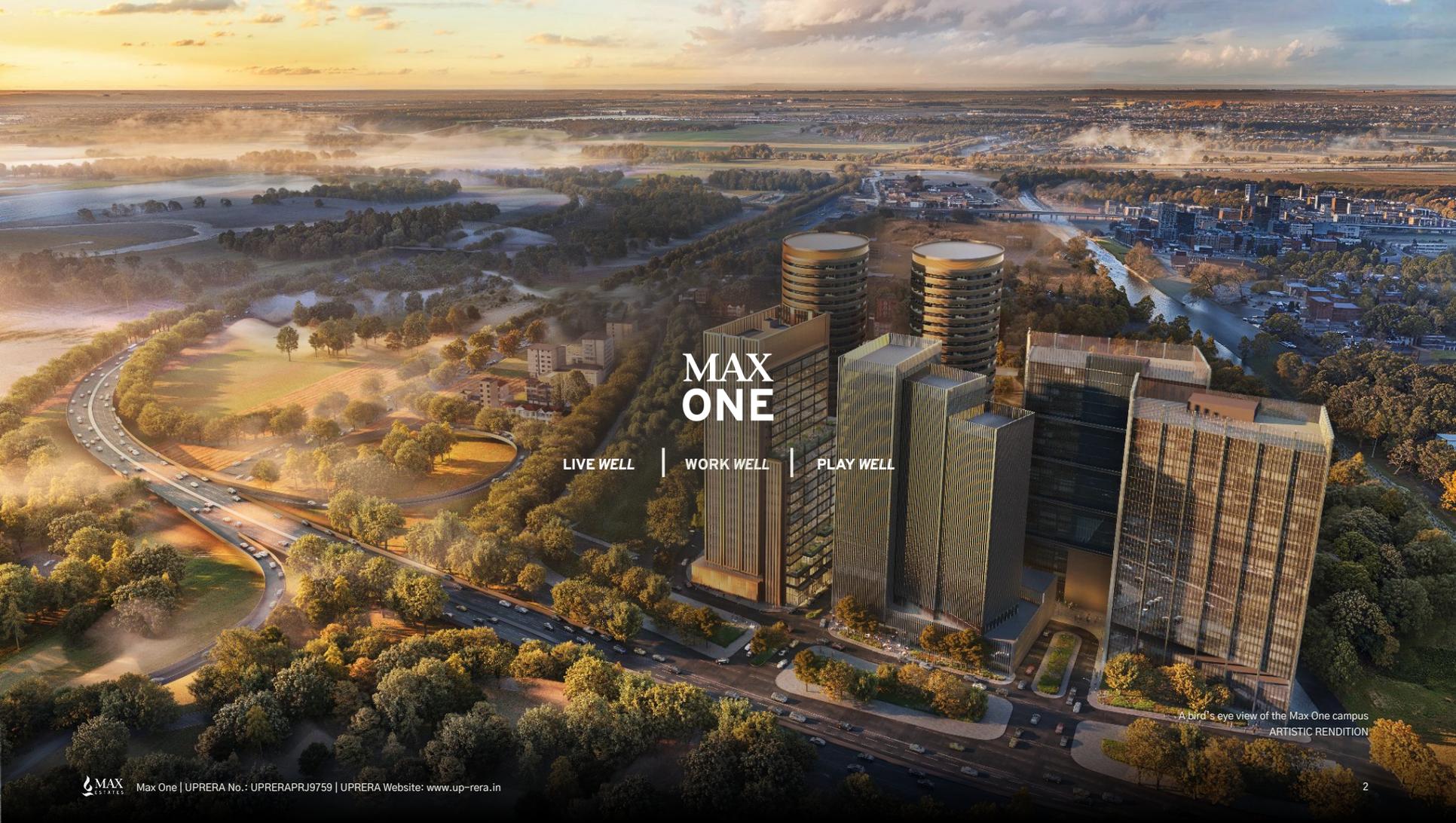


**MAX  
ONE**

**LIVE WELL  
WORK WELL  
PLAY WELL**



UPRERA No. : UPRERAPRJ9759  
UPRERA Website: [www.up-rera.in](http://www.up-rera.in)



# MAX ONE

LIVE WELL

WORK WELL

PLAY WELL

A bird's eye view of the Max One campus  
ARTISTIC RENDITION



# MAX ONE

LIVE WELL

WORK WELL

PLAY WELL

# MAX ONE

LIVE WHERE  
YOU WORK

WORK WHERE  
YOU PLAY

PLAY WHERE  
YOU LIVE

## WHAT DO



Hudson Yards, New York City



One Blackfriars, London

## HAVE IN COMMON?

A sophisticated urban lifestyle where the city's pulse becomes your own, with successful mixed-use campuses where work, life, and play coincide.

## NEW YORK CITY SINGAPORE & LONDON



Marina One, Singapore

**INTRODUCING**



**THE** *downtown*



**STATE**

**OF MIND**

Welcome to a life lived at the peak of possibility — where your doorstep is a gateway to everything, where your commute is a walk in the park, where downtime is primetime — and where your address is your advantage.



## A NEW CONCEPT



Max Towers, Noida



Leeu Estates, South Africa

## BY THE *pioneers*

Max One stands apart, a testament to Max Estates' legacy of perfecting the art of well-being and setting new standards of modern luxury, through decades of experience in holistic health, lifelong learning, and thoughtful hospitality.

## OF ELEVATED

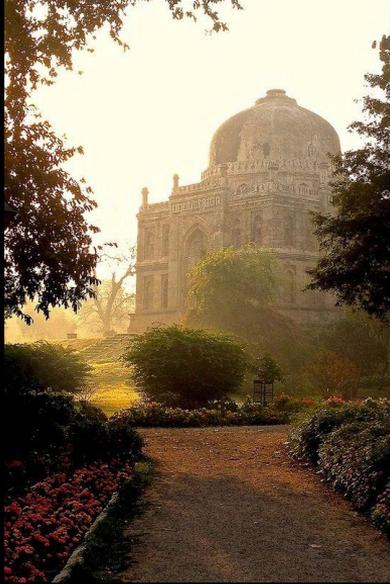


Six Sense Vana, Dehradun



Antara Senior Living, Dehradun

## LIVING



**ADDRESS**

**AT THE** *one*



**THAT PUTS DELHI**

Live on the edge of South Delhi,  
at the heart of all the action —  
where unmatched access meets  
the quiet calm of a private sanctuary  
tailored to your life's pace.

**ON YOUR**



*doorstep*



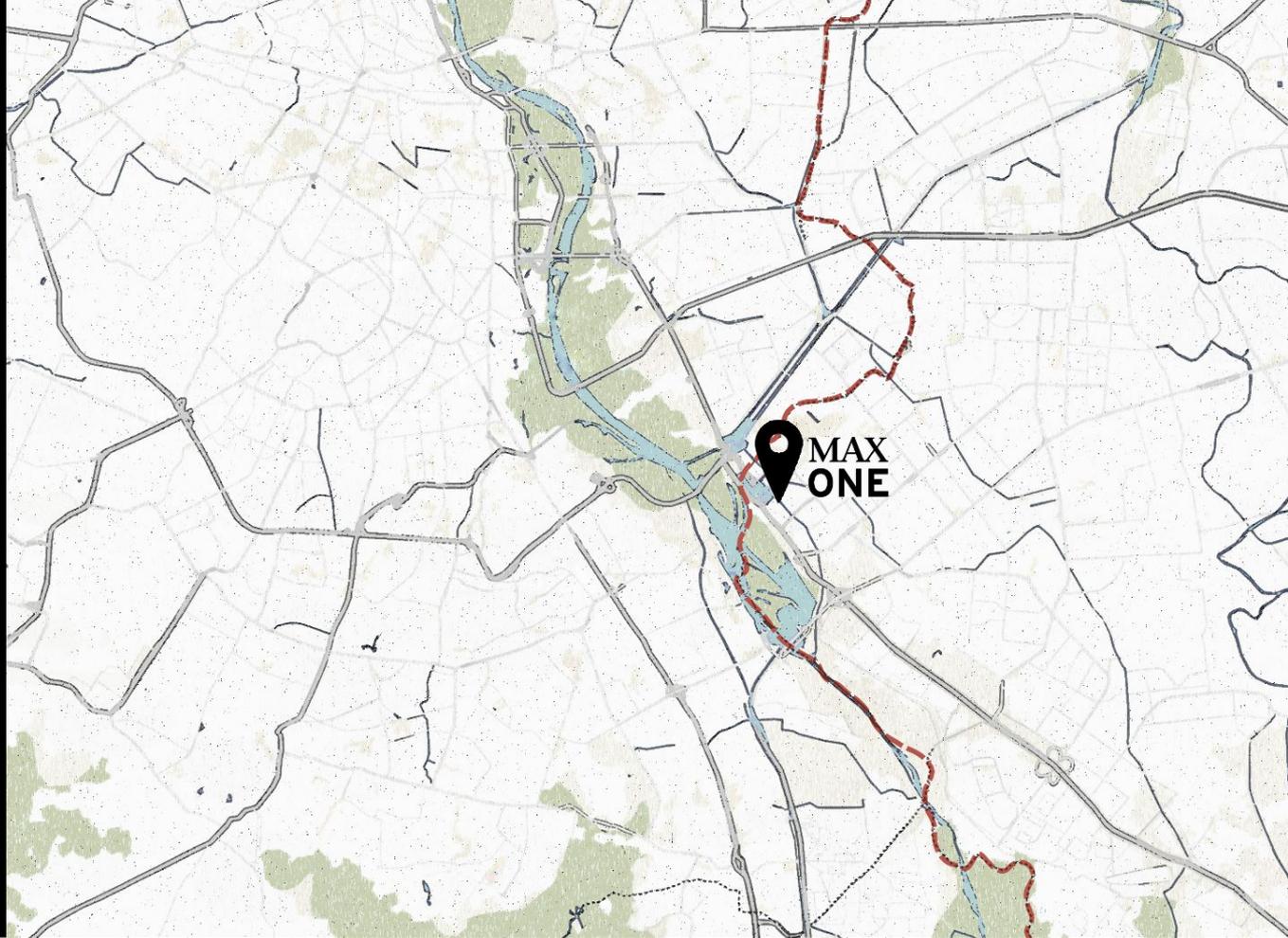
A bird's eye view of the Max One campus  
ARTISTIC RENDITION

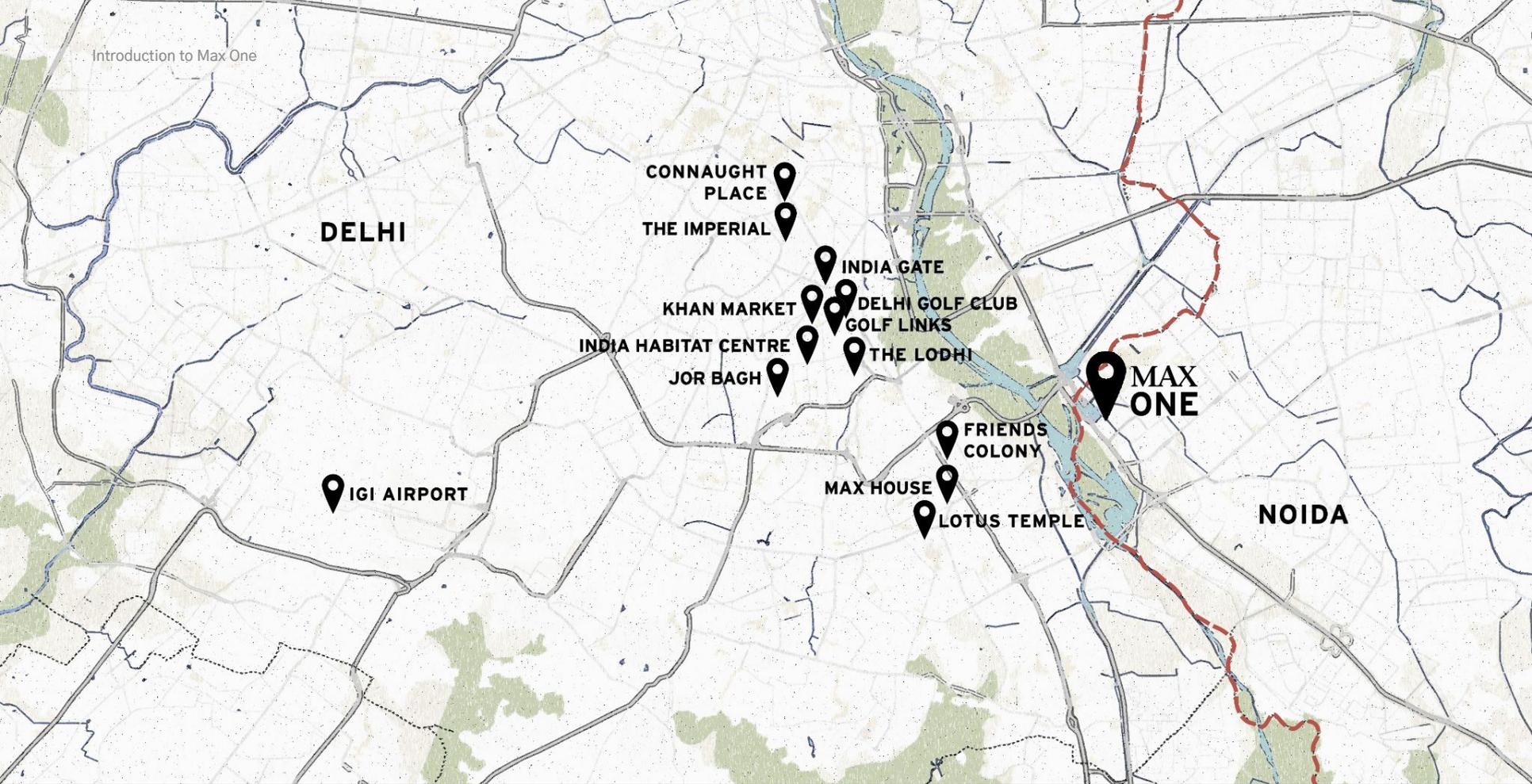


**CLOSE TO  
THE CITY.  
CLOSER TO  
THE *life*  
YOU WANT.**

Your home at Max One is a strategic advantage. It puts the best of Delhi and NCR within your reach, with a short drive to the most vibrant cultural and commercial districts.

This is where proximity is the ultimate luxury.







MAX  
ONE

Exclusive entry and exit to the Residences at Max One  
ARTISTIC RENDITION



# THE RIGHT PLACE, THE RIGHT *time*

Friends Colony	20 minutes
Max House	25 minutes
The Lodhi	25 minutes
Delhi Golf Club	25 minutes
Jor Bagh	25 minutes
India Gate	25 minutes
Lotus Temple	30 minutes
Khan Market	30 minutes
Golf Links	30 minutes
India Habitat Centre	30 minutes
Connaught Place	30 minutes
The Imperial	35 minutes
IGI Airport	70 minutes



Private drop-offs to the Residences at Max One  
ARTISTIC RENDITION

# EVERYTHING IN *one* PLACE

Strategically located just off the DND Flyway, Max One unites luxury residences, offices, dining, retail, and wellness into one unified 10-acre live-work-play campus.



Introduction to Max One

# EVERYTHING IN *one* PLACE

**LIVE WELL**

**LIVE IN  
THE HEART  
OF THE NEW  
DOWNTOWN**

58 customisable residences  
occupying a dedicated tower  
within the community.



# EVERYTHING IN *one* PLACE

**WORK WELL**

**BUSINESS  
AMIDST  
THE BUZZ**

Purpose designed office environments, offering a range of sizes and configurations.



Introduction to Max One

# EVERYTHING IN *one* PLACE

**PLAY WELL**

## A LIFESTYLE BEYOND AMENITIES

~60,000 sq. ft. of curated experiences at the Max Members' Club; complemented by The Loop, a car-free circuit of cafés, boutique stores, and more.





# PLAY WELL AT MAX ONE

**SOCIAL AND LEISURE SPACES  
DESIGNED FOR COMMUNITY**



# PLAY WELL IS OUR WAY OF BRINGING PEOPLE *together*

Well-being is whole only when life makes room for play.

PlayWell is our third pillar alongside LiveWell and WorkWell — shaping culture, leisure, and community into experiences that restore as much as they inspire.

Instead of siloed destinations, PlayWell spaces are designed to be fluid and integrated — blending indoors and outdoors, encouraging exploration without overstimulation, and fostering experiences that feel thoughtful and effortless.



# ONE POWERS THE *pace*, ONE SHAPES THE *pause*

At Max One, PlayWell brings balance to life through two distinct yet complementary destinations:

## **The Max Members' Club**

A ~60,000 sq. ft. private, by-invite club designed for energy and exchange — a place where business, culture, and leisure converge.

## **The Loop**

A tree-lined promenade of cafés, galleries, and boutique stores in a seamlessly connected indoor-outdoor setting — a place where moments of leisure unfold slowly and spontaneously.

Together, the Club and The Loop create a rhythm of vitality and rest, amplifying the Max One ethos of living, working, and playing in harmony.





DIVA

Walkways at Max One campus  
ARTISTIC RENDITION



# MAX MEMBERS' CLUB

A ~60,000 SQ. FT. PRIVATE, BY-INVITE CLUB  
FOR A LONGER, BETTER LIFE



# A *private* **CIRCLE** FOR A LIFE **WELL-LIVED**

The Max Members' Club marks a natural evolution of Max Group's long-standing commitment to care and well-being. From pioneering healthcare, to reimagining senior living, to creating globally acclaimed sanctuaries of wellness — every venture has been rooted in the belief that life should not only be longer, but richer.

The Max Members' Club extends this philosophy into the world of hospitality, bringing together community, culture, and lifestyle in an exclusive setting.

And at Max One, the flagship location of the Club unites living well and living longer through spaces that foster restoration, renewal and longevity.



Curated dining experiences at Max Members' Club  
ARTISTIC RENDITION



CLUBHOUSE

Max Members<sup>®</sup> Club drop off  
ARTISTIC RENDITION



Entrance lobby at Max Members' Club  
ARTISTIC RENDITION



Bar and Restaurant Lobby at Max Members' Club  
ARTISTIC RENDITION

# ALL YOU NEED IN *one* PLACE



## FITNESS

Fully-equipped gym  
Yoga studio  
All-weather indoor swimming pool



## WELLNESS & SELFCARE

Signature wellness atelier – immersive therapy for rest and renewal  
Spa suites and salon experiences



## DINING & BAR

Curated dining experiences  
Lounge bar



## CHILDCARE

Childcare areas  
Play areas



## PRODUCTIVITY

Co-working zones and meeting pods  
Podcast studios



Gym at Max Members' Club  
ARTISTIC RENDITION



Yoga Studio at Max Members' Club  
ARTISTIC RENDITION



Indoor all-weather swimming pool at Max Members' Club  
ARTISTIC RENDITION



Wellness at Max Members' Club  
ARTISTIC RENDITION



Wellness at Max Members' Club  
ARTISTIC RENDITION





Deli Cafe by the pool at Max Members' Club  
ARTISTIC RENDITION



Deli Cafe by the pool at Max Members' Club  
ARTISTIC RENDITION



Restaurant at Max Members' Club  
ARTISTIC RENDITION





Bar at Max Members' Club  
ARTISTIC RENDITION



Kids Playzone at Max Members' Club  
ARTISTIC RENDITION



WorkWe// Suites at Max Members' Club  
ARTISTIC RENDITION



# THE LOOP

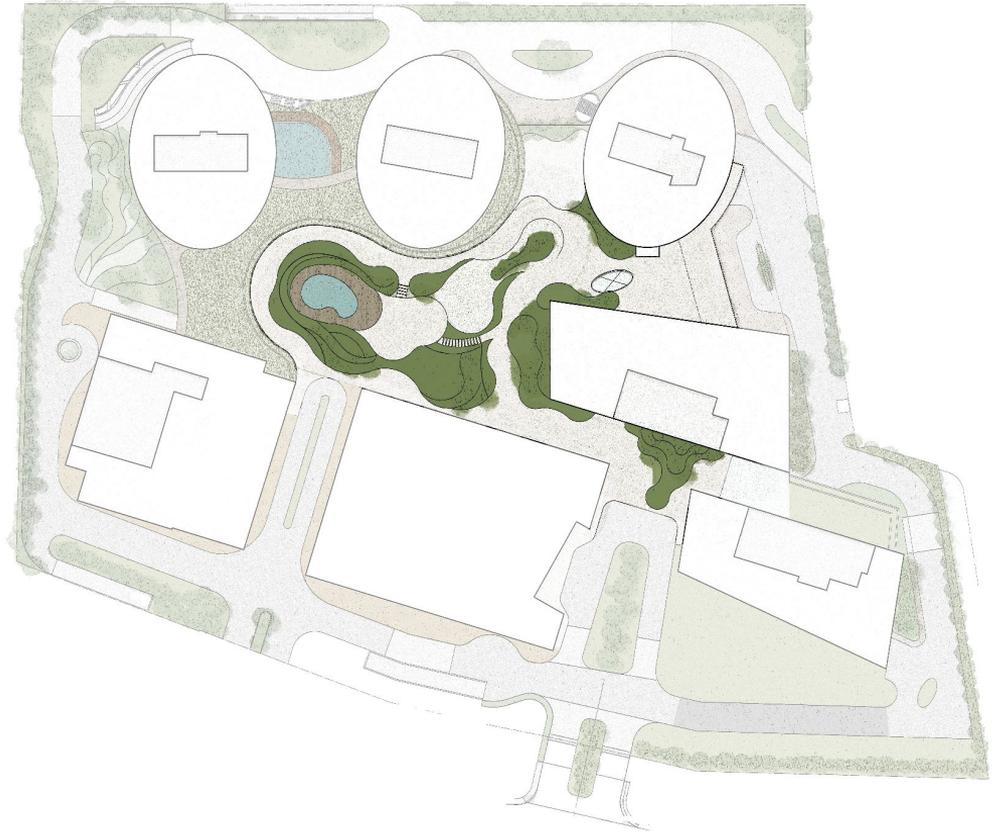
**A TREE-LINED PROMENADE OF CAFÉS, GALLERIES,  
AND BOUTIQUE STORES IN A SEAMLESSLY  
CONNECTED INDOOR-OUTDOOR SETTING**



# Convenience, **WITHOUT DETOURS**

At the ground level of Max One lies The Loop — a pedestrian-first avenue of greens, terraces, and gathering spaces that prioritises people over cars. A central courtyard anchors this car-free landscape.

Here, shopping, dining, and cultural experiences sit side-by-side, offering something new at every turn. Free from traffic, The Loop is calmer than a mall, yet more dynamic and open than a traditional market.





The Loop at Max One  
ARTISTIC RENDITION



The Loop at Max One  
ARTISTIC RENDITION

## FOOD & DRINK RETURNING TO OUR ROOTS



- Chef-led live kitchens offering regional flavours
- A unique gastro-bar concept that elevates local craft spirits
- A curation of beloved, cult-favorite restaurants



## EVENTS & EXPERIENCES A NEW STAGE FOR THE CITY'S BEST

- Flexible event venue with rotating programming in collaboration with local partners: from music and theatre to dance and wellness
- A studio kitchen with limited-time residencies for rising chefs

## RETAIL & LEISURE CURATED FOR CULTURE & CRAFT



- A handpicked selection of contemporary brands, from progressive fashion to artisanal coffee
- An edit of design-led concept stores
- A culinary market house dedicated to fresh, handmade goods
- Weekend market along the promenade

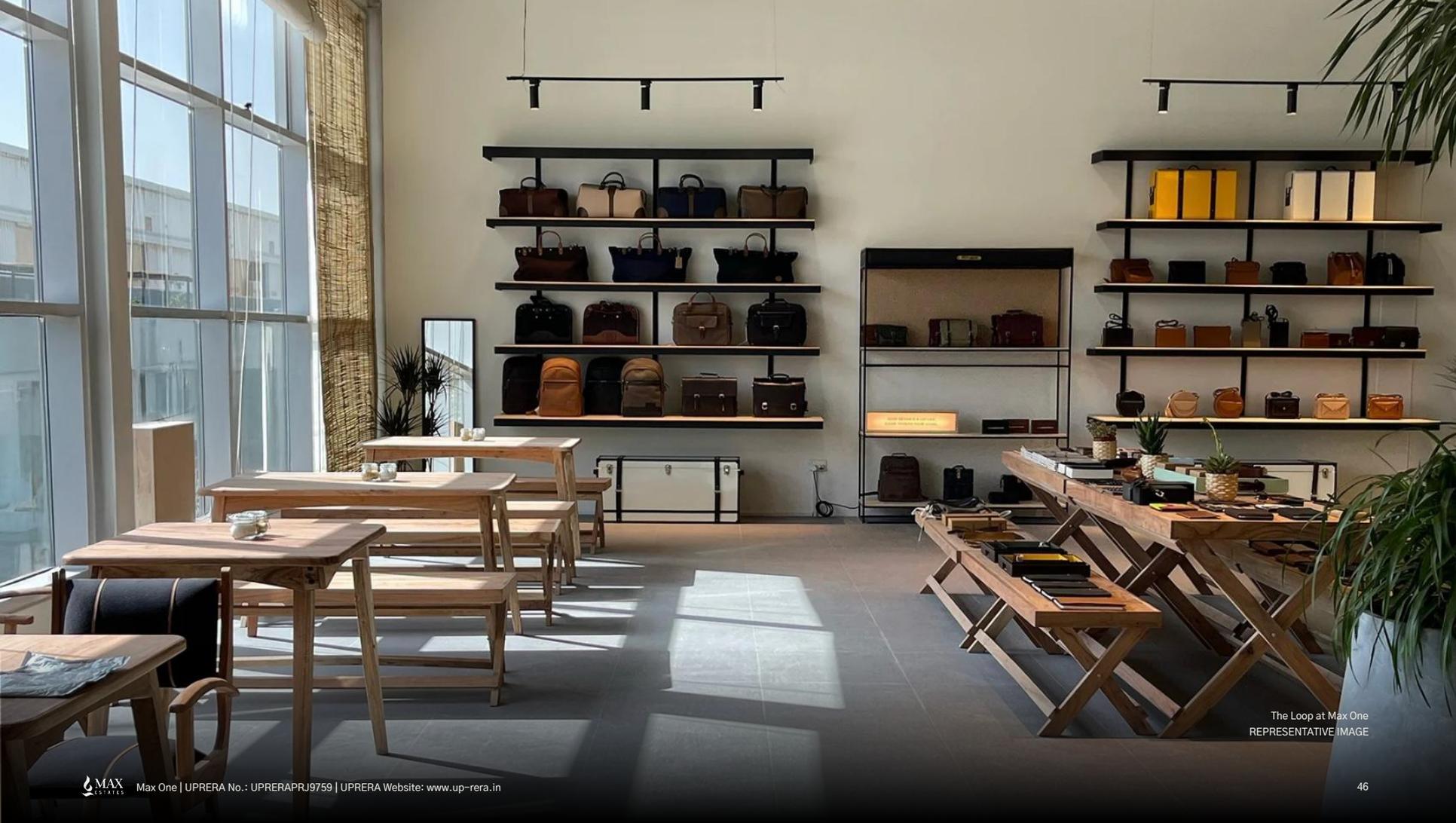


The Loop at Max One  
REPRESENTATIVE IMAGE



The Loop at Max One  
ARTISTIC RENDERING





The Loop at Max One  
REPRESENTATIVE IMAGE





KENTUC

Kentec Store

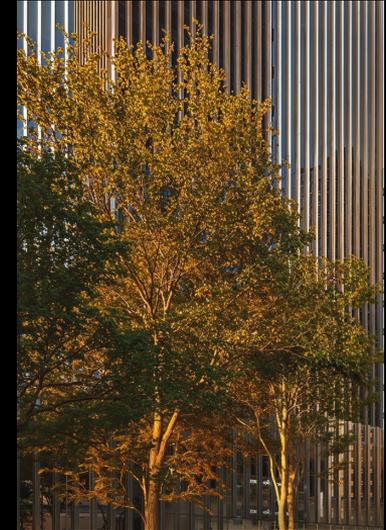
The Loop at Max One  
ARTISTIC RENDITION





# FLOW THAT FOLLOWS PEOPLE

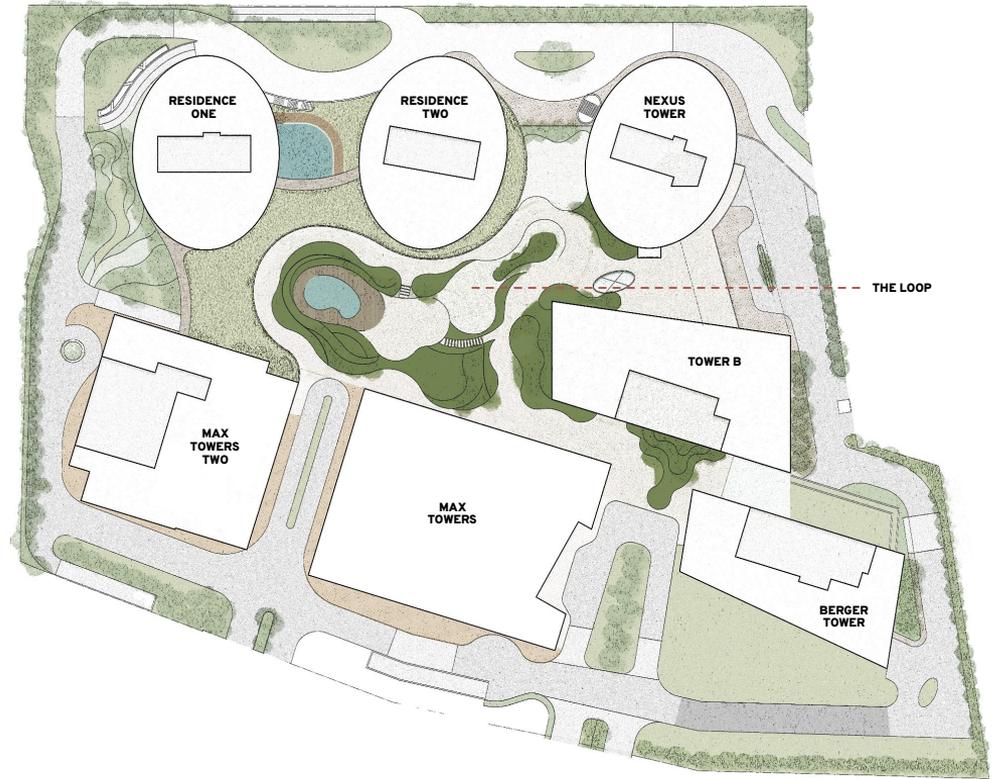
**A CAMPUS THAT BALANCES PRIVACY,  
ACCESS, WALKABILITY AND NATURE**



# WHERE EVERY PART OF *life* HAS ITS PLACE

The thoughtfully-planned Max One campus places key elements of living, working and unwinding in natural proximity, resulting in a single, cohesive landscape shaped around the rhythms of everyday life.

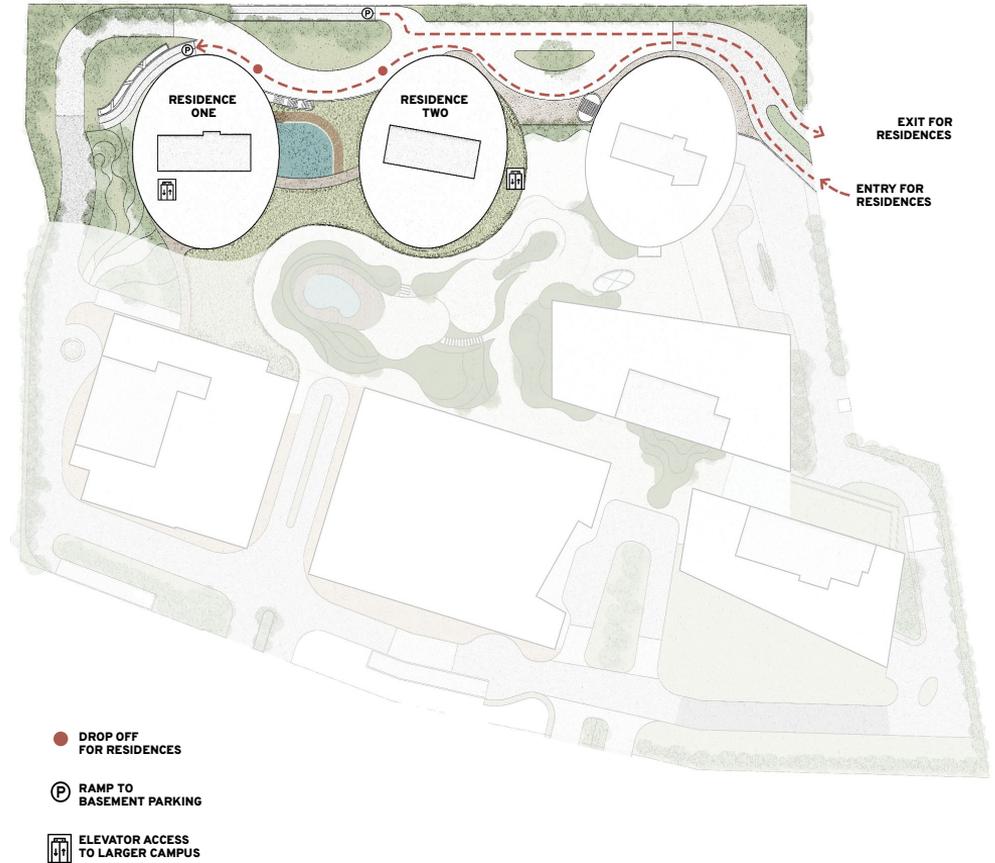
From residential towers to cultural spaces and high-street experiences, each zone is positioned to enhance flow, privacy and a sense of belonging.



# FOR RESIDENTS, *privacy* BEGINS AT THE GATE

Set slightly away from the active edge of the campus, the residences enjoy an atmosphere of quiet and ease — always connected, yet comfortably apart.

A separate entrance and drop-off point give each arrival at the residential towers a sense of ease and privacy. Designed for direct and convenient access, the experience remains calm and uninterrupted, even within a bustling campus.





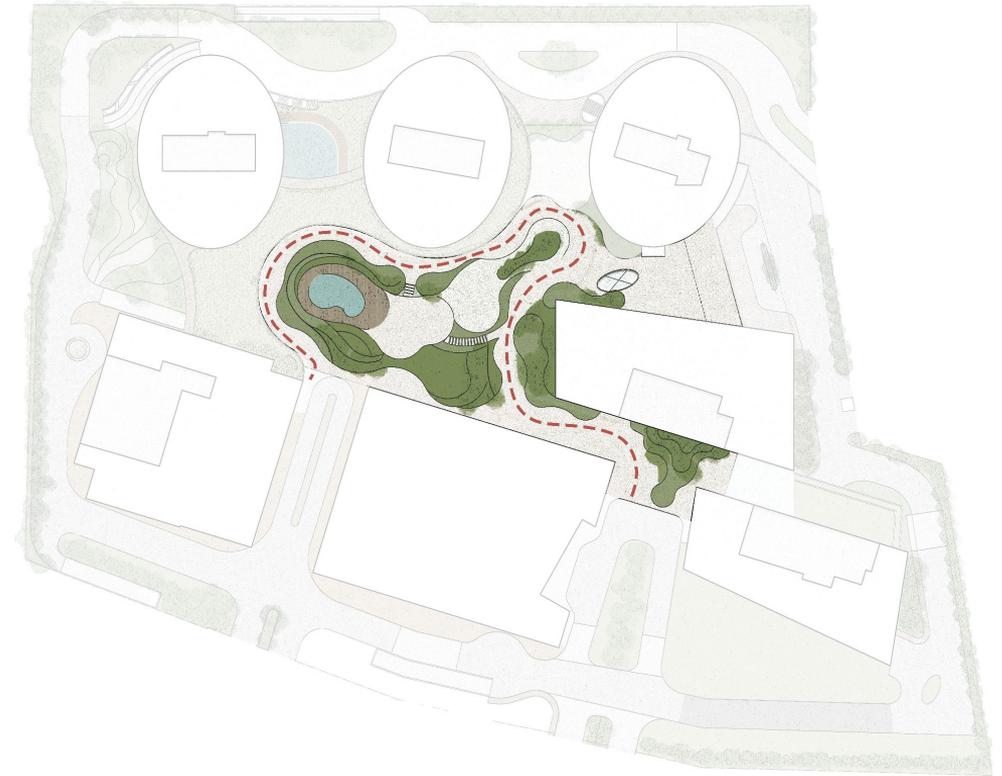
Private drop-offs to the Residences at Max One  
ARTISTIC RENDITION



Private drop-offs to the Residences at Max One  
ARTISTIC RENDERING

# CAR-FREE, SO YOU CAN *enjoy* WALKING TO PLACES

Here, walking becomes part of daily life. Shaded routes and car-free pathways create a safe, natural flow across the campus, where every step is as refreshing as the destination.



--- PEDESTRIAN-ONLY  
PATHWAYS AT THE LOOP



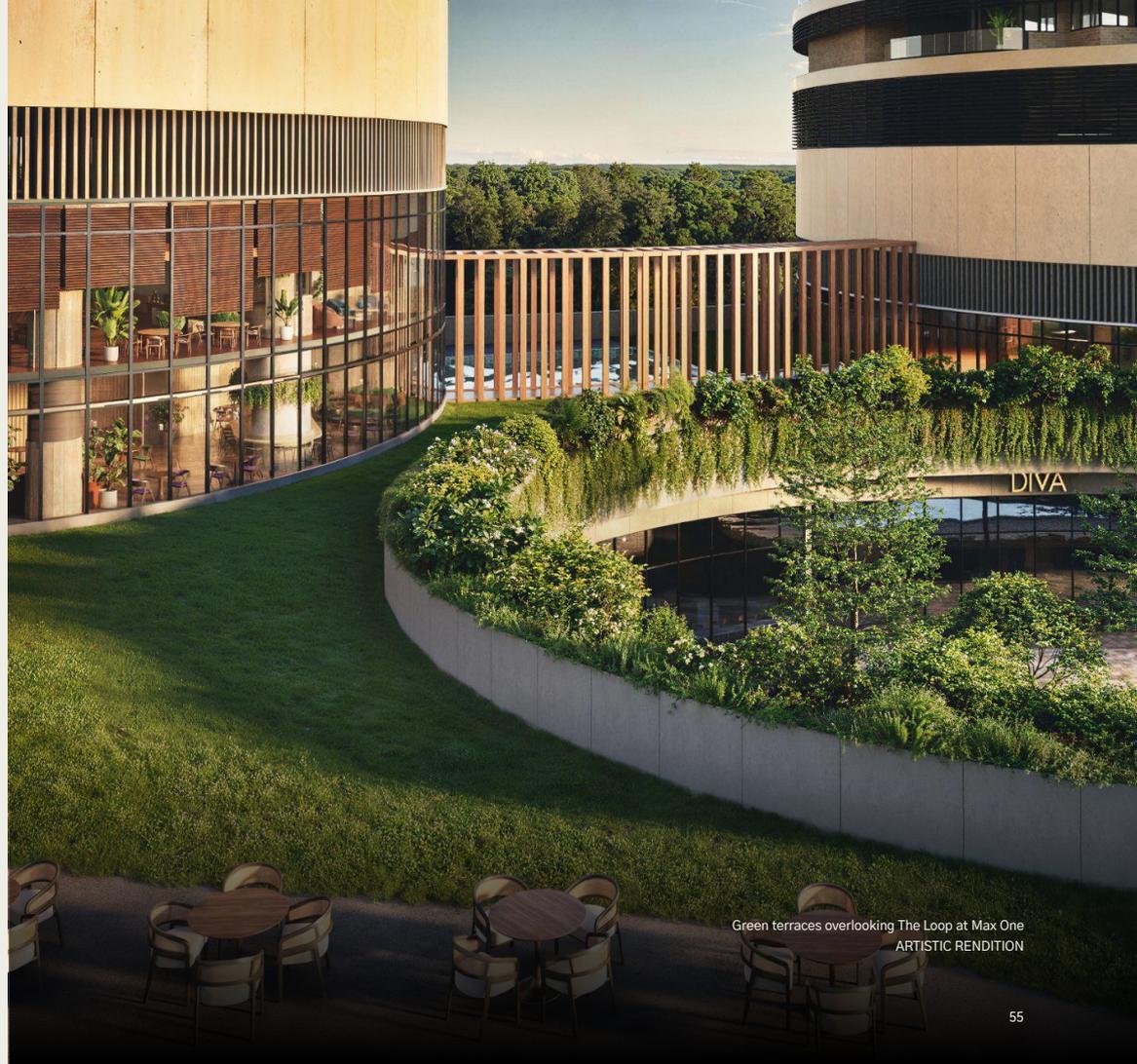
The Loop at Max One  
ARTISTIC RENDITION



# WHERE *nature* SLOWS DOWN THE CLOCK

Nature finds its place across Max One, from the central green yard to terraces, and shaded pathways that link the campus together.

These landscaped pockets introduce moments of pause and ease, softening the pace of life and fostering a quiet sense of well-being.



Green terraces overlooking The Loop at Max One  
ARTISTIC RENDERING



Pavilion at Max One  
ARTISTIC RENDITION



Pavilion at Max One  
ARTISTIC RENDITION



Garden Amphitheatre at The Loop  
ARTISTIC RENDITION



Alfresco seating at the Loop  
ARTISTIC RENDITION





Landscaped pathway with deck at The Loop  
ARTISTIC RENDITION



Alfresco seating at The Loop  
ARTISTIC RENDITION



Private arrival experience at the Residences at Max One  
ARTISTIC RENDITION



Private drop-offs to the Residences at Max One  
ARTISTIC RENDITION





Private arrival experience for the Residences at Max One  
ARTISTIC RENDITION



# LIVE WELL AT MAX ONE

**58 CUSTOMISABLE RESIDENCES OCCUPYING A  
DEDICATED TOWER WITHIN THE COMMUNITY**





The Residences at Max One  
ARTISTIC RENDITION



# FULLY SERVICED RESIDENCES IN THE HEART OF ALL THE *action*

Max One brings you serviced residences that combine personalisation with everyday ease. Every detail is considered, so your home reflects your lifestyle without the work of managing it.

Set within the campus yet distinctly apart, the residences offer the buzz of downtown living with the peace and calm of a private enclave.



The Residences at Max One  
ARTISTIC RENDITION

# A SUITE OF SERVICES THAT PUT TIME BACK IN YOUR *hands*



## **In-home Butler and Culinary professionals**

Enjoy a diverse range of cuisines with our vetted list of home cooks, chefs and butlers.



## **Concierge Service**

Available 24x7 for 365 days a year; experienced Lifestyle Managers to cater to your personal needs.



## **Move-in Assistance**

Our in-house team will assist you when you move in to help streamline the process.



## **Engineering Services**

Benefit from our in-house engineering services for maintenance of your home.



## **Pet Care Services**

Experienced on-site pet care professionals ensure your pets are happy and healthy.



## **In-House App Advantage**

From services to bookings, manage everything seamlessly through a single in-house app.



## **Housekeeping Services**

Enjoy a pristine home without the effort.



## **Care at Home**

*managed by Antara Senior Living*  
Access personalized care and support for seniors and those with special needs.



## **Community Engagement**

Exclusive community-building and engagement across all touch points at the Max Members' Club and The Loop.

LiveWell at Max One

# TIME TO SHAPE YOUR *home* AROUND YOUR *life*

At Max One, Residences are designed to give you flexibility and flow.

Bare-shell 10,000 sq. ft. spaces let you shape your home — an open loft, or a 3, 4, or 5 bedroom — around how you live. To make this process seamless, Max Estates will be on-hand to connect residents with trusted partners and experienced design firms.

Whether you seek openness or intimacy, innovation or tradition, Residences at Max One offer the freedom to shape not just an apartment, but a home that feels distinctly yours.



The Residences at Max One  
ARTISTIC RENDITION



A view from the Residences at Max One  
ARTISTIC RENDITION



A view from the Residences at Max One  
ARTISTIC RENDITION



## 5 AND 6 BEDROOM MULTI-GENERATION AL FAMILY HOME



A home with multi-generational living, with private rooms for all family members, Complemented by shared lounges and dining spaces that foster togetherness.



## 5 AND 6 BEDROOM CORPORATE GUESTHOUSE



Built for leaders and teams alike, this guesthouse offers the comfort of a residence with the functionality of a working hub.



## 4 BEDROOM HOME WITH A GUEST SUITE



With private quarters, guest rooms, and spacious lounges, this layout offers the charm of a getaway home while also serving as a premium rental investment.



## 4 BEDROOM NUCLEAR FAMILY HOME



A home designed around coupled life, with space for life and work, as well as a welcoming guest room that ensures friends and relatives always feel at ease.



# SUPPORTED BY SERVICES ENSURING *ease* AT EVERY LEVEL



## Maintenance and Operations

- Annual maintenance contracts for lifts, fire safety, air conditioners in common areas
- Maintenance of landscaped areas, compound walls, electrification, sewerage, roads, paths and other services within the facility boundary
- Maintenance, housekeeping, cleaning, painting and necessary replacements in common areas, including basements
- Operation staff, administrative staff and maintenance staff related to the facility
- All consumables and tools for services in common areas
- Pest control



## Utilities and Services

- Water for all purposes
- Electricity for air-conditioning (excluding demised premises) and all services in parking, common and external areas
- Power backup maintenance (diesel, lubricants, gas, etc.) for generators and air conditioning systems



## Infrastructure and Upgrades

- Maintenance and upkeep of infrastructure including lifts, building façade, air conditioners, garden area, corridors and building lobby
- Augmentation, upgrades and replacements of security, fire and electromechanical systems
- Replacement/refurbishing of parts for maintenance services in common areas



## Waste Management and Sustainability

- Waste management and sustainable practices



## Financial and Administrative

- Annual fees for various authorities
- Consultancy for renewal of statutory licenses
- Insurance for the facility
- Depreciation/sinking fund/lease rent for electromechanical equipment (e.g. chillers, AHUs, generators, lifts)



## Horticulture and Beautification

- Horticulture and beautification of common areas, including facility surfaces



## Overall Security Management of the Common Areas

- Gate management
- Basements management
- Visitor management
- Tower security
- Patrolling



## Fire and Infra Safety-Related Protocols

- Peripheral safety (fencing and CCTV)
- Smoke detectors
- Fire equipment and drill
- Elevator safety



## Plant and Machinery, Civil and IT, MEP Maintenance

- All plant and machinery
- STP
- Fire pumps
- Water treatment
- Electrical panels
- DG and chillers



# WORK WELL AT MAX ONE

OFFICES DESIGNED FOR MORE  
THAN JUST WORKING HOURS



# A smarter **WAY** **TO SPEND TIME** **AT WORK**

WorkWell, pioneered by Max Estates in 2016, transforms offices into environments that support work-life balance and peak productivity.

Max One takes this philosophy further with five towers and 2.5 mn sq. ft. of flexible workspaces, already home to 6,000 professionals. Here, shaded greens and dining along The Loop ensure that time for yourself is always within reach.



WorkWell at Max One  
ARTISTIC RENDITION

# SUSTAINABILITY IS HOW WE FUTURE-PROOF *time*

Our approach to sustainability includes –

- A built-in UV purification system ensures that every drop of water meets the highest standards of safety and clarity.
- Provision for rainwater harvesting, centralized waste systems and advanced sewage treatment.
- Low-VOC materials and thoughtful air-quality planning have been incorporated across the building's common areas.

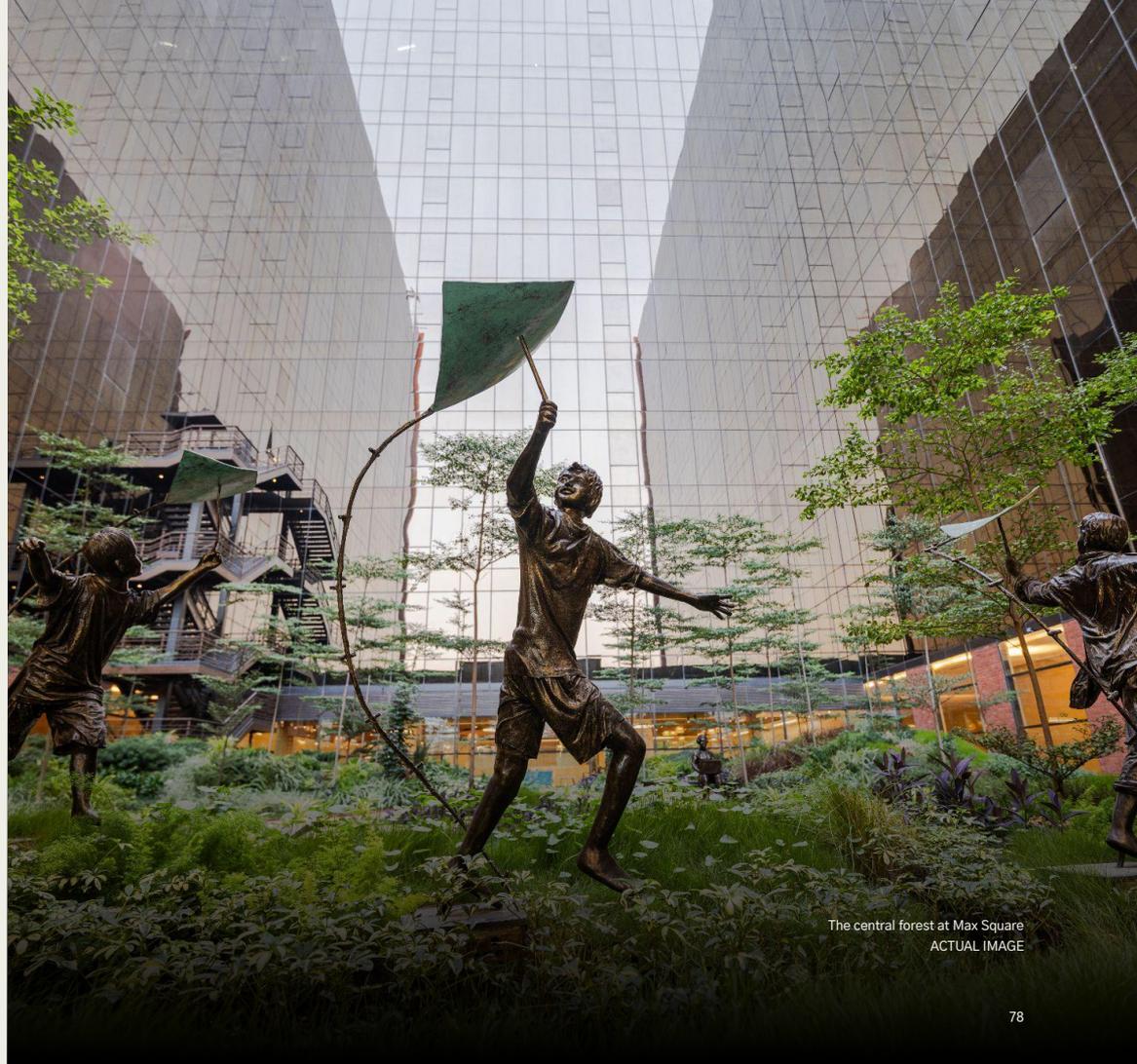


The central forest at Max Square  
ACTUAL IMAGE

# SUSTAINABILITY IS HOW WE FUTURE-PROOF *time*

Our approach to sustainability includes –

- Individual water and energy meters empower residents to monitor usage and reduce consumption.
- Energy-conscious design principles guide the selection of lighting and everyday appliances across the building's common areas.
- An on-site organic waste composter turns daily waste into nourishment for the earth.



The central forest at Max Square  
ACTUAL IMAGE

# Our *partners*



**Gensler**  
London, UK  
Principal Architect



**RSP Design Consultants**  
Gurugram, India  
India Project Architect



**Design Accord**  
Delhi, India  
Landscape Designer



**Sayash Vastu**  
Delhi, India  
Vastu Consultant



**Dewpoint and CPA**  
Haryana, India  
MEP Consultant



**Unitrans**  
New Delhi, India  
Traffic Consultant



**Matrix Management Consultants Pvt. Ltd**  
New Delhi, India  
VT Consultant



**Vintech Consultants**  
New Delhi, India  
Structure Consultant



A bird's eye view of the Max One campus  
ARTISTIC RENDITION



# MAX ESTATES

**BUILDING SPACES THAT  
STAND THE TEST OF TIME IN  
FORM, FUNCTION AND PHILOSOPHY**



IMAGINED & DEVELOPED BY



Established in 2016, Max Estates Limited is the real estate arm of Max Group. With a vision to bring real well-being to the real estate sector, Max Estates has curated a diversified portfolio (~18.5 mn sq. ft.) of grade-A+ sustainable residential and commercial developments, across various asset classes and key strategic locations throughout Delhi-NCR.

As a well-being company enabled by real estate, we are committed to creating a unique confluence of spaces that enable collaboration, innovation and community — that are not just functional and aesthetically pleasing, but environmentally sustainable and designed to promote the holistic wellness of their occupants. We aspire to add at least 3 mn sq. ft. to our portfolio every year, by building developments rooted in our operating philosophies of *LiveWell* and *WorkWell*.



The central forest at Max Square  
ACTUAL IMAGE

# BRINGING REAL WELL-BEING TO REAL ESTATE

At Max Estates, our purpose is to enhance the quality of life through the spaces we create.

Rooted in the values of Sevabhav, Excellence, and Credibility, we build with care, deliver with distinction, and stay true to every promise we make.

Through *WorkWell* and *LiveWell*, we have shaped environments where people thrive — at work and at home. With the introduction of *PlayWell*, this philosophy now extends into culture, leisure, and community, creating a more holistic way of life.



# THROUGH..

**Where form *meets* function.**

DESIGN, ENGINEERING EXCELLENCE, SAFETY



**Where architecture *breathes* with nature.**

BIOPHILIA, HARMONY, CLARITY



**Where progress *honours* responsibility.**

SUSTAINABILITY, IMPACT, FUTURE



**Where people *find* belonging.**

COMMUNITY, CULTURE, JOY



**Where living *feels* restorative.**

HEALTH, VITALITY, LONGEVITY



# WORK WELL EXPERIENCES DELIVERED



## MAX TOWERS NOIDA

At the edge of South Delhi, Max Towers is a ~0.6 mn sq. ft. Grade A commercial development, LEED Platinum and IGBC Platinum certified for sustainability and wellness. Amenities include an auditorium, 374-seater cafeteria, early learning centre, sports facilities, and vibrant F&B, all interwoven with art and biophilia.



## MAX HOUSE DELHI

Located in South Delhi, Max House spans ~0.25 mn sq. ft., LEED Gold and IGBC Gold certified. Its design extends the area's architectural character while adapting to modern work. Amenities include *Eat Well* by Diva, event and business spaces, and collaborative zones designed to foster connection and creativity.



## MAX SQUARE NOIDA

Spread across ~0.7 mn sq.ft., Max Square integrates nature into the workspace with an ~11,000 sq. ft. central forest. Located on Noida-Greater Noida Expressway, it is IGBC Platinum rated for sustainability and wellness, designed to balance performance and biophilia.

# WORK WELL EXPERIENCES

## UNDER DESIGN AND DEVELOPMENT



### MAX SQUARE TWO

#### NOIDA

Spread across 4 acres, this ~1.1 mn sq. ft. IGBC Platinum pre-certified campus sits next to Max Square One. It will add business centres, multipurpose halls, F&B, a crèche, and amenity-rich spaces, supporting tenant growth and shaping a distinct campus destination.



### MAX DISTRICT

#### GURUGRAM

Located on Golf Course Extension Road, Max District spans ~1.6 mn sq. ft. and is pre-certified for LEED Platinum. Inspired by a walled city, the design blends structure and nature, integrating F&B and wellness amenities into a sustainable, high-performance workplace.

# LIVE WELL EXPERIENCES

## UNDER DESIGN AND DEVELOPMENT



### ESTATE 128

#### NOIDA

In Sector 128, IGBC Platinum pre-certified Estate 128 covers 10 acres with ~1.35 mn sq. ft. of planned space. With over 80% of the site open — with expansive decks and contemporary architecture, the campus promotes well-being through movement, interaction, and outdoor living in the heart of the city.



### ESTATE 360

#### GURUGRAM

Estate 360 is IGBC Platinum pre-certified, sits on ~11.8 acres and provides ~2.4 mn sq. ft. of built space. Designed for intergenerational living, 2 of its 6 residences are reserved for senior living and will be managed by Antara. Amenities exceed 1 lakh sq. ft., including clubhouses, a sports block and a car-free ground plaza.



### ESTATE 361

#### GURUGRAM

Adjacent to Estate 360, Estate 361 extends over 18 acres with ~4 mn sq. ft. development potential. Envisioned under the Live Well philosophy, the masterplan integrates a 3-acre+ forest to anchor wellness and community in an urban residential setting.

# LIVE WELL EXPERIENCES

## UNDER DESIGN AND DEVELOPMENT



ARTISTIC RENDITION

### NEW OPPORTUNITY NOIDA

Located in the thriving micro-market of Sector 105, this 10-acre mixed-use site has ~2.6 mn sq. ft. development potential, with three open sides and a 75m frontage on the Noida-Greater Noida Expressway. It will offer a new approach to well-being with a nature-first landscape and amenities to encourage movement and recovery.



REPRESENTATIVE IMAGE

### NEW OPPORTUNITY GURUGRAM

In Sector 59, a 7.25-acre land parcel has ~1.3 mn sq. ft. of potential, strategically located on the Golf Course Extension Road, one of the NCR's most sought-after residential corridors.



# MAX GROUP

**DRIVEN BY THE VALUES OF SEVABHAV,  
EXCELLENCE AND CREDIBILITY OVER  
THE PAST 40 YEARS**



# HAVING NURTURED DIVERSIFIED BUSINESSES OVER THE LAST 40 YEARS...



**PHARMA**



**ELECTRICAL  
COMPONENTS**



**MOBILE  
TELEPHONY**



**COMMUNICATION  
SERVICES**



**PLATING  
CHEMICALS**



**MEDICAL  
TRANSPORTATION**



**HEALTH INSURANCE**



**MAX  
HEALTHCARE**



**MAX  
SPECIALITY  
FILMS**



**MAX  
LIFE  
INSURANCE**



**MAX  
ASSET  
SERVICES**

# ...OUR FOCUS HAS NOW SHIFTED TO REAL ESTATE & RELATIVE VENTURES.



# OUR STRATEGIC PARTNER

₹1,800 crore to Max Estates by way of 20.56% stake at listed company and 49% stake in commercial office portfolio.

This partnership is a testament to their belief in Max Estates' ability to unlock the value potential of India's real estate story.



# INTRODUCING MAX ECOSYSTEM

## — AN INTEGRATED COMMUNITY CONCEPT

Max Estates, with its established institutional capabilities across key functions, is well positioned to deliver an integrated development that offers you holistic well-being across different lifestyle facets.



HEALTHCARE

EDUCATION

SENIOR LIVING

HOSPITALITY

WELLNESS

FOOD & BEVERAGE



DIVA

# MAX ONE

**EXPERIENCE  
THE  
DOWNTOWN  
STATE OF MIND  
AT MAX ONE**

CONTACT US AT +91 8447091111



UPRERA No. : UPRERAPRJ9759  
UPRERA Website: [www.up-rera.in](http://www.up-rera.in)

# Disclaimer



Project Name : DELHI ONE TOWER B, FS HOTEL, RESI 1,2,3 AND RETAIL | RERA Registration No. : UPRERAPRJ9759 | UPRERA Website : [www.up-rera.in](http://www.up-rera.in) | Project Launch Date : 11.08.2017 | Promoter Name : Boulevard Projects Private Limited | Promoter ID : UPRERAPRM9075 | Name of the Collection Account: Boulevard Projects Pvt Ltd Collection Account for Delhi One | Account No. : 003105046113 | Name of Bank : ICICI Bank | IFSC Code: ICIC0000031

The Project “**DELHI ONE TOWER B, FS HOTEL, RESI 1,2,3 AND RETAIL**”, is registered with Uttar Pradesh Real Estate Regulatory Authority (“UPRERA”) with registration no. **UPRERAPRJ9759**. Please refer to project details on the website of UPRERA [www.up-rera.in](http://www.up-rera.in) prior to making any decision. The Promoter of the Project is Boulevard Projects Private Limited (CIN – U70200DL2010PTC203764) (“**BPPL**”) having its Registered office at Max House, 1 Dr. Jha Marg, Okhla Phase 3, Okhla Industrial Estate, New Delhi, PIN–110020.

Max Estates Limited (CIN – L70200DL2016PLC438718) is having its corporate office at Max Towers, L-20, C – 001/A/1, Sector– 16B, Noida, Gautam Buddha Nagar, Uttar Pradesh, PIN–201301 & Registered office at Max House, 1, Dr. Jha Marg, Okhla Phase 3, Opp. Okhla Railway Station, Okhla Industrial Estate, New Delhi, PIN–110020. Boulevard Projects Private Ltd. is a subsidiary of Max Estates Limited (“**MEL**”).

“**MEL**” has acquired “**BPPL**” pursuant to its corporate insolvency resolution process (CIRP) and the development of “**DELHI ONE TOWER B, FS HOTEL, RESI 1,2,3 AND RETAIL**” will be bound by the terms of the resolution plan duly approved by Hon’ble National Company Law Tribunal, Principal Bench, New Delhi vide its orders dated 27.02.2023 in case no. CP (IB) No.967(PB)/2018.

This is not an offer, an invitation to offer and/or commitment of any nature. The images include artistic impressions and stock images. The details of Project, Apartment/Unit including but not limited to designs, dimensions, cost, facilities, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, specifications, shades, sizes and colour of the tiles and other details shown in the images are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and may not form part of the standard specifications/amenities/services to be provided in the Project, Apartment/Unit. Intending buyers are advised to use their discretion in relying on the information/amenities described/shown therein. All specifications of the Project, Apartment/Unit shall be as per the documents/information uploaded by the company on the website of UPRERA and the agreement between the parties.

The Project is registered under the name “**DELHI ONE TOWER B, FS HOTEL, RESI 1,2,3 AND RETAIL**” with UPRERA and the towers– Services Residence Tower 1, Services Residence Tower 2, Nexus Tower (Commercial) & Office Tower–B in the Project are collectively named as ‘**Max One**’. The use of word ‘Max’ in name of the towers shall in no manner, be construed or interpreted as Max Estates Ltd., being the Promoter and / or Developer of the Project.

1 sq. mtr. is equal to 10.76 sq. ft.

# ANNEXURE

## 3 BEDROOM SMALL FAMILY HOME



A compact yet complete family home ideal for young families, with dedicated bedrooms, flexible living spaces, and the added comfort of staff quarters.



## 3 BEDROOM HOSTING HUB



Designed for those who love to host, this home pairs expansive living areas with two kitchens ensuring every meal — whether simple or spectacular — has its place.



## 2 BEDROOM WORK-LIFE HAVEN



A residence for those who blend work and living on their own terms, offering a dedicated study, a welcoming guest room, and living spaces that feel distinctly personal.

## 2 BEDROOM SIGNATURE SUITE



For those who want space to grow together, this 2-bedroom layout offers an expansive master suite along with flexible spaces for guests, work, or leisure.

# 1 BEDROOM COSMOPOLITAN DEN



A one-bedroom residence designed for the urbane host. Intimate yet expansive in character, it balances privacy with the freedom to entertain.



# 1 BEDROOM ARTIST'S' LOFT



A home that doubles as a studio, with expansive walls for display, generous light for practice, and private rooms that offer pause between bursts of inspiration.

