



September 6, 2025

BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai – 400 001
Scrip Code: 544008

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

Sub: Press Release

Dear Sir/Madam,

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

This is for your information and records.

Thanking you,

Yours faithfully,

For Max Estates Limited

Abhishek Mishra
Company Secretary & Compliance Officer

Encl: a/a

Max Estates Limited

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

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



Max Estates expands footprint in Gurugram, with a 7.25 acre deal at Golf Course Extension road, eyeing more than INR 3,000 Crore GDV opportunity

- Max Estates secures development rights on a 7.25 acre land parcel with group housing development potential of ~1.3 mn sq. ft. and Gross Development Value (GDV) potential of more than INR 3,000 Crore. The outlay associated towards the transaction is expected to be ~INR 534 Crore.
- Max Estates, in addition to its strong portfolio of ~9 mn sq. ft. in Noida, strengthens its position in Gurugram with a portfolio spanning almost 10 mn sq. ft. across two key growth corridors – Dwarka Expressway and Golf Course Extension Road.
- And it further solidifies the launch pipeline with INR 17,000+ Crore GDV secured.

Noida, September 6, 2025: Max Estates Limited (Max Estates), a leading real estate developer in the NCR, today announced a deal that secures the development rights to a prime land parcel measuring 7.25 acre strategically located in Sector 59, Gurugram, on the Golf Course Extension Road, one of the NCR's most sought after residential corridors.

This deal entails the purchase of 100% shareholding in Base Buildwell Private Limited (BBPL), a project SPV holding license, and development rights over 7.25 acre of land, subject to regulatory approvals and closing conditions. The project has a development potential of ~1.3 mn sq. ft. with an expected outlay of ~INR 534 Crore and is expected to generate a booking value of more than INR 3,000 Crore, reinforcing Max Estates' position as a developer of choice for luxury residential communities in Delhi NCR. With this deal, Max Estates' GDV pipeline expands from ~INR 14,000 Crore to over INR 17,000 Crore, comprising multiple projects across Gurugram and Noida scheduled for launch from Q3 FY26 onwards.

Strategic Significance

This deal marks Max Estates' continued expansion in Gurugram's luxury residential market, complementing its successfully launched Estate 360 project located on Dwarka Expressway (Sector 36 A), which has achieved pre-sales of INR 4,800 Crore, and upcoming launch of an 18.23 acre development contiguous to Estate 360, with a potential of ~4 mn sq. ft. of saleable area and GDV of ~INR 9,000 Crore.

"This marquee deal is a significant milestone in Max Estates' journey of building NCR's most trusted luxury real estate brand. It furthers our unwavering commitment to curate 'Live Well' and 'Work Well' experiences across key development vectors in Delhi NCR, including Noida Expressway, Dwarka Expressway and Golf Course Extension Road (GCER). GCER is today among the most vibrant residential hubs, and this project will strengthen our growing footprint in Gurugram", said Mr. Sahil Vachani, Vice Chairman and Managing Director, Max Estates.

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About Max Estates Limited:

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

Max Estates also has a real estate services & management company – Max Asset Services. Max Estates Limited is listed on NSE and BSE.

For further details, please contact:

Investor Contact:

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Safe Harbor Statement:

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

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