benefit expenses in statement of profit and loss

(i) Service cost comprising current service cost, past service cost, gain & loss on curtailments and non routine settlements.

(ii) Net interest expenses or income

Compensated Absences

Accumulated leave, which is expected to be utilized within the next 12 months, is treated as short-term employee benefit .The Company measures the expected cost of such absences as the additional amount that it it expects to pay as a result of the unused entitlement that has accumulated at the reporting date.

The Company treats accumulated leave expected to be carried forward beyond twelve months, as long term employee benefit for measurement purposes. Such long-term compensated absences are provided for based on the actuarial valuation using the projected unit credit method at the year end .Actuarial gains/losses are immediately taken to the statement of profit and loss and are not deferred. The Company presents the leave as a current liability in the balance sheet, to the extent it does not have an unconditional right to defer its settlement for 12 months after the reporting date. Where Company has the unconditional legal and contractual right to defer the settlement for a period 12 months, the same is presented as non-current liability.

Short-term obligations

Liabilities for wages and salaries, including non monetary benefits that are expected to be settled wholly within twelve months after the end of the period in which the employees render the related service are recognized in respect of employee service upto the end of the reporting period and are measured at the amount expected to be paid when the liabilities are settled. the liabilities are presented as current employee benefit obligations in the balance sheet.

n. Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value.

o. Earning per share

Basic earnings per share are calculated by dividing the net profit or loss for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period is adjusted for events such as bonus issue, bonus element in a rights issue, share split, and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding, without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year and the weighted average number of shares outstanding during the year adjusted for the effects of all potential equity shares.

p. Foreign currencies

Items included in the financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). the Company's financial statements are presented in Indian rupee (`) which is also the Company's functional and presentation currency.

Foreign currency transactions are recorded on initial recognition in the functional currency, using the exchange rate prevailing at the date of transaction.

Measurement of foreign currency items at the balance sheet date

Foreign currency monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined.

Exchange differences arising on settlement or translation of monetary items are recognized as income or expense in the period in which they arise with the exception of exchange differences on gain or loss arising on translation of non-monetary items measured at fair value which is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

q. Fair value measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

(i) In the principal market for the asset or liability, or

(ii) In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

(i) Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities

(ii) Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable

(iii) Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

This note summarises accouting policy for fair value. Other fair value related disclosures are given in the relevant notes.

- Disclosures for valuation methords, significant estimates and assumptions
- Quantitative disclosures of fair value measurement hierarchy
- Investment in unquoted equity shares
- Financial instruments (including those carried at amortised cost)

K.K. Mankeshwar & Co. Chartered Accountants

2.3 Significant accounting judgements, estimates and assumptions

In the process of applying the Company's accounting policies, management has made the following judgements, which have the most significant effect on the amounts recognized in the financial statements

(a) Determining the lease term of contracts with renewal and termination options - Company as lessee

The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised

The Company has several lease contracts that include extension and termination options. The Company applies judgement in evaluating whether it is reasonably certain whether or not to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise either the renewal or termination. After the commencement date, the Company reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise or not to exercise the option to renew or to terminate (e.g., construction of significant leasehold improvements or significant customisation to the leased asset)

The Company included the renewal period as part of the lease term for leases of plant and machinery with shorter non-cancellable period (i.e., three to five years). The Company typically exercises its option to renew for these leases because there will be a significant negative effect on production if a replacement asset is not readily available. The renewal periods for leases of plant and machinery with longer non-cancellable periods (i.e., 10 to 15 years) are not included as part of the lease term as these are not reasonably certain to be exercised. Furthermore, the periods covered by termination options are included as part of the lease term only when they are reasonably certain not to be exercised

Property lease classification – Company as lessor

The Company has entered into commercial property leases on its investment property portfolio. The Company has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a major part of the economic life of the commercial property and the present value of the minimum lease payments not amounting to substantially all of the fair value of the commercial property, that it retains substantially all the risks and rewards incidental to ownership of these properties and accounts for the contracts as operating leases

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising beyond the control of the Company. Such changes are reflected in the assumptions when they occur.

(a) Defined benefit plans

The cost of defined benefit plans (i.e. Gratuity benefit) is determined using actuarial valuations. An actuarial valuation involves making various assumptions which may differ from actual developments in the future. These include the determination of the discount rate, future salary increases, mortality rates and future pension increases. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date. In determining the appropriate discount rate, management considers the interest rates of long-term government bonds with extrapolated maturity corresponding to the expected duration of the defined benefit obligation. The mortality rate is based on publicly available mortality tables for the specific countries. Future salary increases and pension increases are based on expected future inflation rates. Further details about the assumptions used, including a sensitivity analysis

(b) Fair value measurement of financial instruments

When the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the Discounted Cash Flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. The Company use Net asset value for valuation of investment in mutual fund.

(c) Impairment of Financial assets

The impairment provisions of financial assets are based on assumptions about risk of default and expected loss rates. the Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

(d) Impairment of non-Financial assets

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An assets recoverable amount is the higher of an asset's CGU'S fair value less cost of disposal and its value in use. It is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or Company's of assets. Where the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used. These calculations are corroborated by valuation multiples, or other fair value indicators.

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Max Estates Limited
Notes forming part of the financial statements

3. Property, plant and equipment (PPE)

(Rs in Lacs)

	Office equipment	Furniture and fixture	Motor vehicles *	Computers and data processing units	Total
At cost					
As at March 31, 2019	2.26	0.93	70.57	23.93	97.69
Additions	-	-	10.83	6.61	17.44
Disposals	-	-	-	-	-
As at March 31, 2020	2.26	0.93	81.40	30.54	115.13
Additions	-	0.09	29.49	6.24	35.83
Disposals	-	-	15.24	0.45	15.69
As at March 31, 2021	2.26	1.02	95.65	36.33	135.27
Depreciation					
As at March 31, 2019	0.77	0.10	9.25	19.08	29.20
Additions	0.43	0.09	8.84	3.24	12.60
Disposals	-	-	-	-	-
As at March 31, 2020	1.20	0.19	18.09	22.32	41.80
Additions	0.43	0.09	10.26	4.49	15.27
Disposals	-	-	4.45	0.40	4.85
As at March 31, 2021	1.63	0.28	23.90	26.41	52.22
Net carrying amount					
As at March 31, 2021	1.06	0.83	77.56	14.01	93.45
As at March 31, 2020	1.06	0.74	63.31	8.22	73.33

* Motor vehicle amounting to Rs.62.41 lacs (March 31,2020 Rs.61.15 lacs) subject to charge against vehicle loan Refer note no 11

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Max Estates Limited

Notes forming part of the financial statements

3. Investment property

	Investment Property	Investment Property under development
		(Rs in Lacs)
At cost		
As at March 31, 2019	-	**4,293.49**
Additions	-	1,510.05
Disposals	-	-
As at March 31, 2020	-	**5,803.54**
Additions	**7,494.95**	**1,691.41**
Disposals/capitalised during the year		**7,494.95**
As at March 31, 2021	**7,494.95**	-
Depreciation		
As at March 31, 2019	-	-
Additions	-	-
Disposals	-	-
As at March 31, 2020	-	-
Additions	**48.01**	
Disposals	-	-
As at March 31, 2021	**48.01**	-
Net carrying amount		
As at March 31, 2021	**7,446.94**	-
As at March 31, 2020	-	**5,803.54**

Notes:

(i) Contractual obligations

Refer note 26 for disclosure of contractual commitments for the acquisition of investment properties.

(ii) Capitalised borrowing cost

During the year company has capitalised Rs.242.16 lacs (Previous Year - 207.83 Lacs) under investment property under CWIP

(iii) Amount recognised in profit and loss for investment properties	(Rs in Lacs)
Rental income	1,661.03
Less: Direct operating expenses generating rental income	221.89
Profit from leasing of investment properties	1,439.15
Less: depreciation expense	49.07
Profit from leasing of investment properties after depreciation	1,390.08

(iv) Fair value

Fair value hierarchy and valuation technique

The fair value of investment property has been determined by the company internally, having appropriate recognised professional qualification and recent experience in the location and category of the property being valued. The fair value has been arrived using discounted cash flow projections based on reliable estimates of future cash flows considering growth in rental of 15% on every 3 years, vacancy rate of 3% and discount rate of 12.00%.

Reconciliation of fair value:	(Rs in Lacs)
Opening balance as at 1 April 2020	NA
Increase of Fair value	NA
Decline in fair value	NA
Closing balance as at 31 March 2021	Rs.8500 to 10000 lacs

Valuation models applied for valuation:

Discounted cash flow method - net present value is determined based on projected cash flows discounted at an appropriate rate

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Max Estates Limited
Notes forming part of the financial statements

4. Intangible assets

(Rs in Lacs)

	Computer software	Total
At cost		
As at March 31, 2019	17.29	17.29
Additions	0.14	0.14
Disposals	-	-
As at March 31, 2020	17.43	17.43
Additions	-	-
Disposals	-	-
As at March 31, 2021	17.43	17.43
Amortization		
As at March 31, 2019	6.16	6.16
Additions	2.75	2.75
Disposals	-	-
As at March 31, 2020	8.91	8.91
Additions	2.74	2.74
Disposals	-	-
As at March 31, 2021	11.65	11.65
Net carrying amount		
As at March 31, 2021	5.78	5.78
As at March 31, 2020	8.52	8.52

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Notes forming part of the financial statements

5. Investment in subsidiary

		(Rs. in Lacs)
	As at March 31, 2021	As at March 31, 2020
Investment in equity instrument (value at cost)		
Investments in subsidiaries		
Unquoted equity shares		
(a) Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd)		
6,50,60,000 Equity shares of Rs. 10 each fully paid up (March 31, 2020 - 6,50,60,000 Equity Shares)	6,506.00	6,506.00
(b) Max Square Ltd (formerly known as Northern Propmart Solutions Limited)		
3,57,10,000 Equity shares of Rs. 10 each fully paid up (March 31, 2020 - 3,57,10,000 Equity shares)	3,571.00	3,571.00
(c) Pharmax Corporation Limited		
(4,71,22,747 Equity shares of Rs. 10 each fully paid up (March 31, 2020 - 4,71,22,747 Equity shares)	6,073.05	6,073.05
Cumulative Convertible Preference Shares		
(a) Pharmax Corporation Limited		
(3,00,000 10% Cumulative Convertible Preference shares of Rs. 100 each fully paid up (March 31, 2020 - 1,15,400)	3,900.00	1,500.20
Unquoted Compulsory Convertible Debentures		
(a) Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd)		
26020 Debentures of Rs. 1,00,000 each fully paid up (March 31, 2020 - 26020 Debentures)	26,020.00	26,020
(b) Max Square Ltd (formerly known as Northern Propmart Solutions Limited)		
3,57,10,000 Debentures of Rs. 10 each fully paid up (March 31, 2020 - 3,57,10,000 Debentures)	3,571.00	3,571.00
Equity component of guarantee given for loan		
(a) Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd)	47.75	44.87
(b) Max Square Ltd (formerly known as Northern Propmart Solutions Limited)	18.77	-
	49,707.57	**47,286.13**
Non-Current	49,707.57	47,286.13
Aggregate value of unquoted investments	49,707.57	47,286.13
Aggregate value of at cost	49,707.57	47,286.13

5 Non Current financial assets		
Loans (unsecured considered good)		
Security deposits	29.90	4.43
	29.90	**4.43**

6 Other non current assets		
Deferred guarantee fee	61.09	1.60
Tax deducted at source recoverable	209.63	130.87
Capital Advances	-	54.29
	270.72	**186.76**

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		(Rs. in Lacs)
	As at March 31, 2021	**As at March 31, 2020**
7. Inventories		
Construction Materials	40.73	9.90
Finished Goods	2,835.54	4,393.50
Work-in-process	341.00	341.00
	3,217.27	**4,744.40**

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(Rs. in Lacs)

	As at March 31, 2021	As at March 31, 2020
8. Current financial assets		
(i) Trade receivables		
Unsecured :-		
Unsecured, considered good *	50.64	17.11
	50.64	**17.11**
* includes Rs.18.79 lacs (Previous year Rs.17.09 lacs) due from related parties		
(ii) Cash and cash equivalents		
Balances with banks:		
On current accounts	286.99	107.97
Cash in hand	0.78	46.13
	287.77	**154.10**
(iii) Bank balances other than (ii) above		
Deposits with remaining maturity for more than 3 months but less than 12 months	5,291.60	5,255.02
	5,291.60	**5,255.02**
(iv) Loans		
Loans to related parties (refer note 33)	1,233.93	-
Security Deposit	2.03	28.18
	1,235.96	**28.18**
(v) Other financial assets		
Rent receivable (Equalisation)	28.68	-
Interest accrued on deposits	77.50	-
Interest accrued on CCD's	685.29	112.96
	791.47	**112.96**
9. Other current assets		
(Unsecured, considered good)		
Advances :-		
- from related party	104.71	100.37
- from others	5.76	24.14
Interest accrued on deposits	-	29.53
Deferred guarantee fee	4.12	27.01
Prepaid expenses	94.84	43.41
Balance with statutory authorities	246.49	418.34
	455.92	**642.80**

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10. Share capital and other equity

(i) Equity share capital

	As at March 31, 2021	As at March 31, 2020
		(Rs in Lacs)
a) Authorized		
7,80,00,000 equity shares of Rs 10/- each (March 31, 2020 - 7,80,00,000 equity shares of Rs.10/- each)	7,800.00	7,800.00
	7,800.00	**7,800.00**
Issued, subscribed and fully paid-up		
7,79,10,000 equity shares of Rs.10/- each fully paid up (March 31, 2020 - 7,79,10,000 equity shares of Rs.10/- each)	7,791.00	7,791.00
Total issued, subscribed and fully paid-up share capital	**7,791.00**	**7,791.00**

b) Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares	March 31, 2021 No. of shares	March 31, 2021 (Rs. In lacs)	March 31, 2020 No. of shares	March 31, 2020 (Rs. In lacs)
At the beginning of the year	77,910,000	7,791.00	68,000,000	6,800.00
Add: Shares issued at incorporation of the Company	-	-	-	-
Add: Shares issued during the year	-	-	9,910,000	991.00
Outstanding at the end of the year	77,910,000	7,791.00	77,910,000	7,791.00

c) Terms and rights attached to equity shares

The Company has only one class of equity shares having a par value of Rs. 10 per share. Each holder of equity shares is entitled to one vote per share. The dividend if any, proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

d) Details of shareholders holding more than 5% shares in the Company

Name of the Shareholder	March 31, 2021 No. of shares	March 31, 2021 % held	March 31, 2020 No. of shares	March 31, 2020 % held
Equity shares of Rs. 10 each fully paid-up				
Max Ventures & Industries Limited	77,910,000 *	99.9999%	77,910,000	99.9999%

* includues 6 equity shares held by nominees on behalf of Max Ventures & Industries Limited

e) Details of shares held by holding company

Name of the company	No. of shares	% held	No. of shares	% held
Equity shares of Rs. 10 each fully paid-up				
Max Ventures & Industries Limited	77,910,000 *	99.9999%	77,910,000	99.9999%

* includues 6 equity shares held by nominees on behalf of Max Ventures & Industries Limited

f) Aggregate number of Shares issued for consideration other than cash during the period of five years immediately preceding the reporting date - NIL

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Notes forming part of the financial statements

(ii) Other equity

(Rs. in Lacs)

	As at March 31, 2021		As at March 31, 2020
Compulsorily Convertible Debentures (CCD) (refer note a below)	57,164.00		36,964.00
Other equity (refer note b below)	96.49	#	28.74
Retained earnings (refer note c below)	(5,117.05)		(3,891.55)
	52,143.44		**33,101.19**

Notes:

a) Compulsorily Convertible Debentures (CCD)		
At the beginning of the year	36,964.00	35,187.00
Add: additions during the year	20,200.00	1,777.00
At the end of the year	**57,164.00**	**36,964.00**
b) Other equity		
At the beginning of the year	28.74	-
Add: additions on account equity created on guarantee fees & ESOP	67.75	28.74
At the end of the year	**96.49**	**28.74**
c) Retained earnings		
At the beginning of the year	(3,891.55)	(2,643.67)
Profit/(Loss) for the year	(1,215.71)	(1,247.59)
Items of other comprehensive income recognized directly in retained earnings	-	-
Re-measurement of post employment benefit obligation (net of tax) (item of OCI)	(9.79)	(0.29)
At the end of the year	**(5,117.05)**	**(3,891.55)**

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Max Estates Limited
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11. Borrowings

		(Rs. in Lacs)
	As at March 31, 2021	**As at March 31, 2020**
Non-current borrowings		
Term loans (secured)		
From banks	3,859.23	1,455.06
Vehicle loans (secured)	28.45	24.93
	3,887.68	**1,479.99**
Less: Amount disclosed under "other current financial liabilities" [refer note 14(iii)]	**82.60**	**16.54**
	3,805.08	**1,463.45**
Aggregate Secured loans	**3,887.68**	**1,479.99**
Aggregate Unsecured loans	-	-

Vehicle loan :-

Vehicle loans amounting to Rs. 28.45 Lakhs (March 31,2020 - Rs. 24.93 Lacs) are secured by way of hypothecation of respective vehicles. The loans are repayable in 3 years. Rate of interest is 7.50%, 8.40%, 7.80% and 9.00%

Term Loan from Banks :-

i) The Company has taken secured term loan facility for 4,500 Lakhs loan from ICICI Bank Limited. Out of this facility the company has drawn 3,905 lakhs till March 31, 2021. The Facility, all interest thereon, costs, charges, expenses and all other monies in respect thereof shall be secured by:

ii) Exclusive charge by way of equitable mortgage over the Project being developed by the Borrower on the Property.;

iii) Exclusive charge by way of hypothecation on the Scheduled Receivables of the Projectand all insurance proceeds, both present and future

iv) Exclusive charge by way of hypothecation on the Escrow Accounts of the Project and the DSR Account and all monies cred- ited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be)

The security as required by Lender shall be created in favour of Lender, in a form and manner satisfactory to Lender.

Post creation of security, the Project shall provide a security cover of 1.50 times during the entire tenure of the Facility on the outstanding loan amount of Facility

Repayment terms:-

The repayment of principal amount of facility need to be made in 108 instalments commencing from 1 month from the first drawdown date

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(Rs. in Lacs)

		As at March 31, 2021	As at March 31, 2020
12.	**Other non current financial liability**		
	Security Deposit received	374.41	257.18
		374.41	**257.18**
13.	**Long term provision**		
	Provision for employee benefits		
	Provision for gratuity (refer note 28)	42.55	38.31
		42.55	**38.31**
14.	**Current financial liabilities**		
	(i) Borrowings		
	Loan from related party (Unsecured) *	3,260.00	20,323.06
		3,260.00	**20,323.06**
	* interest bearing loan @ 9.25%, repayable on demand		
	(ii) Trade payables		
	Total outstanding dues of micro enterprises and small enterprises*	159.79	-
	Total outstanding dues of creditors other than micro enterprises and small enterprises		
	-Payable to related parties	-	229.37
	- Others	552.55	598.57
		712.34	**827.94**

*** Details of dues to micro and small enterprises as per MSMED Act, 2006**

As per the Act, the Company is required to identify the Micro and small suppliers and pay them interest on overdue beyond the specified period irrespective of the terms agreed with such suppliers. (Refer note no.36)

		As at March 31, 2021	As at March 31, 2020
	(iii) Other current financial liabilities		
	Current maturity of long term borrowings (refer note 11)	82.60	16.54
	Interest accrued and due on borrowings	-	5.28
	Interest accrued but not due on borrowings	17.19	0.03
	Security deposits	52.11	47.84
	Deferred Guarantee Income	17.99	-
	Deferred Finance Income (Security deposit)	7.94	-
		177.83	**69.69**
15.	**Other current liabilities**		
	Statutory dues	69.80	272.96
	Advance from Customers	419.01	99.16
		488.81	**372.12**
16.	**Short term provision**		
	Provision for employee benefits		
	Provision for leave encashment	78.56	73.26
	Provision for gratuity (refer note 28)	0.54	0.08
		79.10	**73.34**

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17. Revenue from operations

(Rs. in Lacs)

	For the year ended March 31, 2021	For the year ended March 31, 2020
Revenue from operations	1,697.87	1,048.27
Revenue from Project Management Consultancy/CAM	174.32	56.93
Total revenue from operations	**1,872.19**	**1,105.20**

18. Other Income

Interest Received	1,049.80	183.60
Profit on sale of mutual fund	0.20	8.30
Guarantee Fee Income	0.66	16.04
Liability no longer required written back	3.46	21.00
Other non-operating income	11.41	-
Miscellaneous Income	5.46	18.69
	1,070.99	**247.63**

18.1. Cost of material consumed, construction & other related project cost

Inventories at beginning of year	9.90	10.99
Add: Purchases		
Development Rights	-	(272.95)
Construction Materials	28.14	(1.09)
Civil Construction Work	2.70	-
	40.73	(263.05)
Less: inventory at the end of year	40.73	9.90
Cost of material consumed, construction & other related project cost	**-**	**(272.95)**

18.2. (Increase)/ decrease in work-in-progress

Inventories at end of year		
Finished Goods	2,835.54	4,393.50
Work-in-process	341.00	341.00
	3,176.54	**4,734.50**
Inventories at beginning of the year		
Finished Goods	4,393.50	5,562.97
Work-in-process	341.00	341.00
	4,734.50	**5,903.97**
(Increase)/ decrease in work-in-progress	**1,557.96**	**1,169.47**

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Max Estates Limited

Notes forming part of the financial statements

19. Employee benefits expense

(Rs. in Lacs)

	For the year ended March 31, 2021	For the year ended March 31, 2020
Salaries, wages and bonus	439.69	268.48
Contribution to provident and other funds	18.87	16.13
Employee stock option scheme (refer note 30)	25.57	-
Gratuity expense * (refer note 28)	13.56	10.54
Staff welfare expenses	4.06	9.11
	501.75	**304.26**

* Rs.1.73 lacs capitalised as part of investment property

20. Finance costs

	For the year ended March 31, 2021	For the year ended March 31, 2020
Interest on borrowings	1,098.92	786.58
Bank charges	57.64	0.01
	1,156.56	**786.59**

21. Depreciation and amortization expense

	For the year ended March 31, 2021	For the year ended March 31, 2020
Depreciation on Investment property & property, plant and equipment (refer note 3)	63.28	12.60
Amortization of intangible assets (refer note 4)	2.73	2.74
	66.01	**15.34**

22. Other expense

	For the year ended March 31, 2021	For the year ended March 31, 2020
Rent	3.39	
Insurance	17.78	10.55
Rates and taxes	54.48	1.27
Repairs and maintenance:		
Others	37.97	36.02
Printing and stationery	0.53	0.29
Travelling and conveyance	12.15	24.61
Communication	2.70	2.14
Legal and professional *	643.46	434.62
Net loss on sale/disposal of fixed assets	3.83	-
Membership & Subscription	46.92	25.15
Marketing Expenses	43.65	55.55
Business Promotion	4.52	0.63
Facility Management Charges	-	1.09
Miscellaneous expenses	5.16	5.78
	876.54	**597.70**
*** Payment to auditor (included in legal and professional fee)**		
As auditor:		
Audit fee	1.25	0.95
Other services (Limited review & certification fees)	0.01	0.15
	1.26	**1.10**

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23 Other comprehensive income

(Rs. in Lacs)

	For the year ended March 31, 2021	For the year ended March 31, 2020
Re-measurement losses on defined benefit plans	(9.79)	(0.29)
Income tax effect	-	-
	(9.79)	(0.29)

24 Earning Per Share

	For the year ended March 31, 2021	For the year ended March 31, 2020
Basic EPS		
Profit/(Loss) after tax (Rs. in Lacs)	(1,215.71)	(1,247.58)
Weighted average number of equity shares outstanding during the year (Nos.)	77,910,000	69,705,219
Basic earnings per share (Rs.)	(1.56)	(1.79)
Dilutive EPS		
Profit/(Loss) after tax (Rs. in Lacs)	(1,215.71)	(1,247.58)
Weighted average number of equity shares outstanding during the year for dilutive earnings per share (Nos)*	447,550,000	422,356,557
Diluted earnings per share (Rs.)	(0.27)	(0.30)

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25 **Income Tax**

The major components of income tax expense for the year ended March 31, 2021 and March 31, 2020 :

Statement of profit and loss :

Profit and loss section

(Rs. in Lacs)

Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
Current income tax :		
Current tax	-	-
Income tax for earlier years	0.07	-
Deferred tax :		
Relating to origination and reversal of temporary differences	-	-
Income tax expense reported in the statement of profit and loss	**0.07**	-

Deferred tax relates to the following: - -

	As at March 31, 2021	As at March 31, 2020
Deferred tax liabilities	-	-
Differences in depreciation in block of fixed assets as per tax books and financial books	-	-
Difference in book base and tax base in investments	-	-
Others	-	-
Gross deferred tax liabilities (a)	-	-
Deferred tax assets	-	-
Effect of expenditure debited to the statement of Profit and Loss in the current period/earlier periods but allowed for tax purposes in following periods	-	-
Others	-	-
Gross deferred tax assets (b)	-	-
Mat Credit (c)	-	-
Deferred tax liabilities (net)	-	-

Reconciliation of deferred tax liabilities (net):

(Rs. in Lacs)

Particulars	As at March 31, 2021	As at March 31, 2020
Opening balance	-	-
Tax expense/(income) during the period recognised in profit or loss	0.07	-
Tax expense/(income) during the period recognised in OCI	-	-
Closing balance	-	-

The company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

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Notes forming part of the financial statements

26 Commitments and contingencies

i) Capital commitments

(Rs. In lacs)

	As at March 31, 2021	As at March 31, 2020
Estimated amount of contracts remaining to be executed on capital account and not accounted for	6.82	958.97
Less: Capital Advances	0.98	54.29
Net Commitment	5.84	904.68

ii) Contingent liabilities

(Rs. In lacs)

	As at March 31, 2021	As at March 31, 2020
Bank Guarantee	5,000.00	5,000.00

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27 Other notes to accounts

Investment in subsidiaries

(a) These financial statement are separate financial statements prepared in accordance with Ind AS-27" Separate Financial Statements".

(b) The Company's investments in subsidiaries are as under:

Name of the Subsidiary	Country of incorporation	Portion of ownership interest as at March 31, 2021	Portion of ownership interest as at March 31, 2020	Method used to account for the investment
Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt.Ltd.)	India	100%	100%	At deemed cost
Max Square Ltd (formerly known as Northern Propmart Solutions Ltd)	India	51%	51%	At deemed cost
Pharmax Corporation Ltd	India	85%	85%	At deemed cost

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28 Gratuity

The Company has a defined benefit gratuity plan. Under Gratuity Plan, every employee who has completed five years or more of service gets a gratuity on departure at 15 days of last drawn salary for each completed year of service.

(Rs. in lacs)

		As at March 31, 2021	As at March 31, 2020
a)	**Reconciliation of opening and closing balances of defined benefit obligation**		
	Defined benefit obligation at the beginning of the year	38.39	26.84
	Interest expense	2.61	2.05
	Current service cost	12.72	12.35
	Benefit paid	(20.34)	(3.14)
	Acquisition adjustment	(0.08)	-
	Remeasurement of (Gain)/loss in other comprehensive income		
	Actuarial changes arising from changes in financial assumptions	-	-
	Actuarial changes arising from changes in experience adjustments	9.79	0.29
	Defined benefit obligation at year end	**43.09**	**38.39**
b)	**Reconciliation of opening and closing balances of fair value of plan assets**		
	Fair value of plan assets at beginning of the year	-	-
	Expected return on plan assets	-	-
	Employer contribution	-	-
	Remeasurement of (Gain)/loss in other comprehensive income	-	-
	Fair value of plan assets at year end	-	-
c)	**Net defined benefit asset/ (liability) recognized in the balance sheet**		
	Present value of defined benefit obligation	43.09	38.39
	Amount recognized in balance sheet- asset / (liability)	**(43.09)**	**(38.39)**
d)	**Net defined benefit expense (recognized in the statement of profit and loss for the year)**		
	Current service cost	12.72	12.35
	Interest cost on benefit obligation	2.61	2.05
	Net defined benefit expense debited to statement of profit and loss	**15.33**	**14.40**
(e)	**Remeasurment (gain)/loss recognised in other comprehensive income**		
	Actuarial changes arising from changes in financial assumptions		
	Actuarial changes arising from changes in experience adjustments	9.79	0.20
	Recognised in other comprehensive income	**9.79**	**0.20**
f)	**Broad categories of plan assets as a percentage of total assets**		
	Insurer managed funds	0%	0%

g) **Principal assumptions used in determining defined benefit obligation**

Assumption particulars	for the year ended March 31, 2021	for the year ended March 31, 2020
Discount rate	6.79%	7.79%
Salary escalation rate	10.00%	10.00%
Mortality Rate (% of IALM 12-14)	100.00%	100.00%

h) **Quantitative sensitivity analysis for significant assumptions is as below:**

	for the year ended March 31, 2021	for the year ended March 31, 2020
Increase / (decrease) on present value of defined benefits obligations at the end of the year		
Discount rate		
Increase by 0.50%	(2.96)	(2.72)
Decrease by 0.50%	3.28	3.02
Salary growth rate		
Increase by 0.50%	3.16	2.94
Decrease by 0.50%	(2.89)	(2.68)

i) The average duration of the defined benefit plan obligation at the end of the reporting year is 20 years (March 31, 2020 : 18 years)

j) The estimates of rate of escalation in salary considered in actuarial valuation are after taking into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market. The above information is as certified by the Actuary.

k) Discount rate is based on the prevailing market yields of Indian Government securities as at the balance sheet date for the estimated term of the obligations.

l) The sensitivity analysis above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting year.

28.01 Leave Encashment (unfunded)

The Company recognises the leave encashment expenses in the Statement of Profit & Loss based on actuarial valuation.
The expenses recognised in the Statement of Profit & Loss and the Leave encashment liability at the beginning and at the end of the year :

(Rs. in lacs)

Particulars	for the year ended March 31, 2021	for the year ended March 31, 2020
Liability at the beginning of the year	73.26	51.87
Benefits paid during the year	(21.61)	(5.26)
Provided during the year	26.92	26.66
Liability at the end of the year	**78.56**	**73.26**

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29.0 Segment reporting

The Company is a one segment company in the business of real estates development. All its operations are located in India , accordingly, the Company views these activities as one business segment, there are no additional disclosures to be provided in terms of Ind AS 108 on 'Segment Reporting'.

30.0 Employee Stock Option Plan

Employee Stock Option Plan – 2016 ("the 2016 Plan"):

The Holding Company, Max Ventures and Industries Limited has constituted an Employee Stock Option Plan - 2016 which have been approved by the Board in the meeting held on 9th August 2016 and by shareholders of Max Ventures and Industries Limited in its annual general meeting held on September 27, 2016.

The details of activity under the scheme are summarized below:

Particulars	March 31, 2021	
	Number of options	Weighted Average exercise price (Rs.)
Outstanding at the start of the year	-	-
Options granted during the year	2,61,190	12.90
Lapsed during the year	-	-
Exercised during the year	-	-
Outstanding at the end	2,61,190	12.90
Exercisable at the end	-	-

For options exercised during the year, the weighted average share price at the exercise date was Nil per share.

The weighted average remaining contractual life for the stock options outstanding as at March 31, 2021 and March 31, 2020 are as follows:

Date of grant	March 31, 2021	
	Number of options	Weighted average remaining life in years
04-06-2020 (Grant Type I)	2,61,190	3.68

During the year ended March 31, 2021, Nil number of stock options were exercised by the aforesaid option holders.

The 2016 Plan gives an option to the employee to purchase the share at a price determined by Nomination and Remuneration committee (NRC) of Max Ventures and Industries Limited subject to minimum par value of shares (Rs. 10/-). The Company has valued Employee Stock Option outstanding as at year end presuming all the employees will exercise their option in favor of equity settlement based on trend.

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31.0 Financial instruments

The comparison of carrying value and fair value of financial instruments by categories that are not measured at fair value are as follows:

(Rs. in Lacs)

Category	Carrying Value		Fair Value	
	March 31, 2021	**March 31, 2020**	**March 31, 2021**	**March 31, 2020**
1) Financial asset at amortized cost				
Current and Non Current				
Loans	1,265.85	32.61	1,265.85	32.61
Other financial assets	791.47	112.96	791.47	112.96
Trade receivables	50.64	17.11	50.64	17.11
Cash and cash equivalents	5,579.37	5,409.12	5,579.37	5,409.12
Investments	49,707.57	47,286.13	49,707.57	47,286.13
2) Financial liabilities at amortized cost				
Non Current				
Borrowings	3,805.08	1,463.45	3,805.08	1,463.45
Current				
Borrowings	3,260.00	20,323.06	3,260.00	20,323.06
Other financial liabilities	552.24	326.87	552.24	326.87
Trade payables	712.34	827.94	712.34	827.94

The fair value of the financial assets and liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. The following methods and assumptions were used to estimate the fair values:

Fair value hierarchy

The Company uses the following hierarchy for determining and disclosing the fair value of financial instruments by valuation technique:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities

Level 2: other techniques for which all inputs that have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: techniques that use inputs that have a significant effect on the recorded fair value that are not based on observable market data

(i) Quantitative disclosure of fair value measurement hierarchy for financial assets as on March 31, 2021

(Rs. in Lacs)

Particulars	Carrying value March 31, 2021	Fair value		
		Level 1	**Level 2**	**Level 3**
Current				
Loans	1,265.85	-	1,265.85	-
Other financial assets	791.47	-	-	791.47
Trade receivables	50.64	-	-	50.64
Cash and cash equivalents	5,579.37	-	-	5,579.37
Investments	49,707.57	-	-	49,707.57

(ii) Quantitative disclosure of fair value measurement hierarchy for financial assets as on March 31, 2020

(Rs. in Lacs)

Particulars	Carrying value March 31, 2020	Fair value		
		Level 1	**Level 2**	**Level 3**
Loans	32.61	-	32.61	-
Other financial assets	112.96	-	-	112.96
Current				
Trade receivables	17.11	-	-	17.11
Cash and cash equivalents	5,409.12	-	-	5,409.12
Investments	47,286.13	-	-	47,286.13

(iii) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on March 31, 2021

(Rs. in Lacs)

Particulars	Carrying value March 31, 2021	Fair value		
		Level 1	**Level 2**	**Level 3**
Non Current				
Borrowings	3,805.08	-	3,805.08	-
Current				
Borrowings	3,260.00	-	-	3,260.00
Other financial liabilities	552.24	-	-	552.24
Trade payables	712.34	-	-	712.34

(iv) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on March 31, 2020

(Rs. in Lacs)

Particulars	Carrying value March 31, 2020	Fair value		
		Level 1	**Level 2**	**Level 3**
Non Current				
Borrowings	1,463.45	-	1,463.45	-
Current				
Borrowings	20,323.06	-	-	20,323.06
Other financial liabilities	326.87	-	-	326.87
Trade payables	827.94	-	-	827.94

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32 Financial risk management objectives and policies

The Company's has instituted an overall risk management programme which also focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance. The Corporate Finance department, evaluates financial risks in close co-operation with the various stakeholders.

The Company is exposed to capital risk, market risk, credit risk and liquidity risk. These risks are managed pro-actively by the Senior Management of the Company, duly supported by various Groups and Committees.

a) Capital risk

The Company's objective when managing capital is to safeguard its ability to continue as a going concern in order to provide returns to its shareholders and benefits for other stakeholders and to provide for sufficient capital expansion. The capital structure of the Company consists of debt, which includes the borrowings disclosed in notes 11 and 14, cash and cash equivalents disclosed in note 8 and equity as disclosed in the statement of financial position.

b) Liquidity risk

Liquidity risk is the risk that the Company will not be able to meet its financial obligations as they become due. The Company employees prudent liquidity risk management practices which inter alia means maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit facilities. Given the nature of the underlying businesses, the corporate finance maintains flexibility in funding by maintaining availability under committed credit lines and this way liquidity risk is mitigated by the availability of funds to cover future commitments. Cash flow forecasts are prepared not only for the entities but the Group as a whole and the utilized borrowing facilities are monitored on a daily basis and there is adequate focus on good management practices whereby the collections are managed efficiently. The Company while borrowing funds for large capital project, negotiates the repayment schedule in such a manner that these match with the generation of cash on such investment. Longer term cash flow forecasts are updated from time to time and reviewed by the Investment and Performance Review Committee of the Board.

The table below represents the maturity profile of Company's financial liabilities at the end of March 31, 2021 and March 31, 2020 based on contractual undiscounted payments :-

March 31, 2020	**0-1 Years**	**1-5 Years**	**More than 5 Years**	**Total**
Interest bearing borrowings	20,339.60	1,463.45		21,803.05
Trade payable	827.94	-	-	827.94
Other financial liabilities	326.87	-	-	326.87
% to Total	**93.63%**	**6.37%**	**0.00%**	**100.00%**
March 31, 2021				
Interest bearing borrowings	3,342.60	3,805.08		7,147.68
Trade payable	712.34	-	-	712.34
Other financial liabilities	552.24	-	-	552.24
% to Total	**54.77%**	**45.23%**	**0.00%**	**100.00%**

c) Credit risk

Credit Risk is the risk that the counter party will not meet its obligation under a financial instrument or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks, foreign exchange transactions and other financial instruments.

(i) Trade receivables

Customer credit risk is managed by each business unit subject to the Company's established policy, procedures and control relating to customer credit risk management. Management evaluate credit risk relating to customers on an ongoing basis. Receivable control management Department assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. The Company provides credit to individuals on exceptional basis only. An impairment analysis is performed at each reporting date on an individual basis.

Trade receivables (Rs. in Lacs)

Particulars	**As at March 31, 2021**	As at March 31, 2020
Neither past due or impaired	-	-
0 to 180 days due past due date	37.88	17.11
More than 180 days due past due date	12.76	-
Total trade receivables	**50.64**	**17.11**

(ii) Financial instruments and cash deposit

Credit risk from balances with banks and financial institutions is managed by the Company's treasury department in accordance with the Company's policy. Investments of surplus funds are made in bank deposits and other risk free securities. The limits are set to minimize the concentration of risks and therefore mitigate financial loss through counter party's potential failure to make payments. Credit limits of all authorities are reviewed by the management on regular basis. All balances with banks and financial institutions is subject to low credit risk due to good credit ratings assigned to the Company.

The Company's maximum exposure to credit risk for the components of the balance sheet at March 31, 2021 and March 31, 2020 is the carrying amounts as illustrated in note 11 and the liquidity table above.

d) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices comprises three types of risk: currency rate risk, interest rate risk and other price risks, such as equity price risk and commodity price risk. Financial instruments affected by market risks include loans and borrowings, deposits, investments and foreign currency receivables and payables. The sensitivity analyses in the following sections relate to the position as at March 31, 2021 and March 31 2020. The analyses exclude the impact of movements in market variables on; the carrying values of gratuity and other post-retirement obligations; provisions; and the non-financial assets and liabilities. The sensitivity of the relevant Profit and Loss item is the effect of the assumed changes in the respective market risks. This is based on the financial assets and financial liabilities held as of March 31, 2021.

(i) Interest rate risk

Interest rate is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to the risk of changes in market interest rates relates primarily to the Company's long term debt obligation at fixed interest rate.

(Rs. in Lacs)

Period	**Increase/decrease in interest rate**	**Impact on profit before tax**
March 31,2021	0.50%	35.74
March 31,2020	0.50%	109.02

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Max Estates Limited
Notes forming part of the financial statements

33 Related party disclosures

Names of related parties where control exists irrespective of whether transactions have occurred or not	
Holding company	Max Ventures & Industries Limited
Fellow Subsidiary company	Max Speciality Films Limited Max I Limited Max Asset Services Limited (formerly known as Max Learning Limited)
Subsidiary companies	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Private Limited) Max Square Limited (formerly known as Northern Propmart Solutions Limited) Pharmax Corporation Limited
Names of other related parties with whom transactions have taken place during the period	
Directors and Key management personnel	Mr. Arjunjit Singh (Director) (upto July 28, 2020) Mr. Kishansingh Ramsinghaney (Director) Mr. Bishwajit Das (Director) Mr. Rishi Raj (Director) Mr. Nitin Kumar (Chief Financial Officer) Ms. Sonia Bansal Arora- Company Secretary (upto June 03, 2020) Ms. Saket Gupta - Company Secretary (w.e.f.June 04, 2020)
Individual owning interest in voting power	Mr. Analjit Singh
Entities controlled or jointly controlled by person or entities where person has significantly influence or entities where person having control is Key Management personnel	Max Healthcare Institute Limited Trophy Estates Private Limited Mr Analjit Singh HUF Antara Senior Living Limited Antara Purukul Senior Living Limited Pharmax Corporation Limited Max Life Insurance Company Limited New Delhi House Services Ltd. Leeu Italy SRL The Unstuffy Hotel Co Limited Max India Foundation Max Learning Ventures Limited

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Max Estates Limited
Notes forming part of the financial statements

33 (a) Details of transactions and balance outstandings with related parties

S.No	Nature of transaction	Particulars	For the year ended March 31, 2021	For the year ended March 31, 2020
1	**Reimbursement of expenses (Received from)**			
		Max Towers Pvt Ltd (Expenses)	118.73	338.65
		Max Towers Pvt Ltd (Shared Service)	52.99	196.12
		Max Asset Services Limited	70.05	13.45
		Pharmax Corporation Limited	13.98	143.67
		Max Square Limited	18.37	1.03
		Total	**274.12**	**692.92**
2	**Reimbursement of expenses (Paid to)**	Max Ventures & Industries Limited	3.37	62.79
		Max Healthcare Institute Limited	0.02	0.02
		Max Life Insurance Co. Limited	1.41	1.95
		New Delhi House Services Ltd.	16.65	9.03
		Mr. Bishwajit Das	-	-
		Ms. Sonia Bansal	-	7.33
		Mr Saket Gupta	0.03	
		Mr. Arjunjit Singh	-	3.31
		Mr. Rishiraj	1.82	0.98
		Mr. Nitin Kumar	1.94	0.24
		Total	**25.24**	**85.65**
3	**Shared Services charges (paid to)**	Max Ventures & Industries Limited	191.14	266.93
		Total	**191.14**	**266.93**
4	**Shared Services charges (paid to) - Inventory/CWIP**	Max Ventures & Industries Limited	89.69	-
		Total	**89.69**	**-**
5	**Construction Services (rendered to)**	Pharmax Corporation Limited	932.20	1,398.31
		Total	**932.20**	**1,398.31**
6	**Security Deposit given**	Pharmax Corporation Limited	-	40.00
		Total	**-**	**40.00**
7	**Rent paid**	Max Asset Services Limited	3.32	0.15
		Total	**3.32**	**0.15**
8	**Rent received**	Max Asset Services Limited	8.16	-
		Total	**8.16**	**-**
9	**Interest on Unsecured Loan (Paid to)**	Max Ventures & Industries Limited	948.08	732.76
		Total	**948.08**	**732.76**
10	**Interest on Unsecured Loan (Paid to) - Inventory/CWIP**	Max Ventures & Industries Limited	87.29	223.49
		Total	**87.29**	**223.49**
11	**Purchases of tangible assets**	Max Ventures & Industries Limited	-	-
		Total	**-**	**-**
12	**Key managerial remuneration - short term benefits**	Arjunjit Singh	-	174.15
		Total	**-**	**174.15**
13	**Key managerial remuneration - post employment benefits**	Arjunjit Singh	-	3.38
		Total	**-**	**3.38**
14	**Key managerial remuneration - professional chages**	Mr. Kishansingh Ramsinghaney	15.43	46.93
		Total	**15.43**	**46.93**
15	**Key managerial remuneration - employees cost**	Sonia Bansal Arora	-	11.18
		Total	**-**	**11.18**
16	**Key managerial remuneration - post employment benefits**	Sonia Bansal Arora	-	0.91
		Total	**-**	**0.91**
17	**Compulsorily convertible debentures subscribed**	Max Towers Pvt Ltd	-	26,020.00
		Max Square Limited	-	3,571.00
		Total	**-**	**29,591.00**
18	**Loan taken**	Max Ventures & Industries Limited	7,426.47	26,507.26
		Pharmax Corporation Limited	(1,000.00)	1,000.00
		Max Towers Pvt Ltd	-	8,225.00
		Total	**6,426.47**	**35,732.26**
19	**Loan repayment**	Max Ventures & Industries Limited	2,873.56	18,238.21
		Total	**2,873.56**	**18,238.21**
20	**Equity Share Capital issued**	Max Ventures & Industries Limited	-	991.00
		Total	**-**	**991.00**
21	**Compulsorily convertible debentures issued**	Max Ventures & Industries Limited	20,200.00	1,777.00
		Total	**20,200.00**	**1,777.00**
22	**Investment made**	Max Towers Pvt Ltd	-	505.00
		Pharmax Corporation Limited	-	6,073.05
		Max Square Limited	-	3,571.00
		Total	**-**	**10,149.05**
23	**Compulsorily convertible preference shares subscribed**	Pharmax Corporation Limited	2,399.80	1,500.20
		Total	**2,399.80**	**1,500.20**
24	**Development Rights (taken)**	Trophy Estates Pvt Ltd	-	537.73
		Mr Analjit Singh	-	627.57
		Mr Analjit Singh HUF	-	108.95
		Total	**-**	**1,274.25**
25	**Secondment fees Received**	Max India Foundation	2.55	-
		Max Learning Ventures Ltd	2.55	-
		Total	**5.11**	**-**
26	**Secondment fees paid**	Antara Purukul Senior Living Limited		30.00
		Total	**-**	**30.00**
27	**Project Management Consultancy (rendered to)**	Leeu Italy SRL	-	29.16
		The Unstuffy Hotel Co Limited	-	12.77
		Vanavastra Private Limited	-	15.00
		Total	**-**	**56.93**
28	**Guarantee Fees**	Max Ventures & Industries Limited	2.80	0.06
		Pharmax Corporation Limited	2.80	0.06
		Total	**5.60**	**0.12**
29	**Loan repayment received**	Max Towers Pvt Ltd	926.96	13,705.18
		Total	**926.96**	**13,705.18**
30	**Loan given**	Max Square Limited	-	7,437.71
		Pharmax Corporation Limited	1,138.44	-
		Max Towers Pvt Ltd	2,276.28	2,462.00
		Total	**3,414.72**	**9,899.71**
31	**Employees benefits liability transferred**	Max Square Limited	1.24	-
		Total	**1.24**	**-**
32	**Developer's Manager Fee income**	Max Square Limited	174.32	-
		Total	**174.32**	**-**
33	**Guarantee Fees income**	Max Square Limited	0.65	-
		Total	**0.65**	**-**

*The remuneration to the key managerial personal does not include the provisions made for gratuity and leave benefits, as they are determined on an actuarial basis for the Company as a whole.

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33 (b) Balances outstanding at year end

(Rs. In lacs)

S.No	Nature of transaction	Particulars	As at March 31, 2021	As at March 31, 2020
1	**Interest Accrued on Unsecured Loan**	Max Ventures & Industries Limited	0.44	0.03
		Total	**0.44**	**0.03**
2	**Loan outstanding**	Max Ventures & Industries Limited	3,260.00	18,070.83
		Total	**3,260.00**	**18,070.83**
3	**Compulsorily convertible debentures**	Max Ventures & Industries Limited	57,164.00	36,978.36
		Total	**57,164.00**	**36,978.36**
4	**Trade payables and Capital Creditors**	Max Ventures & Industries Limited	9.28	7.51
		Mr. Kishansingh Ramsinghaney (Director)	-	3.92
		Max Asset Services Limited	1.36	-
		Ms. Sonia Bansal	-	(0.03)
		Antara Purukul Senior Living Limited	15.90	-
		New Delhi House Services Ltd.	4.68	8.61
		Max Healthcare Institute Limited	-	0.02
		Pharmax Corporation Limited	-	229.87
		Mr. Rishiraj	0.55	0.10
		Mr. Nitin Kumar (Chie Financial Officer)	-	0.14
		Total	**31.77**	**250.14**
5	**Trade receivables**	Max Ventures & Industries Limited	-	0.33
		Leeu Italy SRL	-	3.96
		Max Asset Services Limited	31.43	13.27
		The Unstuffy Hotel Co Limited	12.77	12.77
		Max India Foundation	3.01	-
		Max Learning ventures Ltd	3.01	-
		Total	**50.23**	**30.33**
6	**Other Receivables**	Max Towers Pvt Ltd	27.68	100.37
		Max Life Insurance Co. Limited	0.41	0.61
		Max Square Limited	83.97	1.03
		Total	**112.06**	**102.01**
7	**Loan Receivables**	Max Towers Pvt Ltd	95.49	(1,252.23)
		Pharmax Corporation Limited	1,138.44	(1,000.00)
		Total	**1,233.93**	**(2,252.23)**
8	**Investment outstanding**	Max Towers Pvt Ltd	6,506.00	6,506.00
		Max Square Limited	3,571.00	3,571.00
		Pharmax Corporation Limited	6,073.05	6,073.05
		Total	**16,150.05**	**16,150.05**
9	**Compulsorily convertible debentures subscribed**	Max Towers Pvt Ltd	26,020.00	26,020.00
		Max Square Limited	3,571.00	3,571.00
		Total	**29,591.00**	**29,591.00**
10	**Guarantee Fees**	Max Ventures & Industries Limited	32.60	14.30
		Pharmax Corporation Limited	32.60	14.30
		Total	**65.21**	**28.60**
11	**Compulsorily convertible preference shares**	Pharmax Corporation Limited	3,900.00	1,500.20
		Total	**3,900.00**	**1,500.20**
13	**Security Deposit (Received)**	Max Asset Services Limited	16.32	-
		Total	**16.32**	-
14	**Interest Accrued on CCD**	Max Square Limited	685.29	27.39
		Total	**685.29**	**27.39**
15	**Guarantee Fees receivable**	Max Square Limited	18.77	-
		Total	**18.77**	-

Terms and conditions of transactions with related parties

a) The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions

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34 Disclosure required under Section 186 (4) of the Companies Act, 2013.

(a) Particulars of Loans given:

(Rs. in Lacs)

Sr. No	Name of the Loanee	Opening Balance as on March 31, 2020	Loan given	Loan repaid	Closing Balance as on March 31, 2021	Purpose
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	-	95.49	-	95.49	Operational Cash Flow requirement

(b) Particulars of Investments made in equity:

(Rs. in Lacs)

Sr. No	Name of the Investee	Opening Balance as on March 31, 2020	Investment made	Investment redeemed	Closing Balance as on March 31, 2021	Purpose
	Investment in subsidiaries					
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	6,506.00	-	-	6,506.00	Strategic investment
2	Max Square Limited (formerly known as Northern Propmart Solutions Limited)	3,571.00	-	-	3,571.00	Strategic investment
3	Pharmax Corporation Limited	6,073.05	-	-	6,073.05	Strategic investment

(c) Particulars of Investments made in debentures:

(Rs. in Lacs)

Sr. No	Name of the Investee	Opening Balance as on March 31, 2020	Investment made	Investment redeemed	Closing Balance as on March 31, 2021	Purpose
	Investment in subsidiaries					
1	Max Towers Pvt Ltd (formerly known as Wise Zone Builders Pvt. Ltd.)	26,020.00	-	-	26,020.00	Strategic investment
2	Max Square Limited (formerly known as Northern Propmart Solutions Limited)	3,571.00	-	-	3,571.00	Strategic investment

(d) Particulars of Investments made in Preference Shares

(Rs. in Lacs)

Sr. No	Name of the Loanee	Opening Balance as on March 31, 2020	Investment made	Loan repaid	Closing Balance as on March 31, 2021	Purpose
1	Pharmax Corporation Limited	1,500.20	2,399.80	-	3,900.00	Strategic investment

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35 Capital Management

For the purpose of the Company's capital management, capital includes issued equity attributable to the equity shareholders of the Company, share premium and all other equity reserves. The primary objective of the Company's capital management is that it maintain an efficient capital structure and maximize the shareholder value. The Company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, The Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Company includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents, excluding discontinued operations.

(Rs. In lacs)

	As at March 31, 2021	As at March 31, 2020
Borrowings	7,147.68	21,803.05
Trade payables	712.34	827.94
Less: Cash and Cash equivalents	5,579.37	5,409.12
Net Debt	13,439.39	28,040.10
Equity	59,934.44	40,892.19
Total Equity	**59,934.44**	**40,892.19**
Total Capital and net debt	**73,373.83**	**68,932.29**
Gearing ratio	22%	69%

36 DETAILS OF DUES TO MICRO AND SMALL ETERPRISES AS DEFINED UNDER THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT (MSMED) ACT, 2006

The Micro, Small and Medium Enterprises have been identified by the Company from the available information, which has been relied upon by the auditors. According to such identification, the disclosures as per Section 22 of 'The Micro, Small and Medium Enterprise Development (MSMED) Act, 2006' are as follows:

	As at March 31, 2021	As at March 31, 2020
i) The principal amount and the interest due thereon remaining unpaid to any supplier		
- Principal amount	159.79	Nil
- Interest thereon	Nil	Nil
ii) The amount of interest paid by the buyer in terms of section 18, along with the amounts of the payment made to the supplier beyond the appointed day.	Nil	Nil
iii) The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this act.	Nil	Nil
iv) The amount of interest accrued and remaining unpaid.	Nil	Nil
v) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small investor.	Nil	Nil

The above information has been determined to the extent such parties could be identified on the basis of the information available with the Company regarding the status of suppliers under the MSMED.

37 (i) During the year, the Company has acquired 1,84,600 10% Cumulative Convertible Preference shares of Rs. 100 each fully paid up at a premium of Rs.1200 - value Rs.23,99.80 lacs

(ii) In previous year, the Company has invested INR 3,430.96 lakhs as investment in equity shares and INR 3,430.96 as investment in debentures of Max Square Limited (formerly known as Northern Propmart Solutions Limited), a newly incorporated subsidiary (51% shareholding) of the Company..

(iii) In previous year, the Company has acquired 4,71,22,747 Equity shares of Pharmax Corporation Limited of Rs. 10 each fully paid up - value Rs.6,073.05 lacs (85% shareholding) and also invested in 1,15,400 10% Cumulative Convertible Preference shares of Rs. 100 each fully paid up at a premium of Rs.1200 - value Rs.1,500.20 lacs

38 The Company has adopted Ind AS 116 "Leases" effective 1 April 2019, as notified by the Ministry of Corporate Affairs (MCA) in the Companies (Indian Accounting Standard) Amendment Rules, 2019, using modified retrospective method. The adoption of this standard did not have any material impact on transition period and during the year.

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39 The outbreak of Coronavirus disease (COVID-19) pandemic globally and in India and consequent nationwide lockdown ordered by the Governments has caused significant disturbance and slowdown of economic activity. The Company has assessed the impact of this pandemic on its business operations and has assessed the recoverability and carrying values of its financial and non-financial assets as at the balance sheet date using various internal and external information up to the date of approval of these Standalone Ind AS financial statements. Basis this the management has concluded that neither there is any material adverse impact on operations of the Company nor any material adjustments required at this stage in the Standalone Ind AS financial statements of the Company for the year ended March 31, 2021.

However, the impact assessment of Covid-19 is a continuing process given the uncertainties associated with its nature and duration. The impact of Covid-19 may be different from that estimated as at the date of approval of these Standalone Ind AS financial statements and the Company will continue to monitor any material changes to future economic conditions.

As per our report of even date

DINESH KUMAR BACHCHAS
Partner
Membership No. 097820
For and on behalf of
K.K.MANKESHWAR & CO.
Chartered Accountants
FRN: 106009W

New Delhi, dated the
10th June, 2021

K.K. Mankeshwar & Co. Chartered Accountants

For and on behalf of the Board of Directors of Max Estates Limited

Bishwajit Das
(Director)
(DIN 00029455)

Kishansingh Ramsinghaney
(Director)
(DIN 00329411)

Nitin Kumar Kansal
(Chief Financial Officer)

Saket Gupta
(Company Secretary)

Place : NOIDA
Date: 10-June-2021