



March 20, 2026

**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.

Thanking you,

Yours faithfully,

**For Max Estates Limited**

**Abhishek Mishra**  
Company Secretary & Compliance Officer

Encl: a/a

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**Max Estates Limited**

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Press Release

## **Max Estates Unveils Estate 105: A New Benchmark in Movement-Led Living in Delhi NCR**

**Noida, March 20, 2026:** Max Estates Limited (Max Estates), a leading real estate developer in the National Capital Region (NCR), has launched a movement-first residential community, Estate 105 [RERA No.: UPRERAPRJ529777/03/2026], located in Sector 105, Noida. Estate 105 is part of a larger ~10.33 acre planned development, with the first phase estimated to have Gross Development Value (GDV) of ~INR 3,000 cr.

Estate 105 is a low-density, movement-first residential community designed to nurture well-being and vitality, focusing on the need to relook at how movement is integrated into everyday life. Estate 105 is an IGBC Platinum pre-certified residential community designed to meet the highest standards of sustainable living with 270 homes across 2 residential towers. It features 2.5 acres of car-free biophilic landscape and has one of its kind elevated walkway in Delhi NCR, an elevated jogging track looping around the estate and offering dedicated pedestrian access that seamlessly connects the entire campus. Estate 105 sits right along the Noida-Greater Noida Expressway, with seamless connectivity to DND Flyway, paired with the calm of a 35m-wide, ~3-acre green belt on the other side.

Speaking about the design philosophy, **Sahil Vachani, Vice Chairman & Managing Director, Max Estates**, said, “In our busy lives, we often forget to pause and remember that movement is key to our wellbeing and perhaps the most meaningful luxury of all. As services become quicker and conveniences more immediate, there is a renewed focus on the freedom to move. This insight has been the cornerstone of Max Estates’ newest *LiveWell* experience, Estate 105. With movement at the core of Estate 105, it is anchored in the belief of our *LiveWell* philosophy, where design goes beyond aesthetics to actively shape how people live. There is more than enough research to prove that our habits are directly influenced by our immediate surroundings, thus what people truly need is an environment that makes movement effortless, social, and joyful. We are excited to bring a first of its kind residential community to Delhi NCR.”

Estate 105 has over 72,000 sq. ft. of amenities, a complete ecosystem for movement, including an Integrated Sports Ecosystem with an indoor and outdoor sports hub, making active living intuitive for all ages. The sports block features a Rock Climbing Wall, Padel Tennis Courts, Squash Courts, Indoor Badminton Court, Pickleball Court, and more. Estate 105 also has nature-led playgrounds for all ages, as well as kids’ movement and play areas. It will also feature ‘The Hub’, a community clubhouse that includes an all-weather indoor pool, gym, spa, restaurant, sports bar, and recovery and wellness amenities. Estate 105 marks another milestone in Max Estates’ growing residential portfolio, known for its *LiveWell* philosophy and design-led developments. Previously, Max Estates launched its first *LiveWell* Experience Estate 128, in Sector 128, Noida, also located on the Noida-Greater Noida Expressway.

### **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.

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**Investor Contact:**

Max Estates Limited

CIN – L70200DL2016PLC438718

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**SGA** Strategic Growth Advisors

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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.