



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: Intimation under Regulation 30 – Approval for Acquisition of Base Buildwell Private Limited

Dear Sir/Madam,

Pursuant to Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Schedule III and SEBI Master Circular no. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 ("SEBI Master Circular"), we wish to inform you that the Board of Directors ("Board") of the Company, has on September 5, 2025, considered and approved the execution of Securities Purchase Agreement for acquisition of Base Buildwell Private Limited (BBPL), a project SPV holding license and development rights over 7.25 acre land parcel located at Sector 59, Golf Course Extension Road, Gurugram.

The acquisition will result in BBPL becoming a Wholly-owned Subsidiary of the Company upon completion of the transaction, subject to regulatory approvals and closing conditions.

Details as required pursuant to SEBI Master Circular is enclosed as **Annexure A**.

The date and time of occurrence of the event is September 5, 2025 at 2313 Hours.

You are requested to take the aforesaid on record.

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



Annexure - A

Sr. No.	Particulars	Details
1.	Name of the target entity, details in brief such as size, turnover etc.	<p>Base Buildwell Private Limited ("BBPL"), a company engaged in real estate development activities.</p> <p>Authorised Share Capital: INR 1,00,000/- (Indian Rupees One Lakh Only) divided into 10,000 (Ten Thousand) Equity Shares of INR 10/- (Indian Rupees Ten Only) each.</p> <p>Paid-up Capital: INR 1,00,000/- (Indian Rupees One Lakh Only) divided into 10,000 (Ten Thousand) Equity Shares of INR 10/- (Indian Rupees Ten Only) each.</p> <p>Turnover of Last 3 Years: Nil</p>
2.	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arms length".	<p>No, the transaction is not a related party transaction.</p> <p>The promoter/promoter group/group companies have no interest in BBPL.</p>
3.	Industry to which the entity being acquired belongs	Real Estate Industry
4.	Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity).	<p>Strategic acquisition of BBPL that holds the license and development rights of a land parcel admeasuring 7.25-acre, in Sector 59, Golf Course Extension Road, Gurugram.</p> <p>Estimated development potential: approx. 1.3 million sq. ft., projected booking value of approx. more than ₹3,000 crore.</p> <p>The acquisition aligns with the Company's premium residential strategy in Delhi NCR.</p>
5.	Brief details of any governmental or regulatory approvals required for the acquisition	The closing of the acquisition of BBPL shall be subject to regulatory approvals and closing conditions.
6.	Indicative time period for completion of the acquisition	

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Sr. No.	Particulars	Details
7.	Consideration - whether cash consideration or share swap or any other form and details of the same	Cash consideration.
8.	Cost of acquisition and/or the price at which the shares are acquired	The outlay associated towards the transaction is expected to be ~INR 534 Crore, comprising the acquisition of 100% of the share capital of BBPL on a fully diluted basis comprising 10,000 equity shares of ₹10 each and 24,17,256 compulsorily convertible debentures of ₹100 each, and project-level payments toward security deposit, purchase of Transferable Development Rights, and related approvals.
9.	Percentage of shareholding/control acquired and / or number of shares acquired	Upon completion, BBPL will become a Wholly-owned Subsidiary of the Company.
10.	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	Brief Background, Business and Turnover of BBPL: As mentioned in point no. 1 to 4 above. Date of incorporation: December 30, 2012. Country of presence: India.

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