



August 5, 2022

Listing Department
BSE Limited
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai – 400 001

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, Bandra Kurla Complex,
Bandra (East)
Mumbai – 400051

Scrip Code: 539940

Name of Scrip: MAXVIL

Sub.: **Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”) – Purchase of Land Parcel(s)**

Dear Sir/ Madam,

Pursuant to Regulation 30 of the Listing Regulation, we wish to inform that Max Square Limited, subsidiary of the Company has been declared as a successful winner today i.e. August 5, 2022, in the bidding process held through an e-auction platform for purchase of 2 (two) land parcels admeasuring 1.96 acres each situated in Sector 129, Noida (U.P.), India (“**Land Parcels**”), which were auctioned by Axis Bank Limited, which currently holds the leasehold rights of development of commercial office space at FAR of 4 (Total FAR: ~685,000 Sqft) on the Land Parcels. The acquisition is subject to customary statutory approvals.

The cost of acquisition of aforesaid Land Parcels is ~ INR 220 Crores.

Further, a press release being issued by the Company in respect to the above is enclosed as **Annexure ‘A’**.

You are requested to take the same on records.

Thanking you,

Yours faithfully

For **Max Ventures and Industries Limited**

Ankit Jain
Company Secretary and Compliance Officer

Encl.: As above

Max Estates receives confirmation from Axis Bank for being the successful bidder for their land parcels in Sector 129, Noida

5th August 2022, New Delhi:

Max Ventures & Industries Limited's (MaxVIL) real estate arm, Max Estates through its SPV had bid for the two land parcels being auctioned by Axis Bank. Axis Bank has sent a confirmation letter ascertaining the Company as the successful bidder for both the land parcels.

Both land parcels combined are spread across ~4 acres located in Sector 129, Noida. These land parcels are located next to Max Estates' under-construction grade A+ commercial office project, 'Max Square' – the 3rd office development by Max Estates in Delhi NCR. The acquisition of the two-land parcel contiguous to Max Square project will enable the Company to create a ~6.6 acre office led multi-use campus. Work on Max Square project is on track and expected to be completed by Q4FY23.

The Company will acquire both these land parcels at a total cost of Rs. 220 crores subject to customary statutory approvals. The total development size including Max Square (~0.7 Mn square feet) for this campus will be ~1.5 to 2.0 Mn square feet. These new land parcels have direct access to Noida expressway offering excellent connectivity to and from Noida, Delhi and broader Delhi NCR via both road and metro.

As a part of its stated strategy of 'One region and multiple asset classes', Max Estates plans to acquire and develop 1 Mn square feet of premium residential and commercial office spaces each year. The current transaction will enable Max Estates to achieve its aspiration of becoming a leading real estate player in Delhi NCR and serve its purpose of 'Enhancing quality of life through spaces we create'.

About Max Ventures & Industries Limited (MaxVIL):

MaxVIL

Max Ventures & Industries Limited (MaxVIL), a part of the leading Indian multi-business conglomerate Max Group, owns and operates a real estate business through its 100% subsidiary, Max Estates. MaxVIL also has a real estate services & management company – Max Asset Services. MaxVIL is listed on NSE and BSE.

Max Estates Limited

Established in 2016, Max Estates Limited is the real estate arm of the Max Group and a wholly owned subsidiary of MaxVIL. Its vision is to bring the Group's values of Excellence, Credibility and Sevabhav to the Indian real estate sector. Its marquee projects include a one-of-its-kind commercial office space Max Towers, on the edge of South Delhi that opened its doors in 2019, Max House – a re-development of office campus and 222 Rajpur, a luxury residential villa community on Rajpur Road, Dehradun. It aims to create, build and operate Grade A+ office spaces in Delhi-NCR. The company has entered into a partnership with New York Life Insurance Company (NYL) for its 3rd commercial project in Delhi-NCR named Max Square. Recently, company has also forayed into the residential segment with its first project planned to be developed in Noida.

Max Asset Services Limited (MAS)

Max Asset Services Limited focuses on providing real estate as a service in the form of facility management, community development and managed offices. It aims to bring life into buildings by implementing the Max Estates' WorkWell philosophy through amenities and 'Pulse', which focuses on curating engaging events for office tenants.

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.

For further details, please contact:

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SGA Strategic Growth Advisors

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