MAX ESTATES LIMITED

CIN: U70200PB2016PLC040200, Registered Office: 419, Bhai Mohan Singh Nagar, Village Railmajra, Tehsil Balachaur, Dist. S.B.S. Nagar (Nawanshehr), Punjab – 144533, India, Corporate Office: Max Towers, L-15, C-001/A/1, Sector – 16B, Gautam Buddha Nagar, Noida – 201301, Uttar Pradesh, India, Tel: +91 120 474 3222; Website: www.maxestates.in, Contact Person: Mr. Abhishek Mishra, Company Secretary and Compliance Officer; E-mail: secretarial@maxestates.in

STATUTORY ADVERTISEMENT ("ADVERTISEMENT") IN COMPLIANCE WITH CLAUSE (A)(5) OF PART II OF THE SEBI MASTER CIRCULAR NO. SEBI/HO/CFD/POD-2/P/CIR/2023/93 DATED JUNE 20, 2023 AS AMENDED FROM TIME TO TIME, READ WITH RULE 19(7) OF THE SECURITIES CONTRACTS (REGULATION) RULES, 1957 PURSUANT TO GRANT OF RELAXATION BY SEBI FROM THE APPLICABILITY OF RULE 19(2)(b) OF SECURITIES CONTRACT (REGULATION) RULES, 1957 ("SCRR"), THE COMPOSITE SCHEME OF AMALGAMATION AND ARRANGEMENT AMONGST MAX VENTURES AND INDUSTRIES LIMITED ("MVIL" OR "TRANSFEROR COMPANY") AND MAX ESTATES LIMITED ("OUR COMPANY" OR "ISSUER" "MEL" OR "TRANSFEREE COMPANY") AND THEIR RESPECTIVE SHAREHOLDERS AND CREDITORS ("SCHEME") PURSUANT TO SECTIONS 230 TO 232 READ WITH SECTION 66 OF THE COMPANIES ACT, 2013 AND RULES FRAMED THEREUNDER

This is with regards to the Composite Scheme of Amalgamation and Arrangement amongst Max Ventures and Industries Limited **("MVIL" or "Transferor Company")** with Max Estates Limited **("MEL" or "Transferee Company")** and their respective Shareholders and Creditors ("Scheme") pursuant to Sections 230 to 232 read with Section 66 of the Companies Act, 2013 and rules framed thereunder, approved by the Board of Directors in their meeting dated April 18, 2022 and by the equity shareholders of MVIL and secured creditors of our Company, through respective NCLT convened meetings on December 03, 2022 through video conferencing and sanctioned by the Hon'ble National Company Law Tribunal, Chandigarh Bench **("Tribunal")** vide its order dated July 03, 2023 (certified true copy received on July 24, 2023) **("Order")**.

Accordingly, the Board of Directors of MEL at its Meeting held on August 18, 2023 have allotted 14,71,34,544 fully paid-up Equity Shares to the shareholders of MVIL as on Record Date, that is, August 11, 2023 in the ratio of one Equity Share of MEL for every one Equity Share of MVIL. These Equity Shares of our Company are proposed to be listed on the BSE Limited ("BSE") and National Stock Exchange of India Limited ("NSE").

The Company had made an application for listing approval of the Stock Exchange(s) for the above Equity Shares to BSE and NSE on August 31, 2023. The Company has received in-principle approval for the listing of Equity Shares from BSE on September 15, 2023 and NSE on September 14, 2023. Further, our Company was granted an exemption from the application of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957 by the SEBI vide its letter no. SEBI/HO/CFD/CFD-RAC-DCR1/P/OW/2023/42509/2 dated October 16, 2023.

Incompliance with Clause A (5) of Part II of the SEBI Master Circular no. SEBI/HO/CFD/POD-2/P/CIR/2023/93 dated June 20, 2023 we hereby provide the following information:

a. **Name of the Company:** Max Estates Limited

b. **Address of the Registered Office and Corporate Office of the Company:**
Registered Office: 419, Bhai Mohan Singh Nagar, Village Railmajra, Tehsil Balachaur, Dist. S.B.S. Nagar (Nawanshehr), Punjab – 144533, India
Corporate Office: Max Towers, L-15, C-001/A/1, Sector – 16B, Gautam Buddha Nagar, Noida – 201301, Uttar Pradesh, India

c. **Details of change of name and/or object clause:** Our Company was incorporated as "Max Estates Limited" on March 22, 2016 in the State of Punjab as a public limited company under the provisions of the Companies Act, 2013 with the Registrar of Companies, Chandigarh ("ROC"). There has been no change in the current name of the Company.
There has been no change in the object clause of the Company since incorporation except pursuant to the Scheme. The addition in the object clause as given under the Scheme is mentioned below:
"9. To carry on the business of providing management and consultancy services, shared services, nurturing the learning and development objectives for acquisition of skills and knowledge."

d. **Capital Structure Pre and Post Scheme:**
Share Capital of our Company prior to the Scheme:

Particulars	Aggregate Nominal Value (in `)
Authorised Share Capital	
7,80,00,000 Equity Shares of face value of ? 10 each	78,00,00,000
Total	**78,00,00,000**
Issued Share Capital, Subscribed and Paid-up Capital	
7,79,10,000 Equity Shares of face value of ? 10 each	77,91,00,000
Total	**77,91,00,000**

Share Capital of our Company post the Scheme:

Particulars	Aggregate Nominal Value (in `)
Authorised Share Capital	
22,80,00,000 Equity Shares of face value of ? 10 each	2,28,00,00,000
Total	**2,28,00,00,000**
Issued Share Capital, Subscribed and Paid-up Capital	
14,71,34,544 Equity Shares of face value of ? 10 each	1,47,13,45,440
Total	**1,47,13,45,440**

e. **Shareholding Pattern Pre and Post Scheme:**
The table below presents our shareholding pattern before the Scheme became effective

Cate-gory	Category of share holders	No. of share-holders	No. of fully paid up Equity Shares held	No. of partly paid up Equity Shares held	No. of shares under-lying Deposi-tory Receipts	Total no. of shares held	Share-holding as a %age of total no. of shares (calculated as per SCRR, 1957) (as a % of (A+B+C2)	No. of voting rights held in each class of securities: No. of voting rights Class X	Class Y	Total	Total as % of (A+B+C2)	No. of shares under-lying out-standing conver-tible securi-ties (including warrants)	No. of shares underlying out-standing convertible securities (including warrants)	Share-holding as % assuming full con-version of con-vertible securi-ties (as a % of diluted share capital)	No. of locked in shares No. (a)	As a % of total shares held (b)	No. of shares pledged No. (a)	As a % of total shares held (b)	No. of Equity Shares held in demat-eria-lised form
(A) (I)	(II)	(III)	(IV)	(V)	(VI)	(VII) = IV + V + VI	(VIII)	Class X	Class Y	Total	(IX)	(X)	(X)(a)	(XI) = (VII) + (X) as a % of (A+B+C2)	(XII)		(XIII)		(XIV)
(A)	Promoter & Promoter Group	7	7,79,10,000	-	-	7,79,10,000	100.00	7,79,10,000	-	7,79,10,000	100.00	-	-	100.00	-	-	-	-	77,909,999
(B)	Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(C)	Non promoter non public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(C1)	Shares underlying DRs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(C2)	Shares held by Employee trust	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	7	7,79,10,000	-	-	7,79,10,000	100.00	7,79,10,000	-	7,79,10,000	100.00	-	-	100.00	-	-	-	-	77,909,999

The tables below presents our shareholding pattern after allotment and capital reduction pursuant to the Scheme

Cate-gory	Category of share holders	No. of share-holders	No. of fully paid up Equity Shares held	No. of partly paid up Equity Shares held	No. of shares under-lying Deposi-tory Receipts	Total no. of shares held	Share-holding as a %age of total no. of shares (calculated as per SCRR, 1957) (as a % of (A+B+C2)	No. of voting rights held in each class of securities: No. of voting rights Class X	Class Y	Total	Total as % of (A+B+C2)	No. of shares under-lying out-standing conver-tible securi-ties (including warrants)	No. of shares underlying out-standing convertible securities (including warrants)	Share-holding as % assuming full con-version of con-vertible securi-ties (as a % of diluted share capital)	No. of locked in shares No. (a)	As a % of total shares held (b)	No. of shares pledged No. (a)	As a % of total shares held (b)	No. of Equity Shares held in demat-eria-lised form
(A) (I)	(II)	(III)	(IV)	(V)	(VI)	(VII) = IV + V + VI	(VIII)	Class X	Class Y	Total	(IX)	(X)	(X)(a)	(XI) = (VII) + (X) as a % of (A+B+C2)	(XII)		(XIII)		(XIV)
(A)	Promoter & Promoter Group	7	7,28,46,286	-	-	7,28,46,286	49.51	7,28,46,286	-	7,28,46,286	49.51	-	-	49.51	-	-	-	-	7,28,46,286
(B)	Public	28,141	7,42,88,258	-	-	7,42,88,258	50.49	7,42,88,258	-	7,42,88,258	50.49	-	-	50.49	-	-	-	-	7,41,06,784
(C)	Non promoter non public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(C1)	Shares underlying DRs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
(C2)	Shares held by Employee trust	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	28,148	14,71,34,544	-	-	14,71,34,544	100.00	14,71,34,544	-	14,71,34,544	100.00	-	-	100.00	-	-	-	-	14,69,53,070

f. **Names of the Company's ten largest shareholders - number and percentage of Equity Shares held by each of them, their interest, if any:**

Sr. No	Name	Number of Equity Shares	% of Holding
1	Max Ventures Investment Holdings Private Limited*	3,46,69,346	23.56
2	Siva Enterprises Private Limited*	3,38,14,573	22.98
3	New York Life International Holdings Ltd	3,12,82,950	21.26
4	Analjit Singh*	41,41,481	2.81
5	First Sentier Investors ICVC - FSSA Asia Focus Fund	39,40,229	2.68
6	India Insight Value Fund	31,17,000	2.12
7	Atul B Lall	22,72,269	1.54
8	New York Life Insurance Company#	20,77,260	1.41
9	FE Securities Pvt	15,40,002	1.05
10	Habrok India Master LP	14,59,233	0.99

** These shareholders are part of the Promoters and Promoter Group of the Company and are interested as such*

 # New York Life Insurance Company (NYL) is strategic partner of our Company in two of our subsidiary companies i.e. Acreage Builders Private Limited (ABPL) and Max Square Limited and holding shares in the ratio of 51:49

g. **Name and details of Promoters - educational qualifications, experience, address;**

Sr. No	Name and Address of Promoter	Experience	Educational Qualification
1.	**Max Ventures Investment Holdings Private Limited** Address: Max House, 1, Dr. Jha Marg, Okhla, New Delhi 110 020	Not Applicable	Not Applicable
2.	**Siva Enterprises Private Limited** Address: Max House, 1, Dr. Jha Marg, Okhla, New Delhi – 110 020	Not Applicable	Not Applicable
3.	**Mr. Analjit Singh** Address:15, Dr. A P J Abdul Kalam Road, Sunehari Bagh Lane, Nirman Bhawan, Central Delhi, New Delhi - 110 011	Mr. Analjit Singh, age 69 years, is the Founder & Chairman of The Max Group, a $5-bn Indian multi- business enterprise, with interests in life insurance (Max Life), real estate (Max Estates), senior living (Antara). The Max Group is renowned for its successful joint ventures with some pre-eminent firms including Mitsui Sumitomo & Toppan, Japan; New York Life Insurance Company; Bupa Plc, Life Healthcare, SA; DSM, Netherlands, Hutchison Whampoa; Motorola, Lockheed Martin and others. Amongst privately held family businesses, Mr. Singh is the founder of Leeu Collection, a group of leisure boutique hotels in Franschhoek, South Africa; The Lake District, UK; and Florence, Italy. The Leeu Collection also includes a significant presence in wine and viticulture through Mullineux Leeu Family Wines in SA. Mr. Singh was awarded the Padma Bhushan, India's one of the top civilian honour, by the President of India in 2011. An alumnus of The Doon School and Shri Ram College of Commerce, University of Delhi, Mr. Singh holds an MBA from the Graduate School of Management, Boston University. He has been conferred with an honorary doctorate by Amity University. He also served as a Director on the Board of Sofina NV/SA, Belgium. Till August 2018, he was the non-executive Chairman of Vodafone India. Mr. Singh was a member of the Founder Executive Board of the Indian School of Business (ISB), India's top ranked B-School and has served as Chairman of the Board of Governors of The Indian Institute of Technology (IIT) Roorkee, and The Doon School. Mr. Singh has served on the Prime Minister's Indo US CEO and Indo UK CEO Council and served as the Honorary Consul General of the Republic of San Marino in India. His appointment as Honorary Consul General of the Republic of San Marino is reinstated from March 2022.	B. Com from Delhi University MBA from Boston University USA Awarded with the Degree of Honorary Doctorate by Amity University
4.	**Mr. Sahil Vachani** Address: S – 43, Panchsheel Park, Malviya Nagar, S.O South Delhi New Delhi – 110017	**Mr. Sahil Vachani,** age 40 years, is the CEO & Managing Director of Max Estates Limited. Earlier, he was the CEO & Managing Director of Max Ventures and Industries Limited (now has been merged with Max Estates Limited) one of the three listed companies of the USD 5 billion Indian conglomerate – The Max Group. He also serves as a Director on the Boards of Max Financial Services Limited as a representative of the Owner Sponsor Group led by Mr. Analjit Singh. Mr. Sahil Vachani joined the Max Group in 2016 with a focus on creating a powerful Real Estate brand – Max Estates Limited and steering Max Ventures Industries Limited's (MaxVIL) other businesses towards growth. Since assuming his role at MaxVIL, Sahil has successfully completed key transactions which will have an enduring impact on the Company's growth journey over the next few years. He started his career as an investment banker with Citigroup in London, where he worked on Mergers and Acquisitions across the Middle East and Africa region. In 2004, he joined Dixon Technologies, a consumer appliance manufacturing firm as Business Head and setup new verticals across multiple locations and was involved in the launch of new products, setting up of new manufacturing facilities and establishing relationships with leading brands as customers. His next career progression was in 2008 as Co-founder and Managing Director of Dixon Appliances Pvt. Ltd., where he was responsible for the business from inception including designing of products, building the team, setting up the manufacturing facility, operations and building relationships with leading brands in India such as Panasonic, Godrej, LG, among others. The Company emerged as the single-largest third party contract manufacturer of Washing Machines for the Indian market. In July 2015, Mr. Vachani sold his shareholding in the company to pursue opportunities in Max Group. He holds a Bachelor's degree in Management Sciences from the University of Warwick, U.K. backed up by an Executive Management Program on Disruptive Innovation from the Harvard Business School.	Bachelor's degree in management sciences from the University of Warwick, U.K. and an Executive Management Program on Disruptive Innovation from the Harvard Business School.
5.	**Ms. Tara Singh Vachani** Address: 15, Dr. A.P.J. Abdul Kalam Road, New Delhi - 110 011	Ms. Tara Singh Vachani has an experience of over ten years in the field of corporate management and senior living. She is the managing director and chief executive officer of Antara Senior Living Limited since April 2011. She has previously held directorship at iCare Health Projects and Research Private Limited. She has previously worked with the corporate development team at Max Financial Services Limited before its demerger. She is actively involved in philanthropy through her association with the Max India Foundation, the corporate social responsibility arm of the Max group.	Majored in politics and South Asian studies at National University of Singapore followed by courses in strategy management at the London School of Economics and hospitality business strategy and management at Ecole hotelier de Lausanne, Switzerland
6.	**Ms. Neelu Analjit Singh** Address:15, Dr. A.P.J. Abdul Kalam Road, New Delhi – 110 011	Ms. Neelu Analjit Singh has over 23 years of experience in Corporate Management. Previously, she served as a director at New Delhi House Services Limited. Currently, she holds directorship roles in several Indian companies, including Delhi Guest Houses Private Limited.	Bachelor's degree in political science from Delhi University
7.	**Ms. Piya Singh** Address: 15, Dr. A.P.J. Abdul Kalam Road, New Delhi – 110 011	Ms. Piya Singh has more than 20 years of professional experience and currently serves as a director in various Indian companies, including Max Ventures Holding Private Limited. She started her career in 2003 at Max Medcentre Panchsheel Park and joined Max Super Speciality Hospital, Saket in 2005. Over the years, she has been affiliated with multiple departments, such as Pediatrics, Orthopedics, Cardiology, Cath Recovery, CTVS ICU, Neurology, NSICU—Neuro Stroke ICU, Accident and Emergency, Obstetrics, Gynecology, and OT/Surgical ICU.	Diploma in childcare education from Royal Mosanic School for girls, Rickmansworth, United Kingdom.
8.	**Mr. Veer Singh** Address: 63, A 2nd Floor, Block I, Lajpat Nagar 1, New Delhi 110 024	Mr. Veer Singh has an experience of over 12 years in the hospitality business and corporate management. He is a director of Vana Enterprises Limited and founder of Vana Retreats. He has been instrumental in establishing Vana Malsi Estate which opened in 2014.	Bachelor of Science degree at Imperial College of Science, Technology and Medicine, University of London

h. **Name and details of Board of Directors (experience including current / past position held in other firms):**

Sr.No	Name of Director	DIN	Experience	Directorships in other Companies
1.	Mr. Analjit Singh	00029641	Mr. Analjit Singh,age 69 years, is the Founder & Chairman of The Max Group, a $5-bn Indian multi- business enterprise, with interests in life insurance (Max Life), real estate (Max Estates), senior living (Antara). The Max Group is renowned for its successful joint ventures with some pre-eminent firms including Mitsui Sumitomo & Toppan, Japan; New York Life Insurance Company; Bupa Plc, Life Healthcare, SA; DSM, Netherlands, Hutchison Whampoa; Motorola, Lockheed Martin and others. Amongst privately held family businesses, Mr. Singh is the founder of Leeu Collection, a group of leisure boutique hotels in Franschhoek, South Africa; The Lake District, UK; and Florence, Italy. The Leeu Collection also includes a significant presence in wine and viticulture through Mullineux Leeu Family Wines in SA. Mr. Singh was awarded the Padma Bhushan, India's one of the top civilian honour, by the President of India in 2011. An alumnus of The Doon School and Shri Ram College of Commerce, University of Delhi, Mr. Singh holds an MBA from the Graduate School of Management, Boston University. He has been conferred with an honorary doctorate by Amity University. He also served as a Director on the Board of Sofina NV/SA, Belgium. Till August 2018, he was the non-executive Chairman of Vodafone India. Mr. Singh was a member of the Founder Executive Board of the Indian School of Business (ISB), India's top ranked B-School and has served as Chairman of the Board of Governors of The Indian Institute of Technology (IIT) Roorkee, and The Doon School. Mr. Singh has served on the Prime Minister's Indo US CEO and Indo UK CEO Council and served as the Honorary Consul General of the Republic of San Marino in India. His appointment as Honorary Consul General of the Republic of San Marino is reinstated from March 2022.	• Max Financial Services Limited • Max India Limited • Delhi Guest Houses Private Limited • Max Ventures Private Limited • BAS Enterprises Private Limited • Piveta Estates Private Limited • Siva Realty Ventures Private Limited • Max Ventures Investment Holdings Private Limited • Max Life Insurance Company Limited • P V T Ventures Private Limited • SKA Diagnostic Private Limited
2.	Mr. Sahil Vachani	00761695	Mr. Sahil Vachani, age 40 years, is the CEO & Managing Director of Max Estates Limited. Earlier, he was the CEO & Managing Director of Max Ventures and Industries Limited (now has been merged with Max Estates Limited) one of the three listed companies of the USD 5 billion Indian conglomerate – The Max Group. He also serves as a Director on the Boards of Max Financial Services Limited as a representative of the Owner Sponsor Group led by Mr. Analjit Singh. Mr. Sahil Vachani joined the Max Group in 2016 with a focus on creating a powerful Real Estate brand – Max Estates Limited and steering Max Ventures Industries Limited's (MaxVIL) other businesses towards growth. Since assuming his role at MaxVIL, Sahil has successfully completed key transactions which will have an enduring impact on the Company's growth journey over the next few years. He started his career as an investment banker with Citigroup in London, where he worked on Mergers and Acquisitions across the Middle East and Africa region. In 2004, he joined Dixon Technologies, a consumer appliance manufacturing firm as Business Head and setup new verticals across multiple locations and was involved in the launch of new products, setting up of new manufacturing facilities and establishing relationships with leading brands as customers. His next career progression was in 2008 as Co-founder and Managing Director of Dixon Appliances Private Limited, where he was responsible for the business from inception including designing of products, building the team, setting up the manufacturing facility, operations and building relationships with leading brands in India such as Panasonic, Godrej, LG, among others. The Company emerged as the single-largest third party contract manufacturer of Washing Machines for the Indian market. In July 2015, Mr. Vachani sold his shareholding in the company to pursue opportunities in Max Group. He holds a Bachelor's degree in Management Sciences from the University of Warwick, U.K. backed up by an Executive Management Program on Disruptive Innovation from the Harvard Business School.	• Max Financial Services Limited • TVP Investments Private Limited • Max Ventures Private Limited • Piveta Estates Private Limited • Vitasta Estates Private Limited • Trophy Estates Private Limited • Siva Realty Ventures Private Limited • Hometrail Properties Private Limited • Max Ventures Investment Holdings Private Limited • Max Life Insurance Company Limited • Siva Enterprises Private Limited • Wegmans Business Park Private Limited • Max I. Limited • Twiggy Ventures Private Limited • SKA Diagnostic Private Limited • ICare Health Projects and Research Private Limited • Max Skill First Limited
3.	Mr. Dinesh Kumar Mittal	00040000	Mr. Dinesh Kumar Mittal, age 70 years, holds a Master's degree in physics with specialisation in Electronics from the University of Allahabad, India. He is a former Indian Administrative Service (IAS) officer from the batch of 1977 and has served the Government of India in various capacities, including Secretary, Department of Financial Services, Secretary, Ministry of Corporate Affairs and Additional Secretary, Department of Commerce. He has experience in Infrastructure, International Trade, Urban Development, Renewable Energy, Agriculture Development and Micro-Credit, Corporate Governance, Banking, Insurance, Pension and Finance.	• Balrampur Chini Mills Limited • Max Financial Services Limited • Bharti Airtel Limited • Lohia Corp Limited • Shivalik Small Finance Bank Limited • Niva Bupa Health Insurance Company Limited • Business Strategy Advisory Services Private Limited • Arohan Financial Services Limited • ERGOS Business Solutions Private Limited
4.	Mr. Niten Malhan	00614624	**Mr. Niten Malhan,** age 52 years, studied Computer Science & Engineering at Indian Institute of Technology, New Delhi, and completed his Post Graduate Diploma in Management from Indian Institute of Management, Ahmedabad. He is the founder and managing partner of New Mark Advisors LLP, an investment firm focused on bringing a private markets approach to investing in the public markets. Prior to founding New Mark Advisors LLP in April 2018, he was the managing director and co-head of India at Warburg Pincus India Private Limited ("Warburg Pincus"), a global private equity firm. Mr. Malhan joined Warburg Pincus in 2001 and became a partner at the firm in 2007. In 2012, he was appointed the co- head of the India business, co-leading a team of 15 investment professionals and a portfolio of over $3 billion in value. Between 2012 and 2017, he was also a member of the global executive management group of the firm, a group of senior partners who lead different offices and industry groups at Warburg Pincus.	• Lemon Tree Hotels Limited • Max India Limited • Fleur Hotels Private Limited

Sr.No	Name of Director	DIN	Experience	Directorships in other Companies
			Prior to joining Warburg Pincus, he worked as director of business development at Stratum 8, a Silicon Valley technology start-up company. Before that, he was an engagement manager at McKinsey & Company, and worked in the India, South East Asia and Boston offices of the firm. Mr. Malhan has served as member of the board of directors of several Warburg Pincus investee companies including Alliance Tire Company, AVTEC, Clean max Solar, DB Corp, Diligent Power Private Limited, Embassy Industrial Parks, Havells India Limited, Laurus Labs, Lemon Tree Hotels, Metropolis Healthcare Limited and Sintex Industries Limited. Mr. Malhan currently serves as an Independent Director on the boards of Max India Limited, Lemon Tree Hotels, and Fleur Hotels Private Limited. Mr. Malhan has also served as the vice-chairman of the Indian Venture Capital and Private Equity Association and is a Founder and Trustee of Plaksha University.	
5.	Ms. Gauri Padmanabhan	01550668	**Ms. Gauri Padmanabhan**, age 70 years, has done Integrated Master's Program from Jawaharlal Nehru University (JNU), is a Leadership Consultant with over three decades of diversified experience in the services sector and is presently an Independent Director and Leadership Advisor for well-known listed and private companies. Till December 2022, Ms. Gauri was as a Global Partner leading the CEO & Board and Consumer Markets Practices, and also overseeing the Education & Life Sciences Practices, for Heidrick & Struggles in India. A long tenured Partner at Heidrick & Struggles, She joined the company in 2000 and over 22 years played a key role in building a significant footprint for the business in India. Working closely at the top with client leadership teams in India and the region, she assisted them solve their strategic talent needs, bringing a deep understanding of the challenges that face organisations today, especially within consumer centric industries. Her clients included large global and Indian corporations, where she partnered with them to build their top leadership teams during start-up / India entry, growth, and business transformation phases. Throughout her career, CEO succession and Next Generation leadership – with an eye on business and technology trends has been a focus area. Partnering with her clients in driving their digital & diversity agendas has been of special interest and a passion. Ms. Gauri, currently works with a select group of leaders on advisory and coaching projects. Prior to joining Heidrick & Struggles, Ms. Gauri had a leadership role in a major direct-selling multinational with overall responsibility for customer services & delivery. Her career also includes general management, consulting and teaching stints.	• Max Financial Services Limited • Max Towers Private Limited
6.	Mr. KA Luk Stanley Tai	08748152	**Mr. KA Luk Stanley Tai,** age 61 years, holds Bachelor of Commerce (Honors) degree from the University of Manitoba and MBA from the University of Toronto. Mr. Tai has over 36 years of investment and portfolio management experience. He is a Managing Director at the Office of the Chief Investment Officer at New York Life Insurance Company. His responsibilities include the oversight and implementation of select investment programs over various asset classes. Mr. Tai serves on the boards of several investment advisors and joint venture companies on behalf of New York Life. He was also a former board member of listed companies in Hong Kong/Thailand. He joined New York Life Enterprises in Hong Kong in 1999 as Vice President - Investment, supporting the firm's investment activities in Asia. He was transferred to New York in 2003 to assume the role of NYLE's Chief Investment Officer, where he was responsible for the firm's international investment portfolios, setting country investment policies as well as optimizing performance within ALM and risk tolerance considerations. He moved to his current position in 2012. Mr. Tai started his career at CIBC Wood Gundy in Toronto - first in corporate real estate project finance and then in investment banking. He was relocated to Hong Kong in 1995 to assume the role of Executive Director at CIBC CEF, a joint venture between CIBC and the Cheung Kong Group, responsible for the origination/structuring of merchant banking and corporate finance transactions.	• Jacob Ballas Capital India Private Limited • Acreage Builders Private Limited • Max Square Limited

i. Business Model/ Business Overview and Strategy:

Our Company was established in 2016 with the mission to build spaces for Residential and Commercial use with utmost attention to detail, design, and lifestyle. We aspire to be the most trusted real estate brand in the region we operate. Our goal is to bring Max Group's values of Sevabhav, Excellence and Credibility to the real estate sector. Currently Max Estates' operational portfolio consists of one residential community of luxury villas (222 Rajpur), and three commercial office properties (Max Towers, Max House, and Max Square) in NCR that brought in the concept of Work Well to India. We have also launched and sold our first residential community (Estate 128) in Delhi NCR promoting the concept of LiveWell. We have an exceptional team of engineers, architects, planners, specialists, and collaborations with global leaders in design, master planning, landscape and sustainability, Max Estates is committed to delivering a holistic experience to all our customers.

STRATEGY

The Company, over the last 12 months has scaled up its real estate portfolio from 2 to 8 Mn. Sq. Ft. of development potential, which is well diversified across asset classes (Residential and Commercial), geography (Noida, Delhi and Gurgaon), and risk spectrum in terms of delivered, nearing completion and under design. This is in line with our strategy of – One region, multiple asset classes.

The Company is making significant strides to establish itself as a leading real estate brand in Delhi NCR, with focus on the well-being of its consumers and all its stakeholders. Anchored on its operating philosophy of WorkWell (For office developments) & LiveWell (For residential developments), Max Estates aims to deliver design and hospitality led differentiated consumer experiences. We are confident to make the Company the leading Real Estate brand in Delhi-NCR – a market that has a huge vacuum of credible and reputed developers in comparison to the size, a cluster with 25 mn+ population.

OUR OPERATING PHILOSOPHY

Our operating philosophy anchored on the promise of LiveWell and WorkWell envisions an ecosystem that enhances and enriches the quality of life of our stakeholders. Our focus on wellbeing permeates the entire process, from design to execution, and operations, leading to an unparalleled experience. Guided by our philosophy of WorkWell and LiveWell, we aspire to create differentiated working and living experiences, in the commercial and residential segments, respectively. We ensure this by moving beyond the conventional separation of work, life, and well-being, and paying attention to the entire spectrum of wellness across physical, emotional, social, and environmental aspects.

The elements of LiveWell and WorkWell have been unified to reflect the core proposition of the brand, and are as follows:

i. **Empathetic Hospitality** - An emotionally intelligent approach to hospitality & service that begins with empathy.

ii. **Elemental Harmony -** Focus on elements like air, water and biophilia through interventions that aim to provide fresh air, water, and integrate green designs.

iii. **Generosity –** Going beyond the required norm, to build generosity of time, space, and attention to detail into our spaces.

iv. **Inclusivity -** Inclusive design for the wellbeing of all residents irrespective of age, gender, ability or circumstance Peace of Mind - Focus on best-in-practice safety measures, high standards of sanitation, and carefully selected locations to ensure convenience and ease.

v. **Belonging** - Specially designed amenities for engagement among users to promote social well-being.

vi. **Intentional Design -** Promoting a healthier lifestyle through design interventions to ensure comfort, aesthetic appeal, and mobility using best-in-class technology solutions.

vii. **Sustainability -** Use of sustainable materials, recycling, resource conservation and efficient use of resources.

viii. **Food & Nutrition -**Access to organic vegetables & biotic food sales, and curated F&B options with focus on quality & nutrition.

j. Rationale for Scheme of Amalgamation and Arrangement:

The Transferor Company and the Transferee Company are part of the same group wherein the Transferor Company (directly and through its nominees) owns 100% of the share capital of the Transferee Company. The Scheme is a part of an overall re-organization plan to rationalize and streamline the existing group structure. Further, the Scheme is expected to provide the following benefits:

a) The Amalgamation would lead to simplification of the existing holding structure and reduction of shareholding tiers to remove impediments, if any, in facilitating future expansion plans and create enhanced shareholder value;

b) Consolidation of businesses presently being carried on by the Transferor Company and the Transferee Company, which shall create greater operational synergies and efficiencies at multiple levels of business operations and shall provide significant impetus to their growth;

c) The Amalgamation would result in financial resources being efficiently pooled, leading to centralized and more efficient management of funds, greater economies of scale and a bigger and stronger resource base for future growth, which are presently divided amongst two separate corporate entities within the group;

d) Pooling of proprietary information, personnel, financial, managerial and other resources, thereby contributing to the future growth of the merged entity;

e) The Transferor Company and the Transferee Company operate businesses that complement each other and therefore, can be conveniently combined for mutual benefit of the shareholders;

f) Simplicity in working, reducing various statutory and regulatory compliances and related costs, which presently have to be duplicated, reduction in operational and administrative expenses and overheads, better cost and operational efficiencies and it would also result in coordinated optimum utilization of resources; and

g) This Scheme shall be in the beneficial interest of all the stakeholders including the shareholders of the Transferor company.

k. Audited Consolidated Financial Statements for the Period Year Ended June 30, 2023, March 31, 2023 and March 31, 2022

The following summary of financial and operating information is derived from the consolidated financial statements of our Company as of and for the period ended June 30, 2023, March 31, 2023and March 31, 2022, after taking effect of the Scheme as described in the Auditors Report of S.R. Batliboi & Co. LLP, Chartered Accountants:

Consolidated Financial Information

Balance Sheet

(INR in Lakhs)

Particulars	As at June 30, 2023	As at March 31, 2023	As at March 31, 2022
ASSETS			
Non-current assets			
Property, plant and equipment	610.65	582.66	116.48
Investment properties	145,299.84	140,508.93	89,672.35
Other intangible assets	381.40	333.05	3.45
Right-of-use assets	1,270.76	1,317.55	-
Financial assets			
(i) Investments	930.01	5,363.17	-
(ii) Trade receivables	894.33	968.61	63.78
(iii) Other bank balances	1,106.31	1,001.35	10.26
(iv) Other financial assets	9,372.59	2,997.87	245.06
Deferred tax assets	2,041.53	1,998.45	43.83
Non-current tax assets	1,654.63	1,552.71	793.33
Other non current assets	6,969.27	5,337.43	1,790.50
	170,531.32	**161,961.78**	**92,739.04**
Current assets			
Inventories	41,727.39	38,691.83	1,375.52
Financial assets			
(i) Investments	22,302.78	10,596.36	1,274.28
(ii) Trade receivables	1,062.16	578.06	193.31
(iii) Cash and cash equivalents	10,316.27	1,762.70	272.20
(iv) Bank Balances other than (iii) above	2,832.26	2,374.31	4,566.40
(v) Other financial assets	3,398.68	4,665.46	1,268.01
Other current assets	1403.79	2,088.39	849.20
	83,043.33	**60,757.11**	**9,798.92**
Total assets	**253,574.65**	**222,718.89**	**102,537.96**
Equity			
Equity share capital	-	-	7,791.00
Pending for allotment	14,713.45	14,710.36	-
Other equity	102,662.36	106,410.14	53,095.73
Equity attributable to equity holders of parent company	**117,375.81**	**121,120.50**	**60,886.73**
Non-controlling interest	20,394.12	4,266.94	3,423.27
Total equity	**137,769.93**	**125,387.44**	**64,310.00**
Liabilities			
Non-current liabilities			
Financial liabilities			
(i) Borrowings	85,629.03	75,081.26	28,335.38
(ii) Lease liabilities	3,431.82	3,488.11	-
(iii) Other non current financial liabilities	6,152.93	4,536.85	3,742.96
Long term provisions	187.26	169.33	72.94
Deferred tax liabilities	519.44	1,083.41	391.19
	95,920.48	**84,358.96**	**32,542.47**
Current liabilities			
Financial liabilities			
(i) Borrowings	1,130.61	7,358.04	3,176.68
(ii) Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises	41.00	501.79	96.52
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	2,498.15	2,201.72	900.96
(iii) Lease liabilities	244.39	236.66	-
(iv) Other current financial liabilities	3,518.66	1,655.24	762.99
Current Tax Liabilities (net)	24.83	-	-
Other current liabilities	12,121.45	767.41	633.89
Short term provisions	305.15	251.63	114.45
	19,884.24	12,972.49	5,685.49
Total liabilities	**115,804.72**	**97,331.45**	**38,227.96**
Total equity and liabilities	**253,574.65**	**222,718.89**	**102,537.96**

Profit and Loss Statement **(INR in Lakhs)**

Particulars	For Three Months Period Ended June 30, 2023	For The Year Ended March 31, 2023	For The Year Ended March 31, 2022
INCOME			
Revenue from operations	1,827.63	10,734.20	6,928.87
Other income	517.47	2,393.63	464.60
Total income	**2,345.10**	**13,127.83**	**7,393.47**
EXPENSES			
Cost of land, plots, development rights, constructed properties and others	-	1,015.55	-
Change in inventories of constructed properties	-	1,138.84	1,850.94
Employee benefits expense	266.94	1,537.73	347.49
Finance costs	437.65	1,861.87	1,616.92
Depreciation and amortization expense	368.73	1,490.82	1,068.14
Other expenses	1,246.52	3,874.82	1,664.90
Total expenses	**2,319.84**	**10,919.63**	**6,548.39**
Profit/(loss) before exceptional Item and tax	**25.26**	**2,208.20**	**845.08**
Exceptional item	(4,445.36)		
Profit /(loss) before tax	(4420.10)	2,208.20	845.08
Tax expenses			
Current income tax charge	61.04	2,050.11	-
Adjustment in respect of tax relating to earlier years	-	4.17	77.82
Deferred tax expense / (credit)	(644.11)	(1,692.78)	275.06
Total tax expense	**(583.07)**	**361.50**	**352.88**
Profit / (loss) after tax	**(3,837.03)**	**1,846.70**	**492.20**
Attributable to:			
Equity holders of the parent	(3,778.72)	1,901.49	499.89
Non-controlling interests	(58.31)	(54.79)	(7.69)
Other comprehensive income not to be reclassified to profit or loss in subsequent period :			
Re-measurement loss (gain) of defined benefit plans	13.27	0.02	3.93
Income tax effect	(4.80)	(0.01)	(0.99)
Net comprehensive income not to be reclassified to profit or loss in subsequent period :	**8.47**	**0.01**	**2.94**
Other comprehensive income / (loss) for the period, net of tax income/(loss)	**8.47**	**0.01**	**2.94**
Attributable to:			
Equity holders of the parent	8.47	0.01	2.94
Non-controlling interests	0.00	0.00	0.00
Total comprehensive income for the period	**(3,828.56)**	**1,846.71**	**495.14**
Attributable to:			
Equity holders of the parent	(3,770.25)	1,901.50	502.83
Non-controlling interests	(58.31)	(54.79)	(7.69)
Earnings per equity share (Nominal value of share Rs.10/-)			
Basic (Rs.)	(2.61)	1.29	1.30
Diluted (Rs.)	(2.61)	1.29	0.64

Cash Flow Statement **(INR in Lakhs)**

For Three Months Period	For The Year Ended Ended June 30, 2023	For The Year Ended March 31, 2023	March 31, 2022
Operating activities			
Profit before tax profit / (loss)	(4,420.10)	2,208.20	845.08
Adjustments to reconcile profit before tax to net cash flows:			
Exceptional Item	4445.36		
Depreciation and amortisation expense	368.73	1,490.82	1,068.14
Expense recognised on employee stock option scheme	15.92	105.87	-
Fair value gain on financial instruments at fair value through profit or loss	(276.46)	(13.78)	-
Net gain on sale of non- current investments	-	(944.14)	-
Remeasurement of defined benefit plan		-	-
Loss on disposal of property, plant and equipment	-	-	0.42
Profit on derecognition of right of use assets	-	(135.97)	-
Gain on sale of financial instruments	(65.37)	(101.82)	-
Liabilities/provisions no longer required written back	(13.15)	-	(30.57)
Revenue from Rental (Equilisation as pre INDAS)	-	-	(176.41)
Interest income	(127.36)	(25.25)	(338.37)
Unwinding of interest on security deposit		(319.88)	-
Finance costs	437.65	1,861.87	1,616.94
Operating profit before working capital changes	**365.22**	**4,125.90**	**2,985.23**
Working capital adjustments:			
Increase in trade and other receivables and prepayments	(409.82)	(436.37)	(296.64)
Decrease/(increase) in inventories	(3,035.56)	(37,299.88)	1,886.95
Increase/ (decrease) in provisions	71.45	-	17.92
Decrease/(increase) in current and non-current asset	698.09	(10,160.40)	(187.39)
Decrease / (increase) in current and non current financial assets	(6,357.38)	-	-
(Decrease)/increase in current and non- current liability	11,353.68	(145.30)	1,640.74
Increase/ (decrease) in other current and non current financial liability	451.74	-	-
(Decrease) in trade and other payables Increase (Decrease)	(151.21)	1,505.44	(1,189.26)
Decrease in financial asset	-	-	(346.15)
Cash generated from operations	**(2986.21)**	**(42,410.61)**	**4,511.42**
Income tax paid (net of refund)	(96.26)	(3,224.62)	(440.60)
Net cash flows from operating activities	**2889.95**	**(45,635.23)**	**4,070.82**
Investing activities			
Proceeds from sale of property, plant and equipment	-	(2,096.87)	(10,841.98)
Purchase of property, plant and equipment and investment property (including intangible assets and capital advances)	(3207.25)	(50,143.71)	(2,039.73)
Interest received	68.24	1,190.35	357.79
Net (investment)/redemption of fixed deposits	(562.91)	38,933.62	464.19
(Purchase)/ sale of current investments purchase of current investment	10832.85	(6,270.64)	(35.27)
Proceeds from sale of non current investments	(22,209.64)	13,172.86	-
Net cash flows used in investing activities	**(15,078.71)**	**(5,214.39)**	**(12,095.01)**
Financing activities			
Proceeds exercise of employee stock option plan	8.09	24.86	-
Proceeds from issue of equity shares of subsidiary	-	1,851.13	-
Repayment of lease liability (including interest)	(150.54)	886.26	-
Sale of stake in subsidiary	14,490.49	-	-
Proceeds / (repayments) from short term borrowings (net)	(6,227.43)	6,856.75	892.64
Proceeds from long-term borrowings	13,802.09	81,470.46	12,181.54
Repayment of long-term borrowings	(254.93)	(34,724.58)	(2,804.05)
Interest paid	(925.44)	(4,236.05)	(2,471.84)
Net cash flows from financing activities	**20,742.33**	**52,128.83**	**7,798.29**
Net increase/(decrease) in cash and cash equivalents	8,553.57	1,279.21	(225.90)
Add Merger adjustement	-	211.29	-
Cash and cash equivalents at the beginning of the year	1,762.70	272.20	498.10
Cash and cash equivalents at the end of the year	**10,316.27**	**1,762.70**	**272.20**

**The Company was not required to prepare the Consolidated Financial Statements for the period ended March 31, 2022 and March 31, 2021, since the Company availed the exemption prescribed under Section 129 of the Companies Act, 2013 read with the Companies (Accounts) Rules, 2014, as amended.*

The Audited Standalone Financial Statements of the Company for the last 3 years and for the period ended June 30, 2023 are available on the website of the Company at https://maxestates.in/investors/.

l. Latest audited financial statements along with the notes to accounts and any audit qualifications:

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of Max Estates Limited

Opinion

We have audited the accompanying Interim Consolidated Financial Statements of Max Estates Limited ("the Holding Company"), its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), which comprise the interim consolidated Balance Sheet as at June 30, 2023, and the interim consolidated Statement of Profit and Loss, including other comprehensive income, interim consolidated Cash Flow Statement and the interim consolidated Statement of Changes in Equity for the three-month period then ended, and notes to the interim consolidated financial statements, including a summary of significant accounting policies and other explanatory information. These Interim Consolidated Financial Statements are prepared by the Company solely for the purpose to facilitate the listing of equity shares of the Company pursuant to SEBI Master Circular - SEBI/HO/CFD/POD-2/P/CIR/2023/93 dated June 20, 2023, governing "(i)Scheme of Arrangement by Listed Entities and (ii) Relaxation under Sub-rule (7) of rule 19 of the Securities Contracts (Regulation) Rules,1957".

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid interim consolidated financial statements give a true and fair view in conformity with the accounting principle generally accepted in India including the Indian Accounting Standard (Ind AS) 34 specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended:

(a) in the case of the interim consolidated Balance Sheet, of the state of affairs of the Group as at June 30, 2023;

(b) in the case of the interim consolidated Statement of Profit and Loss including other comprehensive income, of the loss for the three-month period ended on that date;

(c) in the case of the interim consolidated Cash Flow Statement, of the cash flows for the three-month period ended on that date; and
(d) in the case of the interim consolidated Statement of Changes in Equity, of the changes in equity for the three-month period ended on that date.

Basis for Opinion

We conducted our audit of the interim consolidated 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 Interim Consolidated Financial Statements section of our report. We are independent of the Group 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 financial statements under the provisions of the Companies Act, 2013 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 on the interim consolidated Ind AS financial statements.

Management's Responsibility for the Interim Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these interim consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and consolidated changes in equity of the Group 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. The respective Board of Directors of the companies included in the Group are also responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities; the 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 control that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the interim consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

In preparing the Interim Consolidated Financial Statements, the respective Board of Directors of the companies included in the Group are responsible for assessing the ability of the Group 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 Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the companies included in the Group are also responsible for overseeing the financial reporting process of the Group.

Auditor's Responsibilities for the Audit of the Interim Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the interim consolidated 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 interim consolidated 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 interim consolidated 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, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- 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 ability of the Group 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 Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the interim consolidated financial statements, including the disclosures, and whether the interim consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its associates and joint ventures/joint operations of which we are the independent auditors [and whose financial information we have audited, to express an opinion on the interim consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the interim consolidated financial statements of which we are the independent auditors. For the other entities included in the interim consolidated financial statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

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 matters

a) The comparative financial information for the 3 months period ended June 2022 including in these Interim Standalone Financial Statements have not been subjected to audit but have been approved by the board of Directors of the Company.

b) We did not audit the interim financial statements and other financial information, in respect of 06 (Six) subsidiaries, whose financial statements include total assets of Rs. 86,688 lacs as at June 30, 2023, total revenues of Rs. 883.17 lacs and net cash inflows amounting to Rs. 9,312.14 lacs for the three months period then ended. These interim financial statements and other financial information have been audited by other auditors, which financial statements, other financial information and auditor's reports have been furnished to us by the management. Our opinion, in so far as it relates to the amounts and disclosures of such subsidiaries, is based solely on the report(s) of other auditors. Our opinion is not modified in respect of this matter.

Other matters - restriction of use

The accompanying interim purpose consolidated financial statements is for the limited purpose to facilitate the listing of equity shares of the Company, pursuant to SEBI Master Circular - SEBI/HO/CFD/POD-2/P/CIR/2023/93 dated June 20, 2023, governing "(i)Scheme of Arrangement by Listed Entities and (ii) Relaxation under Sub-rule (7) of rule 19 of the Securities Contracts (Regulation) Rules,1957" and accordingly, should not be used, referred to or distributed for any other purpose or to any other party without our prior written consent To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company, for our audit work, for this report, or for the opinions we have formed.

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

Per Pravin Tulsyan
Partner
Membership Number:108044
UDIN: 23108044BGYZKM8302
Place of Signature: Gurugram
Date: October 19, 2023

Max Estates Limited
Consolidated Balance Sheet as at June 30, 2023 **(INR in Lakhs)**

Particulars	Notes	As at June 30, 2023	As at March 31, 2023
ASSETS			
Non-current assets			
Property, plant and equipment	3	610.65	582.67
Investment properties	3A	1,45,299.84	1,40,508.92
Other intangible assets	4	381.40	333.05
Right-of-use assets	4B	1,270.76	1,317.55
Financial assets			
(i) Investments	5 (i)	930.01	5,363.17
(ii) Trade receivables	5 (ii)	894.33	968.61
(iii) Other bank balances	5 (iii)	1,106.31	1,001.35
(iv) Other financial assets	5 (iv)	9,372.59	6,858.87
Deferred tax assets	16	2,041.53	1,998.45
Non-current tax assets	6	1,654.63	1,552.71
Other non current assets	7	6,969.27	5,337.43
		1,70,531.32	**1,65,822.78**
Current assets			
Inventories	8	41,727.39	38,691.83
Financial assets			
(i) Investments	9 (i)	22,302.78	10,596.36
(ii) Trade receivables	9 (ii)	1,062.16	578.06
(iii) Cash and cash equivalents	9 (iii)	10,316.27	1,762.70
(iv) Bank Balances other than (iii) above	9 (iv)	2,832.26	2,374.31
(vi) Other financial assets	9 (v)	3,398.68	804.46
Other current assets	10	1,403.79	2,088.39
		83,043.33	**56,896.11**
Total assets		**2,53,574.65**	**2,22,718.89**
Equity			
Equity share capital			
Pending for allotment	11	14,713.45	14,710.36
Other equity	12	1,02,662.36	1,06,410.14
Equity attributable to equity holders of parent company		**1,17,375.81**	**1,21,120.50**
Non-controlling interest	44	20,394.12	4,266.94
Total equity		**1,37,769.93**	**1,25,387.44**
Liabilities			
Non-current liabilities			
Financial liabilities			
(i) Borrowings	13	85,629.03	75,081.26
(ii) Lease liabilities	4b	3,431.82	3,488.11
(iii) Other non current financial liabilities	14	6,152.93	4,536.85
Long term provisions	15	187.26	169.33
Deferred tax liabilities	16	519.44	1,083.41
		95,920.48	**84,358.96**
Current liabilities			
Financial liabilities			
(i) Borrowings	17(i)	1,130.61	7,358.04
(ii) Trade payables			
(a) Total outstanding dues of micro enterprises and small enterprises	17(ii)	41.00	501.79
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	17(ii)	2,498.15	2,201.72
(iii) Lease liabilities	4b	244.39	236.66
(iv) Other current financial liabilities	17(iii)	3,518.66	1,655.24
Current Tax Liabilities (net)	19	24.83	-
Other current liabilities	20	12,121.45	767.41
Short term provisions	18	305.15	251.63
		19,884.24	**12,972.49**
Total liabilities		**1,15,804.72**	**97,331.45**
Total equity and liabilities		**2,53,574.65**	**2,22,718.89**

Summary of accounting policies 2
Other notes to accounts 3-48
As per our report of even date
The accompanying notes are integral part of the financial statements

For S.R. Batliboi & Co. LLP **For and on behalf of the Board of Directors of Max Estates Limited**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per **Pravin Tulsyan**	**Dinesh Kumar Mittal**	**Sahil Vachani**
Partner	(Director)	(Managing Director & Chief Executive Officer)
Membership no: 108044	DIN: 00040000	DIN: 00761695
	Nitin Kumar Kansal	**Abhishek Mishra**
	(Chief Financial Officer)	(Company Secretary)

Place : Gurugram
Date: October 19, 2023

Place : Noida
Date: October 19, 2023

Max Estates Limited
Consolidated Statement of Profit and Loss for the three months period ended June 30, 2023 **(INR in Lakhs)**

Particulars	Notes	For the three months period ended June 30, 2023	For the three months period ended June 30, 2022
INCOME			
Revenue from operations	21	1,827.63	2,731.66
Other income	22	517.47	623.52
Total income		**2,345.10**	**3,355.18**
EXPENSES			
Cost of land, plots, development rights, constructed properties and others	23	-	-
Change in inventories of constructed properties	24	-	395.27
Employee benefits expense	25	266.94	448.70
Finance costs	26	437.65	353.82
Depreciation and amortization expense	27	368.73	387.66
Other expenses	28	1,246.52	1,019.63
Total expenses		**2,319.84**	**2,605.08**
Profit/(loss) before tax		**25.26**	**750.10**
Exceptional item	5(i)	(4,445.36)	-
Profit/(loss) before tax exceptional item and tax		(4,420.10)	750.10
Tax expenses	30		
Current income tax charge		61.04	20.00
Deferred tax expense/ (credit)		(644.11)	95.30
Total tax expense		**(583.07)**	**115.30**
Profit/(loss) after tax		**(3,837.03)**	**634.80**
Attributable to:			
Equity holders of the parent		(3,778.72)	628.54
Non-controlling interests		(58.31)	6.26
Other comprehensive income not to be reclassified to profit or loss in subsequent period:			
Re-measurement loss/(gain) of defined benefit plans	31	13.27	2.98
Income tax effect		(4.80)	(0.75)
Net comprehensive income not to be reclassified to profit or loss in subsequent period:		**8.47**	**2.23 .**
Other comprehensive income/(loss) for the period, net of tax		**8.47**	**2.23**
Attributable to:			
Equity holders of the parent		8.47	2.23
Non-controlling interests		-	-
Total comprehensive income/(loss) for the period		**(3,828.56)**	**637.03**
Attributable to:			
Equity holders of the parent		(3,770.25)	630.77
Non-controlling interests		(58.31)	6.26
Earnings per equity share (Nominal value of share Rs.10/-)	32		
Basic (Rs.)		(2.61)	0.43
Diluted (Rs.)		(2.61)	0.43
		(not annualised)	(not annualised)

Summary of accounting policies 2
Other notes to accounts 3-48
As per our report of even date
The accompanying notes are integral part of the financial statements

For S.R. Batliboi & Co. LLP **For and on behalf of the Board of Directors of Max Estates Limited**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per **Pravin Tulsyan**	**Dinesh Kumar Mittal**	**Sahil Vachani**
Partner	(Director)	(Managing Director & Chief Executive Officer)
Membership no: 108044	DIN: 00040000	DIN: 00761695
	Nitin Kumar Kansal	**Abhishek Mishra**
	(Chief Financial Officer)	(Company Secretary)

Place : Gurugram
Date: October 19, 2023

Place : Noida
Date: October 19, 2023

Max Estates Limited
Consolidated Statement of changes in equity for the three months period ended June 30, 2023
a) Equity share capital

Particulars	Nos.	(Rs. in Lakhs)
Shares of Rs. 10/- each, issued, subscribed and fully paid		
As at March 31, 2022	7,79,10,000	7,791.00
Less: Merger effect	(7,79,10,000)	(7,791)
As at March 31, 2022	-	-
As at March 31, 2023		
Add: Shares issued under Employee stock option scheme	30,918	3.09
Less: Adjustment for merger	(30,918)	(3.09)
As at June 30, 2023	-	-

b) Other equity **(Rs. in Lakhs)**

Particulars	Reserves and surplus					Shares pending issuance	Non-controlling interest (refer note 44)	Total Equity
	Capital reserve (refer note 12)	Securities premium (refer note 12)	Employee stock options outstanding (refer note 12)	Retained earnings (refer note 12)	Total other equity			
As at March 31, 2022	**-**	**-**	**401.20**	**(4,469.47)**	**(4,068.27)**	**-**	**3,423.27**	**(645.00)**
Merger effect	13,042.52	50,084.05	(229.92)	45,759.07	1,08,655.72	14,694.66	1,013.91	1,24,364.29
As at April 01, 2022	**13,042.52**	**50,084.05**	**161.28**	**41,289.60**	**1,04,577.45**	**14,694.66**	**4,437.18**	**1,23,709.29**
Profit for the year	-	-	-	628.54	628.54	-	6.26	634.80
Other comprehensive income for the year	-	-	-	2.98	2.98	-	-	2.98
Net movement in Non-controlling interest	-	-	-	-	-	-	857.00	857.00
Shares issued under Employee stock option scheme	-	6.84	-	-	6.84	11.11	-	17.95
Forfeiture of Shares under Employee stock option scheme	-	-	(23.20)	23.20	-	-	-	-
Expense recognized during the year	-	-	16.22	-	16.22	-	-	16.22
As at June 30, 2022	**13,042.52**	**50,090.89**	**154.30**	**41,944.32**	**1,05,232.04**	**14,705.77**	**5,300.44**	**1,25,238.25**
As at April 01, 2022	**13,042.52**	**50,084.05**	**161.28**	**41,289.60**	**1,04,577.45**	**14,694.66**	**4,437.18**	**1,23,709.29**
Profit for the year				1,901.49	1,901.49	-	(54.79)	1,846.70
Other comprehensive income for the year				0.01	0.01			0.01
Adjustment for capital reduction in Phamax Corporation Limited		(183.66)			(183.66)			(183.66)
Net movement in Non-controlling interest					-	-	(115.45)	(115.45)
Shares issued under Employee stock option scheme		50.75	(41.58)		9.17	15.70		24.87
Forfeiture of Shares under Employee stock option scheme			(8.49)	8.49	-			-
Expense recognized during the year			105.69		105.69			105.69
As at March 31, 2023	**13,042.52**	**49,951.14**	**216.90**	**43,199.59**	**1,06,410.15**	**14,710.36**	**4,266.94**	**1,25,387.45**
Profit for the period	-	-	-	(3,778.72)	(3,778.72)	-	(58.31)	(3,837.03)
Other comprehensive income for the period	-	-	-	8.47	8.47	-	-	8.47
Net movement/adjustment for Non-controlling interest	-	-	-	-	-	-	16,185.55	16,185.55
Shares issued under Employee stock option scheme	-	5.00	-	-	5.00	3.09	-	8.09
Expense recognized during the period	-	-	17.46	-	17.46	-	-	17.46
As at June 30, 2023	**13,042.52**	**49,956.14**	**234.36**	**39,429.34**	**1,02,662.36**	**14,713.45**	**20,394.12**	**1,37,769.93**

Summary of accounting policies 2
Other notes to accounts 3-48
As per our report of even date
The accompanying notes are integral part of the financial statements

For S.R. Batliboi & Co. LLP **For and on behalf of the Board of Directors of Max Estates Limited**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005

per **Pravin Tulsyan**	**Dinesh Kumar Mittal**	**Sahil Vachani**
Partner	(Director)	(Managing Director & Chief Executive Officer)
Membership no: 108044	DIN: 00040000	DIN: 00761695
	Nitin Kumar Kansal	**Abhishek Mishra**
	(Chief Financial Officer)	(Company Secretary)

Place : Gurugram
Date: October 19, 2023

Place : Noida
Date: October 19, 2023

Max Estates Limited
Consolidated Statement of Cash Flows for the three months period ended June 30, 2023 **(INR in Lakhs)**

Particulars	For the three months period ended June 30, 2023	For the three months period ended June 30, 2022
Operating activities		
Profit/(loss) before tax	(4,420.10)	750.10
Adjustments to reconcile profit before tax to net cash flows:	**4445.36**	**-**
Exceptional Item		
Depreciation and amortisation expenses	368.73	387.66
Expense recognised on employee stock option scheme	15.92	14.16
Fair value gain on financial instruments at fair value through profit or loss	(276.46)	(226.13)
Gain on sale of financial instruments	(65.37)	(36.79)
Liabilities/provisions no longer required written back	(13.15)	-
Interest income	(127.36)	(309.41)
Finance costs	437.65	353.82
Operating profit before working capital changes	**365.22**	**933.41**
Working capital adjustments:		
Increase/ (decrease) in trade payables	(151.21)	516.32
Increase/ (decrease) in other current and non current financial liability	451.74	(1,026.39)
Increase/ (decrease) in provisions	71.45	(649.87)
Increase/ (decrease) in other current and non-current liabilities	11,353.68	2,106.16
Increase/ (decrease) in other financial liabilities	-	-
Decrease / (increase) in trade receivables	(409.82)	318.61
Decrease / (increase) in inventories	(3,035.56)	(28,876.58)

Max Estates Limited
Consolidated Statement of Cash Flows for the three months period ended June 30, 2023 (INR in Lakhs)

Particulars	For the three months period ended June 30, 2023	For the three months period ended June 30, 2022
Decrease / (increase) in other current and non current assets	698.09	(516.81)
Decrease / (increase) in current and non current financial assets	(6,357.38)	(248.05)
Cash generated from operations	**2986.21**	**(27,443.20)**
Income tax paid (net of refund)	(96.26)	(81.96)
Net cash flows from/(used) in operating activities	**2889.95**	**(27,525.16)**
Investing activities		
Purchase of property, plant and equipment and investment property (including intangible assets and capital advances)	(3,207.25)	(3893.71)
Interest received	68.24	456.95
Net (investment)/redemption of deposits	(562.91)	34,716.80
Sale of current investments	10,832.85	-
Purchase of current investments	(22,209.64)	3,450.26
(Purchase)/ Proceeds from sale of non current investments	-	(1,848.57)
Net cash flows from/(used) in investing activities	**(15,078.71)**	**32,881.73**
Financing activities		
Proceeds from excercise of employee stock option plan	8.09	20.64
Repayment of lease liability (including interest)	(150.54)	(155.09)
Sale of stake in subsidiary	14,490.49	-
Proceeds/(repayments) of short term borrowings (net)	(6,227.43)	(509.00)
Repayments of long term borrowings (net)	(254.93)	(3,657.41)
Proceeds from long-term borrowings	13,802.09	9,350.55
Interest paid	(925.44)	(862.08)
Net cash flows from financing activities	**20,742.33**	**4,187.61**
Net decrease in cash and cash equivalents	8,553.57	9,544.18
Add: Merger adjustment	-	211.29
Cash and cash equivalents at the beginning of the year	1,762.70	272.20
Cash and cash equivalents at the year end	**10,316.27**	**10,027.67**
Components of cash and cash equivalents :		
	As at June 30, 2023	**As at June 30, 2022**
Balances with banks:		
On current accounts	3,545.60	2,287.07
Deposits with remaining maturity for less than 3 months	6,509.01	-
Cheques on hand	-	7,732.62
Cash on hand	261.66	7.98
	10,316.27	**10,027.67**

Summary of accounting policies 2
Other notes to accounts 3-48
As per our report of even date
The accompanying notes are integral part of the financial statements

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

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

per **Pravin Tulsyan**
Partner
Membership no: 108044

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 : Gurugram
Date: October 19, 2023

Place : Noida
Date: October 19, 2023

Max Estates Limited
Notes to Consolidated Ind AS Financial Statements for the three months period ended June 30, 2023

1 Corporate Information

The Consolidated Ind AS financial statements comprise financial statements of Max Estates Limited (the Company) and its subsidiaries (collectively, the Group) for the period ended June 30, 2023. The Company is registered in India under Companies Act, 2013 and was incorporated on March 22, 2016.

Registered office of the Company is located at 419, Bhai Mohan Singh Nagar, Village Railmajra, Tehsil Balachaur, Nawanshehar, Punjab - 144533.

The Group is principally engaged in the business of:
- Construction and development of residential and commercial properties;
- Making investments in various companies and primarily engaged in growing and nurturing these business investments;
- Providing facility management services and managed office services
- Providing shared services to its other group companies

During the current period, 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 consolidated Ind AS financial statements were authorised for issue in accordance with a resolution by the Board of directors of the Company on October 19, 2023.

2 Accounting policies

2.1 a) Basis of preparation

These Interim Consolidated Financial Statements are prepared by the Company for the purpose to facilitate the listing of equity shares of the Company pursuant to SEBI Master Circular - SEBI/HO/CFD/POD-2/P/CIR/2023/93 dated June 20, 2023, governing "(i)Scheme of Arrangement by Listed Entities and (ii) Relaxation under Sub-rule (7) of rule 19 of the Securities Contracts (Regulation) Rules,1957".

This note provides a list of summary of accounting policies adopted in the preparation of these Interim consolidated Financial Statements.

These consolidated financial statements of the Group 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).

The consolidated Ind AS 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 (refer accounting policy regarding financial instruments)
(ii) Defined benefit plans - plan assets

The Consolidated Ind AS Financial Statements are presented in INR and all values are rounded to nearest Lakhs (INR 00,000) except when otherwise stated

The accounting policies have been consistently applied by the Group.

b) Basis of Consolidation

The Consolidated Ind AS Financial Statements (CFS) comprises the financial statements of the Company and its subsidiaries as at June 30, 2023.Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

? Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee)
? Exposure, or rights, to variable returns from its involvement with the investee, and
? The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights result in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

? The contractual arrangement with the other vote holders of the investee
? Rights arising from other contractual arrangements
? The Group's voting rights and potential voting rights
? The size of the group's holding of voting rights relative to the size and dispersion of the holdings of the other voting rights holders

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated Ind AS financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

Consolidated Ind AS financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances. If a member of the group uses accounting policies other than those adopted in the consolidated Ind AS financial statements for like transactions and events in similar circumstances, appropriate adjustments are made to that group member's financial statements in preparing the consolidated Ind AS financial statements to ensure conformity with the group's accounting policies.

The financial statements of all entities used for the purpose of consolidation are drawn up to same reporting date as that of the parent company, i.e., period ended June 30. When the end of the reporting period of the parent is different from that of a subsidiary, the subsidiary prepares, for consolidation purposes, additional financial information as of the same date as the financial statements of the parent to enable the parent to consolidate the financial information of the subsidiary, unless it is impracticable to do so.

Consolidation procedure:

(i) Combine like items of assets, liabilities, equity, income, expenses and cash flows of the parent withthose of its subsidiaries. For this purpose, income and expenses of the subsidiary are based on the amounts of the assets and liabilities recognised in the consolidated Ind AS financial statements at the acquisition date.
(ii) Offset (eliminate) the carrying amount of the parent's investment in each subsidiary and the parent's portion of equity of each subsidiary.
(iii) Eliminate in full intragroup assets and liabilities, equity, income, expenses and cash flows relating to transactions between entities of the Group (profits or losses resulting from intragroup transactions that are recognised in assets, such as inventory and fixed assets, are eliminated in full). Intragroup losses may indicate an impairment that requires recognition in the consolidated Ind AS financial statements. IND AS12 Income Taxes applies to temporary differences that arise from the elimination of profits and losses resulting from intragroup transactions.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

? Derecognises the assets (including goodwill) and liabilities of the subsidiary at their carrying amounts at the date when control is lost
? Derecognises the carrying amount of any non-controlling interests
? Derecognises the cumulative translation differences recorded in equity
? Recognises the fair value of the consideration received
? Recognises the fair value of any investment retained
? Recognises any surplus or deficit in profit or loss

Reclassifies the parent's share of components previously recognised in OCI to profit or loss or retained earnings, as appropriate, as would be required if the Group had directly disposed of the related assets or liabilities.

The Group recognises any non-controlling interest in the acquired entity on an acquisition-by-acquisition basis either at fair value or at the non-controlling interest's proportionate share of the acquired entity's netidenti?able assets.Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity. Total comprehensive income is attributed to non-controlling interests even if it results in the non-controlling interest having a de?cit balance.

2.2 Summary of accounting policies

a. Current versus non-current classification

The Group 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 forat 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 monthsafter the reporting period

The Group 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 Group has identified twelve months as its operating cycle.

b. Property, Plant and Equipment and Investment Property

(i) 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. Cost includes borrowing cost for long term construction projects if recognition criteria are met. When significant parts of plant and equipment are required to be replaced at intervals, the Group 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, property 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 Group 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.

In respect to tangible and intangible assets acquired under the business transfer agreement, the Group has calculated depreciation/amortization on straight-line basis using the rates arrived at based on a technical estimate of the residual useful lives estimated by an independent engineering consultancy professional firm.

In respect of other assets, depreciation is calculated on pro rata basis on straight-line basis over estimated useful lives estimated by the 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)		
Leasehold Improvements	Over life of lease or life of asset whichever is less	Factory building	30
Other building	60		
Plant and Equipment	15-25		
Office Equipment	3 - 5	Computers & Data Processing Units	3 - 6
Furniture and Fixtures	10		
Motor Vehicles	3 - 8		

(ii) 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

c. 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 the 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.

Research costs are expensed as incurred. Development expenditures on an individual project are recognised as an intangible asset when the Group can demonstrate:

(a.) The technical feasibility of completing the intangible asset so that the asset will be available for use or sale
(b.) Its intention to complete and its ability and intention to use or sell the asset
(c.) How the asset will generate future economic benefits
(d.) The availability of resources to complete the asset
(e.) The ability to measure reliably the expenditure during development

Following initial recognition of the development expenditure as an asset, the asset is carried at cost less any accumulated amortisation and accumulated impairment losses. Amortisation of the asset begins when development is complete, and the asset is available for use. It is amortised over the period of expected future benefit. Amortisation expense is recognised in the statement of profit and loss unless such expenditure forms part of carrying value of another asset.

During the period of development, the asset is tested for impairment annually.

d. 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 financialstatements 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.

e. Impairment of non-financial assets

The Group 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 Group 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 Group bases its impairment calculation on detailed budgets and forecast calculations which are prepared separately for each of the Group'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 Group 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, country in which the entity operates, or for the market in which the asset is used.

Impairment losses including impairment on inventories, are recognized in the statement of profit and loss.

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 Group 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.

Impairment testing of goodwill and intangible assets with indefinite lives

Goodwill and intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired. Other assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less cost of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non – financial assets other than goodwill that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

Goodwill is not amortised but it is tested for impairment annually, or more frequently if events or changes in circumstances indicate that it might be impaired, and is carried at cost less accumulated impairment losses. Gains and losses on the disposal of an entity include the carrying amount of goodwill relating to the entity sold.

Goodwill is allocated to cash-generating units for the purpose of impairment testing. The allocation is made to those cash-generating units or groups of cash-generating units that are expected to benefit from the business combination in which the goodwill arose. The units or groups of units are identified at the lowest level at which goodwill is monitored for internal management purposes, which in our case are the operating segments.

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 Group 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 marketplace (regular way trades) are recognized on the trade date, i.e., the date that the Group 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 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 torealise 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 Group. 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 Group 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 FVTPL

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.

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 Group may make an irrevocable election to present in other comprehensive income all subsequent changes in the fair value. The Group makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Group 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 Group 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.

Derecognition

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

- the rights to receive cash flows from the asset have expired, or
- the Group 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 Group has transferred the rights to receive cash flows from the financial assets or

(b) the Group 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 Group has transferred an asset, the Group 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 Group 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 Group has not retained control of the financial asset. Where the Group retains control of the financial asset, the asset is continued to be recognized to the extent of continuing involvement in the financial asset.

Impairment of financial assets

In accordance with IND AS 109, the Group 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.
- Financial assets measured at fair value through other comprehensive income (FVTOCI);

The Group follows "simplified approach" for recognition of impairment loss allowance on trade receivables. Under the simplified approach, the Group 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 Group 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 forwardlooking estimates are analysed.

For recognition of impairment loss on other financial assets and risk exposure, the Group 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 Group reverts to recognizing impairment loss allowance based on 12- months ECL.

Reclassification of financial assets

The Group 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 Group's senior management determines change in the business model as a result of external or internal changes which are significant to the Group's operations. Such changes are evident to external parties. A change in the business model occurs when the Group either begins or ceases to perform an activity that is significant to its operations. If the Group 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 Group 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 Group 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:

Trade Payables

These amounts represent liabilities for goods and services provided to the Group prior to the end of financial year which are unpaid. 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/ losses are not subsequently transferred to profit and loss. However, the Group 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 Group 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 Group 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 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 or loss.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated 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.

Compound financial instruments

Compound financial convertible instruments are separated into liability and equity components based on the terms of the contract. On issuance of the convertible instruments, the fair value of the liability component is determined using a market rate for an equivalent non-convertible instrument. This amount is classified as a financial liability measured at amortised cost (net of transaction costs) until it is extinguished on conversion or redemption. The remainder of the proceeds is allocated to the conversion option that is recognised and included in equity since conversion option meets Ind AS 32 criteria for fixed to fixed classification. Transaction costs are deducted from equity, net of associated income tax. The carrying amount of the conversion option is not remeasured in subsequent years. Transaction costs are apportioned between the liability and equity components of the convertible instruments based on the allocation of proceeds to the liability and equity components when the instruments are initially recognised.

g. Revenue from contracts with customers

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured.

The Group has applied five step model as per Ind AS 115 'Revenue from contracts with customers' to recognise revenue in the Ind AS financial statements. The Group satisfies a performance obligation and recognises revenue over time, if one of the following criteria is met:

a) The customer simultaneously receives and consumes the benefits provided by the Group's performance as the Company performs; or

b) The Group's performance creates or enhances an asset that the customer controls as the asset is created or enhanced; or

c) The Group's performance does not create an asset with an alternative use to the Group and the entity has an enforceable right to payment for performance completed to date.

For performance obligations where any of the above conditions are not met, revenue is recognised at the point in time at which the performance obligation is satisfied.

Revenue from contracts with customers is recognised when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. The Group has generally concluded that it is the principal in its revenue arrangements, because it typically controls the goods or services before transferring them to the customer. The following specific recognition criteria must also be met before revenue is recognized:

Revenue is recognised over period of time in respect of rental 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 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 services 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.

Facility Management

Revenue from facility management is recognised as per the terms of the agreement on the basis of services rendered.

Revenue from constructed properties

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 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.

Contract balances

Contract assets

A contract asset is initially recognised for revenue earned from shared services because the receipt of consideration is conditional on successful completion of the contract. Upon completion of the contract and acceptance by the customer, the amount recognised as contract assets is reclassified to trade receivables.

Contract assets are subject to impairment assessment. Refer to accounting policies on impairment of financial assets in section e) Financial instruments – initial recognition and subsequent measurement.

Trade receivables

A receivable is recognised if an amount of consideration that is unconditional (i.e., only the passage of time is required before payment of the consideration is due). Refer to accounting policies of financial assets in section e) Financial instruments – initial recognition and subsequent measurement.

Contract liabilities

A contract liability is recognised if a payment is received or a payment is due (whichever is earlier) from a customer before the Group transfers the related services. Contract liabilities are recognised as revenue when the Group performs under the contract (i.e., transfers control of the related services to the customer).

The Group 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.

The specific recognition criteria described below must also be met before revenue is recognized.

h. Inventories

Inventories in real estate business

Inventories also 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.

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 temporary differences except:

? 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, associates and interests in joint ventures, 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, associates and interests in joint ventures, 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 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.

GST (Goods and Service tax)/ Sales tax/ value added taxes paid on acquisition of assets or on incurring expenses

Expenses and assets are recognised net of the amount of GST (Goods and Service tax)/ Sales tax/ value added taxes paid, except:

? When the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the tax paid is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable

? When receivables and payables are stated with the amount of tax included

The net amount of tax recoverable from, or payable to, the taxation authority is included as part of Other current assets or liabilities in the balance sheet.

j. 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 are substantially ready for their intended use. Where fund are borrowed specifically to finance a project, the amount capitalized represents the actual borrowing incurred.

Where surplus funds are available out of money borrowed specifically to finance project, the income generated from such current investments is deducted from the total capitalized borrowing cost. Where funds used to finance a project form part of general borrowings, the amount capitalized is calculated using a weighted average of rate applicable to relevant general borrowing of the Group during the year. Capitalisation of borrowing cost is suspended and charged to profit and loss during the extended periods when the active development on the qualifying project is interrupted. 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 Group 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.

Group as a lessee

The Group applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Group 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 Group 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 Group 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 Group 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 Group and payments of penalties for terminating the lease, if the lease term reflects the Group 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 Group 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 Group's lease liabilities are included in Interest-bearing loans and borrowings.

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

The Group 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.

Group as a lessor

Leases in which the Group 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 Group 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 Group 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 Group 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 Group has 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 Group 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 Group has obtained actuarial valuation to determine the shortfall, if any, as at the Balance Sheet date. The Group recognizes contribution payable to the provident fund as an expense, when the employee renders the related service.

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. Max Speciality Films Limited, subsidiary of the Company has also made contribution to Life Insurance Corporation (LIC) towards a policy to cover the gratuity liability of the employees to an extent. The difference between the actuarial valuation of the gratuity of employees at the year-end and the balance of funds with LIC is provided for as liability in the books.

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 Group 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 Group 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 Group 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 Group presents the leave as a current liability in the balance sheet as the Company does not have an unconditional right to defer its settlement for 12 months after the reporting date.

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.

Long term incentive plan

Employees of the Group receives defined incentive, whereby employees render services for a specified period. Long term incentive is measured on accrual basis over the period as per the terms of contract.

n. Share-based payments

Employees of the Company receive remuneration in the form of sharebased payment transaction, whereby employees render services as a consideration for equityinstruments(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 Group'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 Group'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.

o. 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.

p. 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 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 attributable to equity shareholders of the parent company and weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares

q. 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 Group's consolidated Ind AS financial statements are presented in Indian rupee (Rs.) which is also the Group'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 Group uses an average rate if the average approximates the actual rate at the time 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.

r. Fair value measurement

The Group measures financial instruments, such as, derivatives at fair value at each balance sheet date.

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 Group.

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 Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data 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 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 fairvalue 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 Group 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 Group's management determines the policies and procedures for both recurring and non-recurring fair value measurement, such as derivative instruments measured at fair value.

External valuers are involved for valuation of significant assets, such as properties and financial assets and significant liabilities. Involvement of external valuers is decided upon annually by the management. The management decides, after discussions with the Group's external valuers which valuation techniques and inputs to use for each case.

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 Group's accounting policies.

The management in conjunction with the Group's external valuers, also compares the change in the fair value of each asset and liability with relevant external sources to determine whether the change is reasonable.

For the purpose of fair value disclosures, the Group 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 39)

Quantitative disclosures of fair value measurement hierarchy (note 39)

Financial instruments (including those carried at amortised cost) (note 39)

t. Government Grants

Government grants are recognized where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an expense item, it is recognized as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is recognized as income on the basis of accomplishment of export obligations.

The Group has inventorized the duty saved on import of raw material and recognised Government grant as liability. Deferred income is recognised in statement of profit and loss as and when export obligations are fulfiled and government grant is reduced by deferred income recognised.

2.3 Accounting judgements, estimates and assumptions

The preparation of the Group's Consolidated 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 grouping 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.

Judgements

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

(a) Operating lease commitments - Group as lessee

The Group has taken various commercial properties on leases. the Group has determined, based on an evaluation of the terms and conditions of the arrangements, such as the lease term not constituting a substantial portion of the economic life of the commercial property, and that it does not retain all the significant risks and rewards of ownership of these properties and accounts for the contracts as operating leases. Refer Note 4b.

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 Group 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 that are beyond the control of the Group. Such changes are reflected in the assumptions when they occur.

(a) Taxes

Uncertainties exist with respect to the interpretation of complex tax regulations, changes in tax laws, and the amount and timing of future taxable income. Given the wide range of business relationships and the long-term nature and complexity of existing contractual agreements, differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax income and expense already recorded. The Group establishes provisions, based on reasonable estimates. The amount of such provisions is based on various factors, such as experience of previous tax audits and differing interpretations of tax regulations by the taxable entity and the responsible tax authority. Such differences of interpretation may arise on a wide variety of issues depending on the conditions prevailing in the respective domicile of the companies.

(b) 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. 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 where remaining maturity if such bond 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 36.

(c) Fair value measurement of financial instrument

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 Group uses Net asset value for valuation of investment in mutual funds. Refer Note 39related to Fair value disclosures.

2.4 RECENT ACCOUNTING PRONOUNCEMENTS:

A. Amended standards adopted by the Group

(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 does not have any material impact on the consolidated financial statements as there is no change in accounting estimates and changes in accounting policies and the correction of errors.

(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 Grouphas given accounting policies 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 decommissioning obligations. Consequential amendments have been made in Ind AS 101.

The amendments does not have any material impact on the financial statements.

3. Property, plant and equipment (PPE) **(Rs. in Lakhs)**

	Leasehold improvements	Plant and equipment	Furniture and fixture	Office equipment	Computers and data processing units	Motor vehicles*	Total
March 31, 2022	**-**	**-**	**1.02**	**9.79**	**36.67**	**131.27**	**178.74**
Add Merger Effect	392.01	54.07	65.51	4.77	100.12	174.17	790.65
April 1, 2022	**392.01**	**54.07**	**66.53**	**14.56**	**136.79**	**305.43**	**969.40**
Additions	-	-	-	0.62	3.82	-	4.44
Disposals	-	-	-	-	-	-	-
June 30, 2022	**392.01**	**54.07**	**66.53**	**15.18**	**140.61**	**305.43**	**973.84**
March 31, 2022	**-**	**-**	**1.02**	**9.79**	**36.67**	**131.27**	**178.74**
Add Merger Effect	392.01	54.07	65.51	4.77	100.12	174.17	790.65
Additions	200.91	-	63.11	26.72	51.04	39.50	381.28
Disposals	(383.66)	-	(67.20)	(6.08)	(38.07)	-	(495.01)
Add: adjustments	-	15.36	2.81	-	1.70	-	19.87
March 31, 2023	**209.26**	**69.43**	**65.25**	**35.20**	**151.46**	**344.93**	**875.54**
Add Merger Effect							
Additions	-	-	-	-	-	53.59	53.59
Disposals	-	-	-	-	-	-	-
June 30, 2023	**209.26**	**69.43**	**65.25**	**35.20**	**151.46**	**398.52**	**929.13**
Accumulated Depreciation							
March 31, 2022	**-**	**-**	**0.38**	**9.24**	**14.78**	**37.87**	**62.26**
Add Merger Effect	96.51	45.15	21.15	1.77	67.24	39.27	271.09
April 1, 2022	**96.51**	**45.15**	**21.53**	**11.01**	**82.02**	**77.14**	**333.35**
Depreciation	8.25	0.09	1.77	0.72	5.68	9.31	25.82
June 30, 2022	**104.76**	**45.24**	**23.30**	**11.73**	**87.70**	**86.45**	**359.17**
March 31, 2022	**-**	**-**	**0.38**	**9.24**	**14.78**	**37.87**	**62.26**
Add Merger Effect	96.51	45.15	21.15	1.77	67.24	39.27	271.09
Depreciation	39.84	0.37	9.77	4.78	26.03	37.84	118.63
Disposals	(120.49)	-	(25.29)	(4.22)	(24.02)	-	(174.02)
Add: adjustments	-	12.44	2.08	-	0.36	-	14.89
March 31, 2023	**15.86**	**57.96**	**8.09**	**11.57**	**84.39**	**114.98**	**292.85**
Depreciation	4.28		1.67	2.13	5.77	11.76	25.61
Disposals							-
June 30, 2023	**20.14**	**57.96**	**9.76**	**13.70**	**90.16**	**126.74**	**318.46**
Net carrying amount							
As at June 30, 2023	**189.12**	**11.45**	**55.49**	**21.50**	**61.30**	**271.79**	**610.65**
As at March 31, 2023	**193.40**	**11.46**	**57.16**	**23.63**	**67.07**	**229.96**	**582.67**
As at June 30, 2022	**287.25**	**8.83**	**43.23**	**3.45**	**52.91**	**218.99**	**614.67**
As at March 31, 2022	**-**	**-**	**0.64**	**0.55**	**21.89**	**93.40**	**116.49**

Notes :

* Refer note no 13 for charge created on property, plant and equipment as security against borrowings.

3A Investment property **(Rs. in Lakhs)**

Particulars	Investment property	Land	Investment property (under development)	Total
Gross Block				
March 31, 2022	**58,777.85**	**-**	**33,667.10**	**92,444.95**
Add Merger Effect	**(3,228.49)**	**8,874.50**	**(5,612.37)**	**33.64**
April 1, 2022	**55,549.36**	**8,874.50**	**28,054.73**	**92,478.59**
Additions/ adjustments	98.81		3,195.58	3,294.39
June 30, 2022	**55,648.17**	**8,874.50**	**31,250.31**	**95,772.98**
March 31, 2022	**58,777.85**	**-**	**33,667.10**	**92,444.95**
Add Merger Effect	(3,228.49)	8,874.50	(5,612.37)	33.64
Additions/ adjustments	1,735.61	-	50,197.53	51,933.14
March 31, 2023	**57,284.97**	**8,874.50**	**78,252.26**	**1,44,411.73**
Additions/ adjustments	1,296.59	-	3,779.63	5,076.22
June 30, 2023	**58,581.56**	**8,874.50**	**82,031.89**	**1,49,487.95**
Accumulated Depreciation				
April 1, 2022	**2,772.60**	**-**	**-**	**2,772.60**
Add Merger Effect	31.37	-	-	31.37
April 1, 2022	**2,803.97**	**-**	**-**	**2,803.97**
Depreciation	272.76	-	-	272.76
June 30, 2022	**3,076.73**	**-**	**-**	**3,076.73**
April 1, 2022	**2,772.60**	**-**	**-**	**2,772.60**
Add Merger Effect	31.38	-	-	31.38
Depreciation	1,098.82	-	-	1,098.82
March 31, 2023	**3,902.80**		**-**	**3,902.80**
Depreciation	285.31	-	-	285.31
June 30, 2023	**4,188.11**	**-**	**-**	**4,188.11**
Net carrying amount				
As at June 30, 2023	**54,393.45**	**8,874.50**	**82,031.89**	**1,45,299.84**
As at March 31, 2023	**53,382.17**	**8,874.50**	**78,252.26**	**1,40,508.92**
As at June 30, 2022	**52,571.44**	**8,874.50**	**31,250.31**	**92,696.25**
As at March 31, 2022	**56,005.25**	**-**	**33,667.10**	**89,672.35**

"Investment property as at June 30, 2023 and March 31, 2023 includes property under construction at Sector 65 Gurugram under Acreage Builders Private Limited, a subsidiary company, property under construction at Sector 129 Noida under Max Square Limited, a subsidiary company and property under construction at Okhla, Delhi under Pharmax Corporation Limited, a subsidiary company. During the period investment property at Okhla Delhi under Pharmax Corporation Limited is capitalised and Max Square Project 1 will be capitalised during next quarter.

i) For investment property under development, ageing as at June 30, 2023:

Particulars	Amount in investment property under development for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Max Square Limited	2,482.42	11,234.05	11,590.44	16,551.34	41,858.25
Acreage Builders Private Limited	11,298.58	23,412.68	-	-	34,711.26
Pharmax Corporation Limited	1,737.43	2,271.66	1,453.36	-	5,462.45
Total	**15,518.43**	**36,918.39**	**13,043.80**	**16,551.34**	**82,031.96**

ii) For investment property under development, ageing as at March 31, 2023:

Particulars	Amount in investment property under development for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Max Square Limited	12,975.06	9,513.80	5,891.34	11,101.58	39,481.78
Acreage Builders Private Limited	33,957.46	-	-	-	33,957.46
Pharmax Corporation Limited	3,347.21	1,465.82	-	-	4,813.03
Total	**50,279.732**	**10,979.62**	**5,891.34**	**11,101.58**	**78,252.27**

Notes:

(i) Contractual obligations

Refer note 34 for disclosure of contractual commitments for the acquisition of investment properties.

(ii) Capitalised borrowing cost

During the period, the Group has capitalised Rs.1422 lakhs (March 31, 2023- 3,297.57 lakhs) under investment property. Refer note 25

		(Rs. in Lakhs)
(iii) Amount recognised in profit and loss for investment properties	**June 30, 2023**	**June 30, 2022**
Rental income	1,408.53	1,745.33
Less: Direct operating expenses generating rental income	376.26	61.67
Profit from leasing of investment properties	1,032.27	1,683.66
Less: depreciation expense	368.31	321.21
Profit from leasing of investment properties after depreciation	663.96	1,362.45

(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 Lakhs)**
Opening balance as at 1 April 2022 (post merger effect)	Rs. 63,5000 to 71,000 lakhs
Increase of Fair value	-
Decline in fair value	-
Closing balance as at 30 June 2022	Rs. 63,500 to 71,000 lakhs
Opening balance as at March 31, 2022 *	Rs. 63,500 to 71,000 lakhs
Increase of Fair value	Rs. 1000 lakhs
Decline in fair value	-
Closing balance as at March 31, 2023 **	Rs. 64,500 to 72,000 lakhs
Increase of Fair value	-
Decline in fair value	-
Closing balance as at June 30, 2023 **	Rs. 64,500 to 72,000 lakhs

** Other than Investment property (under development). Fair value of the investment property capitalised during the quarter is similar to the amount capitalised in books and hence not reportedly disclosed.

* also refer note 46

Valuation models applied for valuation:

Discounted cash flow method - net present value is determined based on projected cash flows discounted at an appropriate rate.

4. Other Intangible assets **(INR in Lakhs)**

Particulars	**Computer software**	**Total**	**Intangible assets under development**
Gross carrying amount			
March 31, 2022	**17.85**	**17.85**	**-**
Add Merger Effect	8.23	8.23	12.95
As at April 01, 2022 (Post Merger Effect)	**26.08**	**26.08**	**12.95**
Additions			-
Disposals	-	-	-
June 30, 2022	**26.08**	**26.08**	**12.95**
March 31, 2022	**17.85**	**17.85**	**-**
Add Merger Effect	**8.23**	**8.23**	**12.95**
As at April 01, 2022 (Post Merger Effect)	**26.08**	**26.08**	**12.95**
Additions	329.11	329.11	-
Disposals	-	-	-
March 31, 2023	**355.19**	**355.19**	**12.95**
Add Merger Effect		**-**	
As at April 01, 2023 (Post Merger Effect)	**355.19**	**355.19**	**12.95**
Additions	59.43	59.43	-
Disposals	-	-	-
June 30, 2023	**414.62**	**414.62**	**12.95**

4. Other Intangible assets **(INR in Lakhs)**

Particulars	**Computer software**	**Total**	**Intangible assets under development**
Amortisation			
March 31, 2022	**14.40**	**14.40**	**-**
Add Merger Effect	**7.37**	**7.37**	**12.95**
As at April 01, 2022 (Post Merger Effect)	**21.77**	**21.77**	**12.95**
Amortisation charge	1.04	-	-
Disposals	-	-	-
June 30, 2022	**22.81**	**21.77**	**12.95**
March 31, 2022	**14.40**	**14.40**	**-**
Add Merger Effect	**7.37**	**7.37**	**12.95**
As at April 01, 2022 (Post Merger Effect)	**21.77**	**21.77**	**12.95**
Amortisation charge	0.37	0.37	-
Disposals	-	-	-
March 31, 2023	**22.14**	**22.14**	**12.95**
Add Merger Effect	**-**	**-**	**-**
As at April 01, 2023 (Post Merger Effect)	**22.14**	**22.14**	**12.95**
Amortisation charge	11.08	11.08	-
Disposals	-	-	-
June 30, 2023	**33.22**	**33.22**	**12.95**
Net carrying amount			
June 30, 2023	**381.40**	**381.40**	**-**
March 31, 2023	**333.05**	**333.05**	**-**
June 30, 2022	**3.27**	**4.31**	**-**
As at March 31, 2022	**3.45**	**3.45**	**-**

4b Right of use assets

The Group has lease contracts for buidlings from related parties. The Group's obligations under its leases are secured by the lessor's title to the leased assets. The Group 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/period:

(INR in Lakhs)

Particulars	Building	Total
As at March 31, 2022	**2,482.66**	**2,482.66**
Merger effect	-	-
As at April 1, 2022	**2,482.66**	**2,482.66**
Additions	-	-
Deletion	-	-
Depreciation expense	88.07	88.07
As at June 30, 2022	**2,570.73**	**2,570.73**
As at March 31, 2022	**-**	**-**
As at March 31, 2022	**2,482.66**	**2,482.66**
Merger effect	-	-
As at April 1, 2022	**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**
Additions	-	-
Deletion	-	-
Depreciation expense	(46.79)	(46.79)
As at June 30, 2023	**1,270.76**	**1,270.76**

The carrying amounts of lease liabilities and the movement during the year/period: **(Rs. in Lakhs)**

Particulars	Building	Total
As at March 31, 2022	**2,838.51**	**2,838.51**
Merger effect	-	-
As at April 01, 2022	**2,838.51**	**2,838.51**
Additions	-	-
Accretion of interest	77.79	77.79
Payments	(155.09)	(155.09)
As at June 30, 2023	**2,761.21**	**2,761.21**
As at April 1, 2022	**2,838.51**	**2,838.51**
Merger effect	-	-
As at March 31, 2022	**2,838.51**	**2,838.51**
Additions	1,073.51	1,073.51
Accretion of interest	377.56	377.56
Payments	(564.81)	(564.81)
As at March 31, 2023	**3,724.77**	**3,724.77**
Additions	-	
Accretion of interest	101.99	101.99
Payments	(150.54)	(150.94)
As at June 30, 2023	**3,676.21**	**3,676.21**

(Rs. in Lakhs)

Particulars	As at June 30, 2023	As at March 31, 2023
Current lease liabilities	244.39	236.66
Non-current lease liabilities	3,431.82	3,488.11
Total	**3,676.21**	**3,724.77**

* The group has subleased one of the rental properties where Company is lessee to another tenant. The sub lease is in nature of finance lease hence, right to use asset corresponding to this lease has been derecognized in the books. Lease Liability is continued to be accounted and disclosed under Lease Liabilties

The details regarding the maturity analysis of lease liabilities as at March 31, 2023 and June 30, 2023 on an undiscounted basis: **(Rs. in Lakhs)**

Particulars	As at June 30, 2023	As at March 31, 2023
Within one year	636.44	541.06
After one year but not more than five years	2,670.52	2,380.33
More than five years	2,351.38	1,837.03
Total	**5,658.34**	**4,758.42**

Considering the lease term of the leases, the effective interest rate for lease liabilities for all the period presented is 10.5%-11%.

The Group 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	For the three months ended June 30, 2023	For the three months ended June 30, 2022
Depreciation expense of right-of-use assets	46.79	88.07
Interest expense on lease liabilities	101.99	77.79
Rent expenses	5.34	1.17
Total amount recognised in profit or loss	**154.12**	**167.03**

5. Non-Current financial assets

(i) Investments **(INR in Lakhs)**

Particulars	As at June 30, 2023	As at March 31, 2023
a) Investment in preference shares (valued at fair value through profit and loss) (unquoted)		
Azure Hospitality Private Limited (Refer Note below)	-	4,445.06
16,234,829 (March 31, 2022 - 16,234,829) Series-C preference shares of nominal value Rs. 20 each fully paid up		
b) Smart Joules Private Limited (unquoted)		
232 (March 31, 2023 - 232) Series - A Compulsorily Convertible Preference Shares of norminal value Rs. 10 each fully paid up*	200.00	200.00
c) Aliferous Technologies Private Limited (unquoted)		
461 (March 31, 2023 - 461) Compulsorily Covertible Preference Shares (Seed Series A1 CCPS) of Nominal Value Rs.100 each fully paid up**	49.92	49.92
d) Investment in IAN Fund (unquoted)		
226,589.69 (March 31, 2023 - 226,589.69) units of nominal value Rs. 100 each fully paid up	223.30	219.27
e) Birla Sun Life Cash Plus - Direct Plan ***	**456.79**	**448.93**
	930.01	**5,363.17**
Non-Current	**930.01**	**5,363.17**
Aggregate value of unquoted investments	**930.01**	**5,363.17**

Note:

*0.001% Non cumulative Series A Compulsory convertible partcipating preference shares will be convertible into one equity share per preference share, maximum after ten years from the date of issue.

**0.001% Non cumulative Compulsory convertible preference shares will be convertible into one equity share per preference share, maximum after nineteen years from the date of issue. The Group has committed to invest further Rs. 49.90 lakhs towards these preference shares. Refer note 35B.

*** Pledged as security for Debt Service Reserve Account (DSRA) for borrowings

During the period, consequent to reassessment of fair value of investment in Azure Hospitality Private Limited, the Group (through its subsidiary, Max Asset Services Limited) had recorded a fair value loss through statement of profit and loss of Rs. 4445.06 lakhs. and presented as in exceptional item.

(ii) Trade receivables

Trade receivable (unsecured)	894.33	968.61
	894.33	968.61

Trade Receivable Ageing

As at June 30, 2023

Outstanding for following periods from due date of payment **(Rs. in Lakhs)**

Particulars	Not due	Less than 6 months	6 Months - 1 year	1-2 years	2-3 years	Total
(i) Undisputed Trade receivables-considered good	894.33		-	-	-	894.33
(ii) Undisputed Trade receivables-Which have significant in credit risk	-	-	-	-	-	-
(iii) Undisputed Trade receivables-Credit impaired	-	-	-	-	-	-
(iv) Undisputed Trade receivables-considered good	-	-	-	-	-	-
(v) Disputed Trade receivables-which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade receivables-credit Impaired	-	-	-	-	-	-
Total	894.33	-	-	-	-	894.33

Trade Receivable Ageing

As at March 31, 2023

Outstanding for following periods from due date of payment **(Rs. in Lakhs)**

Particulars	Not due	Less than 6 months	6 Months - 1 year	1-2 years	2-3 years	Total
(i) Undisputed Trade receivables-considered good	968.61	-	-	-	-	968.61
(ii) Undisputed Trade receivables-Which have significant in credit risk	-	-	-	-	-	-
(iii) Undisputed Trade receivables-Credit impaired	-	-	-	-	-	-
(iv) Undisputed Trade receivables-considered good	-	-	-	-	-	-
(v) Disputed Trade receivables-which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade receivables-credit Impaired	-	-	-	-	-	-
Total	**968.61**	**-**	**-**	**-**	**-**	**968.61**

(iii) Other bank balances		
Deposits with remaining maturity for more than 12 months	1,106.31	1,001.35
	1,106.31	**1,001.35**
(iv) Other non current financial assets		
Security deposits {also refer note 41(b) for deposits made with related parties}	6,929.37	4,357.14
Rent receivable (Equalisation)	155.42	116.98
Lease Receivable	2,287.80	2,384.75
	9,372.59	**6,858.87**
6. Non-current tax assets		
Advance income tax and tax deducted at source	1,654.63	1,552.71
	1,654.63	**1,552.71**
7. Other non current assets		
Uunsecured considered good unless otherwise stated		
Capital advances (refer note 35b)	6,951.72	5,329.50
Balance with statutory authorities	17.55	7.93
	6,969.27	**5,337.43**

(Rs. in Lakhs)

	As at June 30, 2023	As at March 31, 2023
8 Inventories (at cost or Net realisable value whichever is less)		
Construction materials	27.06	8.35
Plot and construction work-in-progress	186.75	186.75
Land including ancilliary cost	41,513.58	38,496.73
	41,727.39	**38,691.83**

(Rs. in Lakhs)

	As at June 30, 2023	As at March 31, 2023
9. Current financial assets		
(i) Other investment		
Quoted mutual funds (valued at fair value through profit and loss)		
Axis Liquid Fund - Direct - Growth	2,973.81	1,501.96
Face value - Rs. 10 (June 30, 2023 : 1,16,796.91 units, March 31, 2023 - Units - 60057)		
Aditya Birla Sun Life Liquid Fund - Direct - Growth	4,022.56	1,602.92
Face value - Rs. 10 (June 30, 2023: 10,88,203.28 units, March 31, 2023 - Units - 441477.23)		
SBI Liquid Fund - Direct - Growth	3,609.76	1,501.95
Face value - Rs. 10 (June 30, 2023: 1,00,612.61 units, March 31, 2023 - Units - 42629.04)		
UTI Liquid Cash Plan - Direct - Growth	2,746.86	1,502.17
Face value - Rs. 10 (June 30, 2023 : 86,100.66 units, March 31, 2023 - Units - 40613.46)		
DSP Liquid Fund - Direct - Growth	2,829.52	2,442.07
Face value - Rs. 10 (June 30, 2023 : 80,544.01 units, March 31, 2023 - Units - 76003.98)		
Units: 15,709.69, NAV - 1220.28 (Overnight)		
Tata Liquid Fund	6,120.27	2,045.29
Face value - Rs. 10 (June 30, 2023 : 1,69,349.00 units, March 31, 2023 - Units - 57590.82)		
	22,302.78	**10,596.36**
Aggregate value of quoted investments	22,302.78	10,596.36
Aggregate market value of quoted investments	22,302.78	10,596.36
(ii) Trade receivables		
(b) Trade Receivables considered good - Unsecured;	1,062.16	578.06
	1,062.16	**578.06**

No trade or other receivable are due from directors or other officers of the company either severally or jointly with any other person.

Trade receivables are non-interest bearing and are generally on terms of 0 to 120 days.

For terms and conditions relating to receivables from related parties, refer note 41(b)

Trade Receivable Ageing

As at June 30, 2023

Outstanding for following periods from due date of payment **(Rs. in Lakhs)**

Particulars	Not due	Less than 6 month	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables-considered good	283.33	614.65	135.56	9.55	10.51	8.56	1,062.16
(ii) Undisputed Trade receivables- which have significant in credit risk	-	-	-	-	-	-	-
(iii) Undisputed Trade receivables-Credit mpaired	-	-	-	-	-	-	-
(iv) Undisputed Trade receivables-considered good	-	-	-	-	-	-	-
(v) Disputed Trade receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade receivables-credit Impaired	-	-	-	-	-	-	-
Total	**283.33**	**614.65**	**135.56**	**9.55**	**10.51**	**8.56**	**1,062.16**

Trade Receivable Ageing

As at March 31, 2023

Outstanding for following periods from due date of payment **(Rs. in Lakhs)**

Particulars	Not due	Less than 6 month	6 months - 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) Undisputed Trade receivables-considered good	32.93	494.71	10.35	17.57	13.31	9.19	578.06
(ii) Undisputed Trade receivables- which have significant in credit risk	-	-	-	-	-	-	-
(iii) Undisputed Trade receivables-Credit impaired	-	-	-	-	-	-	-
(iv) Undisputed Trade receivables-considered good	-	-	-	-	-	-	-
(v) Disputed Trade receivables-which have significant increase in credit risk	-	-	-	-	-	-	-
(vi) Disputed Trade receivables-credit Impaired	-	-	-	-	-	-	-
Total	**32.93**	**494.71**	**10.35**	**17.57**	**13.31**	**9.19**	**578.06**

(INR in Lakhs)

	As at June 30, 2023	As at March 31, 2023
(iii) Cash and cash equivalents		
Balances with banks:		
On current accounts	3,545.60	1,705.68
Deposits with original maturity for less than 3 months	6,509.01	-
Cash on hand	261.66	57.02
	10,316.27	**1,762.70**
(iv) Bank Balances other than (iii) above		
Deposits:		
Deposits with remaining maturity for less than 12 months	2,832.26	2,374.31
	2,832.26	**2,374.31**
(v) Other current financial assets (unsecured considered good, unless otherwise stated)		
Security deposits	2,788.14	47.09
Interest accrued on deposits and others	201.04	141.93
Other recoverable	-	119.59
Rent equalisation	278.72	426.05
Lease Receivable	130.78	69.80
	3,398.68	**804.46**
Break up of financial assets at amortised cost		
Non-current financial assets		
Trade receivables {refer note 5(ii)}	894.33	968.61
Other bank balances {refer note 5(iv)}	1,106.31	1,001.35
Current financial assets		
Trade receivables {refer 9(ii)}	1,062.16	578.06
Cash and cash equivalents {refer 9(iii)}	10,316.27	1,762.70
Other bank balances {refer note 9(iv)}	2,832.26	2,374.31
Other current financial assets {refer 9(vi)}	3,398.68	804.46
	19,610.01	**7,489.49**
10. Other current assets (unsecured considered good, unless otherwise stated)		
Other advances*	585.36	561.05
Prepaid expenses	75.19	108.49
Balance with statutory authorities	743.24	1,418.85
	1,403.79	**2,088.39**
*refer note 41(b) for advances to related parties		

11(i) Equity share capital **(Rs. in Lakhs)**

	As at June 30, 2023	As at March 31, 2023
a) Authorized share capital		
150,000,000 (March 31, 2023 - 150,000,000) equity shares of Rs.10/- each	15,000.00	15,000.00
	15,000.00	**15,000.00**
Issued, Subscribed and fully paid-up		
Nil (March 31, 2023 – Nil) equity shares of Rs. 10/- each fully paid up	-	-
Add: Shares issued under Employee stock option scheme	30.918.00	3.09
Less: Adjustment for merger	(30.918.00)	(3.09)
Total issued, subscribed and fully paid-up share capital	**-**	**-**

*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 shared of ~~INR 10 each fully paid-up held by the shareholders of Max~~ Ventures and Industries Limited. Consequent to this, the Company shall issue 147,134,544 equity shares of INR 10 each fully paid-up for 147,134,544 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 June 30, 2023.

**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 the 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.

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

Equity shares	June 30, 2023 No. of shares	June 30, 2023 (Rs. in Lakhs)	March 31, 2023 No. of shares	March 31, 2023 (Rs. in Lakhs)
Add: Shares issued for stock options exercised	-	-	-	-
Add: Shares issued during the year/period	30,918	3.09	-	-
Less: adjusted due to Merger	(30,918)	(3.09)	-	-
At the end of the year/period	-	-	-	-

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 Company declares and pays dividends in Indian rupees. 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	June 30, 2023 No. of shares	June 30, 2023 % held	March 31, 2023 No. of shares	March 31, 2023 % held
Equity shares of Rs. 10 each fully paid-up				
Nil	-	0.00%	-	0.00%

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

***Refer note 38**

f) Shareholding pattern of the Promoter

Name of the Shareholder	June 30, 2023 No. of shares	June 30, 2023 % held	March 31, 2023 No. of shares	March 31, 2023 % held
Equity shares of Rs. 10 each fully paid-up				
Nil	-	0.00%	-	0.00%

g) For employee stock option plan, refer note no 38

12. Other equity **(Rs. in Lakhs)**

	As at June 30, 2023	As at March 31, 2023
Capital reserve (refer note a below)	13,042.52	13,042.52
Securities premium account (refer note b below)	49,956.14	49,951.14
Employee stock options outstanding (refer note c below)	234.36	216.90
Retained earnings (refer note d below)	39,429.34	43,199.59
	1,02,662.36	**1,06,410.15**

Notes:

		As at June 30, 2023	As at March 31, 2023
a)	**Capital reserve**		
	At the beginning of the year/period	13,042.52	13,042.52
		13,042.52	**13,042.52**
b)	**Securities premium**		
	At the beginning of the year/period	49,951.14	50,084.05
	Add: premium on issue of employee stock options	5.00	50.75
	Less: Adjustment for capital reduction in PCL	-	(183.66)
		49,956.14	**49,951.14**
c)	**Employee stock options outstanding**		
	At the beginning of the year/period	216.90	161.28
	Add: expense recognized during the year/period	17.46	105.69
	Less: expiry of share option under ESOP scheme	-	(50.07)
		234.36	**216.90**
d)	**Retained earnings (attributable to equity holders of the parent)**		
	At the beginning of the year/period	43,199.59	41,289.60
	Profit for the year/period	(3,778.95)	1,901.49
	Expiry of share option under ESOP scheme	-	8.49
	Re-measurement of post employment benefit obligation (net of tax) (item of OCI)	8.47	0.01
		39,429.34	**43,199.59**

a) Capital reserve

The Group recognizes profit or loss on purchase, sale, issue or cancellation of the entity'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 the 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

Retained earnings are the pro?ts that the Group entities has earned till date, less any transfers to general reserve, dividends or other distributions paid to shareholders.

Max Estates Limited

Notes to Consolidated Ind AS Financial Statements for the three months period ended June 30, 2023

13. Borrowings

(Rs. in Lakhs)

	As at June 30, 2023	As at March 31, 2023
Non-current borrowings :		
From banks		
From financial institutions		
Term loans (secured) [refer note (i) to (v)) below]	77,015.69	67,301.75
Vehicle loans (secured) [refer note (vi) below]	30.98	30.19
Others		
Debt portion of compulsory convertible debentures [refer note (vii) below]	8,582.36	7,749.32
Current maturity of long term borrowings :		
Term loans (secured) [refer note (i) to (v) below]	1,109.35	1,081.06
Vehicle loans (secured) [refer note (vi) below]	21.26	17.61
Total	**86,759.64**	**76,179.93**
Less: amount disclosed under "current financial liabilities" [refer note 18(i)]	1,130.61	1,098.67
	85,629.03	**75,081.26**
Aggregate Secured loans	78,177.28	68,430.61
Aggregate Unsecured loans	8,582.36	7,749.32

Term loan from banks :

(i) IDFC First Bank Limited - Term Loan (Secured)

The Company has taken secured term loan facility for 6,500 Lakhs loan from IDFC First Bank Limited. Out of this facility the entity has drawn 4,940 lakhs till June 30, 2023 (March 31, 2023: 4,016.20). The rate of interest varies between 7.90% p.a. to 10.00% p.a.

i) Primary and collateral security:

a) Exclusive charge by way of equitable mortgage on the land and building situated at Khasra Nos. 335/2, Khasra Nos. 335/18 and Khasra Nos. 337 and 1511/339 at village bahapur, New Delhi (Project) both present and future.

b) Exclusive charge on the current assets and receivables of the project (including insurance claim) both present and future.

c) Exclusive charge on the movable assets of the Project, both present and future.

d) Pledge of 30% shares of Pharmax Corporation Limited held by Max Estate Limited

e) Corporate guarantee of Max Estate Ltd. And Max Ventures and Industries Limited

ii) Interest Rate - Spread plus IDFC First Bank MCLR

iii) Tenure - for principal repayment Bullet payment on or before 31.12.2025 and interest to be serviced on a monthly basis.

iv) DSRA - 3 months interest to be created

ii) ICICI Bank Limited - Term Loan (Secured)

Term loan facility from ICICI Bank Limited amounting to Rs. 10,095.80 lakhs (March 31, 2023: Rs. 10,218.74 lakhs) is secured by way of exclusive charge of mortgage/hypothecation/assignment/security interest/charge/pledge upon following (both present and future) on:

1 Pari-passu charge over project developed on Max House Okhla Project;

2 All present and future tangible moveable assets, including movable plant and machinery, machinery spares, tools and accessories, furniture, fixture and all other moveable fixed assets in relation to the property

3 All present and future scheduled receivables to the extent received by the borrower

4 The escrow account alongwith all monies credited / deposited therein

5 The Debt Service Reserve Account (DSRA)

6 Corporate guarantee from Pharmax Corporation Limited

7 The security as required by the lender shall be created and perfected in form and manner satisfactory to the lenders and shared on pari passu basis between the lenders

8 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

The rate of interest varies between 7.90% p.a. to 10.00% p.a. and repaybale during January 2021 - December 2029 and October 2022 - October 2033 amounting to Rs. 45 crores and Rs. 68 crores respectively

iii) Axis Bank Limited (Secured)

The Company has taken refinance secured term loan facility for 24,000 Lakhs loan from Axis Bank Limited. Out of this facility the company has drawn Rs. 23,884.36 lakhs till June 30, 2023 (March 31, 2023: Nil). The rate of interest varies between 9% p.a. to 10.50% p.a. It will be repaid in a single bullet installment during December 2025

i) Primary and collateral security:

a) Exclusive charge on by way of equitable mortgage on project land of 2.6 acre land and building with complete available leasable area of 7 lacs sqft in Max square project, being developed in Sector 129, Noida

b) First charge by way of assignment/hypothecation over all present and future current assets including lease rental receivables, parking rentals, CAM income, security deposit, sales receivables, any other income generated pertaining to the project

c) First charge on DSRA, Escrow account maintained with IBL pertaining to rental receivables of the project, wherever maintained, present & future.

d) 30% share pledge of Borrower

e) Minimum security cover to be 1.5 times based on market values of the property to be maintained throughout tenure of the facility

ii) Corporate guarantee of Max Estates Limited and Max Ventures Industries Limited

iii) DSRA - 3 months interest to be created

iv) Borrower to open Escrow account with IBL

v) Tenure of loan : 60 months from the date of first disbursement

Repayment terms:-

Loan will be payable in bullet installment at the end of 60th month from the date of first disbursement

iv) Aditya Birla Finance Limited (Secured)

"The Company has taken secured lean loan facility for Rs.15,000.00 Lakhs loan from Aditya Birla Finance Limited. The balance outstanding as at June 30, 2023 is 14,852.67 (March 31, 2023: Rs. 14,839.09 lakhs)The rate of interest varies between 7.90% p.a. to 10.00% p.a.I) Primary and collateral security:a) Exclusive charge on by way of equitable mortgage on project land admeasuring 10 acres owned by the borrower situated al Sector 128, Noida for total debt facility amount of wp to Rs. 150 cr (1st Pari- passu to be shared with incoming lender.b) Corporate Guarantee of Max Estates Limited.c) First charge on DSRA with Aditya Birla Sun Life Mutual Fund.d) Debt service reserve account (DSRA) - 3 months interest to be createdii) Repayment terms:-Loan will be payable in bullet installment on maturity at September 30, 2025"

v) The Company has taken secured term loan facility for Rs. 24,900 Lakhs loan from HDFC Bank Limited at an effective weighted average rate of 7.91% (March 31, 2023: Rs. 24,900 Lakhs from HDFC Bank Limited at an effective weighted average rate of 8.14%). Out of this facility, the Company has drawn Rs. 24,444.27 Lakhs (March 31, 2023: Rs. 24,603.24) Lakhs from HDFC Bank Limited) till June 30, 2023 repayable in 204 installments commencing from 1 month from the first drawdown date from HDFC Bank Ltd & Bajaj Hosuing Finance Ltd.

The security of the loan is as follows-

An exclusive charge by way of mortgage / hypothecation / assignment / security interest / charge / pledge upon following (both present and future) on:

i) The escrow account opened before the first drawdown along with all monies to be received from the lessee, present and future, pertaining to the property, credited / deposited therein.

ii) The Debt Service Reserve Account (DSRA) equivalent to 3 months peak debt servicing (interest and principal) to be maintained throughout the tenor of the Facilities. Debt Service Coverage Ratio shall be created upfront & by way of Fixed Deposit lien marked to the lenders.

iii) Minimum Debt Service Coverage Ratio of 1.3x to be maintained, to be tested on 31st March and 30th September every year.

The Company has satisfied all debt covenants prescribed in the terms of term loan. The Company has not defaulted on any loans payable.

Vehicle loan (secured) :

vi) Vehicle loans amounting to Rs. 52.24 lakhs (March 31, 2023: Rs. 47.30 lakhs) are secured by way of hypothecation of respective vehicles. The loans are repayable in 3 to 5 years. The rate of interest varies between 7.90% p.a. to 10.00% p.a.

Others:

vii) i) Compulsorily Convertible Debentures (Unsecured)

Terms of series A-CCD

- Unsecured compulsorily convertible debentures having a face value of Rs. 10 each.
- Interest - Interest at the rate of 20% per annum, compounded annually, payable as follows -
- Surplus cash flow will be used to pay all accrued but unpaid interest on Series B CCD, calculated from the Closing Date till March 31 of the relevant financial year
- Balance surplus cash flow shall be utilised to pay all accrued but unpaid interest on the Series A CCDs
- Conversion - automatically and mandatorily be converted into Equity Shares in the ratio of 1:1 on Conversion Date.
- Conversion date - earlier of, (a) the date when Series B CCDs are being converted; or (b) the date on which the Series A CCDs are required by Law to be mandatorily converted

Terms of Series B - CCD

- Unsecured compulsorily convertible debentures having a face value of Rs. 10 each.
- Interest - Interest at the rate of 20% per annum, compounded annually, payable as follows -
- No interest shall be payable unless the Company has surplus cash flows in the financial year
- Surplus cash flow will be used to pay all accrued but unpaid interest on Series B CCD, calculated from the Closing Date till March 31 of the relevant financial year
- Conversion - automatically and mandatorily be converted into Equity Shares in the ratio of 1:1 on Conversion Date
- Conversion date - earlier of, (a) at any time after three years from the Closing Date; or (b) date of full exit by New York Life Insurance Corporation from the Company; or (c) the date on which the Series B CCDs are required by Law to be mandatorily converted

Terms of Series C - CCD

- Unsecured compulsorily convertible debentures having a face value of Rs. 10 each.
- Interest - Interest at the rate of 20% per annum, compounded annually
- Conversion - automatically and mandatorily be converted into Equity Shares in the ratio of 1:1 on Conversion Date.
- Conversion date - earlier of, (a) the date when Series D CCDs are being converted; or (b) the date on which the Series C CCDs are required by Law to be mandatorily converted

Terms of Series D - CCD

- Unsecured compulsorily convertible debentures having a face value of Rs. 10 each.
- Interest - Interest at the rate of 20% per annum, compounded annually.
- Conversion - automatically and mandatorily be converted into Equity Shares in the ratio of 1:1 on Conversion Date
- Conversion date - earlier of, (a) at any time after six years from the October 7, 2022; or (b) date of full exit by New York Life Insurance Corporation from the Company; or (c) the date on which the Series D CCDs are required by Law to be mandatorily converted

Max Estates Limited (Rs. in Lakhs)

	As at June 30, 2023	As at March 31, 2023
14. Other non current financial liabilities		
Security deposits	3,883.18	3,315.14
Interest accrued on Compulsorily Convertible Debentures	2,231.09	1,192.36
Deferred finance income	38.66	29.35
	6,152.93	**4,536.85**
15. Long term provision		
Provision for employee benefits		
Provision for gratuity (refer note 36)	187.26	169.33
	187.26	**169.33**
16. Deferred tax (liabilities)/assets		
(i) Deferred tax liability		
Deferred tax liabilities		
Accelerated depreciation for tax purposes	(265.71)	(22.84)
Other items giving rise to temporary differences	(1,127.81)	(1,071.48)
Impact of fair valuation of investments (45.69)	(45.69)	(15.28)
Gross deferred tax liabilities (a)	**(1,439.21)**	**(1,109.60)**
Deferred tax assets		
Expenses allowable on payment basis	80.02	73.36
Other items giving rise to temporary differences	1,833.88	1,781.45
Unabosorbed depreciation/losses	1,047.40	169.83
Gross deferred tax assets (b)	**2,961.30**	**2,024.64**
Deferred tax (liabilities)/asset (net)	**1,522.09**	**915.04**
Disclosed as		
Deferred tax liabilities	(519.44)	(1,083.41)
Deferred tax asset	2,041.53	1,998.45
	1,522.09	**915.04**
17. Current financial liabilities		
Current maturity of long term borrowings	1,130.61	1,098.67
From Bank		
Short term borrowings*	-	6,259.37
	1,130.61	**7,358.04**

*Short term borrowings includes loan taken in one of the step subsidiary company, which is expected to be repaid during the current financial year from the proceeds of the residential project

(ii) Trade payables

	As at June 30, 2023	As at March 31, 2023
Total outstanding dues of micro enterprises and small enterprises (MSME)	41.00	501.79
Total outstanding dues of creditors other than micro enterprises and small enterprises #	2,498.15	2,201.72
	2,539.16	**2,703.52**

Trade payables include due to related parties. Refer note 41 (b) for amount due to related parties.

Terms and conditions of the above:

Trade payables are non-interest bearing and are normally settled on 0 - 180 day terms

Outstanding for following periods from due date of payment

June 30, 2023	Not due	Less than 1 year	1-2 Years	2-3 Years	More than 3 years	Total
MSME	41.00	-	-	-	-	41.00
Others	633.24	1,864.91	-	-	-	2,498.15
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
Total	**674.24**	**1,864.91**	**-**	**-**	**-**	**2,539.15**

Outstanding for following periods from due date of payment

March 31, 2023	Not due	Less than 1 year	1-2 Years	2-3 Years	More than 3 years	Total
MSME	1.15	500.64	-	-	-	501.79
Others	584.49	1617.23	-	-	-	2,201.72
Disputed dues-MSME	-	-	-	-	-	-
Disputed dues-Others	-	-	-	-	-	-
Total	**585.64**	**2117.87**	**-**	**-**	**-**	**2,703.51**

*** Details of dues to micro and small enterprises as per MSMED Act, 2006**

As per the Act, the Group 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 Group, 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.

(Rs. in Lakhs)

	As at June 30, 2023	As at March 31, 2023
(iii) Other current financial liabilities		
Security deposits	20.00	123.46
Capital creditors	2,943.75	761.15
Interest accrued on borowings	402.30	608.80
Deferred liabilities	152.62	161.83
	3,518.66	**1,655.24**
18. Short term provision		
Provision for employee benefits		
- Provision for leave encashment/ compensated absences	303.25	249.73
- Provision for gratuity (refer note 36)	1.90	1.90
	305.15	**251.63**
19. Current tax liabilities (net)		
Provision for income tax	24.83	-
	24.83	**-**
20. Other current liabilities		
Advance from customers	11,233.01	18.75
Deferred finance income	-	28.84
Other current liabilities	8.40	7.57
Statutory dues	880.04	712.25
	12,121.45	**767.41**

(Rs. in Lakhs)

	For the three months period ended June 30, 2023	For the three months period ended June 30, 2022
1. Revenue from operations		
Revenue from operations		
Revenue from sale of constructed properties, lease income and facility management	1,827.63	2,524.66
Total	**1,827.63**	**2,524.66**
Revenue from services		
Income from shared services {refer note 41(a)}	-	207.00
Total	**1,827.63**	**2,731.66**

Performance obligation

The performance obligation is satisfied upon completion of the services/sale of properties and payment is generally due within 30 to 180 days from such date.

22. Other income		
Interest income on		
- on fixed deposits	101.93	276.30
- on security deposit*	25.42	33.11
Gain on mutual fund investments	65.37	36.79
Fair value gain on financial instruments at fair value through profit or loss	276.46	226.13
Liabilities/provisions no longer required written back	13.15	-
Miscellaneous income	35.14	51.19
	517.47	**623.52**

* on financial assets at amortised cost

(Rs. in Lakhs)

	For the three months period ended June 30, 2023	For the three months period ended June 30, 2022
23. Cost of land, plots, development rights, constructed properties and others		
Inventories at beginning of period	28.73	40.73
Less: adjustment on account of sale of stake in Max Speciality Films Limited	-	(13.34)
Less: inventory at the end of period	27.06	27.39
Cost of land, plots, development rights, constructed properties and others	1.67	-
Disclosed under repair and maintenance	(1.67)	-
	-	**-**
24. Change in inventories of constructed properties		
a) Inventories at the end of the period		
Work in progress-		
Real Estate	186.75	186.75
Finished goods*	-	743.57
	186.75	**930.32**
b) Inventories at the beginning of the period		
Work in progress-		
Real Estate	186.75	186.75
Finished goods	-	1,138.84
	186.75	**1,325.59**
Net decrease in inventories of constructed properties (b-a)	**-**	**395.27**

(Rs. in Lakhs)

	For the three months period ended June 30, 2023	For the three months period ended June 30, 2022
25. Employee benefits expense		
Salaries, wages and bonus	213.00	401.57
Contribution to provident and other funds	19.56	22.48
Employee stock option scheme*	15.92	14.16
Gratuity expense (refer note 36)	7.32	5.37
Staff welfare expenses	11.14	5.12
	266.94	**448.70**

*net of amount capitalised in Investment Property under development Rs. 1.54 lakhs (June 30, 2022: Rs. 2.06)

26. Finance costs		
Interest on term loan	1,751.13	966.11
Interest on lease liabilities (refer note 4b)	101.99	77.79
Interest on others	0.11	22.39
Bank charges	6.42	0.34
	1,859.65	**1,066.62**
Less: Finance cost capitalised (refer note 3A)	(1,422.00)	(712.82)
	437.65	**353.80**
27. Depreciation and amortization expense		
Depreciation of tangible assets and investment property (refer note 3 and 3A)	310.93	298.55
Depreciation of right-of-use assets (refer note 4b)	46.78	88.07
Amortization of intangible assets (refer note 4)	11.02	1.04
	368.73	**387.66**

28. Other expenses

Rent	5.34	1.17
Insurance expenses	37.89	20.51
Rates and taxes	210.50	101.88
Repairs and maintenance:		
Building	1.13	11.12
Others	72.53	83.51
Printing and stationery	1.36	1.07
Travelling and conveyance	5.37	18.19
Communication costs	3.84	2.66
Legal and professional	18.86	206.82
Directors' sitting fees {refer note no 40(a)}	16.50	30.35
Advertisement and sales promotion	429.42	22.11
Auditorium Running	5.59	10.27
Corporate Social Responsibility (CSR) expenditure (refer note no 41)	11.40	24.61
Shared service charges {refer note no 40(a)}	-	7.50
Facility management	368.32	411.95
Miscellaneous expenses	58.47	65.91
	1,246.52	**1,019.63**

29 The subsidiaries and step down subsidiaries follow financial year as accounting year. The below is the summary of principal activities of these entities and proportion of ownership of the Holding Company:

Name of the subsidiary	Principal activities	Country of incorporation	Proportion of ownership as at	
			June 30, 2023	March 31, 2023
Subsidiary				
Max Estates 128 Limited	Construction and development of residential properties	India	100%	100%
Max Estate Gurgaon Limited	Construction and development of residential properties	India	100%	100%
Acreage Builders Private Limited*	Construction and development of commercial properties	India	51%*	100%
Max I. Limited	Making investments in various companies and primarily engaged in growing and nurturing these business investments	India	100%	100%
Max Asset Services Limited	Facility management services for commerical real estate	India	100%	100%
Max Square Limited	Construction and development of residential and commercial properties	India	51%	51%
Pharmax Corporation Limited	Construction and development of residential and commercial properties	India	100%	100%
Max Towers Private Limited	Construction and development of residential and commercial properties	India	100%	100%

*During the period, Company has sold 49% of its investment in its wholly owned subsidiary (Acreage Builders Private Limited) to New York Life Insurance Company for cash consideration amounting to Rs. 14490 lakhs. This transaction has not resulted in any gain or loss to the Company.

30 Income taxes

(Rs. in Lakhs)

	For the three months period ended June 30, 2023	For the three months period ended June 30, 2022
(a) Income tax expense in the statement of profit and loss comprises :		
Current Income Tax		
Current income tax charge	61.04	20.00
Deferred Tax		
Relating to origination and reversal of temporary differences	(644.11)	95.30
Income tax expense reported in the statement of profit or loss for continuing operations	**(583.07)**	**115.30**
31 Components of Other comprehensive income (OCI) (Retained earnings)		
Re-measurement (gains)/ losses on defined benefit plans (refer note: 36.0)	13.27	2.98
Income tax related to items recognized in OCI during the year	(4.80)	(0.75)
Income tax related to items recognized in OCI during the year	**8.47**	**2.23**
32 Earnings per share (EPS)		
Profit after tax (Rs. in Lakhs)	**(3,837.03)**	**634.80**
Weighted average number of equity shares outstanding during the year (Nos.)	14,70,90,820	14,69,51,529
Basic earnings per share (Rs.)	**(2.61)**	**0.43**
Profit after tax for diluted EPS (Rs. in Lakhs)	*	**645.39**
Weighted average number of equity shares outstanding for dilutive earnings per share (Nos)	*	14,76,89,374
Diluted earnings per share (Rs.)*	**(2.61)**	**0.43**

*since there is losses during the period, there is anti dilution- hence diluted earning per share is not separately reported

Note: Share pending issuance has been included for the computation of earning per share as per guidance of Ind AS 33- Earnings per share

33 Income Tax

The major components of income tax expense for the period ended June 30, 2023 and June 30, 2022 are :

Statement of profit and loss : (Rs. in Lakhs)

Particulars	**For the three months period ended June 30, 2023**	**For the three months period ended June 30, 2022**
Current income tax :		
Current tax	61.04	20.00
Adjustment of tax relating to earlier years	-	-
Deferred tax :		
Relating to origination and reversal of temporary differences	(644.11)	95.30
Income tax expense reported in the statement of profit and loss	**(583.07)**	**115.29**
Total	**(583.07)**	**115.29**
OCI section :		
Deferred tax related to items recognised in OCI during in the year :		
Net loss/(gain) on remeasurements of defined benefit plans	(4.80)	(0.75)
Net loss/(gain) on remeasurements of defined benefit plans discontinued operations	-	-
Income tax effect on cost of hedging reserve	-	-
Tax related to items recognized in OCI during the year	**(4.80)**	**(0.75)**

Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for the period ended June 30, 2023 and period ended March 31, 2023:

Accounting profit before tax from continuing operations	(4,420.10)	750.10
Accounting profit before income tax	**(4,420.10)**	**750.10**
At India's statutory income tax rate of 25.17% (June 30, 2022: 25.17%)	(1,112.54)	188.80
Non-deductible expenses for tax purposes:		
Tax on loss of capital not recognised	1,118.84	-
Tax effect of recognized/unrecognized on entities with carry forward losses	(568.62)	(53.50)
Others	(20.75)	(20.00)
At the effective income tax rate	**(583.07)**	**115.30**
Income tax expense reported in the statement of profit and loss	(583.07)	115.30
Total tax expense	**(583.07)**	**115.30**

Deferred tax relates to the following:

	June 30, 2023	**March 31, 2023**
Deferred tax liabilities		
Accelerated depreciation for tax purposes	(265.71)	(22.84)
Other items giving rise to temporary differences	(1,127.81)	(1,071.48)
Impact on fair valuation of investments	(45.69)	(15.28)
Gross deferred tax liabilities (a)	**(1,439.21)**	**(1,109.60)**
Deferred tax assets		
Expenses allowable on payment basis	80.02	73.36
Other items giving rise to temporary differences	1,833.88	1,781.45
Unabosorbed depreciation/losses	1,047.40	169.83
Gross deferred tax assets (b)	**2,961.30**	**2,024.64**
Deferred tax (liabilities)/asset (net)	**1,522.09**	**915.04**
Disclosed as:		
Deferred tax liabilities	(519.44)	(1,083.41)
Deferred tax asset	2,041.53	1,998.45
	1,522.09	**915.04**

Reconciliation of deferred tax liabilities (net):

Particulars	**June 30, 2023**	**March 31, 2023**
Opening balance at the beginning of year/period	915.04	(347.36)
Add:Merger effect	-	(1,596.31)
Tax on equity component of CCD	-	1,165.94
Capitalised during the year	(32.26)	-
Tax expense/(income) during the year/period recognised in statement of profit and loss	644.11	1,692.76
Tax expense/(income) during the year/period recognised in OCI	(4.80)	0.01
Net balance	**1,522.09**	**915.04**
Closing balance at the end of year/period	**(1,522.09)**	**915.04**

The Group 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.

34 a. Commitments and contingencies

A. Contingent liabilities not provided for (Rs. in Lakhs)

S. No.	Particulars	As at June 30, 2023	As at March 31, 2023
i.	Uttarakhand VAT case	21.24	21.24
ii	Bank guarantee {Refer note (a)}	5,000.00	5,000.00

Note:

a. The Group has given a bank guarantee of Rs. 5,000 lakhs issued by HDFC Bank Limited (March 31, 2023: Rs. 5,000 lakhs issued by ICICI Bank Limited) in favour of Piramal Enterperises for bid submitted for Delhi One project.Max Estates Limited, had submitted its resolution plan for resolution of Boulevard Projects Private Limited. The Hon'ble NCLT, New Delhi has approved the said Resolution Plan,for the development of commercial plot admeasuring 34,697 sq mtrs, located in NOIDA under the project name 'Delhi One'. This acquisition has potential to add ~3 million sq. ft. of additional development footprint to the portfolio of Max Estates Limited. The implementation of the Resolution Plan is subject to receipt of requisite approvals from regulatory and statutory authorities.

B Capital and other commitments

a. Capital commitment (Rs. in Lakhs)

	As at June 30, 2023	As at March 31, 2023
Estimated amount of contracts remaining to be executed on capital account and not provided for	24,065.65	28,953.51
Less: Capital advances (refer note 7)	(6,951.72)	(5,456.78)
Net capital commitment for acquisition of capital assets	17,113.93	23,496.73

b. Other commitment

*Capital commitment includes an amount of INR 17,600 lakhs (March 31, 2023: 17,600) , being the remaining amount payable for purchase of 2 land parcels situated in Sector 129, Noida (U.P.), India ("Land Parcels"), which were auctioned by Axis Bank Limited. The acquisition is subject to customary statutory approvals. The cost of acquisition of aforesaid Land Parcels is ~ INR 22,000 lakhs. The Company had paid the amount of INR 4,444 lakhs till June 30, 2023 (March 31, 2023: 4,400), which is disclosed under the head capital advances in the consolidated financial statements and remaining has been paid in period September 2023 quarter.

34A The Company had submitted its resolution plan for resolution of Boulevard Projects Private Limited. The Hon'ble NCLT, New Delhi has approved the said Resolution Plan, for the development of commercial plot admeasuring 34,697 sq mtrs, located in NOIDA under the project name 'Delhi One'. This acquisition has potential to add ~3 million sq. ft. of additional development footprint to the portfolio of Max Estates Limited. The implementation of the Resolution Plan was subjected to receipt of requisite approvals from regulatory and statutory authorities.However, certain fundamental reliefs imperative for implementing the plan are being sought from NOIDA for which the Company has filed an appeal in NCLAT on 11 April 2023."

34B Max Estates 128 Private Limited, a wholly owned subsidiary of the Company had launched its first luxury residential project, Estate 128, located at Sector 128 and the same is registered with UP RERA number as UPRERAPRJ446459. The project has achieved pre-formal launch sales of over INR 1,800 crores approximately Estate 128 is built across 10 acres, with 3 high rise towers having 201 units anchored in the organisation's LiveWell philosophy. The Company has also received advances amounting from the customer amounting to Rs. 11732.71 lakhs during the quarter.

34C 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.

35 Gratuity

The Group 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.

Description of risk exposures

Valuations are based on certain assumptions, which are dynamic in nature and vary over time. As such the Company is exposed to various risks as follows:

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.

iv) Investment Risk – If Plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability

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

	June 30, 2023	**March 31, 2023**	**June 30, 2022***
a) Reconciliation of opening and closing balances of defined benefit obligation			
Defined benefit obligation at the beginning of the year/period	171.23	73.69	73.69
Merger Agjustment	-	63.50	63.50
Less - adjustment on account of stake sale in Max Speciality Films Limited (refer note 28)			
Interest costs	3.60	1.98	0.50
Current service cost	12.39	38.58	9.65
Benefit paid	-	**(6.54)**	**(1.64)**
Remeasurement of (gain)/loss in other comprehensive income	2.22	0.02	0.01
Defined benefit obligation at year end/period	189.44	171.23	145.70
b) Reconciliation of opening and closing balances of fair value of plan assets			
Fair value of plan assets at beginning of the year/period	-	-	-
Fair value of plan assets at year/period end	**-**	**-**	**-**
c) Net defined benefit (liability)/ asset recognized in the balance sheet			
Fair value of plan assets	-	-	-
Present value of defined benefit obligation	(189.44)	(171.23)	(145.70)
Amount recognized in balance sheet - (liability)/ asset	**(189.44)**	**(171.23)**	**(145.70)**
Current	**(2.95)**	**(1.90)**	**(1.90)**
Non current	**(186.47)**	**(169.33)**	**(143.80)**
	(189.42)	(171.23)	(145.70)
*figures for june are computed on a proportionated basis.			
d) Other comprehensive income	**-**	**0.02**	**0.01**
e) Net defined benefit expense (recognized in the statement of profit and loss for the year/period)			
Current service cost	12.39	15.26	3.81
Interest cost on benefit obligation	3.60	21.64	5.41
Expected return on plan assets	-	0.74	0.18
Capitalised as investment property / cost of goods sold -		2.92	0.73
Net defined benefit expense debited to statement of profit and loss	**15.99**	**40.56**	**10.13**

f) Principal assumptions used in determining defined benefit obligation

	As At June 30, 2023	**As At March 31, 2023**
Discount rate	7.20%	7.26%
Future Salary Increases	10.00%	10.00%
Mortality Rate (% of IALM 12-14)	100.00%	100.00%
g) Quantitative sensitivity analysis for significant assumptions is as below:		
Increase / (decrease) on present value of defined benefits obligations at the end of the period/year		
Discount rate		
Increase by 0.50%	(12.40)	(8.71)
Decrease by 0.50%	13.62	9.57
Salary growth rate		
Increase by 0.50%	9.92	7.00
Decrease by 0.50%	(8.23)	(6.44)
h) Maturity profile of defined benefit obligation (valued on undiscounted basis)		
Within the next 12 months (next annual reporting period)	6.60	2.29
Between 2 and 5 years	17.03	13.40
Beyond 5 Years	165.68	155.54
Total expected payments	**189.31**	**171.23**

i) The average duration of the defined benefit plan obligation at the end of the reporting period is 7- 21 years (March 31, 2023: 7 - 21 years)

j) The Group expects to contribute Rs Nil (March 31, 2023: Nil) to the planned assets during the next financial year.

k) 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.

l) 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.

m) 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 period.

n) **Risk Exposure** Valuations are performed on certain basic set of pre-determined assumptions and other regulatory framework which may vary over time. Thus, the Group is exposed to various risks in providing the above gratuity benefit which are as follows: **Interest Rate risk**: The plan exposes the Group to the risk of fall in interest rates. A fall in interest rates will result in an increase in the ultimate cost of providing the above benefit and will thus result in an increase in the value of the liability (as shown in financial statements). **Liquidity Risk:** This is the risk that the Group is not able to meet the short-term gratuity payouts. This may arise due to non availability of enough cash / cash equivalent to meet the liabilities or holding of illiquid assets not being sold in time. **Salary Escalation Risk:** The present value of the defined benefit plan is calculated with the assumption of salary increase rate of plan participants in future. Deviation in the rate of increase of salary in future for plan participants from the rate of increase in salary used to determine the present value of obligation will have a bearing on the plan's liability. **Demographic Risk:** The Group has used certain mortality and attrition assumptions in valuation of the liability. The Group is exposed to the risk of actual experience turning out to be worse compared to the assumption.

38 During the pervious year, Max Estates Gurgaon Limited(MEGL), a wholly owned subsidiary of Max Estates Limited, has entered into a Joint Development Agreement (JDA) for the development of land parcels. MEGL has paid to the land owners a sum of Rs. 9395 lakhs (March 31, 2023- Rs. 4917 Lakhs) as an interest free refundable security as per JDA.The security deposit is refundable to the company as and when Revenue accrues in the hands of the land owners.

39 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	June 30, 2023		March 31, 2023	
	Number of options	Weighted Average exercise price (Rs.)	Number of options	Weighted Average exercise price (Rs.)
Outstanding at the start of the year	8,93,976	30.59	-	-
Add- Adjustment on account of merger (refer note 37)	-	-	8,29,156	17.83
Outstanding at the start of the year (post merger effect)	8,93,976	30.59	8,29,156	17.83
Options granted during the period/year	96,279	95.33	2,97,538	53.87
Forfeited during the period/year	1,50,282	26.64	75,740	12.90
Exercised during the period/year*	-		1,56,978	15.84
Outstanding at the period/year end	8,39,973	36.91	8,93,976	30.59
Exercisable at the period/year end	2,87,672	14.75	88,962	13.99

*30918 equity shares which were exercised in previous year has been alloted in current period

For options exercised during the period, the weighted average share price at the exercise date was NIL per share. (March 31, 2023 : Rs. 15.84)

The weighted average remaining contractual life for the stock options outstanding as at June 30, 2023 and March 31, 2023 are as follows:

Particulars	June 30, 2023		March 31, 2023	
	Number of options	Weighted Average remaining life in years	Number of options	Weighted Average remaining life in years
04-06-2020 (Grant Type III)	4,05,127	0.92	4,87,528	1.17
02-07-2021 (Grant Type IV)	78,733	1.92	96,231	2.17
02-07-2021 (Grant Type V)	-	1.92	12,679	2.17
25-07-2022 (Grant Type VI)	2,47,595	3.07	2,85,299	3.32
08-11-2022 (Grant Type VII)	12,239	3.36	12,239	3.61
19-05-2023 (Grant Type VIII)	96,279	3.36	-	-

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 period ended June 30, 2023, NIL (March 31, 2023 # - 1,56,978) 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.

The weighted average remaining contractual life for the stock options outstanding as at June 30, 2023 and March 31, 2023 are as follows:

Particulars	June 30, 2023		March 31, 2023	
	Number of options	Weighted Average remaining life in years	Number of options	Weighted Average remaining life in years
04-06-2020 (Grant Type III)	4,05,127	0.92	4,87,528	1.17
02-07-2021 (Grant Type IV)	78,733	1.92	96,231	2.17
02-07-2021 (Grant Type V)	-	1.92	12,679	2.17
25-07-2022 (Grant Type VI)	2,47,595	3.07	2,85,299	3.32
08-11-2022 (Grant Type VII)	12,239	3.36	12,239	3.61
19-05-2023 (Grant Type VIII)	96,279	3.36	-	-

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 period ended June 30, 2023, NIL (March 31, 2023 # - 1,56,978) 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.

38 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: **(Rs. in Lakhs)**

Category	Carrying value		Fair value	
	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023
Financial asset at amortized cost				
Non-Current				
Financial assets (refer note no 5(iv))	9,372.59	6,858.87	9,372.59	6,858.87
Trade Receivable (refer not no 5(ii))	894.33	968.61	894.33	968.61
Other bank balance (refer not no 5(iii))	1,106.31	1,001.35	1,106.31	1,001.35
Current				
Other-current financial assets (refer note no 9(v))	3,398.68	4,665.46	3,398.68	4,665.46
Bank balances (refer not no 9(iv))	2,832.26	2,374.31	2,832.26	2,374.31
Trade receivables (refer not no 9(ii))	1,062.16	578.06	1,062.16	578.06
Cash & cash equivalents (refer not no 9(iii))	10,316.27	1,762.70	10,316.27	1,762.70

Category	Carrying value		Fair value	
	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023
Financial asset measured at fair value				
Non-Current				
Investments (refer note no 5(i))	930.01	5,363.17	930.01	5,363.17
Current				
Current investments (refer note no 9(i))	22,302.78	10,596.36	22,302.78	10,596.36
Financial liabilities at amortized cost				
Non-Current				
Non-Current borrowings (refer note 13)	85,629.03	75,081.26	85,629.03	75,081.26
Lease liabilities (refer note 4b)	3,431.82	3,488.11	3,431.82	3,488.11
Other non-current financial liabilities (refer note 14)	6,152.93	4,536.85	6,152.93	4,536.85
Current				
Current borrowings (refer note 18)	1,130.61	7,358.04	1,130.61	7,358.04
Other current financial liabilities (refer note 18)	3,518.66	1,655.24	3,518.66	1,655.24
Trade payables (refer note 18)	2,539.15	2,703.51	2,539.15	2,703.51
Lease liabilities (refer note 4b)	244.39	236.66	244.39	236.66

The Group management assessed that all current assets and current liabilities carrying value included in the above table are considered to be same as their fair value.

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 borrowings are primarily bearing floating rate of interest with periodic reset of one year. Management has assessed carrying value of these instruments to approximate the fair value

The fair value of other non current financial asset and non current financial liabilities are estimated by discounting future cashflows using interest rate of similar instruments. The resulted fair value was not significantly different

The Group has investment in quoted mutual funds being valued at quoted market price in active markets.

Fair value hierarchy

The Group 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 June 30, 2023 **(Rs. in Lakhs)**

Particulars	Carrying value June 30, 2023	Fair value		
		Level 1	Level 2	Level 3
Financial assets (refer note no 5(iv))	9,372.59	-	-	9,372.59
Other-current financial assets (refer note no 9(v))	3,398.68	-	-	3,398.68
Trade Receivable (refer not no 5(ii))	894.33	-	-	894.33
Other bank balance (refer not no 5(iii))	1,106.31	-	-	1,106.31
Bank balances (refer not no 9(iv))	2,832.26	-	-	2,832.26
Trade receivables (refer note no 9(ii))	1,062.16	-	-	1,062.16
Non-Current investments (refer note no 5(i))	930.01	-	-	930.01
Current investments (refer note no 9(i))	22,302.78	22,302.78	-	-

(ii) 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
Financial assets (refer note no 5(iv))	6,858.87	-	-	6,858.87
Other-current financial assets (refer note no 9(v))	4,665.46	-	-	4,665.46
Trade Receivable (refer not no 5(ii))	968.61	-	-	968.61
Other bank balance (refer not no 5(iii))	1,001.35	-	-	1,001.35
Bank balances (refer not no 9(iv))	2,374.31	-	-	2,374.31
Trade receivables (refer note no 9(ii))	578.06	-	-	578.06
Non-Current investments (refer note no 5(i))	5,363.17	-	-	5,363.17
Current investments (refer note no 9(i))	10,596.36	10,596.36	-	-

(iii) Quantitative disclosure of fair value measurement hierarchy for financial liabilities as on June 30, 2023 **(Rs. in Lakhs)**

Particulars	Carrying value June 30, 2023	Fair value		
		Level 1	Level 2	Level 3
Non-Current borrowings (refer note 13)	85,629.03	-	-	85,629.03
Lease liabilities (refer note 4b)	3,431.82	-	-	3,431.82
Other non-current financial liabilities (refer note 14)	6,152.93	-	-	6,152.93
Current borrowings (refer note 18)	1,130.61	-	-	1,130.61
Other current financial liabilities (refer note 18)	3,518.66	-	-	3,518.66
Trade payables (refer note 18)	2,539.15	-	-	2,539.15
Lease liabilities (refer note 4b)	244.39	-	-	244.39

(iv) 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 (refer note 13)	75,081.26	-	-	75,081.26
Lease liabilities (refer note 4b)	3,488.11	-	-	3,488.11
Other non-current financial liabilities (refer note 14)	4,536.85	-	-	4,536.85
Current borrowings (refer note 18)	7,358.04	-	-	7,358.04
Other current financial liabilities (refer note 18)	1,655.24	-	-	1,655.24
Trade payables (refer note 18)	1,655.24	-	-	1,655.24
Lease liabilities (refer note 4b)	2,703.51	-	-	2,703.51
Current borrowings (refer note 18(i))	236.66	-	-	236.66

39 Financial risk management objectives and policies

The Group 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 Group's financial performance. The Group uses forward covers to hedge foreign currency risk exposures. Financial risk management is carried out by Banking and Forex department under policies approved by the Board of Directors from time to time. The Banking and Forex department, evaluates and hedges financial risks in close co-operation with the various stakeholders. The Board of Directors approves written principles for overall financial risk management, as well as written policies covering specific areas, such as foreign exchange risk, credit risk, use of derivative financial instruments and non-derivative financial instruments.

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

a) Liquidity risk

Liquidity risk is the risk that the Group will not be able to meet its financial obligations as they become due. The Group employees prudent liquidity risk management practices which inter alia means maintaining sufficient cash 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 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 Group 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 Senior management of the Group.

The table below represents the maturity profile of Group's financial liabilities at the end of June 30, 2023 and March 31, 2023 based on contractual undiscounted payments:

(Rs. in Lakhs)

	0-1 Years	1-5 Years	More than 5 Years	Total
June 30, 2023				
Interest bearing borrowings	1,130.61	85,629.03	-	**86,759.64**
Trade payable	2,498.15	-	-	**2,498.15**
Other financial liabilities	3,518.66	-	-	**3,518.66**
March 31, 2023				
Interest bearing borrowings	7,358.04	75,081.26		**82,439.30**
Trade payable	2,703.51			**2,703.51**
Other financial liabilities	1,655.24			**1,655.24**

*Lease liability maturity profile has been disclosed under note 4b

Interest bearing borrowings

Excludes interest cash outflow as borrowings are on floating rate of interest.

Reconciliation of interest bearing borrowings **(Rs. in Lakhs)**

		Schedule no	As at June 30, 2023	As at March 31, 2023
(i)	Non-Current borrowings	13	85,613.09	75,065.32
(ii)	Short-term borrowings	17(i)	-	6,259.37
(iii)	Current maturity of long term borrowings	17(i)	1,130.61	1,098.67
	Processing fees adjusted from borrowings		15.94	15.94
			86,759.64	**82,439.30**

b) 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 Group is exposed to credit risk from its operating activities (primarily trade receivables) , including deposits with banks, foreign exchange transactions and other financial assets.

(i) Trade receivables

Customer credit risk is managed subject to the Group'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 team assesses the credit quality of the customer, taking into account its financial position, past experience and other factors. Outstanding customer receivables are regularly monitored and any shipments to major customers are generally covered by letters of credit or other forms of credit insurance. An impairment analysis is performed at each reporting date on group\category basis. The calculation is based on exchange losses historical data and available facts as on date of evaluation. Trade receivables comprise a widespread customer base. The Group evaluates the concentration of risk with respect to trade receivables as low, as its customers are located in several jurisdictions and industries and operate in largely independent markets.

(ii) Financial instruments and cash deposit

Credit risk from balances with banks and financial institutions is managed by the Group's treasury department in accordance with the Group'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 Group.

c) 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 risks 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 June 30, 2023. 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, and June 30, 2023.

40 Related party disclosures

Names of related parties with whom transactions have taken place during the year

Key management personnel	Mr. Dinesh Kumar Mittal (Director)
	Mr. Sahil Vachani (Managing Director)
	Mr. Nitin Kumar Kansal (Chief Financial Officer)
	Mr. Abhishek Mishra (Company Secretary) (w.e.f. 28th June, 23)
Other Non- executive/Independent Directors	Mr. Analjit Singh (Director)
	Mr. Ka Luk Stanley Tai (Director)
	Ms. Gauri Padmanabhan
	Mr. Niten Malhan
	Mr. Kishansingh Ramsinghaney (upto 31-Jul-2023)
	Mr. Rishi Raj (upto 31-Jul-2023)
	Mr. Bishawjit Das (upto 31-Jul-2023)
	Mr. K. Narsimha Murthy (upto 8-Aug-22)
	Mr. Ankit Jain (Company Secretary upto 11-Jan-23)
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
	New York Life Insurance Company Limited
	Siva Enterprises Private Limited
	Max India Limited
	SKA Diagnostic Private Limited
	Antara Purukul Senior Living Limited
	Riga Foods LLP
	Max Financial Services Limited
	Max Learning ventures Private Limited
	Routes 2 Roots
	Antara Care Homes Limited
	Delhi Guest House Private Limited
	Topline Electronics Private Limited
	RV Legal
	Antara Senior Living Limited
	Trophy Estates Private Limited
	Analjit Singh HUF
Employee benefit Trust	Max Financial Services Limited Employees' Provident Fund Trust

40(a) Details of transactions and balance outstandings with related parties **(Rs. in Lakhs)**

S.No	Nature of transaction	Particulars	For Three Months Period Ended June 30, 2023	For the Period ended June 30, 2022
1	Reimbursement of expenses (Paid to)	Max Life Insurance Co. Limited	167.66	101.69
		New Delhi House Services Ltd.	24.63	20.16
		Max Financial Services Ltd	26.84	-
		Max India Limited	42.50	2.00
		Antara Purukul Senior Living Limited	-	-
		Total	**261.63**	**123.85**
2	Revenue from rentals and other services	Max Learning Ventures Pvt Limited	12.34	11.35
		Routes 2 Roots	13.47	6.92
		Antara Senior Living Limited	11.45	2.42
		Riga Foods LLP	4.70	3.82
		Max Ventures Investment Holding Pvt Ltd	1.85	-
		Max Financial Services Ltd	5.92	22.93
		Max India Limited	9.32	28.13
		Topline Electronics Pvt Ltd	3.00	10.56
		Total	**62.05**	**86.13**
3	Repair & Maintenance	New Delhi House Services Limited	0.04	3.48
		Delhi Guest House Private Limited	3.67	4.83
		Total	**3.71**	**8.31**
4	Lease payments	Delhi Guest House Private Limited	15.00	15.00
		SKA Diagnostics Private Limited	11.06	11.04
		Total	**26.06**	**26.04**
5	Contribution to Provident Fund Trust	Max financial services limited Employees' Provident Fund Trust	-	16.43
		Total	**-**	**16.43**
6	Directors' sitting fees	Analjit Singh	2.00	2.00
		D.K Mittal	4.00	8.00
		Gauri Padmanabhan	5.00	5.00
		Niten Malhan	4.00	5.00
		K.N Murthy	-	9.00
		Total	**15.00**	**29.00**
7	Key managerial remuneration - short term employment benefits	Sahil Vachani	42.72	40.11
		Nitin Kumar Kansal	21.54	20.25
		Ankit Jain	-	4.37
		Abhishek Mishra	5.34	-
		Total	**69.60**	**64.73**
8	Key managerial remuneration - post employment benefits	Sahil Vachani	5.59	2.34
		Nitin Kumar Kansal	3.01	1.40
		Ankit Jain	-	0.26
		Abhishek Mishra	0.63	-
		Total	**9.23**	**4.00**
9	Brokerage income	Trophy Estates Private Limited	-	1.91
		Total	**-**	**1.91**
10	Sale of Investment in subsidiary company	New York Life Insurance Company Limited	14,490.65	-
		Total	**14,490.65**	**-**
11	Compulsorily convertible debentures (CCD) issued *	New York Life Insurance Company Limited - Max Square	3,832.43	-
		Total	**3,832.43**	**-**
12	Interest paid on CCD - Max Square *	New York Life Insurance Company Limited	383.49	235.62
	Interest paid on CCD - Acreage *	New York Life Insurance Company Limited	168.00	-
		Total	**383.49**	**235.62**
13	Corporate Social Responsibility	Max India Foundation	7.03	-
		Total	**7.03**	**-**
14	Management fee (included in legal and professional expenses)	Analjit Singh	75.00	-
		Total	**75.00**	**-**

* Accounted in according with guidance on convertible instruement accounting under Ind AS

40(b) Balances outstanding at year/period end **(Rs. In lakhs)**

S.No	Nature of transaction	Particulars	As at June 30, 2023	As at March 31, 2023
1	Statutory dues payable	Max Financial services Limited Employees' Provident Fund Trust	-	4.95
		Total	**-**	**4.95**
2	Trade Receivables	Max Ventures Investment Holding Private Limited	10.13	23.20
		Piveta Estates Private Limited	6.29	6.29
		New Delhi House Services Limited	2.02	-
		Antara Purukul Senior Living Limited	0.36	-
		Max India Limited	8.08	-
		Trophy Estates Private Limited	43.33	43.33
		Analjit Singh HUF	9.16	9.16
		Mr. Analjit Singh	52.80	52.80
		Siva Realty Ventures Pvt Limited	-	0.09
		Max Skill First Limited	-	0.28
		Max One Distribution and Services Ltd	-	0.03
		Max Ventures Private Limited	-	3.19
		Antara Senior Living Limited	0.82	2.27
		Max Financial services Limited	2.28	-
		Routes 2 Roots	4.36	2.34
		Max Learning Ventures Private Limited	9.93	20.06
		Riga Foods LLP	0.83	3.53
		Topline Electronics Private Limited	3.54	-
		Total	**153.93**	**166.57**
3	Advance to party	Max India Foundation	-	5.00
		SKA Diagnostic Private Limited	-	0.25
		Total	**-**	**5.25**
4	Other receivables	Piveta Estates Private Limited	2.83	2.83
		Max Life Insurance Co. Limited	0.61	1.70
		Antara Care Homes Limited	-	0.69
		Antara Senior Living Limited	-	0.57
		Max Learning Ventures Private Limited	-	0.28
		Max Ventures Private Limited	-	5.46
		Antara Purukul Senior Living Limited	-	0.36
		Siva Realty Ventures Pvt Limited	-	0.07
		Total	**3.44**	**11.96**
5	Trade payables and capital creditors	Max Financial services Limited	-	34.83
		Max India Limited	-	60.50
		Max Skill First Limited	-	0.25
		Vana Enterprises Limited	-	1.91
		Antara Senior Living Limited	-	2.08
		Antara Purukul Senior Living Limited	0.08	-
		Max Learning Ventures Pvt Limited	-	2.27
		New Delhi House Services Limited	0.55	-
		Gauri Padmanabhan	-	1.80
		Riga Foods LLP	-	0.64
		Delhi Guest House Private Limited	12.67	-
		Routes 2 Roots	-	0.90
		Total	**13.30**	**105.18**
6	Security deposit made	Max Life Insurance Co. Limited	244.30	244.30
		Delhi Guest House Limited	15.00	15.00
		SKA Diagnostic Private Limited	9.37	9.37
		Total	**268.67**	**268.67**
7	Security deposit received	Topline Electronics Pvt Ltd	10.56	10.56
		Antara Senior Living Limited	7.87	7.87
		Route to routes	5.40	5.40
		Max Learning Ventures Private Limited	47.74	23.87
		Vana Vastra Pvt Limited	-	18.11
		Max Financial Services Limited	5.03	5.03
		Max India Limited	7.87	7.87
		Max Ventures Investment Holding Private Limited	1.58	1.58
		Total	**86.05**	**80.29**
8	Compulsorily convertible debentures (CCD) *	New York Life Insurance Company Limited (Max Square)	5,390.00	5,390.00
		New York Life Insurance Company Limited (Acreage)	3,832.43	-
		Total	**9,222.43**	**5,390.00**
9	Interest Accrued on CCD *	New York Life Insurance Company Limited (Max Square)	2,683.96	2,300.47
		New York Life Insurance Company Limited (Acreage)	168.00	-
		Total	**2,851.96**	**2,300.47**

* Accounted in according with guidance on convertible instruement accounting under Ind AS

41 Disclosure pursuant to amendment to Ind AS 7 (Statement of Cash flows) **(Rs. in Lakhs)**

Particulars	Opening balance April 1, 2023	Cash flows		Non-cash transactions			Closing balance June 30, 2023
		Proceeds	Repayment	Processing cost	New leases	Other	
Term loans from banks	67,301.75	9,959.38	(245.44)	-	-	-	77,015.69
Compulsory convertible Debentures	7,749.32	3,832.43	-	-	-	2,999.39	8,582.36
Vehicle loans	30.19	10.28	(9.49)	-	-	-	30.98
Short term borrowings	7,358.04	-	(6,227.43)	-	-	-	1,130.61
Current lease liabilities	236.66	-	-	-	-	7.73	244.39
Non-current lease liabilities	3,488.11	-	(150.54)	-	-	94.26	3,431.82
Total liabilities from financing activities	86,164.07	13,802.09	(6,632.91)	-	-	3,101.38	90,435.85

(Rs. in Lakhs)

Particulars	Opening balance April 1, 2023	Cash flows		Non-cash transactions			Closing balance March 31, 2023
		Proceeds	Repayment	Processing cost	New leases	Other	
Term loans from banks	24,873.00	7,630.35	(3,650.00)	-			28,853.35
Compulsory convertible Debentures	3,430.96	1,720.20	-			(857.00)	4,294.16
Vehicle loans	31.34	-	(7.41)				23.93
Short term borrowings	3,176.68	-	(509.00)			(2,667.68)	-
Current lease liabilities	-	-	-			236.66	236.66
Non-current lease liabilities*	-	-	(155.09)			2,655.09	2,500.00
Total liabilities from financing activities	31,511.98	9,350.55	(4,321.50)	-	-	(632.93)	35,908.10

*includes adjustment due to merger

42 Expenditure on corporate social responsibility activities :

As per section 135 of the Companies Act, 2013, a corporate social responsibility (CSR) committee has been framed by the Group. The areas for CSR activities are promoting preventive health care, promoting education, promoting gender equality and empowering women, ensuring environment sustainability and protection of flora and fauna, training to promote rural sports and rural development projects.

Amount required to be spent during the year Rs. 11.40 lakhs (June 30, 2022: Rs. 24.61 lakhs) **(Rs. in Lakhs)**

		For the three months period ended June 30, 2023	For the three months period ended June 30, 2022
(b)	**Details of CSR expenditure***		
	Gross amount required to be spent by the Company during the year	4.39	3.97
	Amount spent during the year		
i)	Construction/acquisition of any asset	-	-
ii)	On purposes other than (i) above	4.39	3.97
	*There are no ongoing projects as at June 30, 2023		
(c)	**Details related to spent / unspent obligations:**		
i)	Contribution to public trust	-	-
ii)	Contribution to charitable trust	-	-
iii)	Unspent amount in relation to:		
	- Ongoing project	-	-
	- Other than ongoing project	11.00	24.61
(d)	**Note for other than ongoing project:**		
		In case of Section 135(5) (Other than ongoing project)	
	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 period	-	-
	Amount spent during the period		
	From Company's bank A/c	-	-
	From separate CSR unspent a/c	-	-
	Closing balance		
	With Company	-	-
	In separate CSR unspent account	-	-

There are no ongoing projects for the period ended June 30, 2023 and March 31, 2023.

43 Segment reporting

The Group is a one segment company in the business of real estate's development. All its operations are located in India , accordingly, the management views these activities as one business segment, there are no additional disclosures to be provided in terms of Ind AS 108 on 'Segment Reporting'. All assets located and revenue is generated in India for all period presented. There are no customer from whom revenue is more than 10% of the total external revenue of the group.

44 Material partly owned subsidiaries

All the subsidiaries are incorporated in India. The financial information of subsidiaries that have material non-controlling interests as at June 30, 2023 is provided below:

a) Proportion of equity interest held by non-controlling interests:

Particulars	Acreage Builders Private Limited*		Max Square Limited	
	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023
Proportion of equity interest held by non-controlling interests	49.00%	-	49.00%	49.00%

b) Information regarding non-controlling interest **(Rs. in Lakhs)**

Particulars	Acreage Builders Private Limited*		Max Square Limited		Total	
	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023
Accumulated balances of non-controlling interest	14,856.90	-	5,537.28	4,266.94	20,394.18	4,266.94
Total Comprehensive income allocated to non-controlling interest	(0.19)	-	(58.12)	(54.79)	(58.31)	(54.79)

The summarised financial information of the subsidiaries is provided below. This information is based on amounts before inter-company eliminations.

Summarised statement of profit and loss for the year ended June 30, 2023 and March 31,2023: **(Rs. in Lakhs)**

Particulars	Acreage Builders Private Limited*		Max Square Limited		Total	
	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023
Revenue (including other incomes)	-	-	-	-	-	**-**
Total expenses	0.39	-	118.61	111.80	119.00	**111.80**
Depreciation and amortization expense	-	-	-	-	-	**-**
Profit before tax	(0.39)	-	(118.61)	(111.80)	(119.00)	**(111.80)**
Less: Tax expense		-		-	-	**-**
Profit for the year	(0.39)	-	(118.61)	(111.80)	(119.00)	**(111.80)**
Add/(Less): Other Comprehensive Income/loss	-	-	-	-	-	**-**
Total comprehensive income	(0.39)	-	(118.61)	(111.80)	(119.00)	**(111.80)**
Attributable to non-controlling interests	(0.19)	-	(58.12)	(54.79)	(58.31)	**(54.79)**
Dividends paid to non-controlling interests	-	-		-	-	**-**

Summarised balance sheet as at June 30, 2023 and March 31, 2023 **(Rs. in Lakhs)**

Particulars	Acreage Builders Private Limited*		Max Square Limited		Total	
	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023
Current assets, including cash and cash equivalents	3,170.59	-	1,263.95	1,439.18	4,434.54	1,439.18
Non-current assets	26,095.13	-	53,447.31	47,523.61	79,542.44	47,523.61
Current liabilities, including tax payable	1,031.94	-	1,519.93	807.67	2,551.86	807.67
Non-current liabilities, including deferred tax liabilities	7,112.68	-	39,034.45	33,890.74	46,147.13	33,890.74
Total equity	**21,120.67**	**-**	**14,156.97**	**14,264.38**	**35,277.64**	**14,264.40**
Attributable to:				-		
Equity holders of parent	6,263.77	-	8,619.75	9,997.46	14,883.521	9,997.46
Non-controlling interest	14,856.90	-	5,537.22	4,266.94	20,394.12	4,266.94

Summarised cash flow information as at June 30, 2023 and March 31, 2023 **(Rs. in Lakhs)**

Particulars	Acreage Builders Private Limited*		Max Square Limited		Total	
	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023	June 30, 2023	March 31, 2023
Operating	(234.80)	-	(158.05)	(2,286.22)	(392.85)	(2,286.22)
Investing	(3,051.25)	-	(1,862.70)	(11,962.75)	(4,913.95)	(11,962.75)
Financing	3,350.39	-	1,837.30	1,036.76	5,187.69	1,036.76
Net increase in cash and cash equivalents	64.34	-	(183.45)	(13,212.21)	(119.11)	(13,212.21)

*previous period figures are not presented since in previous year, it was wholly owned subsidiary

45 Capital Management

For the purpose of the Group's capital management, capital includes issued equity capital attributable to the equity shareholders of the Group, securities premium and all other equity reserves. The primary objective of the Group's capital management is that it maintain an efficient capital structure and maximize the shareholder value. The Group 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 Group may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Group monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The Group's policy is to keep the gearing ratio between 30% to 60%. The Group includes within net debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents, other bank balances. **(Rs. in Lakhs)**

	As at June 30, 2023	As at March 31, 2023
Borrowings	86,759.64	82,439.30
Other financial liabilities	9,671.59	6,192.09
Trade payables	2,539.15	2,703.51
Less: Cash and Cash equivalents	10,316.27	1,762.70
Other bank balances	3,938.57	3,375.66
Net debt	**84,715.54**	**86,196.54**
Equity share capital	14,713.45	-
Other equity	1,02,662.36	1,06,410.14
Non-controlling interest	20,394.12	4,266.94
Total equity	**1,37,769.93**	**1,10,677.08**
Total capital and net debt	**2,22,485.47**	**1,96,873.62**
Gearing ratio	**38.08%**	**43.78%**

46 Additional information pursuant to paragraph 2 of Division II of Schedule III to the Companies Act 2013 - 'General instructions for the preparation of consolidated Ind AS Financial statements :

As at and for the period ended June 30, 2023:

Name of the entity in the Group	Net Assets i.e. total assets minus total liabilities		Share in profit/(loss)		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	(Rs. in Lakhs)	As % of consolidated profit/(loss)	(Rs. in Lakhs)	As % of consolidated other comprehensive income	(Rs. in Lakhs)	As % of consolidated total comprehensive income	(Rs. in Lakhs)
Parent								
Max Estates Limited	90.40%	1,24,543.93	-29.74%	1,140.99	142.95%	12.11	-30.12%	1,153.10
Subsidiary								
Max I. Limited	1.50%	2,069.73	1.26%	(48.27)	0.00%	-	1.26%	(48.27)
Max Square Limited	10.28%	14,156.97	3.09%	(118.61)	0.00%	-	3.10%	(118.61)
Pharmax Corporation Limited	1.16%	1,594.16	0.56%	(21.44)	0.00%	-	0.56%	(21.44)
Max Asset Services Limited	-1.31%	(1,808.32)	114.46%	(4,391.77)	(42.95%)	(3.64)	114.81%	(4,395.40)
Max Towers Private Limited	7.45%	10,261.03	0.91%	(34.95)	0.00%	-	0.91%	(34.95)
Max Estates 128 Private Limited	0.34%	467.78	9.61%	(368.66)	0.00%	-	9.63%	(368.66)
Mas Estates Gurgaon Limited	0.01%	9.85	0.04%	(1.57)	0.00%	-	0.04%	(1.57)
Acreage Builders Private Limited	15.33%	21,120.67	0.01%	(0.39)	0.00%	-	0.01%	(0.39)
Non controlling interests in all subsidiaries	14.80%	20,394.18	0.00%	-	0.00%	-	0.00%	-
Eliminations	(39.95%)	(55,040.06)	(0.20%)	7.65	0.00%	-	-0.20%	7.65
	100%	1,37,769.93	100%	(3,837.03)	100%	8.47	100%	(3,828.56)

As at and for the year ended March 31, 2023:

Name of the entity in the Group	Net Assets i.e. total assets minus total liabilities		Share in profit/(loss)		Share in other comprehensive income		Share in total comprehensive income	
	As % of consolidated net assets	(Rs. in Lakhs)	As % of consolidated profit/(loss)	(Rs. in Lakhs)	As % of consolidated other comprehensive income	(Rs. in Lakhs)	As % of consolidated total comprehensive income	(Rs. in Lakhs)
Parent								
Max Estates Limited	183.55%	2,30,155.66	168.34%	3,109.09	100.00%	0.01	168.36%	3,109.10
Subsidiary								
Max I. Limited	1.69%	2,118.04	(3.48%)	(64.22)	0.00%	-	-3.48%	(64.22)
Max Square Limited	11.38%	14,264.40	(6.05%)	(111.81)	0.00%	-	-6.05%	(111.81)
Pharmax Corporation Limited	1.28%	1,610.89	16.09%	297.17	0.00%	-	16.09%	297.17
Max Asset Services Limited	2.06%	2,582.79	5.10%	94.20	0.00%	-	5.10%	94.20
Max Towers Private Limited	8.09%	10,149.81	16.81%	310.41	0.00%	-	16.81%	310.41
Max Estates 128 Private Limited (w.e.f. June 17, 2022)	0.67%	834.84	(7.50%)	(138.43)	0.00%	-	-7.50%	(138.43)
Mas Estates Gurgaon Limited (w.e.f. September 05, 2022)	0.01%	9.94	0.00%	-	0.00%	-	0.00%	-
Acreage Builders Private Limited (w.e.f.October 27, 2022)	16.26%	20,385.80	(0.20%)	(3.78)	0.00%	-	-0.20%	(3.78)
Non controlling interests in all subsidiaries	3.40%	4,266.94	0.00%	-	0.00%	-	0.00%	-
Eliminations	(128.40%)	(1,60,991.68)	(89.13%)	(1,645.93)	0.00%	-	-89.13%	(1,645.93)
	100.00%	1,25,387.44	200.00%	1,846.70	200.00%	0.01	200.00%	1,846.71

"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 previous 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 passed on 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.Subsquent to the period end, SEBI granted the relaxation to the Company on from the applicability of Rule 19 (2)(b) of Securities Contract (Regulation) Rule 1957 for the listing of the shares on stock exchanges."

47 Other statutory information

(i) The Group does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.
(ii) The Group does not have any transactions with companies that are struck off.
(iii) The Group does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
(iv) The Group has not traded or invested in Crypto currency or Virtual Currency during the financial year.
(v) The Group 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 Group 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 Group 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 Group 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 Group 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 Group 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 Group.
(x) None of the entities in the group have been declared wilful defaulter by any bank or financial institution or government or any government authority.
(xi) The Group has complied with the number of layers prescribed under the Companies Act, 2013.
(xii) The Group has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year.
(xiii) The Group has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the current or previous year.

48 The figures for previous period have been re-classified/ re-grouped, wherever necesasary, to correspond with the current period's classification/disclosure.

For **S.R. Batliboi & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number: 301003E/E300005
per **Pravin Tulsyan**
"Partner"
Membership Number: 108044
Place : Gurugram
Date: 19th October, 2023

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: 19th October, 2023

The consolidated audited financial statement for FY 2022-23 along with the notes to accounts are available on the website of the Company www.maxestates.in and available in the link viz. https://maxestates.in/investors/

m. Change in accounting policies in last 3 years and their effect on the profit and reserve:

There is no change in the accounting policies in the last three years which has effect on the profits and reserves.

n. Summary table of contingent liabilities as disclosed in the restated financial statements:

A summary of our contingent liabilities as at June 30, 2023 is as set out below:

Particulars	Amount involved (` in lakhs)
Bank Guarantee*	5000.00
Uttarakhand VAT Case	21.24

** The Group has given a bank guarantee of Rs. 5,000 lakhs issued by HDFC Bank Limited (March 31, 2023: Rs. 5,000 lakhs issued by ICICI Bank Limited) in favour of Piramal Enterperises for bid submitted for Delhi One project.Max Estates Limited, had submitted its resolution plan for resolution of Boulevard Projects Private Limited. The Hon'ble NCLT, New Delhi has approved the said Resolution Plan,for the development of commercial plot admeasuring 34,697 sq mtrs, located in NOIDA under the project name 'Delhi One'. This acquisition has potential to add ~3 million sq. ft. of additional development footprint to the portfolio of Max Estates Limited. The implementation of the Resolution Plan is subject to receipt of requisite approvals from regulatory and statutory authorities.*

o. Summary table of related party transactions in last 3 years as disclosed in the financial statements

For details of related party transactions refer to "Financial Statements" of the Information Memorandum.

p. Details of its other group companies including their capital structure and financial statements:

As on date of this Information Memorandum set out below are the Group Companies of our Company within the meaning of Group Companies under the SEBI ICDR Regulations:

S.No.	Group Company	S.No.	Group Company
1.	Max Financial Services Limited	9.	Delhi Guest House Private Limited
2.	Max India Limited	10.	SKA Diagnostics Private Limited
3.	Max Life Insurance Company Limited	11.	Vanavastra Private Limited
4.	Antara Purukul Senior Living Limited	12.	Max Learning Ventures Limited
5.	Antara Senior Living Limited	13.	Max Ateev Limited
6.	Piveta Estates Private Limited	14.	Max Skill First Limited
7.	Siva Realty Ventures Private Limited	15.	Antara Assisted Care Services Limited
8.	Trophy Estates Private Limited	16.	Topline Electronics Private Limited

Details of the top five group companies based on the total revenue as on March 31, 2023 of respective group companies:

The top five group companies are as follows:
1. Max Financial Services Limited
2. Max India Limited
3. Max Life Insurance Company Limited
4. Antara Purukul Senior Living Limited
5. Antara Senior Living Limited

1. Max Financial Services Limited ("MFSL")

Corporate Information: Max Financial Services Limited was incorporated on February 24, 1988 under the Companies Act, 1956 with the ROC, Chandigarh. The CIN is L24223PB1988PLC008031. The Registered Office is situated at 419, Bhai Mohan Singh Nagar, Railmajra, Tehsil Balachaur, Dist. Nawan Shehar, Punjab 144533. Presently, the equity shares are listed on both BSE and NSE.

Nature of Business: MFSL is engaged, inter alia, in the business of holding investments in its subsidiary company viz. Max Life Insurance Company Limited and providing management advisory services to group companies

Capital Structure as on March 31, 2023:

Particulars	No. of Shares	Amount (Rs in Lakhs)
Authorised Share Capital	3,50,000,000	7,000.00
Issued Subscribed and paid-up share capital	34,51,14,771	6,902.29

Board of Directors

- Mr. Analjit Singh
- Mr. Aman Mehta
- Mr. Dinesh Kumar Mittal
- Mr. Sahil Vachani
- Mr. Jai Arya
- Sir Richarad Stagg
- Mr. Hideaki Nomura
- Mr. Mitsuru Yasuda
- Mr. K. Narasimha Murthy
- Ms. Gauri Padmanabhan

Shareholding Pattern as on June 30, 2023

Cate-gory	Category of share holders	No. of shareholders	No. of fully paid-up Equity Shares held	Total no. of shares held	Shareholding as a %age of total no. of shares (calculated as per SCRR, 1957) (as a % of (A+B+C)	No. of locked in shares		No. of shares pledged		No. of Equity Shares held in dematerialized form
						No. (a)	As a % of total shares held (b)	No. (a)	As a % of total shares held (b)	
(A)	Promoter & Promoter Group	5	3,50,16,256	3,50,16,256	10.15	-	-	3,26,74,511	93.31	3,50,16,256
(B)	Public	67,703	31,00,98,515	31,00,98,515	89.85	-	-	-	-	30,95,05,895
(C)	Non promoter non-public	-	-	-	-	-	-		-	-
(C1)	Shares underlying DRs	-	-	-	-	-	-		-	-
(C2)	Shares held by Employee trust	-	-	-	-	-	-	-	-	-
	Total	67,708	34,51,14,771	34,51,14,771	100.00	-	-	3,26,74,511	9.46	34,45,22,151

Share Price details

BSE

The high and low closing prices and associated volumes of securities traded during last three years are as follows:

Period	High (in INR/share)	Date of High	Volume on date of high (no. of shares)	Low (in INR/share)	Date of Low	Volume on date of low (no. of shares)	Weighted Average Price (in INR/share)
2020	703.00	28-12-2020	93,357	279.75	24-03-2020	75,191	559.19
2021	1,147.90	29-07-2021	48,392	659.20	01-02-2021	1,33,236	931.96
2022	1081.00	11-01-2022	18,976	627.80	23-11-2022	44,818	781.50

The high and low closing prices and associated volume of securities traded during the last six months is as follows:

Period	High (in INR/share)	Date of High	Volume on date of high (no. of shares)	Low (in INR/share)	Date of Low	Volume on date of low (no. of shares)	Weighted Average Price (in INR/share)
September 2023	967.90	12-09-2023	23,935	900.00	28-09-2023	10,209	934.96
August 2023	945.00	30-08-2023	17,427	754.00	04-08-2023	6.958	872.72
July 2023	839.20	13-07-2023	23,403	790.50	04-07-2023	16,710	813.80
June 2023	824.30	30-06-2023	71,196	660.05	16-06-2023	23,862	751.28
May 2023	710.40	31-05-2023	20,850	630.35	02-05-2023	22,769	669.45
April 2023	656.10	19-04-2023	14,331	599.30	26-04-2023	38,611	628.97

NSE

The high and low closing prices and associated volumes of securities traded during last three years are as follows:

Period	High (in INR/share)	Date of High	Volume on date of high (no. of shares)	Low (in INR/share)	Date of Low	Volume on date of low (no. of shares)	Weighted Average Price (in INR/share)
2020	703.00	28-12-2020	17,37,265	276.35	23-03-2020	11,52,843	542.36
2021	1148.05	29-07-2021	10,14,364	659.10	01-02-2021	30,97,002	929.09
2022	1080.70	11-01-2022	11,85,695	625.20	23-11-2022	26,22,303	768.54

The high and low closing prices and associated volume of securities traded during the last six months is as follows:

Period	High (in INR/share)	Date of High	Volume on date of high (no. of shares)	Low (in INR/share)	Date of Low	Volume on date of low (no. of shares)	Weighted Average Price (in INR/share)
September 2023	961.00	11-09-2023	6,55,400	897.05	06-09-2023	2,79,465	929.54
August 2023	945.00	30-08-2023	8,91,152	763.00	03-08-2023	5,16,206	867.76
July 2023	839.00	13-07-2023	6,84,328	789.10	04-07-2023	5,92,954	814.94
June 2023	824.20	30-06-2023	20,13,340	668.30	15-06-2023	3,77,191	749.60
May 2023	710.40	31-05-2023	7,24,020	630.50	02-05-2023	8,22,662	670.23
April 2023	654.50	19-04-2023	4,75,360	599.10	26-04-2023	13,39,808	625.87

For the purpose of aforesaid tables / information:

- Year is Calendar year ending on December 31.
- Weighted Average Price for a period is calculated as: Sum of (Daily Weighted Average Price * Daily Traded Quantity) / Sum of Daily Traded Quantity
- High price is the maximum of the daily high prices and Low price is the minimum of the daily low prices of the Equity Shares of our Company for the year, or the month, as the case may be.
- In case of two days with the same high / low, the date with higher volume has been considered.

Financial performance

The audited financial results of Max Financial Services Limited for the financial years ended on March 31, 2023, 2022 and 2021 are set forth below.

Standalone: **(INR in Lakhs)**

Particulars	March 31, 2023	March 31, 2022	March 31, 2021
Total Income	5823.50	20205.58	30780.34
Profit / (Loss) after Tax	1386.95	10262.28	9922.65
Equity share capital	6902.30	6902.30	6901.81
Other Equity	669438.10	668056.85	657644.65
Net Worth*	676340.40	674959.15	664546.46
Book Value per share of shares of face value INR 2/- each	195.98	195.57	192.57
EPS of shares of face value INR 2/- each	0.40	2.97	3.38

** The above net worth has been computed as per section 2(57) of the Companies Act*

Consolidated: **(INR in Lakhs)**

Particulars	March 31, 2023	March 31, 2022	March 31, 2021
Total Income	3143105.68	3118758.30	3128801.25
Profit / (Loss) after Tax	45189.39	31840.47	55975.03
Equity share capital	6872.21	6902.30	6901.81
Other Equity	344951.65	386558.98	327394.38
Net Worth*	347252.02	389881.44	331708.35
Book Value per share of shares of face value INR 2/- each	101.06	112.97	96.12
EPS of shares of face value INR 2/- each	10.97	7.34	14.51

** The above net worth has been computed as per section 2(57) of the Companies Act*

2. Max India Limited

Corporate Information: Max India Limited was incorporated on January 23, 2019 under the Companies Act, 2013 with the ROC-Maharashtra. The CIN of the Company is L74999MH2019PLC320039. Subsequently, the name of the company was changed from 'Advaita Allied Health Services Limited' to 'Max India Limited' on July 01, 2020. The Registered Office is situated at 167, Floor I, Plot – 167A, Ready Money, Mansion, Dr. Annie Besant Road, Worli, Mumbai, Maharashtra – 400 018. Presently, the equity shares of Max India Limited are traded on BSE and NSE.

Nature of Business: The Company is having investments in various subsidiaries and Joint Venture Companies and is primarily engaged in growing and nurturing these business investments and providing shared services to various group Companies. The substantial source of income of the Company inter-alia comprised of treasury Income, Income from shared services, and Rental income from leasing out of space owned by the Company.

Capital Structure as on March 31, 2023:

Particulars	No. of Shares	Amount (Rs in Lacs)
Authorised Share Capital	6,00,50,000	6005.00
Issued, Subscribed and paid-up share capital	4,30,29,009	4302.90

Board of Directors

- Mr. Analjit Singh
- Mr. Rajit Mehta
- Mr. Pradeep Pant
- Ms. Sharmila Tagore
- Ms. Tara Singh Vachani
- Mr. Mohit Talwar
- Mr. Niten Malhan
- Mr. Ajit Singh
- Mr. Rohit Kapoor

Shareholding Pattern as on June 30, 2023

Category	Category of share holders	No. of shareholders	No. of fully paid-up Equity Shares held	Total no. of shares held	Shareholding as a %age of total no. of shares (calculated as per SCRR, 1957) (as a % of (A+B+C)	No. of locked in shares		No. of shares pledged		No. of Equity Shares held in dematerialized form
						No. (a)	As a % of total shares held (b)	No. (a)	As a % of total shares held (b)	
(A)	Promoter & Promoter Group	6	2,19,91,013	2,19,91,013	51.11	-	-	-	-	2,19,91,013
(B)	Public	36,350	2,10,37,996	2,10,37,996	48.89	-	-	-	-	2,10,37,996

Category	Category of share holders	No. of shareholders	No. of fully paid-up Equity Shares held	Total no. of shares held	Shareholding as a %age of total no. of shares (calculated as per SCRR, 1957) (as a % of (A+B+C)	No. of locked in shares		No. of shares pledged		No. of Equity Shares held in dematerialized form
						No. (a)	As a % of total shares held (b)	No. (a)	As a % of total shares held (b)	
C)	Non promoter non-public	-	-	-	-	-	-	-	-	-
(C1)	Shares underlying DRs	-	-	-	-	-	-	-	-	-
(C2)	Shares held by Employee trust	-	-	-	-	-	-	-	-	-
	Total	36,356	4,30,29,009	4,30,29,009	100.00	-	-	-	-	4,30,29,009

Share Price details

BSE

The high and low closing prices and associated volumes of securities traded during last three years are as follows:

Period	High (in INR/share)	Date of High	Volume on date of high (no. of shares)	Low (in INR/share)	Date of Low	Volume on date of low (no. of shares)	Weighted Average Price (in INR/share)
2020	80.00	28-08-2020	39,560	48.05	10-09-2020	17,88,698	58.56
2021	84.55	13-10-2021	1,75,871	59.05	28-01-2021	2268	70.02
2022	112.40	16-12-2022	1,81,587	66.70	13-06-2022	2775	87.93

The high and low closing prices and associated volumes of securities traded during last six months are as follows:

Period	High (in INR/share)	Date of High	Volume on date of high (no. of shares)	Low (in INR/share)	Date of Low	Volume on date of low (no. of shares)	Weighted Average Price (in INR/share)
September 2023	169.00	07-09-2023	39,339	135.50	25-09-2023	11,303	150.49
August 2023	194.90	01-08-2023	1,23,906	148.80	29-08-2023	9,421	170.42
July 2023	174.50	31-07-2023	38,897	116.10	03-07-2023	38,420	148.35
June 2023	124.95	27-06-2023	8,323	100.10	01-06-2023	17,295	115.94
May 2023	102.79	31-05-2023	7,432	89.10	26-05-2023	1,454	96.22
April 2023	95.86	28-04-2023	12,168	80.00	03-04-2023	8,593	87.21

NSE

The high and low closing prices and associated volumes of securities traded during last three years are as follows:

Period	High (in INR/share)	Date of High	Volume on date of high (no. of shares)	Low (in INR/share)	Date of Low	Volume on date of low (no. of shares)	Weighted Average Price (in INR/share)
2020	79.95	28-08-2020	3,67,039	48.05	10-09-2020	47,94,859	61.17
2021	84.50	13-10-2021	3253185	59.50	01-01-2021	3,59,155	70.57
2022	112.00	16-12-2022	12,53,013	67.00	20-06-2022	49,070	85.48

The high and low closing prices and associated volume of securities traded during the last six months is as follows:

Period	High (in INR/share)	Date of High	Volume on date of high (no. of shares)	Low (in INR/share)	Date of Low	Volume on date of low (no. of shares)	Weighted Average Price (in INR/share)
September 2023	169.20	07-09-2023	2,75,388	135.15	22-09-2023	1,14,048	150.88
August 2023	195.00	01-08-2023	10,58,612	150.15	25-08-2023	1,71,756	170.66
July 2023	174.80	31-07-2023	4,39,879	117.00	03-07-2023	4,30,389	149.31
June 2023	124.40	22-06-2023	1,56,168	101.40	01-06-2023	2,49,176	114.99
May 2023	103.00	31-05-2023	2,18,353	89.00	26-05-2023	1,08,541	95.75
April 2023	95.90	28-04-2023	1,16,737	79.80	12-04-2023	58,695	87.80

For the purpose of aforesaid tables / information:

- Year is Calendar year ending on December 31.
- Weighted Average Price for a period is calculated as: Sum of (Daily Weighted Average Price * Daily Traded Quantity) / Sum of Daily Traded Quantity
- High price is the maximum of the daily high prices and Low price is the minimum of the daily low prices of the Equity Shares of our Company for the year, or the month, as the case may be.
- In case of two days with the same high / low, the date with higher volume has been considered.

Financial performance

The audited financial results of Max India Limitedfor the financial years ended on March 31, 2023, 2022 and 2021 are set forth below.

Standalone: **(INR in Lakhs)**

Particulars	March 31, 2023	March 31, 2022	March 31, 2021
Total Income	3303.71	3385.49	3920.16
Profit / (Loss) after Tax	1216.27	628.83	864.81
Equity share capital	4302.90	5378.63	5378.63
Other Equity	81477.57	88180.64	87422.50
Net Worth*	(4499.62)	(4788.76)	(5546.90)
Book Value per share of shares of face value INR 10/- each	(10.45)	(8.90)	(10.31)
EPS of shares of face value INR 10/- each	2.56	1.17	1.61

** The above net worth has been computed as per section 2(57) of the Companies Act*

Consolidated: **(INR in Lakhs)**

Particulars	March 31, 2023	March 31, 2022	March 31, 2021
Total Income	21345.49	23743.69	12958.33
Profit / (Loss) after Tax	(1038.29)	1613.57	(5311.64)
Equity share capital	4302.90	5378.63	5378.63
Other Equity	49907.62	58758.48	59941.07
Net Worth*	2637.73	4496.38	5677.97
Book Value per share of shares of face value INR 10/- each	6.13	8.36	10.56
EPS of shares of face value INR 10/- each	(2.18)	(3.00)	(9.88)

** The above net worth has been computed as per section 2(57) of the Companies Act*

3. Max Life Insurance Company Limited

Corporate Information: Max Life Insurance Company Limited was incorporated on July 11, 2000 under the Companies Act, 1956, bearing CIN is U74899PB2000PLC045626. The former name of the company was Max New York Life Insurance Company Limited which was changed to Max Life Insurance Company Limited on July 6, 2012. The Registered Office is situated at 419, Bhai Mohan Singh Nagar, Railmajra, Tehsil Balachaur, Nawan Shehar, Punjab 144533.

Nature of Business: Life Insurance including whole life insurance, human body part, limbs and organs insurance, accidental insurance and such other insurance, assurance, plan and schemes and to act as agent, representative, surveyor, sub-insurance agent, franchiser, consultant, advisor, collaborator or otherwise to deal in all incidental and allied activities related to insurance business subject to Insurance Regulation Act, 1999 and other applicable Acts.

Capital Structure as March 31, 2023:

Particulars	No. of Shares	Amount (Rs in Lacs)
Authorised Share Capital	3,00,00,00,000	30,00,00,00,000
Issued Subscribed and paid-up share capital	1,91,88,12,856	19,18,81,28,560

Board of Directors

- Mr. Analjit Singh
- Mr. Prashant Tripathy
- Mr. V. Viswanand
- Mr. Girish Srikrishna Paranjpe
- Mr. K. Narasimha Murthy
- Ms. Marielle Theron
- Mr. Mitsuru Yasuda
- Mr. Mohit Talwar
- Mr. Pradeep Pant
- Mr. Rajesh Khanna
- Mr. Rajesh Kumar Dahiya
- Mr. Rajiv Anand
- Mr. Sahil Vachani
- Mr. Subrat Mohanty

Shareholding Pattern as on March 31, 2023

Name	No. of equity shares	% of shareholding
Max Financial Services Limited ("MFSL")	1,669,366,616	~ 87.00
Axis Bank Limited	19,18,81,285	~ 9.99
Axis Capital Limited	3,83,76,257	2.00
Axis Securities Limited	1,91,88,128	1.00
Mr. Raman Garg	500	NIL (approx.)
Mr. Jatin Khanna (Nominee of MFSL)	10	NIL (approx.)
Mr. Prashant Tripathy (Nominee of MFSL)	10	NIL (approx.)
Mr. Rajit Mehta (Nominee of MFSL)	10	NIL (approx.)
Mr. V. Krishnan (Nominee of MFSL)	10	NIL (approx.)
Mr. Amitabh Lal Das (Nominee of MFSL)	10	NIL (approx.)
Mr. Anurag Chauhan (Nominee of MFSL)	10	NIL (approx.)
Mr. Mohit Talwar (Nominee of MFSL)	10	NIL (approx.)
Total	**1,918,812,856**	**100.00**

Financial performance

The audited financial results of Max Life Insurance Company Limited for the financial years ended on March 31, 2023, 2022 and 2021 are set forth below.

Standalone: **(INR in Lakhs)**

Particulars	March 31, 2023	March 31, 2022	March 31, 2021
Total Income:- Net Premium + Investment Income + Miscellaneous Income (policyholder + shareholder)	3,137,378.94	3,112,527.33	3,119,426.78
Profit / (Loss) after Tax	43,519.75	38,665.58	52,299.03
Equity share capital	191,881.29	191,881.29	191,881.29
Other Equity*	158,617.04	114,500.13	96,582.91
Net Worth**	350,498.33	306,381.42	288,464.20
Book Value per share of shares of face value INR 10/- each	18.23	15.97	15.03
EPS of shares of face value INR 10/- each	2.27	2.02	2.73

**Other Equity is considered as all other shareholders' equity including Fair Value Change Account.*

***Net worth is as per computed for insurance companies as per IRDAI regulations and the same is reported to the Regulator and for other statutory filings. Shareholders' net worth is considered. (Share Capital + Other Equity)*

Consolidated#: **(INR in Lakhs)**

Particulars	March 31, 2023
Total Income:- Net Premium + Investment Income + Miscellaneous Income (policyholder + shareholder)	31,37,612.50
Profit / (Loss) after Tax	43,486.12
Equity share capital	1,91,881.29
Other Equity*	1,58,631.17
Net Worth**	3,50,512.46
Book Value per share of shares of face value INR 10/- each	18.27
EPS of shares of face value INR 10/- each	2.27

**Other Equity is considered as all other shareholders' equity including Fair Value Change Account.*

***Net worth is as per computed for insurance companies as per IRDAI regulations and the same is reported to the Regulator and for other statutory filings. Shareholders' net worth is considered. (Share Capital + Other Equity)*

#The subsidiary's financial statement considered for first time consolidation is for the period started from 28th February 2022 (being the date of incorporation) to 31st March 2023.

4. Antara Purukul Senior Living Limited

Corporate Information:Antara Purukul Senior Living Limited was incorporated on June 21, 1995 under the Companies Act, 1956 with the ROC. The CIN is U74120UR1995PLC018283. The name of the company was changed from **'Shruti Foods Private Limited' to 'Antara Purukul Senior Living Private Limited'** on August 07, 2012. Subsequently, the name of the company was changed from **'Antara Purukul Senior Living Private Limited'** to **'Antara Purukul Senior Living Limited'** on June 18, 2013. The Registered Office is situated at Antara Senior Living Guniyal Gaon, P.O. - Sinola NA Dehradun Uttarakhand 248003.

Nature of Business: The main object of the Company is owning, developing, operating, establishing vibrant residential senior living communities designed to be safe and secure with special attention to senior-specific features for holistic well-being that offer "Lifestyle with Lifecare".

Capital Structure as on March 31, 2023:

Particulars	No. of Shares	Amount (Rs in Lacs)
Authorised Share Capital	31,10,00,000	31,100.00
Issued Subscribed and paid up share capital	30,69,07,089	30,690.71

Board of Directors

- Ms. Tara Singh Vachani
- Mr. Rajit Mehta
- Ms. Sharmila Tagore
- Mr. Kenneth Sannoo

Shareholding Pattern as March 31, 2023

Name	No. of equity shares	% of shareholding
Mr. Antara Senior Living Limited	30,69,07,083	100.00
Mr. Kenneth Sannoo, (nominee of Antara Senior Living Limited)	1	0.00
Mr. Shantanu Sinha, (nominee of Antara Senior Living Limited)	1	0.00

Name	No. of equity shares	% of shareholding
Mr. Ajay Agrawal (nominee of Antara senior Living Limited)	1	0.00
Col. Arun Rajura, (nominee of Antara Senior Living Limited)	1	0.00
Mr. V Krishnan (nominee of Antara Senior Living Limited)	1	0.00
Mr. Sandeep Pathak (nominee of Antara Senior Living Limited)	1	0.00
Total	**30,69,07,089**	**100.00**

Financial performance

The audited financial results of Antara Purukul Senior Living Limitedfor the financial years ended on March 31, 2023, 2022 and 2021 are set forth below.

(INR in Lakhs)

Particulars	March 31, 2023	March 31, 2022	March 31, 2021
Total Income	15,132.34	17,742.20	2,643.49
Profit / (Loss) after Tax	2,193.68	2,306.32	(2,995.26)
Equity share capital	30,690.71	30,690.71	30,690.71
Other Equity	(25,602.19)	(27,816.08)	(30,371.03)
Net Worth*	5,088.52	2874.63	319.68
Book Value per share of shares of face value INR 10/- each	1.66	0.94	0.10
EPS of shares of face value INR 10/- each	0.71	0.75	(0.98)

** The above net worth has been computed as per section 2(57) of the Companies Act*

5. Antara Senior Living Limited

Corporate Information: Antara Senior Living Limited was incorporated on May 06, 2011 under the Companies Act, 1956 with the ROC, Delhi as 'Antara Living Private Limited'. The name of the company changed from 'Antara Living Private Limited' to 'Antara Senior Living Private Limited' on February 13, 2012. Subsequently, the Company was converted from a private limited company to a public limited company on January 11, 2013, and consequently, the name of the Company was changed to Antara Senior Living Limited. The Registered Office is situated at Max House, 1, Dr. Jha Marg, Okhla, New Delhi, 110020. The CIN is U74140DL2011PLC218781.

Nature of Business: Antara Senior Living Limited (ASLL) is a wholly owned subsidiary of Max India Limited. It is engaged in developing senior living communities. ASLL aspires to create an ecosystem for seniors offering a blend of lifecare and lifestyle products. ASLL's vision is to be the most loved and trusted brand for seniors and their families, by helping seniors improve and enrich their quality of life.

Capital Structure as on March 31, 2023:

Particulars	No. of Shares	Amount (Rs in Lakhs)
Authorised Share Capital		
Equity Shares @ INR 10	5,50,00,000	5,500.00
Preference Shares @ INR 100	4,93,00,000	49,300.00
Total	**10,43,00,000**	**54,800.00**
Issued Subscribed and paid-up share capital		
Equity Shares @ INR 10	5,48,64,170	5,486.42
Preference Shares @ INR 100	4,82,00,000	48,200.00
Total	**10,30,64,170**	**53,686.42**

Board of Directors

- Dr. Shubnum Singh
- Mr. Pradeep Pant
- Ms. Tara Singh Vachani
- Dr. Ajit Singh
- Mr. Rajit Mehta
- Mr. Niten Malhan

Shareholding Pattern as on March 31, 2023

Equity Shares

Name	No. of equity shares	% of shareholding
Max India Limited	5,48,64,164	100.00
Mr. Kenneth Sannoo (nominee of Max India Limited)	1	0.00
Mr. Shantanu Sinha (nominee of Max India Limited)	1	0.00
Mr. Sanjay Bhatia (nominee of Max India Limited)	1	0.00
Mr. Ajay Agrawal (nominee of Max India Limited)	1	0.00
Mr. V Krishnan (nominee of Max India Limited)	1	0.00
Mr. Sandeep Pathak (nominee of Max India Limited)	1	0.00
Total	**5,48,64,170**	**100.00**

Preference Shares

Name	No. of Compulsory Convertible Preference Shares	% of shareholding
Max India Limited	4,82,00,000	100.00

Financial performance

The audited financial results of Antara Senior Living Limited for the financial years ended on March 31, 2023, 2022 and 2021 are set forth below:

(INR in Lakhs)

Particulars	March 31, 2023	March 31, 2022	March 31, 2021
Total Income	1809.15	958.3	765.87
Profit / (Loss) after Tax	(1,311.34)	(1,950.82)	(2070.28)
Share Capital:			
Equity share capital	5,486.42	800	800
Preference share capital (CCPS)	48,200.00	51,736.42	49,436.42
Other Equity	(28,647.77)	(27,438.79)	(25,592.37)
Net Worth (fully diluted)*	25,038.65	25,097.63	24,644.05
Book Value per share of face value INR 10/- each (fully diluted)	4.66	4.78	4.91
EPS of shares of face value INR 10/- each	(0.25)	(0.38)	(0.42)

** The above net worth has been computed as per section 2(57) of the Companies Act*

q. Internal Risk Factors:

1. Any adverse impact on the brand "Max", or our ability to use the "Max" name or related logos or brand names, may affect our reputation, business, financial condition and results of operations. Further, we depend on our brand recognition, and failure to maintain and enhance awareness of our brand would adversely affect our ability to retain and expand our customer base.

We share our brand "Max" with certain other of our Group Companies. We may not be able to control the operations of such Group Companies and in case any such entity is involved in any matter that adversely affects its reputation, it could have an adverse impact on our reputation, which could have an adverse effect on our business, financial condition and results of operations. In addition, our Company uses the "Max" trademark and logo pursuant to a license agreement entered into with the Max India Limited. An inability to continue to use the "Max" name, or related logos or brand names is also likely to have an adverse effect on our business, financial condition and results of operations.

Further, we depend on our brand recognition and our brands could be damaged by negative publicity or by claims or perceptions about the quality or safety of our products or the quality of our suppliers and service, regardless of whether such claims or perceptions are true. Any untoward incidents such as litigation or negative publicity, whether isolated or recurring, affecting our business, franchisees or suppliers, can significantly reduce the brand value and consumer trust. Any such incident or our inability to maintain or enhance awareness of our branch would adversely affect our ability to retain and expand our customer base.

Unauthorized use of our trademarks, including imitations or copies, by unrelated third parties may damage our reputation and brand. Preventing trademark infringement, particularly in India, is difficult, costly and time- consuming. The measures we take to protect our trademarks may not be adequate to prevent unauthorized use by third parties, which may affect our brand and in turn adversely affect our business, financial condition, results of operations and prospects.

2. We are dependent on our relationship with our Promoters and the Max group. Any adverse change in our relationship with our Promoters or the Max group could adversely affect our business, results of operations, financial condition and cash flows.

We are part of the Max group, a leading Indian business conglomerate with a strong presence in life insurance and senior living and allied businesses. Our Promoter, Mr. Analjit Singh is widely recognized as an industry statesman and has a long history of entrepreneurial ventures including those in insurance, senior living, real estate sectors and other lifestyle related ventures. Accordingly, we benefit from our relationship with our Promoters and the Max group in many ways, such as their business acumen, reputation, experience, strategic business advice, managing businesses as well as by leveraging their business connections and industry knowledge. We believe that our customers, vendors and members of the financial community perceive the Max brand to be that of a trusted provider of quality products and services. Our growth and future success is impacted in part by our continued relationship with our Promoters and the Max group. We cannot assure that we will be able to continue to take advantage of the benefits from these relationships in the future. If we cease to benefit from these relationships for any reason, our business and growth prospects may decline and our business, financial condition and results of operations may be adversely affected.

3. The real estate industry in India is intensely competitive and our inability to compete effectively may adversely affect our business, financial condition and the results of operations.

We operate in an intensely competitive and highly fragmented industry with low entry barriers. We face significant competition in our business from a large number of Indian real estate development companies who also operate in the same regional markets as us. The extent of the competition we face in a potential property market depends on a number of factors, such as the size and type of property development, contract value and potential margins, the complexity and location of the property development, facilities and supporting infrastructure services, the reputation of our competitors, and the risks relating to revenue generation.

Given the fragmented nature of the real estate development industry, we often do not have adequate information about the property developments our competitors are developing and accordingly, we run the risk of underestimating supply in the market. Our business plan is to expand across the National Capital Region, as a result we face the risk that some of our competitors may be better known in these markets, enjoy better relationships with land-owners and international or domestic joint venture partners, may gain early access to information regarding attractive parcels of land and be better placed to acquire such land. Further, our competitors may commence operations in the vicinity of our Ongoing Projects and Forthcoming Projects and may offer their products at competitive prices, resulting in a decreasing of sales of our projects.

Some of our competitors are larger than us and have greater land reserves or financial resources or a more experienced management team. They may also benefit from greater economies of scale and operating efficiencies and may have greater experience in regional markets, especially in relation to local laws and regulations. We cannot assure that we can continue to compete effectively with our competitors in the future, and failure to compete effectively may have an adverse effect on our business, financial condition and results of operations.

4. Our inability to identify and acquire large contiguous parcels of land or development rights over such parcels of land in locations with growth potential affects our business.

We have a limited operating history in the real estate business, and our success and growth is dependent on our ability to effectively identify suitable parcels of land or development rights over such parcels of land for development in the right location. Our ability to identify and acquire suitable sites is dependent on a number of factors including the availability of suitable land, the willingness of landowners to sell land to us on attractive terms, the ability to obtain an agreement to sell from all the owners where the land has multiple owners, encumbrances on targeted land and the obtaining relevant permits and approvals for land acquisition and development. Any failure to identify and acquire suitable parcels of land for development or development rights over such parcels of land in a timely manner may reduce the number of properties that can be undertaken by us and thereby affect our business, results of operations and financial condition.

5. We are required to obtain certain approvals or permits for our projects, which we may not be able to obtain or renew in a timely manner or our existing approvals or permits may be suspended or revoked which could have an adverse effect on our business, prospects, financial condition, and results of operations.

In order to develop and complete a real estate project, developers must obtain various approvals, permits and licences, including occupation and completion certificates, from the relevant administrative authorities at various stages of project development, and developments may have to qualify for inclusion in local "master plans". We may encounter major problems in obtaining the requisite approvals or licences or may experience delays in fulfilling the conditions precedent to any required approvals and we may not be able to adapt ourselves to new laws, regulations or policies that may come into effect from time to time with respect to the real estate sector.

Additionally, we may encounter difficulties in fulfilling the conditions precedent to the approvals described above or any approvals that we may require in the future, some of which may be onerous and may require us to incur expenditure that we may not have anticipated. There may also be delays on the part of the administrative bodies in reviewing our applications and granting approvals or the approvals issued to us may be suspended or revoked in the event of non-compliance or alleged non-compliance with any terms or conditions thereof, or pursuant to any regulatory action. If we fail to obtain or renew, or experience delays in obtaining or renewing, the requisite governmental approvals, or if any approvals are suspended or revoked, the schedule of development and the sale of our projects could be substantially disrupted or impeded, which could have an adverse effect on our business, prospects, financial condition and results of operations. Further, conversion of land from industrial use to residential or commercial use may entail possibility of litigation filed by the interested parties.

r. Outstanding litigations and defaults of the transferee entity, promoters, directors or any of the group companies

For details of Outstanding litigations, please refer of the Information Memorandum available on the website of the Company, i.e www.maxestates.in

s. Regulatory Action, if any - disciplinary action taken by SEBI or Stock Exchanges against the Promoters in last 5 financial years

Nil

t. Brief details of outstanding criminal proceedings against the Promoters

For details of Outstanding litigations, please refer of the Information Memorandum available on the website of the Company, i.e www.maxestates.in

u. Particulars of high, low and average prices of the shares of the listed transferor entity during the preceding three years

Pursuant to the Scheme of Amalgamation and Arrangement, Max Estates Limited has issued and allotted equity shares to the shareholders of Max Ventures and Industries Limited as on August 11, 2023 (Record Date). However, please find below the high, low, average price of Max Ventures and Industries Limited in preceding three years:

BSE Limited

Period	BSE		
	High (in Rs.)	Low (in Rs.)	Weighted Average Price (in Rs.)
2022	204.80	85.40	132.92
2021	157.95	42.10	91.90
2020	59.40	25.15	42.50

Source: www.bseindia.com

National Stock Exchange of India Limited

Period	NSE		
	High (in Rs.)	Low (in Rs.)	Weighted Average Price (in Rs.)
2022	204.90	85.95	136.40
2021	156.10	42.85	86.22
2020	59.50	24.70	41.79

Source: www.nseindia.com

v. Any material development after the date of the balance sheet

Except the following there have not arisen since the date of the last audited financial statements, i.e., June 30, 2023, any circumstances that materially or adversely affect or are likely to affect our profitability taken as a whole or the value of our assets or our ability to pay our material liabilities within the next 12 months.

1. Hon'ble NCLT has, vide an order dated July 03, 2023 (Certified true copy received by the Company on July 24, 2023) approved the Composite Scheme of Amalgamation and Arrangement between Max Ventures and Industries Limited and Max Estates Limited and their respective shareholders and creditors under Sections 230 to 232 read with Section 66 and other applicable provisions of the Companies Act, 2013 and other applicable laws. Pursuant to the Scheme, the entire business and undertaking of MVIL stands transferred and vested in our Company with effect from April 01, 2022, that is, the Appointed Date. The Effective Date of the Scheme was July 31, 2023. Accordingly, in accordance with the Scheme, our Company has allotted 14,71,34,544 Equity Shares of ? 10 each to the shareholders of MVIL as on the Record Date in the ratio of one Equity Shares of our Company for every one Equity Share of MVIL.
2. Our Board of Directors was reconstituted.
3. Our Company received in-principle approval from NSE and BSE on September 14, 2023 and September 15, 2023 respectively. Further, Our Company was granted an exemption from the application of Rule 19(2)(b) of the Securities Contracts (Regulation) Rules, 1957 by the SEBI vide its letter no. SEBI/HO/CFD/CFD-RAC-DCR1/P/OW/2023/42509/2 dated October 16, 2023.

w. Such other information as may be specified by the Board from time to time

None.

For further details, please refer to the Information Memorandum which would be made available on the website of the Company, i.e www.maxestates.in

For and on behalf of Max Estates Limited

Sd/-

Abhishek Mishra

Company Secretary & Compliance Officer

Place: Noida

Date: October 22, 2023