



March 6, 2025

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai – 400 001

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

Scrip Code: 544008

SYMBOL: MAXESTATES

Sub.: Disclosure for giving of Corporate Guarantee

Ref: Regulation 30(4)(i) read with Clause 11 of Para B of Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Master Circular no. SEBI/HO/CFD/PoD2/CIR/P/O155 dated November 11, 2024 ("SEBI Master Circular")

Dear Sir/ Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Master Circular, please find attached the details of the Corporate Guarantees given by the Company for Acreage Builders Private Limited (a Subsidiary Company of the Company) to State Bank of India, Axis Bank Limited and ICICI Bank Limited.

Please note that the details as required under the said SEBI Master Circular, are being furnished in an **Annexure - A**, attached hereto.

The date and time of occurrence of event is March 6, 2025, at 1500 hrs.

You are requested to take the aforesaid on record.

Thanking you,

Yours faithfully,

For Max Estates Limited

Abhishek Mishra
Company Secretary & Compliance Officer

End: a/a

Max Estates Limited

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

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

Sr. No.	Particulars	Details
1.	Name of party for which such guarantees or indemnity or surety was given	Acreage Builders Private Limited (a Subsidiary of the Company, hereinafter referred to as ABPL)
2.	Whether the promoter/ promoter group/ group companies have any interest in this transaction? If yes, nature of interest and details thereof and whether the same is done at "arm's length"	ABPL being a subsidiary of the Company, the proposed transaction would fall under the related party transaction and has been executed at Arm's Length basis. ABPL is interested in the transaction, since the Corporate Guarantee has been given against the loan taken by it.
3.	Brief details of such guarantee or indemnity or becoming a surety viz. brief details of agreement entered (if any) including significant terms and conditions, including amount of guarantee	<ul style="list-style-type: none"> ABPL received sanction from State Bank of India, Axis Bank and ICICI Bank (collectively referred as 'Lenders', hereinafter) for INR 300 crores, INR 250 crores and INR 250 crores respectively to fund the balance cost of construction and development of commercial project located in Sector 65, Gurugram and to fund the transaction related expenses. For securing the aforesaid financing facilities, ABPL has agreed with Lenders to furnish a Corporate Guarantee of INR 150 Crore from its holding company, Max Estates Limited. The Lenders have appointed Axis Trustee Services Limited as Security Trustee. The Corporate Guarantees will remain in force until the secured obligations of ABPL are fully paid & discharged by Lenders.
4.	Impact of such guarantees or indemnity or surety on listed entity	The corporate guarantee provided is a contingent liability for the Company and will not impact the consolidated debt position of the Company.

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