



## Maxheights Infrastructure Limited

Regd. Office : SD-65, Tower Apartment, Pitam Pura, New Delhi-110034  
Ph. : 011 - 27314646, 27312522

Date: 26<sup>th</sup> July, 2024

To,  
The General Manager,  
Department of Corporate Services  
BSE Limited  
Phiroze Jeejeebhoy Towers  
Dalal Street , Fort  
Mumbai- 400001

To,  
The Secretary  
The Calcutta Stock Exchange Limited  
7, Lyons Range  
Kolkata - 700001

**SUB: SUBMISSION OF THE REVISED ANNUAL REPORT FOR THE FINANCIAL YEAR 2023-24 OF MAX HEIGHTS INFRASTRUCTURE LIMITED**

**Ref: MaxHeights Infrastructure Ltd (Scrip Code: 534338)**

Pursuant to the provisions of Regulation 30 and 34 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI Listing Regulations”), please be informed that the company has submitted the 43<sup>rd</sup> Annual Report for the financial year ended on 31<sup>st</sup> March, 2024 to the Exchange on 3<sup>rd</sup> July, 2024. It came into the notice that there were some typographical errors on page no. 148 of the 43<sup>rd</sup> Annual Report.

The following table enumerates the error under Note A: Details of Investments – FY 2023-24- “The name of the companies were inadvertently printed as: Maxheights Promoters Private Limited instead of the following name of the companies”:

S.N	INVESTMENT AMOUNT	ERROR	CORRECTION
1	545,000	M/s Maxheights Promoters Private Limited	M/s Icon Realcon Private Limited
2	1,500	M/s Maxheights Promoters Private Limited	M/s Maxheights Awas Private Limited
3	64,600	M/s Maxheights Promoters Private Limited	M/s Maxheights Developers Private Limited
4	388,800	M/s Maxheights Promoters Private Limited	M/s Ranjitgarh Finance Company Private Limited
5	576,000	M/s Maxheights Promoters Private Limited	M/s New Delhi Realcon Private Limited

The revised annual report is annexed herewith for the reference.

The Revised Annual Report for the financial year ended on 31<sup>st</sup> March, 2024 is available on the website of the company, <http://www.maxheights.com/>

You are requested to kindly take note of the above information.

Thanking you,

Yours Faithfully,

**For Max Heights Infrastructure Limited**

**Sonali Mathur**

**Company Secretary and Compliance Officer**

**Membership No: A62205**

**Place: Delhi**

**Enclosed as above**



# 43RD ANNUAL REPORT 2023-2024



**MAX HEIGHTS INFRASTRUCTURE LIMITED**

**CORPORATE INFORMATION**

Managing Director & Chief Financial Officer	:	Mr. Naveen Narang
Non-Executive Directors	:	Ms. Mansi Narang (Non-Executive and Non-Independent Director) Mr. Shubham Mittal (Director- Independent) (Resigned w.e.f. 15th June, 2024) Mr. Naresh Kumar Mansharamani (Director- Independent) (resigned w.e.f. April 10, 2023) Mr. Gourav (Director- Independent) Mr. Sanyam Tuteja (Independent Director) Mr. Manoj Kumar Pahwa (Independent Director)
Company Secretary	:	Ms. Sonali Mathur (Appointment w.e.f. 25th August, 2023)
Statutory Auditor	:	Chitranjan Agarwal & Associates Chartered Accountants New Delhi
Registered Office	:	SD-65, Tower Apartment, Pitampura, New Delhi - 110034 Ph. No.: 011-27314646, 27312522 Website: <a href="http://www.maxheights.com">www.maxheights.com</a> Email Id: <a href="mailto:maxinfra1981@gmail.com">maxinfra1981@gmail.com</a>
Details of RTA	:	Skyline Financial Services Private Limited D-153/A, 1st Floor, Okhla Industrial Area, Phase - I, New Delhi - 110020 Ph. No.: 64732681, 64732682, Fax: 011 -26812682 Email Id: <a href="mailto:admin@skylinerta.com">admin@skylinerta.com</a>

The Equity Shares of the Company are listed at BSE Limited & The Calcutta Stock Exchange Limited (CSE)

## INDEX

<b>S.No.</b>	<b>CONTENTS</b>	<b>PAGE NOS.</b>
1.	Notice of 43 <sup>rd</sup> Annual General Meeting	1-22
2.	Director's Report	23-42
i.	Annexure I-Nomination and Remuneration Policy	43-53
ii.	Annexure II-AOC-1	54-55
iii.	Annexure-III-Particulars of employees	56-58
iv.	Annexure – IV- Report on Corporate Governance	59-79
v.	Annexure IV(a) – Declaration	80
vi.	Annexure IV(b) - Certificate from Company Secretary in Practice	81-82
vii.	Annexure IV(c)- CEO & CFO Certification	83-84
viii.	Annexure IV(d)- Certificate on Corporate Governance	85-86
ix.	Annexure V-AOC-2	87
x.	Annexure VI-Form No.MR-3-Secretarial Audit Report	88-92
3.	Management Discussion and Analysis	93-121
4.	Standalone Independent Auditor's Report and Financial Statement	122-182
5.	Consolidated Independent Auditor's Report and Financial Statement	183-235

## **NOTICE OF 43<sup>RD</sup> ANNUAL GENERAL MEETING OF THE COMPANY**

Notice be and is hereby given that the Forty Third (43rd) Annual General Meeting (“AGM”) of the Members of **Max Heights Infrastructure Limited (“the Company”)** will be held on **Friday, 26<sup>th</sup> day of July, 2024** at **02:00 P.M.** through **Video Conferencing (“VC”)/ Other Audio-Visual Means (“OAVM”)**, in conformity with the regulatory provisions and circulars issued by the Ministry of Corporate Affairs (“MCA”), to transact the following business:

### **ORDINARY BUSINESS**

#### **ITEM NO.1- ADOPTION OF FINANCIAL STATEMENTS (STANDALONE AND CONSOLIDATED) AND REPORTS OF THE BOARD OF DIRECTORS AND AUDITORS THEREON**

To consider and if though fit, to pass, the following resolution as an **Ordinary Resolution**:

“**RESOLVED THAT** the Audited Standalone and Consolidated Financial Statements of the Company including the Balance Sheet as at March 31, 2024, the Statement of Profit & Loss, the Cash Flow Statement for the year ended as on that date and the reports of the Board of Directors and Auditors thereon, be and are hereby received, considered and adopted.”

#### **ITEM NO. 2- APPOINTMENT OF MRS. MANSI NARANG (DIN: 07089546) AS DIRECTOR LIABLE TO RETIRE BY ROTATION**

To consider and if thought fit, to pass, the following resolution as an **Ordinary Resolution**:

“**RESOLVED THAT** pursuant to the provisions of Section 152 and other applicable provisions of the Companies Act, 2013, Mrs. Mansi Narang (DIN: 07089546), who retires by rotation and being eligible, offers herself for re-appointment be and is hereby re-appointed as Director of the Company liable to retire by rotation.”

### **SPECIAL BUSINESS**

#### **ITEM NO.3- TO CONSIDER AND APPROVE THE LIMITS UNDER SECTION 180(1)(C) AND SECTION 180(1)(A) OF COMPANIES ACT, 2013**

To consider and if thought fit, to pass with or without modification, the following resolution as **Special Resolution**:

**“RESOLVED THAT** pursuant to the provisions of Section 180(1)(c) and other applicable provisions if any of the Companies Act, 2013 and relevant rules made thereunder (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), the consent of the members of the Company be and is hereby accorded to authorize the Board of Directors to borrow an amount from any Bank and/or other Financial Institution and/ or Foreign Lender and/or any body corporate / entity/ entities/ Directors of the Company and/or authority/ authorities , either in Rupees or in such other foreign currencies as may be permitted by law from time to time, as may be deemed appropriate by Board to an aggregate amount not exceeding **Rs. 100,00,00,000/- (Rupees One Hundred Crore Only)**, notwithstanding that the money so borrowed by the Company, if any (apart from temporary loans) is obtained from the Company's Banker in ordinary course of business may exceed the aggregate of the paid up capital and free reserves of the Company.

**RESOLVED FURTHER THAT** pursuant to the provisions of section 77 and 180(1)(a) and other applicable provisions if any of the Companies Act, 2013 and relevant rules made thereunder (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), the consent of the members of the Company be and is hereby accorded to the Board of Directors to pledge, mortgage, hypothecate and/or charge all or any part of the moveable or immovable properties of the Company and the whole or part of the undertaking of the Company of every nature and kind whatsoever and /or creating a floating charge in all or any moveable or immovable properties of the Company and the whole of the undertaking of the Company to or in favor of banks, financial institutions, investors and any other lenders to secure the amount borrowed by the Company or any third party from time to time for due payment of the principal and/or together with interest, charges, cost expenses and all other monies payable by the Company or any third party in respect of such borrowings provided that the aggregate indebtedness secured by assets of the Company does not exceed a sum of **Rs. 100,00,00,000/- (Rupees One Hundred Crore Only)**.

**RESOLVED FURTHER THAT** Mr. Naveen Narang (DIN: 00095708), Managing Director & Chief Financial Officer and/or Ms. Sonali Mathur (M.No:A62205) Company Secretary and Compliance Officer of the Company, be and are hereby severally authorized to file necessary e-forms with the Registrar of Companies, to make necessary entries in the Statutory Registers of the Company and to do all such acts/ deeds/ things as may deem fit to give effect to this resolution.

**ITEM NO. 4- TO CONSIDER AND APPROVE THE LIMITS UNDER SECTION 186 OF COMPANIES ACT, 2013**

**To consider and if thought fit, to pass with or without modification, the following resolution as Special Resolution:**

**“RESOLVED THAT** suppression of all the earlier resolutions passed in this regard and pursuant to the provisions of Section 186 of the Companies Act, 2013, read with the Companies (Meetings of Board and its Powers) Rules, 2014 as amended from time to time and other applicable provisions of the Companies Act, 2013 (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), if any, the consent of the members of the Company be and is hereby accorded to:

- (a) give any loan to any person(s) or other body corporate(s);
- (b) give any guarantee or provide security in connection with a loan to any person(s) or other body corporate(s); and
- (c) acquire by way of subscription, purchase or otherwise, securities of any other body corporate from time to time in one or more tranches as the Board of Directors as in their absolute discretion deem beneficial and in the interest of the Company, for an amount not exceeding **Rs. 100,00,00,000/- (Rupees One Hundred Crore Only)** outstanding at any time, notwithstanding that such investments, outstanding loans given or to be given and guarantees and security provided are in excess of the limits prescribed under Section 186 of the Companies Act, 2013.

**RESOLVED FURTHER THAT** the Board of Directors (including a Committee thereof constituted for this purpose) be and is hereby authorized to take all such steps as may be necessary, proper and expedient to give effect to this Resolution and to make, sign and execute, on behalf of the Company, such deed, documents, agreements, undertakings and all other necessary papers as may be required; to accept modifications to the same as may be necessary and to do all such acts, deeds and things that may be required or considered necessary or incidental for the same.



**RESOLVED FURTHER THAT** Mr. Naveen Narang (DIN: 00095708), Managing Director & Chief Financial Officer and/or Ms. Sonali Mathur (M.No: A62205) Company Secretary and Compliance Officer of the Company, be and are hereby severally authorized to file necessary e-forms with the Registrar of Companies, to make necessary entries in the Statutory Registers of the Company and to do all such acts/ deeds/ things as may deem fit to give effect to this resolution.”

**By Order of the Board  
For Max Heights Infrastructure Limited**

**Sd/-  
Sonali Mathur  
Company Secretary and Compliance Officer  
M. No: A62205**

**Date: 21<sup>st</sup> June, 2024**

**Place: Delhi**

**Regd Off: Max Heights Infrastructure Limited**

**SD-65, Pitampura, Delhi-110034**

**CIN: L67120DL1981PLC179487**

**Email id: [maxinfra1981@gmail.com](mailto:maxinfra1981@gmail.com)/[cs@maxheights.com](mailto:cs@maxheights.com)**

**NOTES:**

1. The Ministry of Corporate Affairs (**'MCA'**) has vide its General Circular Nos. 14/2020, 17/2020, 20/2020, 02/2021, 21/2021, 10/2022 and 09/2023 dated April 8, 2020, April 13, 2020, May 5, 2020, January 13, 2021, December 14, 2021, December 28, 2022 and 25<sup>th</sup> September, 2023 respectively (**'MCA Circulars'**), permitted the holding of AGM through Video Conferencing (**'VC'**) / Other Audio Visual Means (**'OAVM'**) facility without the physical presence of the Members at a common venue. In compliance with the provisions of the Act, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**"SEBI Listing Regulations"**) and MCA Circulars, the 43<sup>rd</sup> AGM of the Company is being held through VC/OAVM facility. The Deemed Venue for the 43<sup>rd</sup> AGM shall be the Registered Office of the Company. Since this AGM will be held through Video Conferencing (**'VC'**)/ Other Audio Visual Means (**'OAVM'**), the members will be able to attend the meeting through VC/ OAVM and therefore the facility to appoint proxies will not be available for this meeting, pursuant to the Circular No. 14/ 2020 dated April 8, 2020 issued by MCA. Further, the Attendance Slip and Route Map are not being annexed to this Notice.

2. Corporate Members are entitled to appoint authorized representatives to attend the AGM through VC/ OAVM, participate thereat and cast their votes through e-voting. Further, pursuant to Section 113 of the Act, the Corporate Members are requested to send a certified copy (in PDF/ JPG format) of the Board Resolution/ Authority Letter authorizing their representatives to attend the AGM, through e-mail at [cs@maxheights.com](mailto:cs@maxheights.com).
3. The Register of Members and the Share Transfer Book of the Company shall remain closed from **Tuesday, the 23<sup>rd</sup> day of July, 2024 till Friday, the 26<sup>th</sup> day of July, 2024 (both days inclusive)**. The Notice of the AGM shall be dispatched to the shareholders, whose names appear in the Register of Members as on **Friday, 28<sup>th</sup> June, 2024**.
4. Details under Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Secretarial Standards-2 (SS-2) on General Meetings in respect of the Directors seeking appointment/re-appointment at the Meeting is annexed to the Notice as **Annexure–A**.
5. In accordance with the SS-2 issued by the Institute of Company Secretaries of India (“**ICSI**”) read with Clarification/ Guidance on applicability of revised Secretarial Standards-1 and 2 effective from 1<sup>st</sup> April, 2024 issued by the ICSI, the proceedings of the AGM shall be deemed to be conducted at the Registered Office of the Company which shall be the deemed venue of the AGM.
6. In conformity with the applicable regulatory requirements, the Notice of this AGM and the Annual Report and Annual Accounts for the Financial Year ended 31st March, 2024 are being sent only through electronic mode to those Members who have registered their e-mail addresses with the Company or with the Depositories. Further, in line with the Ministry of Corporate Affairs (“**MCA**”) Circular No. 17/2020 dated April 13, 2020, the Notice calling the AGM has been uploaded on the website of the Company at [www.maxheights.com](http://www.maxheights.com). The Notice can also be accessed from the websites of the Stock Exchange i.e. BSE Limited at [www.bseindia.com](http://www.bseindia.com). The AGM Notice is also disseminated on the website of Central Depository Services (India) Limited (“**CDSL**”)(agency for providing the Remote e-Voting facility and e-voting system during the AGM) i.e. [www.evotingindia.com](http://www.evotingindia.com) and also on the website of the Registrar and Share Transfer Agent (“**RTA**”), i.e. Skyline Financial Services Private Limited at [www.skylinerta.com](http://www.skylinerta.com). Members may also note that the Notice of the Meeting and the Annual Report will also be available on the Company's website [www.maxheights.com](http://www.maxheights.com) for download.

7. Relevant Documents referred to in the accompanying Notice, Registers and all other statutory documents will be made available for inspection in the electronic mode. Members can inspect the same by sending a request to the Company's investor email ID i.e., [maxinfra1981@gmail.com](mailto:maxinfra1981@gmail.com) or [cs@maxheights.com](mailto:cs@maxheights.com).
8. The participation of members through VC will be reckoned for the purpose of quorum for the AGM as per Section 103 of the Act. The detailed Instruction for attending AGM through VC/ OAVM is annexed to the Notice as **Annexure-B**.
9. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and MCA Circulars dated April 08, 2020, April 13, 2020, May 05, 2020 and January 13, 2021 and May 5, 2022, the Company is providing facility of remote e-voting (facility to cast vote prior to the AGM) and also e-voting during the AGM to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with Central Depository Services (India) Limited ("**CDSL**") for facilitating voting through electronic means, as the authorized e-voting's agency. The facility of casting votes by a member using remote e-voting as well as the e-voting system on the date of the AGM will be provided by CDSL. The detailed instruction for remote E-Voting & E-Voting at AGM is annexed to the Notice as **Annexure-B**.
10. Ms. Anuradha Malik (M.No: A60626 and CoP: 27205), Practicing Company Secretary, has been appointed as the Scrutinizer to scrutinize the e-voting process (remote as well as at the time of AGM) in a fair and transparent manner.
11. The remote e-voting period commences on **Tuesday, the 23<sup>rd</sup> day of July, 2024 [09:00 A.M]** and ends on **Thursday, the 25<sup>th</sup> day of July, 2024 [5:00 P.M.]**. During this period, Members holding shares either in physical form or demat form, as on **Friday, the 19<sup>th</sup> day of July, 2024 [5:00 P.M]** i.e. **cut-off date**, may cast their vote electronically. The remote e-voting module shall be disabled for voting thereafter. Once the vote on a resolution is cast by the Member, he/she shall not be allowed to change it subsequently or cast vote again.
12. The voting rights of members shall be in proportion to their shares in the paid-up equity share capital of the Company as on cut-off date. A person, whose name is recorded in the register of members or in the register of beneficial owners maintained by the

depositories as on cut-off date only shall be entitled to avail facility of remote e-voting. Any person, who acquires shares of the Company and becomes a member of the Company after dispatch of the Notice and holding shares as on cut-off date, may cast vote after following the instructions for e-voting as provided in the Notice convening the Meeting, which is available on the website of the Company and CDSL. However, if you are already registered with CDSL for remote e-voting then you can use your existing User ID and password for casting vote.

13. The Results of voting will be declared within **2 (two) working days** from the conclusion of the AGM and the Resolutions will be deemed to be passed on the date of the AGM, subject to receipt of requisite number of votes. The declared Results, along with the Scrutinizer's Report, will be available forthwith on the Company's website **www.maxheights.com** and on the website of CDSL i.e., **www.evotingindia.com** immediately after the result is declared. The Company shall simultaneously forward the results to BSE Limited [BSE], where the equity shares of the Company are listed.
14. In terms of provisions of Section 152, 2/3<sup>rd</sup> Directors of the Board (excluding the Independent Directors) should be liable to retire by rotation and out of that 2/3<sup>rd</sup> Directors, 1/3<sup>rd</sup> shall retire at every AGM. In compliance to the same, Mrs. Mansi Narang (DIN: 07089546) is liable to retire by rotation at the 43<sup>rd</sup> AGM. Therefore, she offers herself for re-appointment in the 43<sup>rd</sup> AGM.
15. **IEPF RELATED INFORMATION:** The Company during the financial year has transferred the unpaid or unclaimed dividend and the equity shares for the financial year/base year 2015-16 to Investor Education and Protection Fund ("**IEPF**") established by the Central Government.
16. **REQUEST TO MEMBERS**
  - A. As mandated by the Securities and Exchange Board of India ("**SEBI**"), securities of the Company can be transferred / traded only in dematerialised form. Members holding shares in physical form are advised to avail the facility of dematerialisation.
  - B. SEBI has vide Circular No. SEBI/HO/MIRSD/MIRSD\_RTAMB/P/CIR/2021/655 dated November 3, 2021 read with SEBI/HO/MIRSD/MIRSD\_RTAMB/P/CIR/2021/687 dated December 14, 2021 and SEBI/HO/MIRSD/MIRSD-PoD-1/P/CIR/2023/37 dated March 16, 2023 ("**SEBI Circulars**") mandated furnishing of Permanent Account Number ("**PAN**"), KYC details viz. Contact Details (Postal Address, Mobile Number and E-mail),

Bank Details, Nomination etc. by holders of physical securities. The Company had sent letters for furnishing the required details. Any service request shall be entertained by Skyline Financial Services Private Limited only upon registration of the PAN, KYC details and the nomination. Further, in absence of the above information on or after October 1, 2023, the folio(s) shall be frozen by Skyline Financial Services Private Limited in compliance with the aforesaid SEBI Circulars. If the folio(s) continue to remain frozen as on December 31, 2025, the frozen folios shall be referred by Skyline Financial Services Private Limited/Company to the administering authority under the Benami Transactions (Prohibitions) Act, 1988 and/or Prevention of Money Laundering Act, 2002.

**C.** Members are requested to intimate/update changes, if any, in postal address, e-mail address, mobile number, PAN, nomination, bank details such as name of the bank and branch, bank account number, IFS Code etc.

- For shares held in electronic form to their Depository Participant for making necessary changes. NSDL has provided a facility for registration/updation of e-mail address through the link: <https://eservices.nsdl.com/kyc-attributes/#!/login> and opt-in/opt-out of nomination through the link: <https://eservices.nsdl.com/instademat-kyc-nomination/#!/login>.
- For shares held in physical form by submitting to Skyline Financial Services Private Limited the forms given below along with requisite supporting documents:

S.N	PARTICULARS	FORM
1	Registration of PAN, postal address, e-mail address, mobile number, Bank Account Details or changes /updation thereof	ISR-1
2	Confirmation of Signature of shareholder by the Banker	ISR-2
3	Registration of Nomination	SH-13
4	Cancellation or Variation of Nomination	SH-14
5	Declaration to opt out of Nomination	ISR-3

**D.** Non-Resident Indian members are requested to inform the Company/Skyline Financial Services Private Limited (if shareholding is in physical mode) / respective DPs (if shareholding is in demat mode), immediately of change in their residential status on return to India for permanent settlement.

**E.** Members may please note that the Listing Regulations mandate transfer, transmission and transposition of securities of listed companies held in physical form only in demat mode. Further, SEBI vide its Circular No. SEBI/HO/MIRSD/MIRSD\_RTAMB/P/CIR/2022/8 dated January 25, 2022 has mandated the listed companies to issue securities in dematerialised form only while processing service requests, viz., issue of duplicate securities certificate; claim from unclaimed suspense account; renewal/exchange of securities certificate; endorsement; subdivision/splitting of securities certificate; consolidation of securities certificates/folios; transmission and transposition. Accordingly, members are requested to make service requests for issue of duplicate securities certificate; claim from unclaimed suspense account; renewal/exchange of securities certificate etc., by submitting a duly filled and signed Form ISR-4 along with requisite supporting documents to Skyline Financial Services Private Limited as per the requirement of the aforesaid circular.

**By Order of the Board  
For Max Heights Infrastructure Limited**

**Sd/-  
Sonali Mathur  
Company Secretary and Compliance Officer  
M. No: A62205**

**Date: 21<sup>st</sup> June, 2024**

**Place: Delhi**

**Regd Off: Max Heights Infrastructure Limited**

**SD-65, Pitampura, Delhi-110034**

**CIN: L67120DL1981PLC179487**

**Email id: [maxinfra1981@gmail.com](mailto:maxinfra1981@gmail.com)/[cs@maxheights.com](mailto:cs@maxheights.com)**

**“ANNEXURE-A TO THE NOTICE”**

**DISCLOSURE PURSUANT TO REGULATION 36(3) OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, AND SECRETARIAL STANDARDS-2 ON GENERAL MEETINGS ISSUED BY THE INSTITUTE OF COMPANY SECRETARIES OF INDIA (“ICSI”), INFORMATION IN RESPECT OF THE DIRECTORS SEEKING RE-APPOINTMENT/APPOINTMENT AT THE AGM, IS PROVIDED HEREIN BELOW:**

<b>Name of the Director</b>	Mrs. Mansi Narang
<b>Age</b>	45 Years
<b>Date of Appointment by the Board of Directors</b>	11 <sup>th</sup> February, 2015
<b>Brief Resume and nature of expertise in functional areas</b>	Possesses appropriate skills, experience and knowledge; inter alia, in the field of real estate.
<b>Disclosure of relationship with other Directors, Manager and other Key Managerial Personnel of the Company inter-se</b>	Mrs. Mansi Narang is related to the following Key Managerial Personnel of the Company Mr. Naveen Narang - Husband
<b>Terms and conditions of appointment or re-appointment</b>	Her appointment is subject to liable to retire by rotation.
<b>The remuneration last drawn</b>	NIL
<b>The number of Meetings of the Board attended during the year</b>	9 (Nine)
<b>Directorships held in other listed Companies</b>	NA
<b>Memberships / Chairmanships of Committees of other listed Companies</b>	NA
<b>Listed entities from which the Director has resigned in the past three years</b>	NA
<b>Number of shares held in the Company</b>	384396 (Three Lakh Eighty Four Thousand Three Hundred Ninety Six)

## **“ANNEXURE-B TO THE NOTICE”**

1. As you are aware, in view of the situation arising due to COVID-19 global pandemic, the general meetings of the companies shall be conducted as per the guidelines issued by the Ministry of Corporate Affairs (MCA) vide Circular No. 14/2020 dated April 8, 2020, Circular No.17/2020 dated April 13, 2020 and Circular No. 20/2020 dated May 05, 2020. The forthcoming AGM will thus be held through video conferencing (VC) or other audio visual means (OAVM). Hence, Members can attend and participate in the ensuing AGM through VC/OAVM.
2. Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and MCA Circulars dated April 08, 2020, April 13, 2020 and May 05, 2020 the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with Central Depository Services (India) Limited (CDSL) for facilitating voting through electronic means, as the authorized e-Voting's agency. The facility of casting votes by a member using remote e-voting as well as the e-voting system on the date of the AGM will be provided by CDSL.
3. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available to atleast 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.
4. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Companies Act, 2013.
5. Pursuant to MCA Circular No. 14/2020 dated April 08, 2020, the facility to appoint proxy to attend and cast vote for the members is not available for this AGM. However, in pursuance of Section 112 and Section 113 of the Companies Act, 2013, representatives



of the members such as the President of India or the Governor of a State or body corporate can attend the AGM through VC/OAVM and cast their votes through e-voting.

6. In line with the Ministry of Corporate Affairs (MCA) Circular No. 17/2020 dated April 13, 2020, the Notice calling the AGM has been uploaded on the website of the Company at [www.maxheights.com](http://www.maxheights.com). The Notice can also be accessed from the websites of the Stock Exchange i.e. BSE Limited at [www.bseindia.com](http://www.bseindia.com). The AGM Notice is also disseminated on the website of CDSL (agency for providing the Remote e-Voting facility and e-voting system during the AGM) i.e. [www.evotingindia.com](http://www.evotingindia.com)
7. The AGM has been convened through VC/OAVM in compliance with applicable provisions of the Companies Act, 2013 read with MCA Circular No. 14/2020 dated April 8, 2020 and MCA Circular No. 17/2020 dated April 13, 2020 and MCA Circular No. 20/2020 dated May 05, 2020.
8. In continuation of this Ministry's General Circular no. 09/2023, dated 25<sup>th</sup> September, 2023 and after due examination, it has been decided to allow companies whose AGMs were due to be held in the year 2024, or become due in the year 2024, to conduct their AGMs on or before 30.09.2024, in accordance with the requirements provided in paragraphs 3 and 4 of the General Circular No. 20/2020 as per MCA circular no. 02/2021 dated January 13, 2021.

#### **THE INSTRUCTIONS OF SHAREHOLDERS FOR E-VOTING AND JOINING VIRTUAL MEETINGS ARE AS UNDER:**

- Step 1:** Access through Depositories CDSL/NSDL e-Voting system in case of individual shareholders holding shares in demat mode.
- Step 2:** Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.
- (i) The voting period begins on **Tuesday, 23<sup>rd</sup> July, 2024 at 09:00 A.M.** and ends on **Thursday, 25<sup>th</sup> July, 2024 at 05:00 P.M.** During this period shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date **Friday, 19<sup>th</sup> July, 2024** may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.

- (ii) Shareholders who have already voted prior to the meeting date would not be entitled to vote at the meeting venue.
- (iii) Pursuant to SEBI Circular No. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 09.12.2020, under Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, listed entities are required to provide remote e-voting facility to its shareholders, in respect of all shareholders' resolutions. However, it has been observed that the participation by the public non-institutional shareholders/retail shareholders is at a negligible level.

Currently, there are multiple e-voting service providers (ESPs) providing e-voting facility to listed entities in India. This necessitates registration on various ESPs and maintenance of multiple user IDs and passwords by the shareholders.

In order to increase the efficiency of the voting process, pursuant to a public consultation, it has been decided to enable e-voting to **all the demat account holders, by way of a single login credential, through their demat accounts/ websites of Depositories/ Depository Participants**. Demat account holders would be able to cast their vote without having to register again with the ESPs, thereby, not only facilitating seamless authentication but also enhancing ease and convenience of participating in e-voting process.

**Step 1:** Access through Depositories CDSL/NSDL e-Voting system in case of individual shareholders holding shares in demat mode.

- (iv) In terms of SEBI circular no. **SEBI/HO/CFD/CMD/CIR/P/2020/242** dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Pursuant to abovesaid SEBI Circular, Login method for e-Voting and joining virtual meetings **for Individual shareholders holding securities in Demat mode CDSL/NSDL** is given below:

Type of shareholders	Login Method
<p>Individual Shareholders holding securities in Demat mode with <b>CDSL Depository</b></p>	<ol style="list-style-type: none"> <li>1) Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login to Easi / Easiest are requested to visit CDSL website <a href="http://www.cdslindia.com">www.cdslindia.com</a> and click on login icon &amp; New System Myeasi Tab.</li> <li>2) After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting &amp; voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly.</li> <li>3) If the user is not registered for Easi/Easiest, option to register is available at CDSL website <a href="http://www.cdslindia.com">www.cdslindia.com</a> and click on login &amp; New System Myeasi Tab and then click on registration option.</li> <li>4) Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on <a href="http://www.cdslindia.com">www.cdslindia.com</a> home page. The system will authenticate the user by sending OTP on registered Mobile &amp; Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.</li> </ol>
<p>Individual Shareholders holding securities in demat mode with <b>NSDL Depository</b></p>	<ol style="list-style-type: none"> <li>1) If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: <a href="https://eservices.nSDL.com">https://eservices.nSDL.com</a> either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click on "Access to e-Voting" under e-Voting services</li> </ol>

and you will be able to see e-Voting page. Click on company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

- 2) If the user is not registered for IDeAS e-Services, option to register is available at <https://eservices.nSDL.com>. Select "Register Online for IDeAS" Portal or click at <https://eservices.nSDL.com/SecureWeb/IdeasDirectReg.jsp>
- 3) Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nSDL.com/> either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting

Individual Shareholders (holding securities in demat mode) login through their **Depository Participants (DP)**

You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. After Successful login, you will be able to see e-Voting option. Once you click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL

<b>Login type</b>	<b>Helpdesk details</b>
Individual Shareholders holding securities in Demat mode with <b>CDSL</b>	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at <a href="mailto:helpdesk.evoting@cdslindia.com">helpdesk.evoting@cdslindia.com</a> or contactat toll free no. 1800 22 55 33
Individual Shareholders holding securities in Demat mode with <b>NSDL</b>	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at <a href="mailto:evoting@nsdl.co.in">evoting@nsdl.co.in</a> or call at toll free no.: 022-4886 7000 and 022-2499 7000

**Step 2:** Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.

(v) Login method for e-Voting and joining virtual meetings for **Physical shareholders and shareholders other than individual holding in Demat form.**

- 1) The shareholders should log on to the e-voting website [www.evotingindia.com](http://www.evotingindia.com).
- 2) Click on “Shareholders” module.
- 3) Now enter your User ID
  - a. For CDSL: 16 digits beneficiary ID,
  - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
  - c. Shareholders holding shares in Physical Form should enter Folio Number registered with the Company.
- 4) Next enter the Image Verification as displayed and Click on Login.
- 5) If you are holding shares in demat form and had logged on to [www.evotingindia.com](http://www.evotingindia.com) and voted on an earlier e-voting of any company, then your existing password is to be used.
- 6) If you are a first-time user follow the steps given below:

	<b>For Physical shareholders and other than individual shareholders holding shares in Demat.</b>
PAN	Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) <ul style="list-style-type: none"> <li>Shareholders who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number sent by Company/RTA or contact Company/RTA.</li> </ul>
Dividend Bank Details <b>OR</b> Date of Birth (DOB)	Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login. <ul style="list-style-type: none"> <li>If both the details are not recorded with the depository or company, please enter the member id / folio number in the Dividend Bank details field.</li> </ul>

- (vi) After entering these details appropriately, click on “SUBMIT” tab.
- (vii) Shareholders holding shares in physical form will then directly reach the Company selection screen. However, shareholders holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- (viii) For shareholders holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (ix) Click on the EVSN for the relevant “Max Heights Infrastructure Limited” on which you choose to vote.
- (x) On the voting page, you will see “RESOLUTION DESCRIPTION” and against the same the option “YES/NO” for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- (xi) Click on the “RESOLUTIONS FILE LINK” if you wish to view the entire Resolution details.

- (xii) After selecting the resolution, you have decided to vote on, click on “SUBMIT”. A confirmation box will be displayed. If you wish to confirm your vote, click on “OK”, else to change your vote, click on “CANCEL” and accordingly modify your vote.
- (xiii) Once you “CONFIRM” your vote on the resolution, you will not be allowed to modify your vote.
- (xiv) You can also take a print of the votes cast by clicking on “Click here to print” option on the Voting page.
- (xv) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xvi) There is also an optional provision to upload BR/POA if any uploaded, which will be made available to scrutinizer for verification.
- (xvii) **Additional Facility for Non – Individual Shareholders and Custodians –For Remote Voting only.**
- Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to [www.evotingindia.com](http://www.evotingindia.com) and register themselves in the “Corporates” module.
  - A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com).
  - After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
  - The list of accounts linked in the login will be mapped automatically & can be delink in case of any wrong mapping.
  - It is Mandatory that, a scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.

- Alternatively Non Individual shareholders are required mandatory to send the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory who are authorized to vote, to the Scrutinizer and to the Company at the email address viz;  
[cs@maxheights.com](mailto:cs@maxheights.com) or [maxheights1981@gmail.com](mailto:maxheights1981@gmail.com).  
if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.

#### **INSTRUCTIONS FOR SHAREHOLDERS ATTENDING THE AGM THROUGH VC/OAVM & E-VOTING DURING MEETING ARE AS UNDER:**

1. The procedure for attending meeting & e-Voting on the day of the AGM is same as the instructions mentioned above for e-voting.
2. The link for VC/OAVM to attend meeting will be available where the EVSN of Company will be displayed after successful login as per the instructions mentioned above for e-voting.
3. Shareholders who have voted through Remote e-Voting will be eligible to attend the meeting. However, they will not be eligible to vote at the AGM.
4. Shareholders are encouraged to join the Meeting through Laptops / IPads for better experience.
5. Further shareholders will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
6. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
7. Shareholders who would like to express their views/ask questions during the meeting may register themselves as a speaker by sending their request in advance atleast **7 days prior to meeting** mentioning their name, demat account number/folio number, email id, mobile number at (company email id). The shareholders who do not wish to speak during the AGM but have queries may send their queries in advance **7 days prior to meeting** mentioning their name, demat account number/folio number, email id, mobile number at (company email id). These queries will be replied to by the company suitably by email.



8. Those shareholders who have registered themselves as a speaker will only be allowed to express their views/ask questions during the meeting.
9. Only those shareholders, who are present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system available during the AGM.
10. If any Votes are cast by the shareholders through the e-voting available during the AGM and if the same shareholders have not participated in the meeting through VC/OAVM facility, then the votes cast by such shareholders may be considered invalid as the facility of e-voting during the meeting is available only to the shareholders attending the meeting.

**PROCESS FOR THOSE SHAREHOLDERS WHOSE EMAIL/MOBILE NO. ARE NOT REGISTERED WITH THE COMPANY/DEPOSITORIES.**

1. For Physical shareholders- please provide necessary details like Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to **Company/RTA email id**.
2. For Demat shareholders -, Please update your email id & mobile no. with your respective **Depository Participant (DP)**
3. **For Individual Demat shareholders** – Please update your email id & mobile no. with your respective Depository Participant (DP) which is mandatory while e-Voting & joining virtual meetings through Depository.

If you have any queries or issues regarding attending AGM & e-Voting from the CDSL e-Voting System, you can write an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or contact at toll free no. 1800 22 55 33.

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Sr. Manager, (CDSL, ) Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to [helpdesk.evoting@cdslindia.com](mailto:helpdesk.evoting@cdslindia.com) or call toll free no. 1800 22 55 33.

**EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF COMPANIES ACT, 2013**  
**READ WITH RELATED RULES MADE THEREUNDER**

**ITEM NO.3:**

Keeping in view the Company' existing and future financial requirements to support its business operations, the Company may need the additional funds. For this purpose, the Company may from time to time raise finance from various Banks and/ or Financial Institutions and/ or any other lending institution and/ or Bodies Corporate and/ or Directors of the Company or such other persons/ individuals, as may be considered fit, which together with the moneys already borrowed by the Company (apart from temporary loans obtained from the Company' Bankers in ordinary course of business) may exceed the aggregate of the paid up capital and free reserves of the Company. Hence, it is proposed to approve the maximum borrowing limits and provide authorization to Board to borrow an amount not exceeding **Rs. 100,00,00,000/- (Rupees One Hundred Crore Only)**.

Pursuant to Section 180(1)(c) of the Companies Act 2013, the Board of Directors cannot borrow more than the aggregate amount of paid up capital of the Company and its free reserves at any one time except with the consent of the members of the Company in the general meeting. In order to facilitate securing the borrowing made by the Company, it would be necessary to create charge on the assets or whole or part of the undertaking of the Company in compliance with Section 77 of Companies Act, 2013.

Further Section 180(1)(a) of the Companies Act 2013, provides for power to sell or otherwise dispose of the whole or substantially whole of the undertaking of the Company subject to approval of members of the Company in the general meeting, not exceeding the limit of **Rs. 100,00,00,000/- (Rupees One Hundred Crore Only)**.

None of the Directors / Key Managerial Personnel of the Company / their relatives are in any way, concerned or interested, financially or otherwise, in the resolution set out at Item No. 3 of the Notice except to the extent of their shareholding in the Company. The Board recommends the Special Resolution set out at Item No. 3 of the Notice for approval by the members.

**ITEM NO. 4:**

In order to make optimum use of funds available with the Company and also to achieve long term strategic and business objectives, the Board of Directors of the Company proposes to make use of the surplus funds by making investment in other bodies corporate or granting loans, giving

guarantee or providing security to other persons or other body corporate as and when required. Members may note that pursuant to Section 186 of the Companies Act, 2013 ("Act"), the Company can give loan or give any guarantee or provide security in connection with a loan to any other body corporate or person and acquire securities of any other body corporate, in excess of 60% of its paid up share capital, free reserves and securities premium account or 100% of its free reserves and securities premium account, whichever is more, with approval of Members by special resolution passed at the general meeting. In view of the aforesaid, it is proposed to take approval under Section 186 of the Companies Act, 2013, by way of special resolution, up to a limit of **Rs. 100,00,00,000/- (Rupees One Hundred Crore Only)**, as proposed in the Notice. The above proposal is in the interest of the Company and the Board recommends the Resolution as set out at Item No. 4 for approval by the members of the Company.

None of the Directors or Key Managerial Personnel or their relatives are in any way concerned with or interested, financially or otherwise in the resolution at Item No. 4 of the accompanying notice. The Board recommends the resolution at Item No. 4 to be passed as Special Resolution.

**By Order of the Board  
For Max Heights Infrastructure Limited**

**Sd/-  
Sonali Mathur  
Company Secretary and Compliance Officer  
M. No: A62205**

**Date: 21<sup>st</sup> June, 2024**

**Place: Delhi**

**Regd Off: Max Heights Infrastructure Limited**

**SD-65, Pitampura, Delhi-110034**

**CIN: L67120DL1981PLC179487**

**Email id: [maxinfra1981@gmail.com/cs@maxheights.com](mailto:maxinfra1981@gmail.com/cs@maxheights.com)**

## BOARD'S REPORT

To,  
The Members  
Max Heights Infrastructure Limited

Your directors have pleasure in presenting the 43rd Directors' Report of your Company together with the Audited Statement of Accounts and the Report of Auditors of your company for the financial year ended 31st March, 2024.

1. **FINANCIAL HIGHLIGHTS AND STATE OF COMPANY'S AFFAIRS:**

a) **FINANCIAL RESULTS:**

(Amount in lakhs)

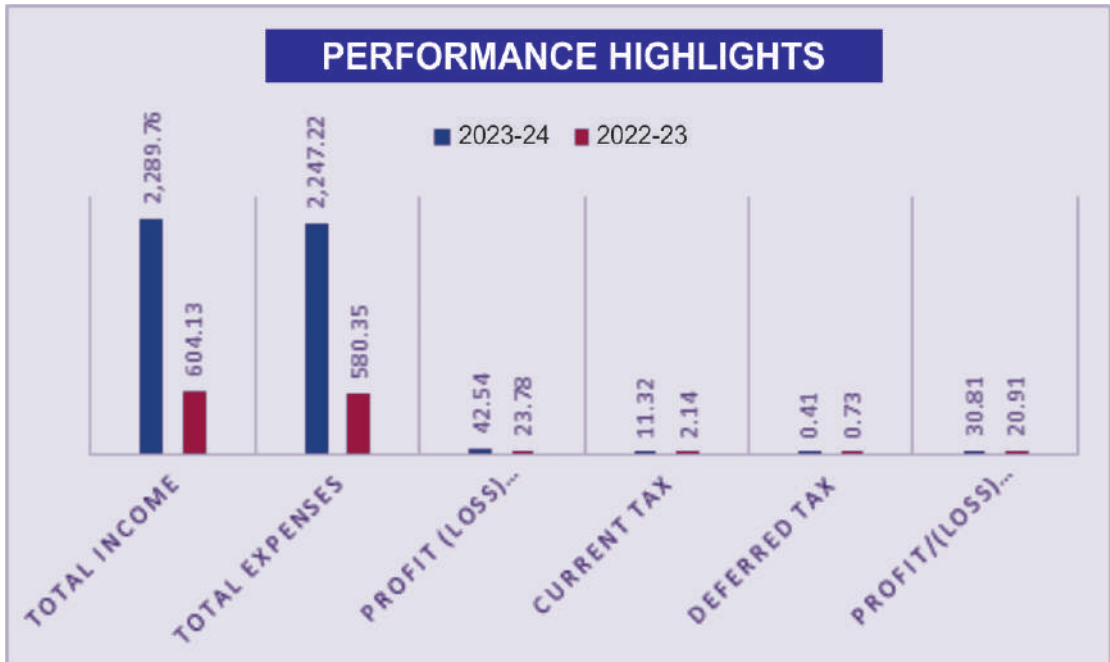
Particulars	Standalone		Consolidated	
	Current Year	Previous Year	Current Year	Previous Year
Total Income	2,289.76	604.13	2,311.86	722.62
Total Expenses	2,247.22	580.35	2,257.92	901.35
<b>Profit (Loss) before tax</b>	<b>42.54</b>	<b>23.78</b>	<b>53.94</b>	<b>(178.73)</b>
<b>Tax Expenses</b>				
Current Tax	11.32	2.14	11.32	2.14
Earlier years tax	-	-	-	-
Deferred Tax	0.41	0.73	0.41	0.89
<b>Profit/(Loss) after Tax</b>	<b>30.81</b>	<b>20.91</b>	<b>42.21</b>	<b>(181.57)</b>
Net Profit Transferred to Reserves	30.81	20.91	42.21	(181.57)
<b>Earnings per share</b>				
Basic	0.20	0.13	0.20	0.13
Diluted	0.20	0.13	0.20	0.13

(b) (i) **Highlights of the Company's Performance (Standalone) for the year ended 31st March, 2024 are as under:**

During the year, the Company recorded a Total Revenue of Rs. 2,289.76 Lakhs (previous year Rs. 604.13 Lakhs). The Company recorded a Net Profit of Rs. 30.81 Lakhs during the financial year ended 31st March, 2024 as compared to a Net Profit of Rs. 20.91 Lakhs in the previous year.

## PERFORMANCE HIGHLIGHTS OF STANDALONE FINANCIAL STATEMENT

(REVENUE IN LAKHS)

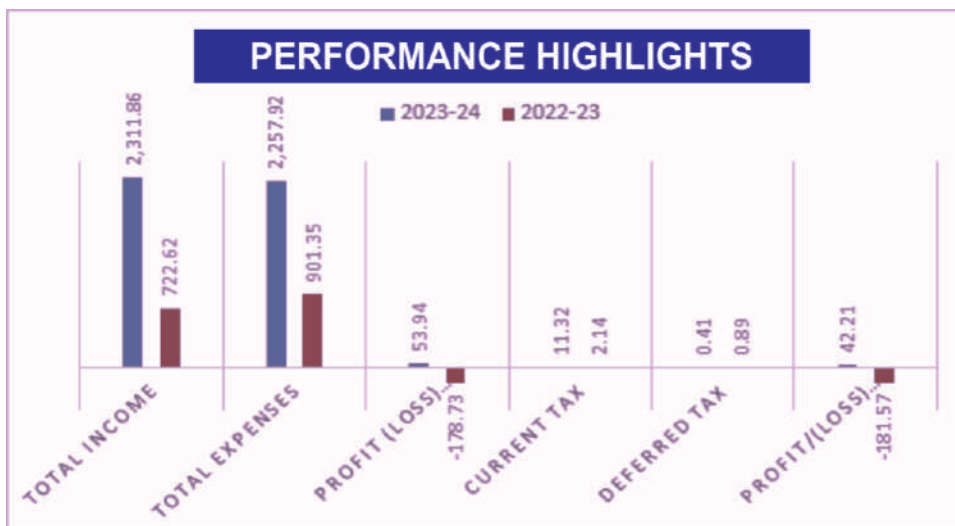


(ii) **Highlights of the Company's Performance (Consolidated) for the year ended 31st March, 2024 are as under:**

During the year, the Company recorded a Total Consolidated Revenue of Rs. 2,311.86 Lakhs (previous year Rs. 722.62 Lakhs). The Company recorded a profit of Rs. 42.21 Lakhs during the financial year ended 31st March, 2024 as compared to a loss of Rs. 181.57 Lakhs in the previous year.

## PERFORMANCE HIGHLIGHTS OF CONSOLIDATED FINANCIAL STATEMENT

(REVENUE IN LAKHS)



(c) Segment-wise position of business and its operations:

(Amount in lakhs)

Particulars	Standalone		Consolidated	
	Year ended	Previous Year Ended	Year ended	Previous Year Ended
	31.03.2024	31.03.2023	31.03.2024	31.03.2023
<b>1</b> Segment Revenue (net sale/income from each segment should be disclosed under this head)				
(a) Segment– Real Estate	2,255.00	597.00	2,276.00	711.44
(b) Segment–Finance	31.03	7.13	32.12	6.97
(c) Segment– Shares	-	-	-	-
<b>Total</b>	<b>2,286.03</b>	<b>604.13</b>	<b>2,308.12</b>	<b>718.41</b>
<b>Less: Inter Segment Revenue</b>	-	-	-	-
<b>Revenue From Operations</b>	<b>2,286.03</b>	<b>604.13</b>	<b>2,308.12</b>	<b>718.41</b>

<b>2</b>	<b>Segment Results (Profit) (+) / Loss (-) before tax and interest from each segment)</b>					
	(a)	Segment–Real Estate	144.79	182.47	165.79	265.58
	(b)	Segment– Finance	31.03	7.13	32.12	6.97
	(c)	Segment– Shares	-	-	-	-
	<b>Total Profit before tax</b>		<b>175.82</b>	<b>189.60</b>	<b>197.91</b>	<b>272.55</b>
Les s:	(i)	Finance Cost	38.46	82.26	38.83	368.50
	(ii)	Other Un allocable Expenditure net off un allocable income	94.82	83.56	105.14	82.78
<b>Profit Before Tax</b>			<b>42.54</b>	<b>23.78</b>	<b>53.94</b>	<b>(178.73)</b>
<b>3</b>	<b>Capital Employed (Segment Assets- Segment Liabilities)</b>					
	(a)	Segment-Real Estate	2,725.30	3,211.65	2,725.30	2,600.05
	(b)	Segment -Finance	575.37	58.21	575.37	58.17
	(c)	Segment-Shares	-	-	-	-
<b>Total Capital Employed</b>			<b>3,300.67</b>	<b>3,269.86</b>	<b>3,300.67</b>	<b>2,664.22</b>

**(d) Share Capital:**

**Authorized Share Capital:**

The Authorized Share Capital as on 31st March, 2024 stood at Rs. 17,00,00,000/- (Rupees Seventeen Crore only) divided into 17000000 (One Crore Seventy Lakh) equity shares of Rs. 10/- (Rupees Ten Only) each. During the year under review there was no change reported in the authorized share capital of the company.

**Paid Up Share Capital:**

The company is having only 1 (One) class of share i.e, Equity Share and the paid up capital as on 31<sup>st</sup> March, 2024 stood at Rs. 15,60,92,250/- (Rupees Fifteen Crore Sixty Lakh Ninety Two Thousand Two Hundred Fifty only) divided into 15609225 (One Crore Fifty Six Lakh Nine Thousand Two Hundred Twenty Five) equity shares of Rs. 10/- (Rupees Ten Only) each. During the year under review there was no change reported in the paid up share capital of the company.

**(e) Inter-Se Transfer between Promoters of the Company:**

During the financial year, Mr. Manan Narang, being the Promoter of the Company has executed a gift deed dated 18<sup>th</sup> January, 2024 and have transferred his entire shareholding of 819001 equity shares comprises of 5.25% of the paid up share capital of the company to his Mother, Mrs. Sumitra Narang, also is part of the Promoters of the company. The said transfer took effect on 1<sup>st</sup> February, 2024.

Mrs. Sumitra Narang has submitted her report under Regulation 10(7) of SEBI (Substantial Acquisition of Shares and Takeover) Regulations, 2011 to SEBI along with the requisite fees thereof on 21<sup>st</sup> February, 2024.

Both the Promoters, Mr. Manan Narang and Mrs. Sumitra Narang has duly submitted their disclosures to the company and to BSE Limited under Regulation 7(2) of SEBI (Prohibition of Insider Trading) Regulations, 2018 and Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeover) Regulations, 2011.

The disclosures and reports as received from the above mentioned promoters has been duly submitted to the Stock Exchange by the company within the prescribed timelines.

The said inter-se transfer was in compliance with SEBI (Substantial Acquisition of Shares and Takeover) Regulation, 2011, SEBI (Prohibition of Insider Trading) Regulations, 2018 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The inter-se transfer disclosures and reports are also available on the website of the company i.e, on [www.maxheights.com](http://www.maxheights.com) and the website of BSE Limited, where the company's shares are listed i.e, on [www.bseindia.com](http://www.bseindia.com).

**(f) Reclassification of Promoters:**

Mr. Manan Narang, Promoter of the company has submitted his request for re-classifying him from the Promoter Category to Public Category. The company has received the said request on 2<sup>nd</sup> February, 2024.

The Board of Directors at their Board Meeting held on 10<sup>th</sup> February, 2024 has discussed the said reclassification request in detail and decided to submit the reclassification application with BSE Limited.



The company on 2<sup>nd</sup> March, 2024 has submitted the said application along with the requisite fees to BSE Limited.

As on the date of this report, the said application is pending for approval and Mr. Manan Narang is continuing to be the Promoter of the company.

**(g) Transfer to Reserves in Terms of Section 134(3)(J) of The Companies Act, 2013:**

For the Financial Year ended 31<sup>st</sup> March, 2024, the Company has not proposed to carry any amount to the General Reserve Account.

The company has transferred the net profit for the financial year 2023-24 to the Surplus Account of the Company.

**(h) Dividend:**

To conserve the funds for future prospects, the Board of Directors has not recommended dividend on the equity shares of the Company.

**Transfer to Investor Education and Protection Fund (“IEPF”):**

During the year under review, the company has initiated the following process:

**1. *Transfer of Unpaid/unclaimed dividend pertaining to base year 2015-16 to IEPF:***

The company has declared the interim dividend for the financial year 2015-16 on 22<sup>nd</sup> December, 2015. The amount which was left unpaid/unclaimed for the period of 7 consecutive years was liable to get transferred to IEPF. The company initiated the transfer of the said amount via filing e-form IEPF-1 to Registrar of Companies-Delhi on 19<sup>th</sup> March, 2024 and the said dividend amount was transferred to the IEPF Account on 22<sup>nd</sup> March, 2024.

**2. *Transfer of Shares to IEPF:***

The company was required to transfer the equity shares to IEPF on which the dividend was unpaid/unclaimed for the 7 consecutive years. The company executed the corporate action on 13<sup>th</sup> March, 2024 and further on 29<sup>th</sup> March,

2024 has filed the e-form IEPF-4 to Registrar of Companies-Delhi for effecting such transfer.

(i) **Material Changes and Commitments, if any, affecting the financial position of the company which have occurred between the end of the financial year of the company to which the financial statements relate and the date of the report:**

There no material changes has been occurred between the end of the financial year to which the financial statements relates and the date of the report.

2. **PUBLIC DEPOSITS:**

During the year under review, your Company did not accept any deposits from the public within the ambit of Section 73 of the Act and the Companies (Acceptance of Deposits) Rules, 2014.

3. **DIRECTORS AND KEY MANAGERIAL PERSONNEL:**

(a) **CHANGES IN DIRECTORS AND KEY MANAGERIAL PERSONNEL:**

I. **Changes in Directors as on the date of this report:**

- Mr. Naresh Kumar Mansharamani (DIN: 07160387) was appointed as an Independent Director in the 41<sup>st</sup> AGM by the approval of members of the Company for a tenure of 5 years. But due to other work assignments Mr. Naresh Kumar Mansharamani express his unwillingness to continue on the Board of the Company and tendered his resignation w.e.f. 10th April 2023 and board approved his resignation.
- On recommendation of Nomination and Remuneration Committee, Mr. Sanyam Tuteja (DIN: 08139915) and Mr. Manoj Kumar Pahwa (DIN: 00398839) were appointed as an Additional Directors at Independent Capacity in the Board Meeting held on 12<sup>th</sup> August, 2023.
- The appointment of Mr. Sanyam Tuteja (DIN: 08139915) and Mr. Manoj Kumar Pahwa (DIN: 00398839) were approved/regularized by the shareholders in their 42<sup>nd</sup> Annual General Meeting held on 26<sup>th</sup> September, 2023.

**II. Changes in Key Managerial Personnel as on the date of this report:**

- Ms. Kajal Goel (Membership No: A66838) Company Secretary and Compliance Officer has resigned from her office w.e.f 25<sup>th</sup> August, 2023 and as per her resignation submitted to the Board there were no other reason for her resignation.
- Ms. Sonali Mathur (Membership No: A62205) was appointed as the Company Secretary and Compliance Officer with effect from 25<sup>th</sup> August, 2023.

**(b) Retirement by rotation:**

In terms of the provisions of Section 152(6) of the Act and the Articles of Association of the Company, Mrs. Mansi Narang (DIN: 07089546), retires by rotation at the ensuing 43<sup>rd</sup> Annual General Meeting ("AGM") of the Company and, being eligible, offers herself for re-appointment. Your Board has recommended her re-appointment.

**(c) Code of conduct of Board of Directors and Senior Management:**

The Company has formulated a Code of Conduct for Directors and Senior Management Personnel. Further, the Board of Directors and Senior Management Personnel have fully complied with the provisions of the Code of Conduct of Board of Directors and Senior Management of the Company during the Financial Year ended 31st March, 2024.

**(d) Declaration of Independence by the Independent Directors:**

A declaration has been received by the Independent Directors of your Company confirming that they meet the criteria of Independence as prescribed under Section 149(6) of the Act read with Rule 5 of the Companies (Appointment and Qualification of Directors) Rules, 2014 and Regulation 16(1)(b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("**SEBI Listing Regulations**").

The Independent Directors have complied with the Code for Independent Directors prescribed in Schedule IV to the Act.

Framework for Familiarization Programme for the Independent Directors and the Familiarization Programmes imparted to independent directors are made available on the website of the Company at web link

<http://www.maxheights.com/Policies.aspx#>.

**(e) Key Managerial Personnel of the Company:**

Pursuant to the provisions of Section 203 of the Act, the Key Managerial Personnel of the Company as on the date of this report are Mr. Naveen Narang (DIN: 00095708), Managing Director and Chief Financial Officer and Ms. Sonali Mathur, Company Secretary and Compliance Officer of the Company.

**(f) Attributes, qualifications and appointment of Directors:**

The Nomination and Remuneration Committee has adopted the attributes and qualifications as provided in Section 149(6) of the Act and Rule 5 of the Companies (Appointment and Qualification of Directors) Rules, 2014, in respect of Independent Directors. The Committee has also adopted the same attributes and qualifications, to the extent applicable, in respect of Non-Independent Directors.

All the Non-Executive Directors of the Company fulfill the fit and proper criteria for appointment as Directors. Further, all Directors of the Company, other than Independent Directors, are liable to retire by rotation. One-third of the Directors who are liable to retire by rotation, retire every year and are eligible for re-appointment.

**(g) Remuneration Policy:**

The Board, on the recommendation of the Nomination and Remuneration Committee, approved the Remuneration Policy for the Directors, Key Managerial Personnel and other employees of the Company, a copy of which is enclosed as **Annexure-I** to this Report.

(h) **Board Evaluation:**

The Board of Directors has carried out an annual evaluation of its own performance, Board committees and individual directors pursuant to the provisions of the Act, SEBI Listing Regulations and the Guidance Note on Board Evaluation issued by the Securities and Exchange Board of India on January 5, 2017, as required in terms of Section 134(3)(p) of the Act. The performance evaluation of the Board and individual Directors was based on criteria approved by the Nomination and Remuneration Committee. The Directors expressed their satisfaction with the overall evaluation process.

In a separate meeting of independent directors, performance of Non-Independent Directors, the Chairman of the Board and the board as a whole was evaluated, taking into account the views of executive director and non-executive directors.

4. **NUMBER OF BOARD MEETINGS:**

Nine (9) Meetings of the Board were held during the financial year 2023-24. Details of the same are available in the Corporate Governance Report section of the Annual Report.

5. **BOARD COMMITTEES AND MEETINGS:**

Presently, the Company has three Board Committees with the following members:

<b>Audit Committee</b>	Mr. Shubham Mittal, Chairperson* Mr. Gourav, Chairperson** Mr. Naveen Narang, Member Mr. Manoj Kumar Pahwa, Member***
<i>* Mr. Shubham Mittal has resigned from his position as Non-Executive Independent Director of the company we.f 15th June, 2024. ** Mr. Gourav has been designated as Chairperson through election process. *** Mr. Manoj Kumar Pahwa has been designated as Member by the Board via passing Circular Resolution dated 18th June, 2024</i>	

<b>Nomination and Remuneration Committee</b>	Mr. Gourav, Chairperson Mr. Shubham Mittal, Member* Mrs. Mansi Narang, Member Mr. Manoj Kumar Pahwa, Member**
<p>* <i>Mr. Shubham Mittal has resigned from his position as Non-Executive Independent Director of the company we.f 15th June, 2024.</i></p> <p>** <i>Mr. Manoj Kumar Pahwa has been designated as Member by the Board via passing Circular Resolution dated 18<sup>th</sup> June, 2024.</i></p>	
<b>Stakeholders Relationship Committee</b>	Mrs. Mansi Narang, Chairperson Mr. Gourav, Member Mr. Shubham Mittal, Member* Mr. Manoj Kumar Pahwa, Member**
<p>* <i>Mr. Shubham Mittal has resigned from his position as Non-Executive Independent Director of the company we.f 15th June, 2024.</i></p> <p>** <i>Mr. Manoj Kumar Pahwa has been designated as Member by the Board via passing Circular Resolution dated 18<sup>th</sup> June, 2024.</i></p>	

Details of the Committee Meetings are available in the Corporate Governance Report section of the Annual Report.

## 6. **DIRECTORS' RESPONSIBILITY STATEMENT:**

As required under Section 134(5) of the Act, your Board of Directors to the best of their knowledge and ability confirm that:-

- i. in the preparation of the Annual Accounts, the applicable accounting standards have been followed and there are no material departures;
- ii. they have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudents as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit of the Company for that period;
- iii. they have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding

the assets of the Company and for preventing and detecting fraud and other irregularities;

- iv. they have prepared the annual accounts on a going concern basis;
- v. they have laid down internal financial controls to be followed by the Company and such internal financial controls are adequate and operating effectively;
- vi. they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

**7. CONSOLIDATED FINANCIAL STATEMENTS:**

In accordance with the Act and Accounting Standard (AS) - 21 on Consolidated Financial Statements read with AS - 23 on Accounting for Investments in Subsidiary, the Audited Consolidated Financial Statements is provided in the Annual Report.

Further, this is to inform the members that Icon Realcon Private Limited, the Subsidiary of your company ceases to be the subsidiary as on 30<sup>th</sup> December, 2023 due to increase in its paid up share capital. Hence, the accounts of Icon Realcon Private Limited has been consolidated till the above-mentioned date.

**8. CHANGE IN NATURE OF BUSINESS:**

There is no change in the nature of business of your Company during the year.

**9. SUBSIDIARIES, ASSOCIATES AND JOINT VENTURES:**

As on 31st March, 2024, your Company has 1 (One) Subsidiary Company i.e., Icon Realcon Private Limited.

However, on 30<sup>th</sup> December, 2023, Icon Realcon Private Limited raised its capital via right issue and your company declined to subscribe to the said rights and in view of the same, the shareholding of Max Heights Infrastructure Limited comes down to 15% approx., hence Icon Realcon Private Limited ceases to be the subsidiary of your company w.e.f 30<sup>th</sup> December, 2023.

Pursuant to the provisions of Section 129(3) of the Act, a statement containing the salient features of Financial Statements of the Company's subsidiary in the Form no. AOC-1 is attached herewith as **Annexure-II** which forms part of this report.

Further, pursuant to the provisions of Section 136 of the Act, the Financial Statements of the Company, Consolidated Financial Statements along with relevant documents and separate Audited Financial Statements in respect of subsidiaries, are available on the website of the Company.

The policy determining the material subsidiaries as approved is available on the website of the Company at web link: <http://www.maxheights.com/Policies.aspx#>

**10. PARTICULARS OF EMPLOYEES AND RELATED DISCLOSURES:**

The Company provides a gender friendly workplace and has complied with provisions relating to the constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and constituted an Internal Complaints Committee accordingly. During the year under review, there were no cases filed pursuant to Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

Disclosures relating to remuneration and other details as required under Section 197(12) of the Act read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are also provided in **Annexure-III**.

**11. LISTING INFORMATION:**

The Equity Shares of the Company are listed on BSE Limited ("BSE") and Calcutta Stock Exchange Limited ("CSE"). However, the Application for delisting of the equity shares of the Company from the CSE is pending with the Exchange.

The payment of listing fees for the year 2023-24 and 2024-25 has been made to BSE Limited.



12. **DEMATERIALIZATION OF SHARES:**

The securities of the Company are admitted with NSDL and CDSL, the ISIN allotted to the Company is INE393F01010.

13. **REPORT ON CORPORATE GOVERNANCE:**

The Company has complied with the Corporate Governance requirements as specified in SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the Companies Act, 2013, the report on the same as stipulated in Regulation 34 read with Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is enclosed as **Annexure-IV** to the Board's Report.

The Certificate issued by M/s. Chitranjan Agarwal & Associates., Chartered Accountants in practice confirming the Compliance of conditions of Corporate Governance as stipulated in Regulation 34(3) read with Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is enclosed as **Annexure-IV(d)** to the Board's Report.

14. **CORPORATE SOCIAL RESPONSIBILITY (CSR):**

During the Financial Year 2023-24, the provisions of Section 135(1) of the Act read with the Companies (Corporate Social Responsibility Policy) Rules, 2014 are not applicable.

15. **RISK MANAGEMENT:**

The Board has approved the Risk Management Policy of the Company. The Company's risk management framework is designed to address risks intrinsic to operations, financials and compliances arising out of the overall strategy of the Company. The Company manages monitors and reports on the principal risks and uncertainties that can impact its ability to achieve its objectives. The responsibility for management of risks vests with the Managers/officers responsible for the day- to-day conduct of the affairs of the Company, which lead to identification of areas where risk management processes, need to be strengthened. Annual update is provided to the Board on the effectiveness of the Company's risk management systems and policies.

**16. INTERNAL FINANCIAL CONTROLS AND INTERNAL AUDIT:**

The Board has adopted policies and procedures for governance of orderly and efficient conduct of its business including adherence to Company's policies, safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and the timely preparation of reliable financial information and its disclosures. The Company's internal control systems are commensurate with the nature of its business, the size and complexity of its operations. The internal control and governance process are duly reviewed for the adequacy and effectiveness through regular testing of key controls by management and internal auditors. The Audit Committee reviews the internal audit findings, provides guidance on internal controls and ensures that the internal audit recommendations are implemented.

**CHANGES IN THE INTERNAL AUDITOR DURING THE FINANCIAL YEAR 2023-24:**

- a. Ms. Kajal Goel (Membership No: A66838) has tendered her resignation as Internal Auditor of the Company w.e.f 25th August, 2023.
- b. Ms. Sonali Mathur (Membership No: A62205) has been appointed as the Internal Auditor of the Company w.e.f 25th August, 2023.

The Internal Auditor has submitted her report for the half year ended on 30th September, 2023 and 31st March, 2024 which was placed before the Audit Committee and the Board in their duly convened meeting(s).

**17. PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS:**

The particulars of loans, guarantees and investments under Section 186 of the Act have been disclosed in the Financial Statements and forms part of the Notes to the Standalone Financial Statements provided in this Annual Report.

**18. RELATED PARTY TRANSACTIONS:**

During the year under review, all the contracts / arrangements/ transactions entered by the Company with related parties were in ordinary course of business/on an arm's length basis.

The details in **AOC-2** of transactions entered into by the Company with its related party are provided in **Annexure-V** to this Report.

All Related Party Transactions were placed before the Audit Committee for approval. Omnibus approval of the Audit Committee was obtained for the transactions which were of a repetitive nature. The transactions entered into pursuant to the omnibus approval so granted were reviewed and statements giving details of all related party transactions were placed before the Audit Committee on a quarterly basis. The Policy on materiality of related party transactions and dealing with related party transactions as approved by the Board is available on the website of the Company at web link <http://www.maxheights.com/Policies.aspx#>.

19. **SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS / COURT / TRIBUNALS:**

During the year under review, no significant or material orders were passed by the Regulators / Courts / Tribunals which would impact the going concern status of the Company and its future operations.

Further, the company had applied for compounding under Section 441 of Companies Act, 2013, The object of the joint application was to obtain the approval of the Hon'ble Regional Director for the compounding of offences committed under section 149 read with Schedule IV of the Companies Act, 2013 for non-compliance of the provisions of the Section 149 of Companies Act, 2013 for appointment of Mr. Ashok Ahuja (DIN 07287378) as Independent Director w.e.f. 30th September 2015.

The Regional Director after hearing passed the Compounding Order on 3rd May, 2023.

20. **EXTRACT OF ANNUAL RETURN:**

Pursuant to Section 92(3) read with Section 134(3)(a) of the Act, the Annual Return of the Company is available on the Company's website at <http://www.maxheights.com/AnnualReport.aspx>.

21. **STATUTORY AUDITORS AND AUDIT REPORT:**

Pursuant to the provisions of Section 139 of the Act read with Companies (Audit and Auditors) Rules, 2014, as amended from time to time, M/s. Chitranjan Agarwal &

Associates (FRN-029812N), Chartered Accountants were appointed as Statutory Auditor of the Company for a period of 5 year in accordance with Section 139 of Companies Act, 2013 from the conclusion of 41st Annual General Meeting to hold the office till the conclusion of the 46th Annual General Meeting of the Company to be held in year 2027 at such remuneration plus applicable taxes, as may be mutually agreed between the said Auditors and Board of Directors of the Company.

The auditor has not reported any qualification/observation in his audit report.

22. **EXPLANATION BY BOARD ON EVERY QUALIFICATION, RESERVATION OR ADVERSE REMARK:**

The Audit Report issued by M/s Chitranjan Agarwal & Associates, Statutory Auditors of the Company is self-explanatory and do not call for any further clarification or comment by the Board.

23. **COST RECORDS:**

The Company is not required to maintain cost records in terms of Section 148 of the Act read with the Companies (Cost and Audit) Rules, 2014.

24. **SECRETARIAL AUDITOR & SECRETARIAL AUDIT REPORT:**

Pursuant to the provisions of Section 204 of the Act read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Company has appointed Ms. Anuradha Malik (M.NO: A60626; CoP: 27205), Practicing Company Secretary, to undertake the Secretarial Audit of the Company, for the Financial Year 2023-24. The Secretarial Audit Report issued by Ms. Anuradha Malik, Practicing Company Secretary, in MR-3 is provided under **Annexure-VI** to this Report.

The Report issued by Ms. Anuradha Malik is self-explanatory and do not call for any further clarification.

25. **FRAUD REPORTED BY THE AUDITOR UNDER SECTION 143(12) OF COMPANIES ACT, 2013:**

The Statutory Auditor of the Company have not reported any matter under Section 143(12) of the Companies Act, 2013.

**26. MANAGEMENT DISCUSSION AND ANALYSIS REPORT:**

Management Discussion and Analysis Report for the year under review, as stipulated under Regulation 34(2) read with Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations'), is presented in a separate section forming a part of the Annual Report.

**27. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION:**

**CONSERVATION OF ENERGY:**

**Steps taken on conservation of energy and impact thereof:** Efforts to conserve electricity by operating only necessary lights, fittings and fixtures were made during the financial year 2023-24.

**Steps taken by the Company for utilizing alternate sources of energy:** NIL

**Capital investment on energy conservation equipment:** NIL.

**TECHNOLOGY ABSORPTION:**

- (I) **Efforts, in brief, made towards technology absorption and benefits derived as a result of the above efforts, e.g. product improvement, cost reduction, product development, import substitution, etc:** NIL
- (II) **No technology was/is imported during the last 3 years reckoned from the beginning of the Financial Year,**
- (III) **Expenditure incurred on research and development – NIL**

**28. FOREIGN EXCHANGE EARNINGS AND OUTGO:**

There were no foreign exchange earnings or outflow during the Financial Year 2023-24.

**29. ESTABLISHMENT OF VIGIL MECHANISM:**

Your Company is deeply committed to highest standards of ethical, moral and legal business conduct. It ensures that it provide a respectful work environment, not only for all our employees, but for all our external partners too. Accordingly, the Board of Directors have formulated Whistle Blower Policy which is in compliance with the provisions of Section 177(10) of the Companies Act, 2013 and Regulation 22 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Company has an Ethics Helpline for the employees (both permanent and contractual), directors, vendors, suppliers and other stakeholders. The helpline will serve as an avenue for the Reporters to 'blow the whistle' in case they come across any unethical or fraudulent activity happening in the organization.

The Company has taken a special attention and greater emphasis on whistle blower activities where initiatives such as campaigns, posters at prominent locations, awareness sessions etc. were taken to encourage the employees to speak-up about any wrong doing activities and bring the same to the notice of the Management through whistle blower activities. The complaints under whistle blower are processed by professionals to assure collection of accurate information and protection of the information confidentiality. The reportable matters are disclosed to Audit Committee. No personnel have been denied access to the Audit Committee.

The details of the Policy on Vigil Mechanism and Whistle Blower Policy, as approved by the Board have been stated in the Report on Corporate Governance available on the website of the Company at weblink <http://www.maxheights.com/Policies.aspx#>.

**30. DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (31 OF 2016) AND THEIR STATUS:**

There is no application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 (31 of 2016) during the year.

**31. FINANCIAL YEAR:**

The Company follows the financial year commence from 1st April and ends on 31st March of subsequent year.

32. **DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOANS FROM THE BANKS OR FINANCIAL INSTITUTION ALONGWITH THE REASONS THEREOF:**

There are no such events occurred during the period from 1st April, 2023 to 31st March, 2024, thus no valuation is carried out for the one-time settlement with the Banks or Financial Institutions.

33. **COMPLIANCE WITH SECRETARIAL STANDARDS:**

During the year under review, the Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India.

34. **ACKNOWLEDGEMENT:**

Your directors would like to express their sincere appreciation for the assistance and co-operation received from the financial institutions, banks, Government authorities, customers, vendors and shareholders during the year under review.

Your directors also wish to place on record their deep sense of appreciation for the committed services by the Company's executives, staff and workers.

**By Order of Board of Directors  
For Max Heights Infrastructure Limited**

**Sd/-  
Naveen Narang  
Managing Director and CFO  
DIN: 00095708**

**Sd/-  
Mansi Narang  
Director  
DIN: 07089546**

**Max Heights Infrastructure Limited  
Regd. Off.: SD-65, Pitampura, New Delhi-110034  
CIN: L67120DL1981PLC179487  
E-Mail ID: [maxinfra1981@gmail.com](mailto:maxinfra1981@gmail.com), [cs@maxheights.com](mailto:cs@maxheights.com)**

**21<sup>st</sup> June, 2024  
Place: Delhi**

## NOMINATION AND REMUNERATION POLICY

In pursuance of the Company's philosophy to consider its employees as its invaluable assets, to pay equitable remuneration to all the Directors, Key Managerial Personnel (KMP) and employees of the Company, to harmonize the aspirations of human resources consistent with the goals of the Company and, in terms of the provisions of the Companies Act, 2013, this policy on nomination and remuneration of Directors, Key Managerial Personnel and Senior Management has been formulated by the Nomination & Remuneration Committee and approved by the Board of Directors. The Board of Directors of Maxheights Infrastructure Limited ("the Company") constituted the "Nomination and Remuneration Committee", consisting of Three (3) Non-Executive Directors of which Two (2) are Independent Directors.

### 1. OBJECTIVE

The Nomination and Remuneration Committee and this Policy shall be in compliance with Section 178 of the Companies Act, 2013 read along with the applicable rules thereto and SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015.

The Key Objectives of the Committee would be:

- 1.1. To guide the Board in relation to appointment and removal of Directors, Key Managerial Personnel and Senior Management.
- 1.2. To evaluate the performance of the members of the Board and provide necessary report to the Board for further evaluation of the Board.
- 1.3. To recommend to the Board on Remuneration payable to the Directors, Key Managerial Personnel and Senior Management.
- 1.4. To provide to Key Managerial Personnel and Senior Management reward linked directly to their effort, performance, dedication and achievement relating to the Company's operations.
- 1.5. To retain, motivate and promote talent and to ensure long term sustainability of talented managerial persons and create competitive advantage.



- 1.6. To devise a policy on Board diversity
- 1.7. To develop a succession plan for the Board and to regularly review the plan

## **2. DEFINITIONS**

- 2.1. Act means the Companies Act, 2013 and Rules framed thereunder, as amended from time to time.
- 2.2. Board means Board of Directors of the Company.
- 2.3. Directors mean Directors of the Company.
- 2.4. Key Managerial Personnel means 1. Chief Executive Officer or the Managing Director or the Manager; 2. Whole-time director; 3. Chief Financial Officer; 4. Company Secretary; and 5. such other officer as may be prescribed.
- 2.5. The expression "senior management" shall mean the officers and personnel of the listed entity who are members of its core management team, excluding the Board of Directors, and shall also comprise of all the members of the management one level below the Chief Executive Officer or Managing Director or Whole Time Director or Manager (including Chief Executive Officer and Manager, in case they are not part of the Board of Directors) and shall specifically include the functional heads, by whatever name called and the Company Secretary and the Chief Financial Officer.

## **3. ROLE OF COMMITTEE**

- 3.1. **Matters to be dealt with, perused and recommended to the Board by the Nomination and Remuneration Committee. The Committee shall:**
  - 3.1.1. Formulate the criteria for determining qualifications, positive attributes and independence of a director.
  - 3.1.2. Identify persons who are qualified to become Director and persons who may be appointed in Key Managerial and Senior Management positions in accordance with the criteria laid down in this policy.

3.1.3. Recommend to the Board, appointment and removal of Director, KMP and Senior Management Personnel.

### **3.2. Policy for appointment and removal of Director, KMP and Senior Management**

#### 3.2.1. Appointment criteria and qualifications

- a) The Committee shall identify and ascertain the integrity, qualification, expertise and experience of the person for appointment as Director, KMP or at Senior Management level and recommend to the Board his / her appointment.
- b) A person should possess adequate qualification, expertise and experience for the position he/she is considered for appointment. The Committee has discretion to decide whether qualification, expertise and experience possessed by a person is sufficient / satisfactory for the concerned position.
- c) The Company shall not appoint or continue the employment of any person as Whole-time Director who has attained the age of seventy years. Provided that the term of the person holding this position may be extended beyond the age of seventy years with the approval of shareholders by passing a special resolution based on the explanatory statement annexed to the notice for such motion indicating the justification for extension of appointment beyond seventy years.

#### **3.2.2. Term / Tenure**

- a) Managing Director/Whole-time Director:

The Company shall appoint or re-appoint any person as its Executive Chairman, Managing Director or Executive Director for a term not exceeding five years at a time. No re-appointment shall be made earlier than one year before the expiry of term.

b) Independent Director: -

- An Independent Director shall hold office for a term up to five consecutive years on the Board of the Company and will be eligible for re-appointment on passing of a special resolution by the Company and disclosure of such appointment in the Board's report.
- No Independent Director shall hold office for more than two consecutive terms, but such Independent Director shall be eligible for appointment after expiry of three years of ceasing to become an Independent Director. Provided that an Independent Director shall not, during the said period of three years, be appointed in or be associated with the Company in any other capacity, either directly or indirectly.
- At the time of appointment of Independent Director it should be ensured that number of Boards on which such Independent Director serves is restricted to seven listed companies as an Independent Director and three listed companies as an Independent Director in case such person is serving as a Whole-time Director of a listed company or such other number as may be prescribed under the Act.

**3.2.3. Evaluation**

The Committee shall carry out evaluation of performance of every Director, KMP and Senior Management Personnel at regular interval (yearly).

**3.2.4. Removal**

Due to reasons for any disqualification mentioned in the Act or under any other applicable Act, rules and regulations thereunder, the Committee may recommend, to the Board with reasons recorded in writing, removal of a Director, KMP or Senior Management Personnel subject to the provisions and compliance of the said Act, rules and regulations.

### **3.2.5. Retirement**

The Director, KMP and Senior Management Personnel shall retire as per the applicable provisions of the Act and the prevailing policy of the Company. The Board will have the discretion to retain the Director, KMP, Senior Management Personnel in the same position/ remuneration or otherwise even after attaining the retirement age, for the benefit of the Company.

### **3.3. Policy relating to the Remuneration for the Whole-time Director, KMP and Senior Management Personnel**

#### **3.3.1. General:**

- a) The remuneration / compensation / commission etc. to the Whole-time Director, KMP and Senior Management Personnel will be determined by the Committee and recommended to the Board for approval. The remuneration / compensation / commission etc. shall be subject to the prior/post approval of the shareholders of the Company, wherever required.
- b) The remuneration and commission to be paid to the Whole-time Director shall be in accordance with the percentage / slabs / conditions laid down in the Articles of Association of the Company and as per the provisions of the Act.
- c) Increments to the existing remuneration/ compensation structure may be recommended by the Committee to the Board which should be within the slabs approved by the Shareholders in the case of Whole-time Director.
- d) Where any insurance is taken by the Company on behalf of its Whole-time Director, Chief Executive Officer, Chief Financial Officer, the Company Secretary and any other employees for indemnifying them against any liability, the premium paid on such insurance shall not be treated as part of the remuneration payable to any such personnel. Provided that if such person is

proved to be guilty, the premium paid on such insurance shall be treated as part of the remuneration.

**3.3.2. Remuneration to Whole-time / Executive / Managing Director, KMP and Senior Management Personnel:**

a) Fixed pay:

The Whole-time Director/ KMP and Senior Management Personnel shall be eligible for a monthly remuneration as may be approved by the Board on the recommendation of the Committee. The breakup of the pay scale and quantum of perquisites including, employer's contribution to P.F, pension scheme, medical expenses, club fees etc. shall be decided and approved by the Board/ the Person authorized by the Board on the recommendation of the Committee and approved by the shareholders, wherever required. Apart from monthly remuneration Whole-time Director may also be eligible for commission as may be approved by Board on recommendation of the Committee. The fees or compensation payable to executive directors who are promoters or members of the promoter group, shall be subject to the approval of the shareholders by special resolution in general meeting, if-

- (i) the annual remuneration payable to such executive director exceeds rupees 5 crore or 2.5 per cent of the net profits of the listed entity, whichever is higher; or
- (ii) where there is more than one such director, the aggregate annual remuneration to such directors exceeds 5 per cent of the net profits of the listed entity:

Provided that the approval of the shareholders under this provision shall be valid only till the expiry of the term of such director.

b) Minimum Remuneration:

If, in any financial year, the Company has no profits or its profits are inadequate, the Company shall pay remuneration to its Whole-time Director in accordance with the provisions of Schedule V of the Act and if it is not able to comply with such provisions, with the previous approval of the shareholders of the Company.

c) Provisions for excess remuneration:

If any Whole-time Director draws or receives, directly or indirectly by way of remuneration any such sums in excess of the limits prescribed under the Act or without the approval of the shareholder, where required, he / she shall refund such sums to the Company and until such sum is refunded, hold it in trust for the Company. The Company shall not waive recovery of such sum refundable to it.

**3.3.3. Remuneration to Non- Executive / Independent Director:**

a) Remuneration / Commission:

(a) The board of directors shall recommend all fees or compensation, if any, paid to non-executive directors, including independent directors and shall require approval of shareholders in general meeting.

(b) The requirement of obtaining approval of shareholders in general meeting shall not apply to payment of sitting fees to non-executive directors, if made within the limits prescribed under the Companies Act, 2013 for payment of sitting fees without approval of the Central Government.

(c) The approval of shareholders mentioned in clause (a), shall specify the limits for the maximum number of

stock options that may be granted to non-executive directors, in any financial year and in aggregate.

(d) The approval of shareholders by special resolution shall be obtained every year, in which the annual remuneration payable to a single non-executive director exceeds fifty per cent of the total annual remuneration payable to all non-executive directors, giving details of the remuneration thereof.

b) Sitting Fees:

The Non- Executive / Independent Director may receive remuneration by way of fees for attending meetings of Board or Committee thereof. Provided that the amount of such fees shall not exceed Rs. One Lac per meeting of the Board or Committee.

c) Stock Options:

An Independent Director shall not be entitled to any stock option of the Company.

#### **4. MEMBERSHIP**

4.1 The Committee shall consist of a minimum 3 non-executive directors, two-third (2/3<sup>rd</sup>) of them being independent.

4.2 Minimum Two (2) members shall constitute a quorum for the Committee meeting including atleast one Independent Director.

4.3 Membership of the Committee shall be disclosed in the Annual Report.

4.4 Term of the Committee shall be continued unless terminated by the Board of Directors.

## **5. CHAIRPERSON**

- 5.1 Chairperson of the Committee shall be an Independent Director.
- 5.2 Chairperson of the Company may be appointed as a member of the Committee but shall not be a Chairman of the Committee.
- 5.3 In the absence of the Chairperson, the members of the Committee present at the meeting shall choose one amongst them to act as Chairperson.
- 5.4 Chairman of the Nomination and Remuneration Committee meeting could be present at the Annual General Meeting or may nominate some other member to answer the shareholders' queries.

## **6. FREQUENCY OF MEETINGS**

The meeting of the Committee shall be held at such regular intervals as may be required.

## **7. COMMITTEE MEMBERS' INTERESTS**

- 7.1 A member of the Committee is not entitled to be present when his or her own remuneration is discussed at a meeting or when his or her performance is being evaluated.
- 7.2 The Committee may invite such executives, as it considers appropriate, to be present at the meetings of the Committee

## **8. SECRETARY**

The Company Secretary of the Company shall act as Secretary of the Committee.

## **9. VOTING**

- 9.1 Matters arising for determination at Committee meetings shall be decided by a majority of votes of Members present and voting and any such decision shall for all purposes be deemed a decision of the Committee.



- 9.2 In the case of equality of votes, the Chairman of the meeting will have a casting vote.

## **10. NOMINATION DUTIES**

The duties of the Committee in relation to nomination matters include:

- 10.1 Ensuring that there is an appropriate induction in place for new Directors and members of Senior Management and reviewing its effectiveness;
- 10.2 Ensuring that on appointment to the Board, Non-Executive Directors receive a formal letter of appointment in accordance with the Guidelines provided under the Act;
- 10.3 Identifying and recommending Directors who are to be put forward for retirement by rotation.
- 10.4 Determining the appropriate size, diversity and composition of the Board;
- 10.5 Setting a formal and transparent procedure for selecting new Directors for appointment to the Board;
- 10.6 Developing a succession plan for the Board and Senior Management and regularly reviewing the plan;
- 10.7 Evaluating the performance of the Board members and Senior Management in the context of the Company's performance from business and compliance perspective;
- 10.8 Making recommendations to the Board concerning any matters relating to the continuation in office of any Director at any time including the suspension or termination of service of an Executive Director as an employee of the Company subject to the provision of the law and their service contract.
- 10.9 Delegating any of its powers to one or more of its members or the Secretary of the Committee;

10.10 Recommend any necessary changes to the Board; and

10.11 Considering any other matters, as may be requested by the Board.

## **11. REMUNERATION DUTIES**

The duties of the Committee in relation to remuneration matters include:

- 11.1 to consider and determine the Remuneration Policy, based on the performance and also bearing in mind that the remuneration is reasonable and sufficient to attract retain and motivate members of the Board and such other factors as the Committee shall deem appropriate all elements of the remuneration of the members of the Board.
- 11.2 to approve the remuneration of the Senior Management including key managerial personnel of the Company maintaining a balance between fixed and incentive pay reflecting short and long term performance objectives appropriate to the working of the Company.
- 11.3 to delegate any of its powers to one or more of its members or the Secretary of the Committee.
- 11.4 to consider any other matters as may be requested by the Board.
- 11.5 Professional indemnity and liability insurance for Directors and senior management.

## **12. MINUTES OF COMMITTEE MEETING**

Proceedings of all meetings must be minuted and signed by the Chairman of the Committee at the subsequent meeting. Minutes of the Committee meetings will be tabled at the subsequent Board and Committee meeting

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, TOWER APARTMENT, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**  
**Form AOC -I**

*(Pursuant to the First Proviso to Sub -Section (3) of Section 129 Read with Rule 5 of the Companies (Accounts) Rules, 2014)*

**Statement containing salient features of the Financial Statement of Subsidiaries/  
Associate Companies/ Joint Ventures**

**Part "A": Subsidiaries**

Sl. No.	Particulars	
1	Serial No.	I
2	Name of the Subsidiary	<b>Icon Realcon Private Limited</b>
3	The date since when subsidiary was acquired	30th April, 2015
4	Reporting period for the subsidiary concerned, if different from the holding company's reporting period	Till 30th December, 2023 (After the said date, company ceases to be our Subsidiary Company)
5	Reporting currency and Exchange rate as on the last date of the relevant Financial Year in the case of original subsidiaries.	<b>Indian Rupees</b>
6	Share Capital	1,00,000.00 (After increasing of capital the capital raised to Rs. 3,60,00,000.00)
7	Reserves & surplus	(6,39,74,962.65)
8	Total assets	1,05,44,95,989.43
9	Total liabilities	1,05,44,95,989.43
10	Investments	-
11	Turnover	21,00,000.00
12	Profit before taxation	11,39,630.00
13	Provision for taxation	-
14	Profit after taxation	11,39,630.00
15	Proposed Dividend	-
16	% of Shareholding	54.5

**Part "B": Associates and Joint Ventures**  
**Statement pursuant to Section 129(3) of the Companies Act, 2013 related to**  
**Associate Companies and Joint Ventures**

<b>S. No.</b>	<b>Name of Associates/ Joint Ventures</b>	<b>Not Applicable</b>
1	Latest audited Balance Sheet Date	Not Applicable
2	Date on which the Associate or Joint Venture was associated and acquired	
3	Shares of Associate/ Joint Ventures Held by the Company on the year end	
	No.	
	Amount of Investment in Associates/ Joint Venture	
	Extent of Holding %	
4	Description of how there is significant influence	
5	Reason why the associate/ joint venture is not consolidated	
6	Networth attributable to Shareholding as per latest audited Balance Sheet	
7	Profit /Loss for the year	
	(i) Considered in Consolidation	
	(ii) Not Considered in Consolidation	

In terms of our report attached

**For Chitranjan Agarwal &  
Associates  
Chartered Accountants  
Firm Regd. No. 029812N**

**For and on behalf of the Board of Directors**

**Sd/-  
Chitranjan Agarwal  
Partner  
Membership No: 537391**

**Sd/-  
Naveen Narang  
Managing Director and CFO  
DIN: 00095708**

**Sd/-  
Mansi Narang  
Director  
DIN: 07089546**

**Date: 21<sup>st</sup> June, 2024**

**Place: Delhi**

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, TOWER APARTMENT, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Annexure-III**

**Particulars of employees in accordance with the provisions of Section 197(12) of the Companies Act, 2013, ("the Act") read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, are as under: -**

**1. Details of Remuneration of Directors, Key Managerial Personnel and median Remuneration**

<b>Name of Directors and Key Managerial Personnel</b>	<b>Designation</b>	<b>Ratio of remuneration of director/ KMP to median remuneration of employees</b>	<b>% increase in remuneration in the Financial Year 2023-24</b>
Mr. Naveen Narang	Managing Director & Chief Financial Officer	4.4:1	-
Mrs. Mansi Narang	Non-Executive Director	-	-
Mr. Naresh Kumar Marsharamani*	Independent Director	-	-
Mr. Gourav	Independent Director	-	-
Mr. Shubham Mittal**	Independent Director	-	-
Mr. Sanyam Tuteja***	Independent Director	-	-
Mr. Manoj Kumar Pahwa***	Independent Director	-	-
Ms. Kajal Goel#	Company Secretary & Compliance Officer	0.62:1	-
Ms. Sonali Mathur##	Company Secretary & Compliance Officer	1:1	-

\* Mr. Naresh Kumar Mansharamani (DIN: 07160387) was appointed as an Independent Director in the 41<sup>st</sup> AGM by the approval of members of the Company for a tenure of 5 years. But due to other work assignment Mr. Naresh Kumar Mansharamani express his unwillingness to continue on the Board of the Company and tendered his resignation w.e.f. 10th April, 2023 and board approved his resignation

\*\* Mr. Shubham Mittal has resigned from his position as Non-Executive Independent Director of the company w.e.f 15<sup>th</sup> June, 2024 due to his health conditions.

\*\*\* On recommendation of Nomination and Remuneration Committee, Mr. Sanyam Tuteja (DIN: 08139915) and Mr. Manoj Kumar Pahwa (DIN: 00398839) were appointed as additional director at Independent Capacity in the Board Meeting held on 12<sup>th</sup> August, 2023.

The appointment of Mr. Sanyam Tuteja (DIN: 08139915) and Mr. Manoj Kumar Pahwa (DIN: 00398839) were approved/regularized by the shareholders in their 42<sup>nd</sup> Annual General Meeting held on 26<sup>th</sup> September, 2023.

# Ms. Kajal Goel (Membership No: 66838) resigned from her position as Company Secretary, Compliance Officer and Internal Auditor of the company w.e.f 25<sup>th</sup> August, 2023.

## Ms. Sonali Mathur (Membership No: A62205) was appointed as Company Secretary, Compliance Officer and Internal Auditor of the company w.e.f 25<sup>th</sup> August, 2023.

**Notes:**

1. **Number of permanent employees on the rolls of the company as on 31<sup>st</sup> March, 2024: 5**
2. **The percentage increase in the median remuneration of employees in the financial year: Nil**
3. **Compared to the previous year 2022-23, the figure for the current year 2023-24 reflects that:**
  - (i) Median remuneration of employees is Rs. 4,05,000/- and average remuneration of employees is Rs. 7,15,560/-.

4. The remuneration paid as above was as per the remuneration policy of the Company.
5. For the purpose of calculating median and average remuneration, the remuneration of only those employees is considered who were employed for the whole financial year 2023-24.
6. The names of top Ten (10) Employees in terms of remuneration drawn and the name of every employee who:
  - a. If employed throughout the Financial Year was in receipt of remuneration for that year which in the aggregate was not less than Rs. 1,02,00,000/- (Rupees One Crore Two Lakh Only): NIL
  - b. If employed for a part of Financial Year was in receipt of remuneration for any part of that year at a rate which in the aggregate was not less than Rs. 8,50,000/- (Rupees Eight Lakh Fifty Thousand) per month: NIL

For and on behalf of the Board of Directors  
For Max Heights Infrastructure Limited

Sd/-  
Naveen Narang  
Managing Director and CFO  
DIN: 00095708

Sd/-  
Mansi Narang  
Director  
DIN: 07089546

Date: 21<sup>st</sup> June, 2024  
Place: Delhi

**REPORT ON CORPORATE GOVERNANCE OF MAX HEIGHTS INFRASTRUCTURE LIMITED**

In accordance with Regulation 34 read with Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**Listing Regulations**”), the Report containing the details of Corporate Governance system is as follows:

**1. Company's Philosophy on Code of Governance:**

It has been a constant endeavor on the part of the Company to achieve excellence in the Corporate Governance by following the principles of transparency, accountability and integrity in functioning so as to constantly enhance value for all stakeholders and fulfill the social obligations entrusted upon the corporate sector with a view to enhance stakeholder's value in order to achieve its mission as stated below: -

*Corporate governance should be done more through principles than rules.....*

*Adi Godrej*

The Company has also complied with the requirements of Corporate Governance Code, the disclosure requirements of which are given below:

**2. The Board of Directors:**

- i. Your Company believes that our Board needs an appropriate mix of Executive Directors and Independent Directors to maintain its independence and separate its functions of governance and management. SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**Listing Regulations**”) mandate that for a Company with an Executive Chairperson on Board, at least one-half of the Board should be Independent Directors.

The Chairperson of the Board is a promoter Executive Director and one-half of the Directors on the Board are Independent Directors.

On 31<sup>st</sup> March 2024, our Board consists of Six members, out of which One is Executive; one is Non-Executive, while the remaining Four are Independent Directors.



The independent directors have confirmed that they meet the criteria of independence as required under the Companies Act, 2013 and Regulation 16(1)(b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**Listing Regulations**”). The Board is of the opinion that the Independent Directors fulfill the conditions specified in Listing Regulations and are Independent of the Management.

Other than, Mr. Sanyam Tuteja (DIN: 08139915) Independent Director of the Company, No other Independent Director serves as a whole-time director of a listed Company.

No Independent Director is a director in more than seven listed companies.

No director is a director of more than 20 Companies or director of more than 10 public companies.

No director is a member in more than 10 committees of public limited companies nor acts as a chairperson of more than 5 committees across all listed entities in terms of Regulation 26(1) of Listing Regulations.

**ii. The Composition of the Board of Directors of the Company along with their categories and Board Meeting and Annual General Meeting attended during the year is as follows:**

S. No.	Name of the Director	Category of directorship	Attendance Record		Remuneration paid during the F.Y 2023-24 (Amount In Rs.)	Last AGM held on 26th September 2023 Attended Yes/No
			Total Board Meeting held during FY 2023-24 = 9 Nos.			
			Board Meetings entitled to attend	Board Meetings attended		
1	^Mr. Naveen Narang	Chairman of Board and Managing Director Promoter	9	9	Rs. 1,50,000/- P.M	No
2	Mrs. Mansi Narang	Non Executive Director Promoter	9	9	Nil	No
3	Mr. Gourav	Non Executive Independent Director	9	9	Nil	Yes

S. No.	Name of the Director	Category of directorship	Attendance Record Total Board Meeting held during FY 2023-24 = 9 Nos.		Remuneration paid during the F.Y 2023-24 (Amount In Rs.)	Last AGM held on 26th September 2023 Attended Yes/No
			Board Meetings entitled to attend	Board Meetings attended		
4	Mr. Shubham Mittal*	Non Executive Independent Director	9	9	Nil	Yes
5	Mr. Sanyam Tuteja**	Non Executive Independent Director	6	6	Nil	Yes
6	Mr. Manoj Kumar Pahwa***	Non Executive Independent Director	6	6	Nil	Yes

\* Mr. Shubham Mittal has resigned from his position as Non-Executive Independent Director of the company w.e.f 15<sup>th</sup> June, 2024 due to his health conditions.

\*\* Mr. Sanyam Tuteja was appointed as additional Non-Executive Independent Director of the Company in Board Meeting held on 12<sup>th</sup> August, 2023 and his appointment was approved by the members in the 42<sup>nd</sup> Annual General Meeting of the Company.

\*\*\* Mr. Manoj Kumar Pahwa was appointed as additional Non-Executive Independent Director of the Company in Board Meeting held on 12<sup>th</sup> August, 2023 and his appointment was approved by the members in the 42<sup>nd</sup> Annual General Meeting of the Company.

^ The Chairperson of the Board is elected through Election Process in every Board Meeting.

**The details of directorship, committee memberships and chairmanship of various committees held by the Directors during the Financial year 2023-24 is/are as follows:**

S. No.	Name of the Director	Number of Directorships	Number of Committee/s	
			Membership/s	Chairmanship
1	Mr. Naveen Narang	6	1	Nil
2	Mrs. Mansi Narang	1	1	1
3	Mr. Shubham Mittal*	1	2	1
4	Mr. Gourav	1	2	1
5	Mr. Sanyam Tuteja**	2	0	0
6	Mr. Manoj Kumar Pahwa***	5	0	0

\* Mr. Shubham Mittal has resigned from his position as Non-Executive Independent Director of the company w.e.f 15<sup>th</sup> June, 2024 due to his health conditions.

\*\* Mr. Sanyam Tuteja was appointed as an Additional Director, Categorized as Independent Director with effect from 12<sup>th</sup> August, 2023 and his appointment was approved by the members in the 42<sup>nd</sup> Annual General Meeting of the Company.

\*\*\* Mr. Manoj Kumar Pahwa was appointed as an Additional Director, Categorized as Independent Director with effect from 12<sup>th</sup> August, 2023 and his appointment was approved by the members in the 42<sup>nd</sup> Annual General Meeting of the Company.

**#None of the above Directors is a director in any other Listed Company except Mr. Sanyam Tuteja, he was also serving in AAR Shyam India Investment Company Limited (L67120DL1983PLC015266) as Whole Time Director.**

iii. **The details of the Board Meetings held during the year and attendance thereat are as follows:**

S.No.	Date of the Board Meeting	Total No. of Directors Associated as on the date of meeting	No. of Directors who attended the meeting
1	12.04.2023	4	4
2	28.05.2023	4	4
3	12.08.2023	4	4
4	16.08.2023	6	6
5	25.08.2023	6	6
6	09.11.2023	6	6
7	30.12.2023	6	6
8	29.01.2024	6	6
9	10.02.2024	6	6

iv. The Board Meetings were held within a gap of 120 (One Hundred and Twenty Days) between two meetings.

v. **Code of Conduct**

The Code of Conduct for all the Directors and Senior Management Personnel, laid down by the Board, is available on the Company's website Code of Conduct is applicable to all the Board Members and Senior Management Executives. The Code is circulated

annually among all the Board members and Senior Management; the compliance is affirmed by them annually. A declaration signed by Mr. Naveen Narang (DIN: 00095708), Managing Director & CFO regarding affirmation of the compliance with the Code of Conduct by the Board members and senior management. The same is provided as **Annexure IV(a)** to this report.

**vi. Disclosure of Relationship between directors inter-se;**

Mr. Naveen Narang, Managing Director and Mrs. Mansi Narang, Non-Executive Director of the Company are related to each other. Mrs. Mansi Narang (Non-Executive Director) is the wife of Mr. Naveen Narang (Managing Director and CFO).

Apart from this, none of the other directors are related to each other.

**vii. Number of shares and convertible instruments held by Non-Executive Directors;**

The following Non-Executive Directors hold following shares in the Company.

S. No.	Name	Number of Shares
1	Mrs. Mansi Narang	384396
2	Mr. Gourav	NIL
3	Mr. Sanyam Tuteja	NIL
4	Mr. Manoj Kumar Pahwa	NIL
5	Mr. Shubham Mittal*	NIL

\* Mr. Shubham Mittal has resigned from his position as Non-Executive Independent Director of the company w.e.f 15<sup>th</sup> June, 2024 due to his health conditions.

Other than Equity Shares, there is no other class of security, issued by the Company.

**viii.** Web link for details of familiarization Programme imparted to independent directors. Framework for Familiarization Programme imparted to independent directors is made available on the website of the Company at <http://www.maxheights.com/Policies.aspx#>.

**ix. Skills/Experience/ Competence of the Board**

The Board has members having skill/experience/ competence required for the business and affairs of the Company for it to function effectively. The Board has inter-alia the following attributes:

<b>Nature of skill/ competence/ experience</b>	<b>Mr. Naveen Narang</b>	<b>Mrs. Mansi Narang</b>	<b>Mr. Shubham Mittal*</b>	<b>Mr. Gourav</b>	<b>Mr. Sanyam Tuteja**</b>	<b>Mr. Manoj Kumar Pahwa***</b>
Knowledge - understand the Company's business, policies, and culture (including its mission, vision, values, goals, current strategic plan, governance structure, major risks and threats and potential opportunities) and knowledge of the industry in which the Company operates	√	√	√	√	√	√
Strategic thinking and decision making	√	√	√	√	√	√
Financial Skills	√	√	√	√	√	√
Professional skills and knowledge to assist the ongoing aspects of the business	√	√	√	√	√	√

\* Mr. Shubham Mittal has resigned from his position as Non-Executive Independent Director of the company w.e.f 15<sup>th</sup> June, 2024 due to his health conditions.

\*\* Mr. Sanyam Tuteja was appointed as an Additional Director, Categorized as Independent Director with effect from 12<sup>th</sup> August, 2023 and his appointment was approved by the members in the 42<sup>nd</sup> Annual General Meeting of the Company.

\*\*\* Mr. Manoj Kumar Pahwa was appointed as an Additional Director, Categorized as Independent Director with effect from 12<sup>th</sup> August, 2023 and his appointment was approved by the members in the 42<sup>nd</sup> Annual General Meeting of the Company.

# **Independent Director**

During the year 2023-24,

a. Mr. Naresh Kumar Mansharamani (DIN: 07160387) resigned from the position of the Independent Directors of the Company with effect from i:e, 10<sup>th</sup> April, 2023 due to other work assignments. Further, at the time of resignation, he also confirmed that there were no other material reasons for his resignation other than the one as mentioned above.

b. Mr. Shubham Mittal (DIN: 09328174) has resigned from his position as Independent Director of the Company w.e.f 15<sup>th</sup> June, 2024 due to his health conditions and he also confirmed that there were no other material reasons for his resignation other than the one as mentioned above.

3. **Audit Committee:**

i. The terms of reference of Audit Committee are stipulated by the Board of Directors, in accordance with the Regulation 18 of the Listing Regulations.

- ii. The details of the Audit Committee Meetings during the year and attendance thereat are as follows:

S. No.	Date of the Audit Committee Meeting	Total No. of Directors entitled to attend the meeting	No. of directors who attended the meeting
1.	28.05.2023	3	3
2.	23.07.2023	3	3
3.	12.08.2023	3	3
4.	25.08.2023	3	3
5.	09.11.2023	3	3
6.	30.12.2023	3	3
7.	29.01.2024	3	3
8.	10.02.2024	3	3

- iii. The Composition of the Audit Committee and the details of the meeting attended by the Directors during the Financial year 2023-24 are given below:

Name of the Member	Category	No. of Meetings entitled to attend	No. of Meetings attended
Mr. Shubham Mittal*	Non-Executive Independent Director – Chairman	8	8
Mr. Naveen Narang	Executive Director – Member	8	8
Mr. Gourav**	Non-Executive Independent Director – Member	8	8

\* Mr. Shubham Mittal has resigned from his position as Non-Executive Independent Director of the company w.e.f 15<sup>th</sup> June, 2024 due to his health conditions.

# Mr. Gourav has been designated as Chairperson through election process.

## Mr. Manoj Kumar Pahwa has been designated as Member by the Board via passing Circular Resolution dated 18<sup>th</sup> June, 2024.

4. **Nomination and Remuneration Committee:**

- i. The terms of reference of the Nomination and Remuneration Committee are stipulated by the Board of Directors, in accordance Regulation 19 of the Listing Regulations.
- ii. The details of the Nomination and Remuneration Committee Meeting during the year and attendance thereat are as follows:

S. No.	Date of Nomination and Remuneration Committee Meeting	Total No. of Directors	No. of directors who attended the meeting
1.	12.04.2023	3	3
2.	12.08.2023	3	3
3.	25.08.2023	3	3

- iii. The Composition of Nomination and Remuneration Committee and the details of the meeting attended by the Directors during the Financial year 2023-24 are given below:

Name of the Member	Category	No. of Meetings entitled to attend	No. of Meetings attended
Mr. Gourav	Non-Executive Independent Director – Chairman	3	3
Mr. Shubham Mittal*	Non-Executive Independent Director – Member	3	3
Mrs. Mansi Narang	Non Executive Non Independent Director- Member	3	3

\* Mr. Shubham Mittal has resigned from his position as Non-Executive Independent Director of the company we.f 15<sup>th</sup> June, 2024 due to his health conditions.

# Mr. Manoj Kumar Pahwa has been designated as Member of the committee via Circular Resolution passed by the Board dated 18<sup>th</sup> June, 2024.

- iii. The Company paid remuneration to Mr. Naveen Narang, Executive Director of the Company, for his services rendered to the Company in his capacity of being the Managing Director and Chief Financial Officer, by the way of salary and perquisites,



based on the approval of the Board and the Shareholders of the Company, which is separately disclosed in the financial statements. The remuneration paid to him is determined keeping in view the industry benchmark and the relative performance of the Company. The minutes of the Committee are reviewed by the Board.

**iv. Criteria of making payment to Non-Executive Directors**

Non-Executive Independent Directors has been paid sitting fees for attending the Meetings of the Board and of Committees of which they may be members. They are eligible for commission within regulatory limits, as recommended by the Nomination & Remuneration Committee and approved by the Board and the Nomination & Remuneration Committee is of the opinion that the Director possesses requisite qualification for the practice of the profession.

v. Details pertaining to the performance evaluation criteria for all the directors and payment of remuneration to all the directors is mentioned in the Nomination and Remuneration Policy which forms the part of this Annual Report.

**5. Stakeholders' Relationship Committee**

i. Mrs. Mansi Narang, Promoter Non-Executive Director is the Chairperson of the Stakeholders Relationship Committee.

ii. The details of the Stakeholders Relationship Committee during the financial year and attendance thereat are as follows:

S. No.	Date of Shareholders/ Investor's Grievance Committee Meeting	Total No. of Directors entitled to attend the meeting	No. of Directors who attended the meeting
1.	28.05.2023	3	3
2.	12.08.2023	3	3
3.	09.11.2023	3	3
4.	04.01.2024	3	3
5.	10.02.2024	3	3

- iii. The Composition of Stakeholders Relationship Committee and details of the meeting attended by Director/s during the Financial year 2023-24 are as follows:

Name	Category	No. of Meetings entitled to attend	No. of Meeting/s attended
Mrs. Mansi Narang	Non-Executive Director – Chairperson	5	5
Mr. Shubham Mittal*	Non-Executive Independent Director– Member	5	5
Mr. Gourav	Non-Executive Independent Director – Member	5	5

\* Mr. Shubham Mittal has resigned from his position as Non-Executive Independent Director of the company w.e.f 15<sup>th</sup> June, 2024 due to his health conditions.

# Mr. Manoj Kumar Pahwa has been designated as Member of the committee via Circular Resolution passed by the Board dated 18<sup>th</sup> June, 2024.

iv. **Name and designation of the Compliance Officer**

<b>Name and Designation</b>	Ms. Sonali Mathur, Company Secretary and Compliance Officer
<b>Telephone</b>	011-4750 4375
<b>E-mail Id</b>	<a href="mailto:cs@maxheights.com">cs@maxheights.com</a>

v. **Number of shareholders' complaints received so far**

During the year, 1 (one) complaint was received at SCORES platform during the quarter ended on 30<sup>th</sup> June, 2023 which was duly resolved and NIL complaints are pending at the end of the financial year ended on 31<sup>st</sup> March, 2024.

vi. **Number of complaints not solved to the satisfaction of shareholders:**

Not Applicable

vii. **Number of pending complaints:**

Not Applicable

6. **Subsidiary Companies' Monitoring Framework:**

Subsidiary company are managed by its Board having its rights and obligations to manage such companies in the best interest of their stakeholders. The Company monitors performance of the subsidiary company, inter-alia, by the following means:

- a. Financial statements, in particular investments made by unlisted subsidiary company, are reviewed quarterly by the Company's Audit Committee.
- b. Minutes of Board meetings of unlisted subsidiary companies are placed before the Company's Board regularly.
- c. A statement containing all the significant transactions and arrangements entered into by unlisted subsidiary company is placed before the Company's Board.

7. **General Body Meetings:**

**Location and time, where last three AGMs held:-**

<b>Date</b>	<b>Location</b>	<b>Time</b>	<b>Special Resolution Passed</b>
26/09/2023	Through Video Conferencing	12:00 P.M.	Yes, Special Resolution was passed:  I. To approve material related party transaction and limits of advancing loan(s) to the subsidiary of the company under the Companies Act, 2013 II. Appointment of Mr. Sanyam Tuteja(DIN: 08139915) as an Independent Director of the Company III. Appointment of Mr. Manoj Kumar Pahwa (DIN: 00398839) as an Independent Director of the Company

25/08/2022	Through Video Conferencing	12:00 P.M.	<p>Yes, Special Resolution was passed :</p> <ul style="list-style-type: none"> <li>i. Re-appointment of Mr.Naveen Narang (DIN: 00095708) as the Managing Director of the Company</li> <li>ii. Appointment of Mr. Shubham Mittal (DIN: 09328174) as an Independent Director of the Company.</li> <li>iii. Appointment of Mr. Naresh Kumar Mansharamani (DIN: 07160387) as an Independent Director of the Company.</li> </ul>
29/09/2021	Through Video Conferencing	12:00 P.M.	<p>Yes, Special Resolution was passed :</p> <ul style="list-style-type: none"> <li>i. Disinvestment in Max Heights Developers Private Limited (Associate Company).</li> <li>ii. Disinvestment in Maxheights Realtors Limited (Subsidiary Company).</li> <li>iii. Disinvestment in Icon Realcon Private Limited (Subsidiary Company)</li> <li>iv. Re-appointment of Mr. Ashok Ahuja (DIN: 07287378) as the Independent Director of the Company</li> </ul>

#### **Postal Ballot:-**

During the financial year, No Postal Ballot was conducted

#### **8. Means of communication:**

##### **Quarterly Results**

The quarterly results for financial year 2023-24, published in the Performa prescribed by the SEBI under the Listing Regulations are approved and taken on record by the Board of Directors. The approved results are forthwith uploaded on the BSE Listing Center.

## **Newspapers**

The quarterly results for financial year 2023-24 are normally published in Financial Express (English) and Jansatta (Hindi). The results are also posted on the Company's website <https://www.maxheights.com/Notices.aspx>

### **9. General Shareholder Information:**

#### **i. AGM: Date, Time and Venue**

The 43<sup>rd</sup> Annual General Meeting of the Company is scheduled to be held on Friday, 26<sup>th</sup> July, 2024 at 02:00 P.M. through Video Conferencing.

#### **ii. Financial Year**

The Financial Year of the Company ended on 31st March, 2024.

#### **iii. Date of Book closure**

The Register of Members and Share Transfer Books of the Company will remain closed from Tuesday, 23<sup>rd</sup> July, 2024 till Friday, 26<sup>th</sup> July, 2024 (both days inclusive).

#### **iv. Listing on Stock Exchanges**

The Company's shares remain listed on the following two Stock Exchanges in India:

- Bombay Stock Exchange, 25th Floor, P J Towers Dalal Street, Mumbai, Maharashtra- 400001, and
- Calcutta Stock Exchange, 7 Lyons Range, Kolkata-700001.\*

\* *The Board of Directors of the Company passed a resolution on 4th September, 2012 for delisting of securities from Calcutta Stock Exchange pursuant to the provisions of the Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 and the application for the same is pending with the Exchange.*

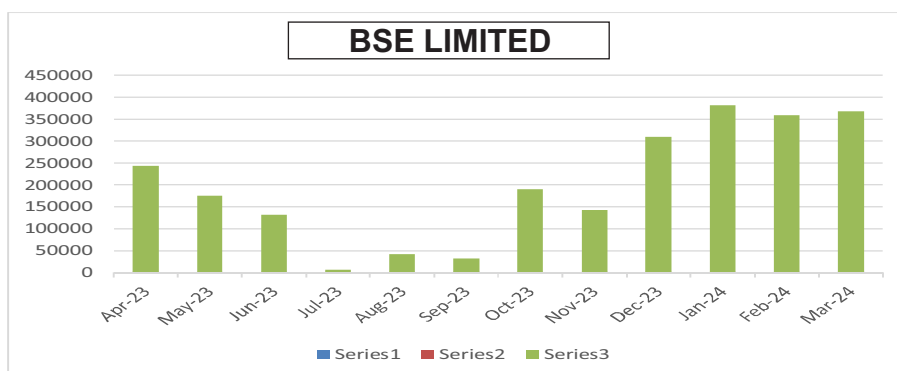
v. **Stock Code:**

i. Bombay Stock Exchange (BSE Limited)	534338
ii. Calcutta Stock Exchange (CSE Limited)	28191
iii. International Securities Identification Number (ISIN) of Equity Shares	INE393F01010

vi. **Market Price Data: High, Low during each month in last financial year**

BOMBAY STOCK EXCHANGE			
Month	High	Low	No. of Shares
Apr-23	96.8	83.99	243837
May-23	94	77.33	174933
Jun-23	83.9	49.15	132494
Jul-23	56.36	52	5489
Aug-23	57.7	41.6	41700
Sept-23	44.6	35.15	32149
Oct-23	49	37.7	190113
Nov-23	50.82	43.81	142782
Dec-23	56.5	44.5	309713
Jan-24	67.95	45.15	382365
Feb-24	68.95	59	358644
Mar-24	65	57	368375

\* Information is taken from the website of BSE Limited i.e. [www.bseindia.com](http://www.bseindia.com).



The Share of the Company continued to be listed on the Calcutta Stock Exchange, however no trading was carried out during the financial year, thus no data is available in respect of market price.

vii. **Registrar and Transfer Agents**

<b>Name and Address</b>	Skyline Financial Services Private Limited Add: D-153/A, 1st Floor, Okhla Industrial Area, Phase – I, New Delhi – 110020
<b>Telephone</b>	+91 (0) 11 40450193-97 +91 (0) 11 2681 2682/83
<b>E-mail Id</b>	admin@skylinerta.com

viii. **Share Transfer System**

Securities lodged for transfer at the Registrar's address are normally processed within 15 days from the date of lodgment, if the documents are clear in all respects.

ix. **Distribution of shareholding as on 31st March, 2024**

<b>Share holding</b>	<b>Number of Shareholders</b>	<b>% to Total Numbers</b>	<b>No. of Shares</b>	<b>% to Total Amount</b>
Up To 500	940	69.07	60146	0.38
501 To 1000	82	6.02	65952	0.43
1001 To 2000	61	4.48	94902	0.61
2001 To 3000	32	2.35	86344	0.55
3001 To 4000	21	1.54	75182	0.48
4001 To 5000	39	2.87	180014	1.15
5001 To 10000	65	4.78	477130	3.06
10001 and Above	121	8.89	14569555	93.34
<b>Total</b>	<b>1361</b>	<b>100.00</b>	<b>15609225</b>	<b>100.00</b>

x. **Dematerialization of shares and liquidity**

Total 15603000 shares of Company constituting 99.96% of the total share capital of the Company, are in dematerialized form out of which 60.11% of shares are dematerialized with the NSDL and 39.89% of shares are dematerialized with the CDSL.

**xi. GDRs/ADRs/Warrants or any Convertible instruments**

The Company has not issued GDRs/ADRs/Warrants or any Convertible instruments during the year.

**xii. Plant Locations**

Not Applicable

**xiii. Address for Correspondence**

SD-65, Tower Apartment, Pitampura, New Delhi – 110034  
Ph.No.011-4750 4375

**10. Disclosures:**

**Related Party Transactions**

During the year ended on 31st March, 2024 there was no materially significant related party transaction/s that may have potential conflict with the interests of company at large.

**Web link for policy determining the 'Material Subsidiaries'**

The policy determining the material subsidiaries as approved is available on the website of the Company at web link <http://www.maxheights.com/Policies.aspx#>.

**Weblink for Policy on dealing with related party transactions and Policy on materiality of Related Party Transactions and on dealing with Related Party Transactions**

The policy on materiality of related party transactions and dealing with related party transactions as approved by the Board is available on the website of the Company at web link <http://www.maxheights.com/Policies.aspx#>.



## Statutory Compliances, Penalties and structures

The Company has complied with the requirements of the Stock Exchanges or SEBI or any other statutory authority, on matter/s related to capital markets, during the last three years.

Further, during the financial year the company has received the following SoP Penalties form BSE Limited:

S.N	REGULATION	COMPLIANCE	DEVIATION	FOR FINANCIAL YEAR	FINE AMOUNT	MANAGEMENT RESPONSE
1	24A of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015	Every listed entity shall submit a secretarial compliance report in such form as specified, to stock exchanges, within sixty days from end of each financial year.	Late submission of Secretarial Compliance Report by one day as on 31st May, 2023	2023-24	2,000	Due to non availability of the PCS, the report under Reg 24A(2) of LODR was not made available by 30th May 2023. Thereby this resulted in delay of 1 day. The said delay was beyond the control of the Company/ its management. Further the Company received notice for SoP fine and the Company paid the same to BSE.
2	Regulation 6 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015	A listed entity shall appoint a qualified company secretary as the compliance officer.	Late appointment of Company Secretary and Compliance Officer for December, 2019	2019-20	17,000	Once the earlier Company Secretary resigned, the Company was in search of a suitable candidate for the post of Company Secretary & Compliance Officer. The most suited candidate was selected on 1st December 2019 and was available for joining only from 31st December 2019. The said delay was beyond the control of the Company/ its management. Further the Company received notice for SoP fine and the Company paid the same to BSE.

The Company has duly paid the above-mentioned penalties to BSE Limited.

### **Whistle Blower policy**

The Company has adopted a Whistle Blower Policy to provide a mechanism whereby the employees are given a direct access to the Chairperson of board and the Audit Committee to report about the unethical behavior, fraud and violation of Company's Code of Conduct and to provide sufficient provisions for the protection against the victimization of employees who avail such mechanism and it is affirmed that no personnel has been denied access to the Audit Committee.

### **Details of compliance with mandatory requirements and adoption of the non-mandatory requirements of this regulation**

The Company has complied with mandatory requirements of the SEBI Listing Regulations.

### **Disclosure of commodity price risks and commodity hedging activities**

Not Applicable

### **Details of utilization of funds raised through preferential allotment or qualified institutions placement as specified under Regulation 32(7A).**

Not Any

### **Non-acceptance of any recommendation of any committee of the board by the Board of Directors, which is mandatorily required during the financial year.**

Not Any

## **11. Certificate from Company Secretary in Practice**

The certificate Required under Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 from a Company Secretary in Practice that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors by the Board/ Ministry of Corporate Affairs or

any such statutory authority has been received and was placed before the Board. The same is provided as **Annexure IV(b)** to this report.

12. **Total fees for all services paid by the listed entity and its subsidiaries, on a consolidated basis, to the statutory auditor and all entities in the network firm/network entity of which the statutory auditor is a part:** Rs. 1,75,000/- (Rupees One Lakh Seventy Five Thousand Only)

13. **Disclosures in relation to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013**

a. **Number of complaints filed during the financial year:** NIL

b. **Number of complaints disposed of during the financial year:** NIL

c. **Number of complaints pending as on end of the financial year:** NIL

14. **Non-compliance of any requirement of corporate governance report of sub-paras (2) to (10) of Para C of Schedule V**

Not any

15. **The extent to which the discretionary requirements as specified in Part E of Schedule II have been adopted.**

The discretionary requirements as specified in Part E of Schedule II have not been adopted.

16. **The disclosures of the compliance with corporate governance requirements specified in Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Regulation 46**

The Company has complied with the corporate governance requirements specified in Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of SEBI Listing Regulations.

**17. Compliance Certificate**

Compliance Certificate from practicing Chartered Accountant regarding compliance of conditions of corporate governance is annexed with the Directors' Report.

**18. CEO and CFO Certification**

The certificate required under Regulation 17(8) of SEBI Listing Regulations, duly signed by Mr. Naveen Narang, the Managing Director & Chief Financial Officer of the Company, was placed before the Board. The same is provided as **Annexure IV(c)** to this report.

**19.** The Certificate of Compliance as stipulated under Regulation 34(3) read with Schedule V of the SEBI Listing Regulations is obtained from M/s Chitranjan Agarwal., Chartered Accountants. The same is provided as **Annexure IV(d)** to this report.

**By order of Board of Directors  
For Max Heights Infrastructure Limited**

**Sd/-  
Naveen Narang  
Managing Director and CFO  
DIN: 00095708**

**Sd/-  
Mansi Narang  
Director  
DIN: 07089546**

**Date: 21<sup>st</sup> June, 2024  
Place: Delhi**

**Compliance with Code of Business Conduct and Ethics**

To  
The Board of Directors  
Maxheights Infrastructure Limited

This is to certify that, as provided under Regulation 34 (3) Schedule -V (D) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board Members and the Senior Management Personnel have affirmed compliance with the Code of Conduct of Board of Directors and Senior management for the year ended 31 March, 2024.

**For Max Heights Infrastructure Limited**

**Sd/-  
Naveen Narang  
Managing Director and Chief Financial Officer  
DIN: 00095708**

**Date: 21<sup>st</sup> June, 2024  
Place: Delhi**

**CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS**  
**(Pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI**  
**(Listing Obligations and Disclosure Requirements) Regulations, 2015**

To  
 The Members,  
**Max Heights Infrastructure Limited**  
 SD-65, Pitampura, New Delhi-110034

I have examined the records, forms, returns and disclosures received from the Directors of **MAX HEIGHTS INFRASTRUCTURE LIMITED** having CIN: L67120DL1981PLC179487 and Registered Office at **SD-65, Pitampura, New Delhi-110034** (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

On the basis of information obtained, in our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal [www.mca.gov.in](http://www.mca.gov.in)) as considered necessary and explanations furnished to us by the Company & its officers, I hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ended on 31<sup>st</sup> March, 2024 have been debarred or disqualified from being appointed or continuing as Directors of Companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority.

S. NO.	NAME OF THE DIRECTOR	DIN	DATE OF APPOINTMENT IN THE COMPANY
1.	MR. NAVEEN NARANG	00095708	13/03/2008
2.	MRS. MANSI NARANG	07089546	11/02/2015
3.	MR. SHUBHAM MITTAL	09328174	14/11/2021
4.	MR. GOURAV	09008128	24/12/2020
5.	MR. MANOJ KUMAR PAHWA	00398839	12/08/2023
6.	MR. SANYAM TUTEJA	08139915	12/08/2023

Ensuring the eligibility of for the appointment/continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

**Anuradha Malik**  
**Practicing Company Secretary**

**Sd/-**

**M.No. 60626**

**Peer Review No.: 5632/2024**

**CP No.: 27205**

**UDIN: A060626F000571048**

**Date: 14<sup>th</sup> June, 2024**

**Place: Sonipat**

**CFO CERTIFICATION UNDER REGULATION 17(8) OF SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015**

Pursuant to Regulation 17(8) read with Part B of Schedule II of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, I, Naveen Narang, Managing Director & Chief Financial Officer of Max Heights Infrastructure Limited certify to the Board that:

- (a) I have reviewed financial statements and the cash flow statement for the financial year ended on 31st March, 2024 and that to the best of our knowledge and belief:
  - (I) These statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
  - (ii) These statements together present a true and fair view of the company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.
- (b) There are, to the best of our knowledge and belief, no transactions entered into by the company during the year which are fraudulent, illegal or violative of the company's code of conduct.
- (c) I accept responsibility for establishing and maintaining internal controls for financial reporting and that I have evaluated the effectiveness of internal control systems of the company pertaining to financial reporting and I have disclosed to the auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which I am aware and the steps I have taken or propose to take to rectify these deficiencies.
- (d) I have indicated to the auditors and the Audit committee:
  - (i) Significant changes in internal control over financial reporting during the year;



- (ii) Significant changes in accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
- (iii) Instances of significant fraud of which I have become aware and the involvement therein, if any, of the management or an employee having a significant role in the company's internal control system over financial reporting.

**For Max Heights Infrastructure Limited**

**Date: 21<sup>st</sup> June, 2024**

**Place: Delhi**

**Sd/-  
Naveen Narang  
Managing Director and Chief Financial Officer  
DIN.00095708**

## AUDITORS' CERTIFICATE ON CORPORATE GOVERNANCE

To  
The Members  
Max Heights Infrastructure Limited  
SD-65, Pitampura, Delhi-110034

### INDEPENDENT AUDITORS' CERTIFICATE ON CORPORATE GOVERNANCE

1. This certificate is issued in accordance with the terms of our engagement with Max Heights Infrastructure Limited ('the Company').
2. We have examined the compliance of conditions of Corporate Governance by the Company, for the year ended on 31<sup>st</sup> March, 2024, as stipulated in Regulations 17 to 27 and clauses (b) to (i) of Regulation 46(2) and Para C and D of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (**"the Listing Regulations"**).

### MANAGEMENTS' RESPONSIBILITY

3. The compliance of conditions of Corporate Governance is the responsibility of the Management. This responsibility includes the design, implementation and maintenance of internal control and procedures to ensure the compliance with the conditions of the Corporate Governance stipulated in Listing Regulations.

### AUDITOR'S RESPONSIBILITY

4. Our responsibility is limited to examining the procedures and implementation thereof, adopted by the company for ensuring compliance with the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.
5. We have examined the books of accounts and other relevant records and documents maintained by the company for the purposes of providing reasonable assurance on the compliance with Corporate Governance requirements by the Company.

## **OPINION**

6. Based on our examination of the relevant records and according to the information and explanations provided to us and the representations provided by the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in Regulations 17 to 27 and clauses (b) to (i) of Regulation 46(2) and Para C and D of Schedule V of the Listing Regulations during the year ended 31st March, 2024.

We state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the Management has conducted the affairs of the Company.

**For Chitranjan Agarwal & Associates**  
**Chartered Accountants**  
**FRN No.: 029812N**

**Sd/-**  
**Chitranjan Agarwal**  
**FCA, Partner**  
**M.No. 537391**

**Place: New Delhi**  
**Date: 14<sup>th</sup> June, 2024**  
**UDIN: 24537391BKCQRH2830**

**Form No. AOC-2**

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

1. Form for disclosure of particulars of contracts/ arrangements entered into by the Company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arms' length transactions under third proviso thereto.

S No.	Name(s) of the related party and nature of relationship	Nature of contracts /arrangements/ transactions	Duration of the contracts/ arrangements/tra nsactions	Salient terms of the contracts or arrangements or transactions including the value, if any	Justification for entering into such contracts or arrangements or transactions	Date(s) of approval by the Board	Amount paid as advances, if any	Date on which the Special Resolution was passed in general meeting as required under first proviso to Section 188
NIL								

2. Details of material contracts or arrangement or transactions at arm's length basis

S. No.	Name(s) of the related party and nature of relationship	Nature of contracts / arrangements / transactions	Duration of the contracts / arrangements / transactions	Salient terms of the contracts or arrangements or transactions including the value ,if any	Date(s) of approval by the Board, if any	Amount paid As advances, if any
1.	Ms. Herika Narang Director's Brother's Wife	Remuneration	01/04/2023 to 31/03/2024	8,10,000	11th May, 2022	Nil

**By Order of Board of Director  
For Max Heights Infrastructure Limited**

**Sd/-  
Naveen Narang  
Managing Director and CFO  
DIN: 00095708**

**Sd/-  
Mansi Narang  
Director  
DIN: 07089546**

**Date: 21<sup>st</sup> June, 2024**

**Place: Delhi**

## SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31<sup>ST</sup> MARCH 2024

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To  
The Members,  
Max Heights Infrastructure Limited  
SD-65, Pitampura, New Delhi-110034

I have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Max Heights Infrastructure Limited, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at SD-65, Pitampura, Delhi-110034 (hereinafter referred to as the '**Company**') for the period commencing from 1<sup>st</sup> April, 2023 till 31<sup>st</sup> March, 2024 (hereinafter referred to as the '**Audit Period**'). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinions thereon.

Based on my verification of the books, papers, minute books, forms and returns filed and other records maintained by the Company and available on MCA portal and also the information provided by the Company, its officers, agents and authorised representatives by way of Management Representation during the conduct of Secretarial Audit 2023-24, I hereby report that in my opinion, the Company has, during the audit period covering the Financial Year ended on 31<sup>st</sup> March, 2024 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31<sup>st</sup> March, 2024, according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made thereunder;
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under;

- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; (to the extent applicable)
  
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
  - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
  - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
  - (c) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time;
  - (d) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;

I have also examined compliance with the applicable clauses of the following:

- (i) The mandatory Secretarial Standards issued by The Institute of Company Secretaries of India with respect to Board Meetings and General Meetings.
- (ii) The SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, and Standards etc. as mentioned above.

#### **I further report that**

The Board of Directors of the Company is duly constituted with proper balance of Executive, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with provisions of the Act.

All meetings of the Board of Directors and Committees Meetings were called with adequate notice/ shorter notice, agenda and detailed notes on agenda were sent along with the notice/ such later date in compliance with the provisions of the law, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting for meaningful participation at the meeting.

All decisions at Board Meetings and Committee Meetings are carried out unanimously as recorded in the minutes of the meetings of the Board of Directors or Committee of the Board, as the case may be.

**I report that** there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with the applicable laws, rules, regulations and guidelines.

**I further report that** the compliance by the company of the direct and indirect tax laws has not been reviewed during this audit as the same had been subject to review by the statutory financial audit and other designated professionals.

**I further report that** during the audit period the Company had no specific events/actions that have a major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc. However, the following order/SoP has been passed/imposed by RD and Stock Exchange:

- (i) an order passed by Regional Director (RD) Northern Region as on 3<sup>rd</sup> May, 2023 for application under Section 441 of the Companies Act, 2013 for compounding of offence committed under Section 149 of the Companies Act, 2013**
- (ii) SOP penalty made against the listed entity by BSE of Rs. 2000 for Late submission of Secretarial Compliance Report by one day as on 31st May, 2023 which was required to filed by 30th May, 2023 with BSE**
- (iii) SOP penalty made against the listed entity by BSE of Rs. 17,000 for Late appointment of Company Secretary and Compliance Officer for December, 2019**

**Anuradha Malik**  
**Practicing Company Secretary**

**Sd/-**  
**Mem. No.: 60626**  
**CP: 27205**  
**UDIN: A060626F000570091**

**Place: Sonipat**  
**Dated: 14.06.2024**

*Note: This report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this report.*



The Members,  
Max Heights Infrastructure Limited  
SD-65, Pitampura, New Delhi-110034

My report of the even date is to be read along with this letter

1. Maintenance of secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on audit.
2. I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on the random test basis to ensure that correct facts are reflected in secretarial records. I believe that the processes and practices, we followed provide a reasonable basis for my opinion.
3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Where ever required, I have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. My examination was limited to the verification of procedures on the random test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

**Anuradha Malik**  
**Practicing Company Secretary**

Sd/-

**Mem. No.: 60626**

**CP: 27205**

**UDIN: A060626F000570091**

**Place: Sonipat**

**Dated: 14.06.2024**

## MANAGEMENT DISCUSSION AND ANALYSIS

Max Heights Infrastructure Limited (referred to as 'Max' or 'the Company') is a burgeoning Real Estate Company that operates under the management control of experienced promoters with a wealth of knowledge in the Real Estate Sector. However, the Company faces numerous internal and external challenges that contribute to a complex and demanding operating environment.

Max Heights Infrastructure Limited has been established with the aim of providing high-quality real estate solutions to its customers. The Company specializes in developing residential, commercial, and mixed-use properties that cater to the evolving needs of its clients. With a commitment to excellence and a customer-centric approach, Max Heights Infrastructure Limited has gained a reputation for delivering projects that embody innovation, sustainability, and contemporary design.

In the dynamic landscape of the real estate industry, Max Heights Infrastructure Limited confronts various internal challenges that impact its operations. These challenges include managing the internal processes efficiently, maintaining a talented workforce, ensuring effective communication within the organization, and adapting to the changing market trends. The Company recognizes the importance of addressing these internal challenges to streamline its operations and maximize its performance.

Furthermore, Max Heights Infrastructure Limited also faces external factors that significantly influence its business environment. These external challenges consist of regulatory changes, market fluctuations, economic conditions, and competitive pressures. The Company must navigate through these complexities by staying updated with regulatory requirements, implementing robust risk management strategies, and continuously innovating to stay ahead of the competition.

Regulatory changes pose a notable external challenge for Max Heights Infrastructure Limited. The real estate sector is subject to a myriad of laws, regulations, and compliance requirements that govern land acquisition, construction permits, environmental considerations, and sales transactions. The Company must ensure strict adherence to these regulations to avoid legal complications and maintain its reputation as a trustworthy and law-abiding entity.

Market fluctuations also present a significant external challenge for Max Heights Infrastructure Limited. The real estate industry is influenced by factors such as interest rates, inflation, market demand, and consumer preferences. These variables can impact the Company's sales, pricing strategy, and overall profitability. Max Heights Infrastructure Limited must adopt a flexible

approach to adjust its business strategies according to market conditions and proactively identify opportunities for growth.

Moreover, economic conditions play a crucial role in shaping the operating environment for Max Heights Infrastructure Limited. Economic factors, such as GDP growth, employment rates, and disposable income, can influence the purchasing power and demand for real estate properties. During economic downturns, the Company may experience a slowdown in sales and face challenges in project financing. To mitigate these risks, Max Heights Infrastructure Limited must maintain a robust financial position, diversify its revenue streams, and explore strategic partnerships to withstand economic fluctuations.

Additionally, competitive pressures in the real estate industry pose a constant challenge for Max Heights Infrastructure Limited. The sector is characterized by intense competition, with numerous players vying for market share. The Company must differentiate itself by offering unique value propositions, maintaining a strong brand image, and delivering superior customer experiences. Continuous market research and analysis are essential to identify emerging trends, consumer preferences, and competitor strategies, allowing Max Heights Infrastructure Limited to adapt and stay ahead in the competitive landscape.

To address these challenges and succeed in the complex operating environment, Max Heights Infrastructure Limited employs a multi-faceted approach. The Company emphasizes the importance of efficient internal processes and has implemented robust systems and procedures to streamline its operations. This includes leveraging technology solutions for project management, customer relationship management, and financial controls. By optimizing internal processes, Max Heights Infrastructure Limited aims to enhance productivity, reduce costs, and improve overall organizational efficiency.

Furthermore, the Company recognizes the significance of human capital and invests in recruiting, training, and retaining top talent. By fostering a culture of continuous learning and providing opportunities for professional growth, Max Heights Infrastructure Limited ensures that its workforce is equipped with the skills and knowledge to tackle challenges effectively. Strong leadership, effective communication channels

The Financial Statements have been prepared in compliance with the requirements of the Companies Act, 2013, Regulation 33 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI Listing Regulations) and the Indian Accounting Standards (Ind-AS) in India. Our Management accepts responsibility for the integrity and objectivity of these Financial Statements, as well as for the various estimates

and judgments used therein. The estimates and judgments relating to the Financial Statements have been made on a prudent and reasonable basis, so that these Financial Statements reflect in a true and fair manner the form and substance of transactions and reasonably present our state of affairs, profits and cash flows for the Financial Year 2023-24.

## **I. ECONOMIC OVERVIEW**

### **Global Economy**

Despite the monetary headwinds and continued economic uncertainty around the world, there is a widespread view that inflation is moderating and interest rates may have peaked, and greater clarity on monetary policy since the turn of the year has brought a measure of relief. However, industry leaders across all three regions acknowledge that the geopolitical backdrop to investment is fraught with uncertainty (particularly in this year of elections) and may yet override the more stable monetary situation.

### **Indian Economy**

Indian economy remained resilient with robust 7.6% growth rate of GDP in FY 2023-24 over and above 7% growth rate in FY 2022-23.

Double-digit growth rate of Construction sector (10.7%), followed by a good growth rate of Manufacturing sector (8.5%) have boosted the GDP growth in FY 2023-24.

On the back of double-digit growth in Manufacturing sector (11.6%) sector, followed by a good growth rate of Construction sector (9.5%), Real GDP grew by 8.4% in Q3 of FY 2023-24.

## **II. INDUSTRY GROWTH AND ANALYSIS**

The Real Estate Industry In India Market size is estimated at USD 0.33 trillion in 2024, and is expected to reach USD 1.04 trillion by 2029, growing at a CAGR of 25.60% during the forecast period (2024-2029).

- India's real estate market was affected by the COVID-19 pandemic. The residential sector was the worst hit as strict lockdown measures across major cities impacted housing sales as home registrations were suspended and home loan disbursement was slow. However, the sector recovered due to an increase in house sales, new project launches, and increasing demand for new office and commercial spaces, etc.

- The growth of this sector is well complemented by the growth in the corporate environment and the demand for office space as well as urban and semi-urban accommodation. The construction industry ranks third among the 14 major sectors in terms of direct, indirect, and induced effects in all sectors of the economy.
- In India, the real estate sector is the second-highest employment generator after agriculture. It is also expected that this sector will incur more non-resident Indian (NRI) investment, both in the short and long term. Bengaluru is expected to be the most favored property investment destination for NRIs, followed by Ahmedabad, Pune, Chennai, Goa, Delhi, and Dehradun. Retail, hospitality, and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs.
- According to industry reports, real estate demand for data centers is expected to increase by 15-18 million sq. ft. by 2025. Demand for residential properties has surged due to increased urbanization and rising household income. India is among the top 10 price-appreciating housing markets internationally.

***India Real Estate Market Trend  
Increasing Demand for Affordable Housing***

- The high demand for affordable housing dominates the housing market. The current shortage of housing in urban areas is estimated to be 10 million units by the India Brand Equity Foundation. An additional 25 million units of affordable housing are required by 2030 to meet the growth in the country's urban population.
- The real estate industry has benefited from the push for policy that has resulted in legislation like the Real Estate Regulatory Authority (RERA), the introduction of Real Estate Investment Trusts (REITs), and housing initiatives like PMAY (Pradhan-Mantri Awas Yojana) and SWAMIH (Special Window for Completion of Construction of Affordable and Mid-Income Housing Projects).
- In 2023, a target of 45,70,082 houses in the West Bengal state of India was allocated by the Ministry of Rural Development. Even though there is a big demand for housing in the country, residential launches have been on a comparatively high level over the past few years. In the financial year 2023-24, the total number of completed houses in urban areas of India under the Pradhan Mantri Awas Yojana (PMAY, The Prime Minister's Housing Plan) reached 1,58,37,128.

- Housing affordability in India was 3.3 in the financial year 2023, as compared to 3.2 in 2022, according to industry experts. As reported by the Reserve Bank of India, in the financial year 2022, banks in India advanced around INR 2 trillion (USD 24.44 billion) in housing loans, almost reaching pre-COVID levels. This reflected renewed homebuyer sentiment, as an increasing number of Indians have been investing in buying residential property, which continues to this day.

### ***Office Real Estate Witnessing Lucrative Growth***

- The Indian office real estate market has driven the growth of the commercial real estate sector in the past decades. Once dominated by information technology, office spaces are being increasingly leased by other sectors such as BFSI (banking, financial services, and insurance), engineering, manufacturing, e-commerce, and co-working sectors. The sector has demonstrated consistently low vacancy and high absorption rates.
- The Indian city of Bengaluru was estimated to have the highest net absorption among grade-A office spaces in the Asia-Pacific region. In the first quarter of 2022, the central business district (CBD) was the most expensive area for renting office space in Bengaluru, with a rental rate of INR 144 (USD 1.76) per square foot per month, according to industry experts.
- Commercial real estate investments have increased as a result of the Real Estate Regulation & Development Act (RERA) and Real Estate Investment Trusts (REITs). REIT owns, manages, and funds income-producing real estate. Office properties have emerged as the most popular sector for investment among high-net-worth individuals (HNI) in India and international PE investors, who together represent the majority of all equity investments in Indian real estate. Investors of all stripes are drawn to this industry by the high rental rates and better profits. Smaller homes and larger families contributed to the country's increase in flex and co-working spaces.
- According to industry experts in the first quarter of 2022, the Bandra-Kurla complex was the most expensive area for renting office space in the Indian city of Mumbai, with a rental rate of around INR 276 (USD 3.36) per square foot per month. Navi Mumbai offered office space at the lowest rate of around INR 67 (USD 0.82) per square foot per month among all sub-markets of Mumbai. The average rent for Mumbai office market space was around INR 138(USD 1.68) per square foot per month.

### **III. DYNAMICS OF REAL ESTATE IN INDIA**

India's real estate sector has shown remarkable resilience and growth potential in recent years, driven by both market forces and government policies. The sector is expected to become a trillion-dollar market by 2030, with a focus on investment and innovation. Affordability initiatives have catalysed the expansion of the residential segment, ensuring that housing solutions are accessible to a wider demographic. Simultaneously, in the commercial realm, the flexible office model has emerged as a transformative force, adapting to the changing preferences of consumers. Cities such as Mumbai, Pune, Hyderabad and NCR serve as the pulsating hubs driving demand in both residential and commercial segments. These urban landscapes encapsulate the confluence of economic activity, cultural richness and a burgeoning population, making them epicentres of real estate growth.

Moreover, the infusion of technology and sustainability principles has redefined the contours of India's real estate. From smart homes that integrate cutting-edge technology to data-driven insights guiding decision-making processes, the sector has been increasingly investing in technology. Sustainability has increasingly emerged as a focal point, influencing construction practices and designs with a focus on energy efficiency.

This dual commitment to technology and sustainability underscores a forward-looking approach, aligning the sector with global standards and fostering innovation.

The report, titled 'Navigating the Dynamics of Real Estate in India', provides an in-depth exploration of these themes, offering stakeholders valuable insights into the multifaceted landscape that defines the current state and future trajectory of the sector.

### **IV. INDUSTRY STRUCTURE AND DEVELOPMENT**

The real estate sector is one of the most globally recognized sectors. It comprises of four sub-sectors - housing, retail, hospitality, and commercial. The growth of this sector is well complemented by the growth in the corporate environment and the demand for office space as well as urban and semi-urban accommodation. The construction industry ranks third among the 14 major sectors in terms of direct, indirect and induced effects in all sectors of the economy.

In India, the real estate sector is the second-highest employment generator, after the agriculture sector. It was also expected that this sector will incur more non-resident

Indian (NRI) investment, both in the short term and the long term. Bengaluru was expected to be the most favoured property investment destination for NRIs, followed by Ahmedabad, Pune, Chennai, Goa, Delhi and Dehradun.

## MARKET SIZE

By 2040, the real estate market will grow to Rs. 65,000 crore (US\$ 9.30 billion) from Rs. 12,000 crore (US\$ 1.72 billion) in 2019. Real estate sector in India is expected to reach US\$ 1 trillion in market size by 2030, up from US\$ 200 billion in 2021 and contribute 13% to the country's GDP by 2025. Retail, hospitality, and commercial real estate are also growing significantly, providing the much-needed infrastructure for India's growing needs.

India's real estate sector is expected to expand to US\$ 5.8 trillion by 2047, contributing 15.5% to the GDP from an existing share of 7.3%.

In FY 2023, India's residential property market witnessed with the value of home sales reaching an all-time high of Rs. 3.47 lakh crore (US\$ 42 billion), marking a robust 48% year-on-year increase. The volume of sales also exhibited a strong growth trajectory, with a 36% rise to 379,095 units sold.



Indian real estate developers operating in the country's major urban centres are poised to achieve a significant feat in 2023, with the completion of approximately 558,000 homes.



In 2023, demand for residential properties surged in the top 8 Indian cities, driven by mid-income, premium, and luxury segments despite challenges like high mortgage rates and property prices.

India's physical retail landscape is poised for a substantial boost, with nearly 41 million sq. ft of retail developments set to be operational between 2024 and 2028 across the top 7 cities, encompassing projects in various stages from construction to planning.

For the first time, gross leasing in India's top seven markets surpassed the 60 million sq. ft mark, reaching an impressive total of 62.98 million sq. ft, marking a substantial 26.4% increase compared to the previous year. Notably, the December quarter emerged as the busiest quarter on record, with gross leasing hitting 20.94 million sq. ft.

Banking, financial services, and insurance (BFSI) firms held the highest share in leasing activity at 22% during 2023, with technology companies following closely at 21%. Engineering and manufacturing (E&M) companies accounted for 15%, and flexible space operators held 14%, showcasing their notable contributions.

According to Savills India, real estate demand for data centres is expected to increase by 15-18 million sq. ft. by 2025.

In 2023, office absorption in the top seven cities stood at 41.97 million Sq. ft. and Gross Leasing Volume is at 62.98 million sq. ft.

Fresh real estate launches across India's top seven cities grabbed a 41% share in the first quarter of 2023 (January-March), marking an increase from the 26% recorded in the same period four years ago. Out of approximately 1.14 lakh units sold across the top seven cities in the first quarter of 2023, over 41% were fresh launches.

According to the Economic Times Housing Finance Summit, about three houses are built per 1,000 people per year compared with the required construction rate of five houses per 1,000 population. The current shortage of housing in urban areas is estimated to be ~10 million units. An additional 25 million units of affordable housing are required by 2030 to meet the growth in the country's urban population.

## GOVERNMENT INITIATIVES

Government of India along with the governments of respective States has taken several initiatives to encourage development in the sector. The Smart City Project, with a plan to build 100 smart cities, is a prime opportunity for real estate companies. Below are some of the other major Government initiatives:

- In the 2024-25 interim Budget, Finance Minister Nirmala Sitharaman announced a boost for India's affordable housing sector by adding 2 crores more houses to the flagship scheme PMAY-U.
- In the Union Budget 2023-24, the Finance Ministry announced a commitment of Rs. 79,000 crore (US\$ 9.64 billion) for PM Awas Yojana, which represents a 66% increase compared to last year.
- In October 2021, the RBI announced to keep benchmark interest rate unchanged at 4%, giving a major boost to the real estate sector in the country. The low home loan interest rates regime was expected to drive the housing demand and increase sales by 35-40% in the festive season in 2021.
- Under Union Budget 2021-22, tax deduction up to Rs. 1.5 lakh (US\$ 2,069.89) on interest on housing loan, and tax holiday for affordable housing projects have been extended until the end of fiscal 2021-22.
- The Atmanirbhar Bharat 3.0 package announced by Finance Minister Ms. Nirmala Sitharaman in November 2020 included income tax relief measures for real estate developers and homebuyers for primary purchase/sale of residential units of value up to Rs. 2 crore (US\$ 271,450.60) from November 12, 2020, to June 30, 2021).
- In order to revive around 1,600 stalled housing projects across top cities in the country, the Union Cabinet approved the setting up of Rs. 25,000 crore (US\$ 3.58 billion) alternative investment fund (AIF).
- Government created an Affordable Housing Fund (AHF) in the National Housing Bank (NHB) with an initial corpus of Rs. 10,000 crore (US\$ 1.43 billion)

using priority sector lending short fall of banks/financial institutions for micro financing of the HFCs.

- As of December 31, 2022, India had formally approved 425 SEZs, and as of January 2023, 270 SEZs are operational. Most special economic zones (SEZs) are in the IT/BPM sector.

## **ROAD AHEAD**

The Securities and Exchange Board of India (SEBI) has given its approval for the Real Estate Investment Trust (REIT) platform, which will allow all kind of investors to invest in the Indian real estate market. It would create an opportunity worth Rs. 1.25 trillion (US\$ 19.65 billion) in the Indian market in the coming years. Responding to an increasingly well-informed consumer base and bearing in mind the aspect of globalization, Indian real estate developers have shifted gears and accepted fresh challenges. The most marked change has been the shift from family-owned businesses to that of professionally managed ones. Real estate developers, in meeting the growing need for managing multiple projects across cities, are also investing in centralized processes to source material and organize manpower and hiring qualified professionals in areas like project management, architecture and engineering.

The residential sector was expected to grow significantly, with the central government aiming to build 20 million affordable houses in urban areas across the country by 2022, under the ambitious Pradhan Mantri Awas Yojana (PMAY) scheme of the Union Ministry of Housing and Urban Affairs. Expected growth in the number of housing units in urban areas will increase the demand for commercial and retail office space.

The current shortage of housing in urban areas was estimated to be ~10 million units. An additional 25 million units of affordable housing are required by 2030 to meet the growth in the country's urban population.

The growing flow of FDI in Indian real estate is encouraging increased transparency. Developers, in order to attract funding, have revamped their accounting and management systems to meet due diligence standards. Indian real estate was expected to attract a substantial amount of FDI with US\$ 8 billion capital infusion by FY22.

*References: Media Reports, Press releases, Knight Frank India, VCEdge, JLL Research, CREDAI-JL, Union Budget 2021-22, Union Budget 2023-24*

### III. INDUSTRY STRUCTURE

#### **Structure of the Real Estate Industry:**

The real estate industry in India comprises various stakeholders involved in the development, sale, purchase, and management of properties. These stakeholders include developers, builders, construction companies, real estate agents, brokers, financial institutions, investors, and buyers.

#### **Developers and Builders:**

Developers are the key players in the real estate industry. They acquire land, obtain necessary permissions and approvals, and undertake construction projects to develop residential, commercial, and mixed-use properties. Builders are responsible for executing the construction work as per the design and specifications provided by the developers.

Developers and builders can be classified into different categories based on their scale of operations. Large-scale developers undertake mega projects and are often publicly listed companies. They have the resources, expertise, and track record to execute projects of significant magnitude. On the other hand, small and medium-sized developers focus on niche segments or specific geographic areas. They may specialize in affordable housing, luxury projects, or commercial properties.

**Real Estate Agents and Brokers:** Real estate agents and brokers act as intermediaries between buyers and sellers. They help buyers in finding suitable properties and negotiate transactions on their behalf. These professionals earn a commission based on the value of the property transaction.

Real estate agents and brokers play a crucial role in connecting buyers and sellers in the real estate market. They provide market insights, facilitate property visits, assist in price negotiations, and help in the documentation process. Some agents specialize in specific segments, such as residential, commercial, or industrial properties, while others offer comprehensive services across multiple property types.

**Financial Institutions:** Banks, housing finance companies, and non-banking financial companies (NBFCs) play a vital role in the real estate sector. They provide loans and financial assistance to developers, builders, and buyers for property development, construction, and purchase.

Financial institutions offer various financing options, including home loans, construction loans, and loans against property. They evaluate the creditworthiness of borrowers, assess the project feasibility, and provide funds based on the value of the property and the repayment capacity of the borrower. The availability and cost of finance impact the affordability and demand for real estate properties.

**Regulatory Authorities:** The real estate sector in India is regulated by various authorities at the central and state levels. The key regulatory authority is the Real Estate Regulatory Authority (RERA), established in 2016. RERA aims to protect the interests of buyers, promote transparency, and regulate the real estate industry through registration of projects, disclosure of information, and resolution of disputes.

RERA mandates developers to register their projects with the regulatory authority, provide detailed project information, adhere to timelines, and maintain a separate escrow account for each project to ensure that the funds collected from buyers are utilized for that specific project. The authority also provides a platform for grievance redressal and dispute resolution between buyers and developers.

Apart from RERA, other regulatory bodies such as the Reserve Bank of India (RBI), Securities and Exchange Board of India (SEBI), and Competition Commission of India (CCI) also have roles in overseeing specific aspects of the real estate industry, such as financing, real estate investment trusts (REITs), and competition regulations.

**Industry Associations:** Industry associations such as the Confederation of Real Estate Developers' Associations of India (CREDAI) and the National Real Estate Development Council (NAREDCO) represent the interests of developers, builders, and other stakeholders. These associations work towards policy advocacy, promoting industry best practices, and addressing industry-related.

Industry associations play a significant role in shaping the policy framework and influencing government decisions related to the real estate sector. They collaborate with regulatory authorities, government bodies, and other stakeholders to address industry-

specific issues, provide training and skill development programs, and establish standards and codes of conduct for the industry.

## **VI. OPPORTUNITES AND THREATS**

### **Positive Indicators and Opportunities:**

The real estate sector in India is witnessing a wave of optimism fueled by robust market growth and government initiatives. Reports indicate a steady upward trend, with stable interest rates and escalating property prices driving demand, particularly in the residential segment. The government's 'Housing for All' initiative exemplifies its commitment to accessibility and stability, aiming to address the housing deficit while stimulating economic activity through construction projects. Moreover, sustainability measures like the Green Rating for Integrated Habitat Assessment (GRIHA) signify a shift towards eco-friendly practices, aligning the industry with global trends and consumer preferences.

### **Challenges and Considerations:**

While the outlook appears promising, the real estate sector faces a myriad of challenges that demand careful consideration. Effective policy implementation is paramount, as the success of governmental initiatives hinges on streamlined processes and transparency. Affordability remains a significant concern, despite commendable efforts like the Pradhan Mantri Awas Yojana (PMAY) targeting low and middle-income segments. Addressing the affordability gap requires attention to land acquisition complexities and infrastructure development in affordable housing projects. Moreover, maintaining market balance, especially in the luxury segment, necessitates vigilant monitoring to prevent potential corrections and market imbalances.

### **Specific Policy Examples and Impact:**

Several policy measures are reshaping the real estate landscape and influencing market dynamics in 2024. The proposed increase in rebate on home loan interest rates aims to make homeownership more accessible, stimulating demand and market growth. Additionally, the government's focus on Tier II and III cities through initiatives like the Smart Cities Mission opens up new avenues for real estate development beyond

traditional metros. Digitalisation efforts, such as centralised digital property registration platforms, promise enhanced transparency and efficiency in transactions, paving the way for a more streamlined market. Moreover, the industry's push for granting 'industry status' to real estate reflects the need for broader recognition and potential benefits like easier access to credit and tax breaks.

### **Market Size and Growth Projections:**

Looking ahead, market projections for 2024 indicate a robust trajectory, with experts predicting significant growth in new residential launches. Affordable housing initiatives like PMAY continue to play a pivotal role in addressing housing needs, contributing to increased housing supply for low-income groups. Foreign Direct Investment (FDI) emerges as a catalyst for economic growth, with the potential influx of foreign capital positioning India as an attractive destination for global real estate investment. Employment statistics further underscore the sector's socio-economic impact, with over 80 million people currently employed in the real estate and construction sector, reflecting its significant role in job creation and overall development.

## **SWOT ANALYSIS**

### **Strengths**

Discover the inherent strengths that position Real Estate Agency Services as pillars of success in the dynamic real estate market.

- **Expertise and Industry Knowledge:** Real estate agents possess specialized knowledge, enabling them to provide clients with valuable insights and navigate complex transactions.
  - *Example: Offering niche expertise in luxury properties or specific neighborhoods enhances the agency's credibility and attracts clients seeking specialized services.*
- **Established Network and Relationships:** Successful real estate agencies have a well-established network of industry connections, including mortgage brokers, inspectors, and legal professionals.

- *Example: Leveraging an extensive network ensures smooth transactions and can lead to exclusive property listings, giving the agency a competitive edge.*
- **Effective Marketing Strategies:** The ability to craft and execute effective marketing strategies helps real estate agencies showcase properties and attract potential buyers or tenants.
- *Example: Utilizing digital marketing channels, such as social media and targeted online advertising, maximizes property exposure and generates leads.*
- **Local Market Insights:** Real estate agents possess valuable local market insights, enabling them to advise clients on property values, neighborhood trends, and investment opportunities.
- *Example: Regularly providing clients with market reports and trend analyses demonstrates the agency's commitment to keeping clients informed and making informed decisions.*

## Weaknesses

Identifying weaknesses is essential for real estate agencies to address challenges and continually improve their services.

- **Dependency on Market Conditions:** Real estate agencies are highly dependent on market conditions, and economic downturns can impact property demand and sales.
- *Example: Diversifying services, such as property management or rental assistance, can provide a steady income stream during market fluctuations.*
- **Intensive Competition:** The real estate sector is highly competitive, and agencies may struggle to differentiate themselves from numerous competitors.
- *Example: Developing a unique selling proposition, such as specialized expertise in a particular property type or market segment, distinguishes the*



*agency in a crowded field.*

- **Reliance on Commission-Based Model:** The commission-based model can create income variability and financial instability during periods of slow sales.
  - *Example: Exploring alternative revenue streams, such as consulting services or educational workshops, helps offset potential income fluctuations.*
- **Vulnerability to Economic Trends:** Economic uncertainties and interest rate fluctuations can impact homebuyers' purchasing power and overall market stability.
  - *Example: Offering flexible financing options or collaborating with mortgage brokers to secure favorable rates can mitigate the impact of economic uncertainties.*

## **Opportunities**

Identifying and capitalizing on opportunities positions real estate agencies for sustained success in a dynamic market.

- **Digital Transformation:** Embracing technological advancements, such as virtual tours and online platforms, enhances property marketing and client engagement.
  - *Example: Investing in virtual reality property tours or utilizing advanced CRM systems improves the agency's digital presence and attracts tech-savvy clients.*
- **Specialized Niche Markets:** Identifying and catering to specialized niche markets, such as eco-friendly properties or smart homes, taps into emerging trends.
  - *Example: Developing expertise in sustainable properties or energy-efficient homes positions the agency as a go-to resource for environmentally conscious clients.*

- **Global Expansion Opportunities:** Expanding services to international markets or collaborating with global real estate networks opens avenues for increased business.
  - *Example: Forming partnerships with international real estate agencies or offering multilingual services attracts a diverse clientele and broadens the agency's reach.*
- **Strategic Partnerships:** Collaborating with complementary businesses, such as home staging companies or interior designers, enhances service offerings.
  - *Example: Establishing partnerships with local businesses provides additional value to clients and creates a holistic approach to property transactions.*

### Threats

Anticipating and mitigating threats is vital for real estate agencies to sustain success and adapt to changing market conditions.

- **Legal and Regulatory Changes:** Evolving housing regulations and legal requirements may pose challenges and require adjustments to business practices.
  - *Example: Staying abreast of legislative changes, conducting regular compliance audits, and seeking legal counsel ensure adherence to updated regulations.*
- **Economic Downturns and Recessions:** Economic downturns can impact housing demand, leading to reduced property transactions and commission income.
  - *Example: Implementing cost-effective marketing strategies during economic downturns or offering incentives, such as reduced commission rates, can maintain client engagement.*
- **Technological Disruptions:** Rapid technological advancements may render certain traditional real estate practices obsolete.

- *Example: Embracing proptech innovations, such as blockchain for secure transactions or AI for predictive analytics, ensures the agency remains at the forefront of industry trends.*
- **Changing Consumer Preferences:** Shifts in consumer preferences, such as a preference for online transactions, may require real estate agencies to adapt their service delivery.
- *Example: Integrating online platforms for property transactions and enhancing digital communication channels caters to the evolving preferences of modern consumers.*

## VII. RESIDENTIAL REAL ESTATE

### Residential Real Estate in India Market Analysis

The India Residential Real Estate Market size is estimated at USD 227.26 billion in 2024, and is expected to reach USD 687.27 billion by 2029, growing at a CAGR of 24.77% during the forecast period (2024-2029).

There is a massive demand for affordable housing in many parts of the country, propelled by rapid urbanization. Apart from it, there is a significant increase in demand for luxury and big housing spaces due to the need for better lifestyles.

- One of India's most powerful economic foundations is real estate. Rapid urbanization, changing consumer behaviour, regulatory reforms, and the pandemic's impact are all driving this pillar's evolution. The real estate industry has begun to recover after the pandemic. The year 2021 was a watershed moment in India's residential real estate sector. The strong momentum in the housing market is expected to continue in 2022-2023, with sales likely to reach pre-pandemic levels.
- Implementing initiatives that generate demand and encourage people to buy real estate propels the market forward. Ready-to-move-in apartments have been in high demand among buyers in the residential category. In these circumstances, however, educating customers better and managing

expectations is critical. The trends that have been observed are revolutionary. In India, the real estate industry is undergoing a technological transformation. Throughout the industry, several cutting-edge strategies and solutions are being implemented. The market's growth trajectory has accelerated due to these new developments.

- One of the most well-known developments in home automation exemplifies an excellent combination of technology and real estate. These venues have a huge potential to attract a diverse range of investment opportunities and forward-thinking individuals. Due to long wait times and increasing project failures, under-construction properties gradually lose their allure. As a result, ready-to-move-in homes are gaining popularity. To align with this viewpoint, many builders have adopted the business strategy of building first and selling later. This popular European and American home concept makes inroads into India's real estate market.
- With the requirement that Real Estate Investment Trusts (REITs) have 80% of their underlying assets operational and income-generating, such properties have become a more viable investment option than traditional options. It is a low-risk method of diversifying one's investment portfolio. Even though the pandemic has strained rental cash flow, a strong and upward-trending long-term picture is anticipated. Property ownership is becoming more popular. Although this has aided in the formation of positive consumer sentiment toward residential real estate, the government's and banking industry's support got things going. The convergence of these two elements improved demand and supply metrics. After spending a significant amount of time working indoors, many homeowners have realized the utility of larger homes.

### **Residential Real Estate in India Market Trends**

This section covers the major market trends shaping the India Residential Real Estate Market according to our research experts:

#### **Increasing Demand for Big Residential Spaces Driving the Market**

- Despite biting inflation and higher interest rates, the real estate market has gradually recovered from COVID-19 lockdowns. According to a new report by industry experts, sales of residential properties in India's top cities increased by

24% in the July-September quarter of 2022 compared to the same period in 2021. According to the report, total sales in the third quarter of 2022 were 1,08,817 units, up from 87,747 units in the same quarter of 2021. This report includes Bengaluru, Chennai, Hyderabad, Kolkata, Thane, Mumbai, Navi Mumbai, Pune, and Delhi-NCR as Tier-1 cities.

- The need for a lifestyle upgrade among homebuyers, low-interest rates, comparatively low prices, and the pandemic's renewed need for home ownership have been the primary drivers of sales growth. Developers strategically responded to the demand momentum and shift in sentiment by launching 160,806 units in H1 2022, 56% more than in the same period in 2021. Mumbai's 44,200 home unit sales volume accounted for 28% of total sales among the top eight markets. Regarding annual percentage growth, home sales in the NCR increased 154% yearly to 29,101 units. NCR had the second-highest share of sales among the country's top eight real estate markets.
- Low-interest rates, the best affordability levels, healthy wage growth, and a waning pandemic with less risk of further disruptions have created a favorable environment for homebuyers who have rediscovered the need for new and better housing. While financial stress remains a significant factor for developers across markets, healthy and sustained homebuyer activity should pave the way for gradual price increases, allowing them to weather increases in critical input costs such as cement and steel.

### **Central and State Governments Pushing Toward Affordable Housing Driving the Market**

- The Indian real estate sector is expected to reach USD 1 trillion by 2030, with affordable housing playing a key role in this growth. With a population growing at a rate of 2.1% per year on average and the low purchasing power of a significant portion of our population, meeting the 40 million urban housing demands once seemed like a distant dream. However, things have changed in the last few years, with the government making several important announcements (some examples) to promote affordable housing. It has emerged as one of the most dynamic segments of the Indian real estate market.

- The technology used to build houses at a faster pace was innovative under the Pradhan Mantri Awas Yojana-Urban (PMAY-U), which was launched to address urban housing shortages, including slum dwellers, by ensuring a pucca house to eligible urban households, particularly the Light House projects in six States as part of the Global Housing Technology Challenge - India (GHTC -India) initiative. The initiative ushered in a new era in Indian construction technology, giving impetus to the Make in India initiative. LHPs will pave the way for a new ecosystem in which globally proven technologies will be used for cost-effective, environmentally friendly, and faster construction. The benefits of these LHPs are numerous, primarily durability, climate resilience, and affordability.
- However, there is still a significant supply shortage in this segment, with more people looking to buy in urban areas where the emphasis has been on high-value properties. While not many financiers were willing to finance customers looking for affordable housing a few years ago, most of the industry's big names are now entering affordable housing to make it a viable business model. They are entering the affordable housing sector to address the market's current demand-supply imbalance. Many such projects have emerged in Tier II and III cities, fueling growth in those towns and cities.

## **VI. OUTLOOK**

The management has a positive outlook towards the future as they plan to undertake various land development and construction projects. Their focus is on the development of residential projects such as townships, villas, penthouses, studio apartments, and also the development of commercial complexes.

In the residential sector, the management aims to cater to the increasing demand for housing and create vibrant communities. They envision the development of well-planned townships that offer a range of housing options to suit different needs and preferences. This includes the construction of villas, penthouses, studio apartments, and other types of residential units. By providing diverse housing choices, the management aims to address the requirements of different segments of the population.

Additionally, the management recognizes the importance of commercial development in driving economic growth. They plan to focus on constructing commercial complexes that offer modern office spaces, retail outlets, and other amenities. These complexes will

provide a conducive environment for businesses to thrive and contribute to the overall development of the region.

By undertaking these land development and construction projects, the management aims to create quality infrastructure and contribute to the growth of the real estate sector. They anticipate that these projects will not only meet the growing demand for residential and commercial spaces but also stimulate economic activity and generate employment opportunities.

Overall, the management is optimistic about the prospects of their projects and looks forward to making a positive impact on the real estate landscape by delivering high-quality developments that meet the needs and aspirations of individuals and businesses alike. etc.

## **VII. RISKS & CONCERNS**

As an infrastructure company, there are several risks and concerns that the company needs to address in order to ensure its smooth operations and sustainable growth. These risks include credit risk, market risk (including liquidity and interest rate risk), operational risk, legal risk, and risks associated with investment management and the operating environment.

Credit risk is a concern for the company, as it involves the potential for non-payment or delayed payment by clients or counterparties. The company closely monitors credit risks and implements measures to assess and manage them effectively.

Market risk, which includes liquidity risk and interest rate risk, poses challenges to the company's financial stability. Fluctuations in market conditions and interest rates can impact the company's profitability and cash flow. The company actively monitors market risks and takes appropriate measures to mitigate them.

Operational risk is another significant concern for the company. It includes risks associated with internal processes, technology systems, human resources, and regulatory compliance. The company emphasizes strong operational controls and risk management practices to minimize operational risks and ensure operational efficiency.

Legal risk is inherent in the company's operations and activities. The company relies on its legal department and external advisers to identify and address legal risks, including compliance with applicable laws, regulations, and contractual obligations.

In addition to these general risks, the company is exposed to specific risks related to its investments and the overall operating environment. It closely monitors government policies and measures that may impact its business operations, and takes necessary actions to mitigate any associated risks.

Overall, the company recognizes the importance of understanding, measuring, and monitoring the various risks it faces. It has established policies and procedures to mitigate these risks as far as reasonably and practically possible, ensuring the company's resilience and adherence to best risk management practices.

## **VIII. INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY**

Maxheights is a system-driven company. Our effective internal control system plays a crucial role in our efficient daily operations. The Company follows a systematic method of financial reporting of various transactions, efficiency of operations, safeguarding of assets and compliance with applicable statute and regulations. Our structured audit system is an on-going process. It forms a basis for reviewing the adequacy of internal control systems.

Our internal control is aptly designed, ensuring reliability of financial and other records necessary for the preparation of financial information and other related data.

Our exhaustive budgetary monitoring control system helps evaluate the performance. This evaluation is done with reference to budgeted performance by the management review committee daily. The discrepancies, if any, with actual performance and the budgets are methodically analysed regularly. The Audit Review Committee, then suggests possible remedial actions.



The internal audit is carried by the internal team and Internal Auditors of the Company. The reports, thereby prepared, are reviewed in the Audit Committee meetings. Corrective measures to strengthen the internal controls are suggested and taken in consideration. Further, the suggestions by Internal Audit Committee are reviewed and considered by Audit Committees. This is done on a quarterly basis. The motto here is improvement of internal controls and systems within the Company.

The Board then reviews the Internal Audit Committee's suggestions. Post reviewing, the Board approves appropriate suggestions and the resultant reports are reviewed by the Audit Committee and the Board members together.

## IX. DISCUSSION ON FINANCIAL PERFORMANCE WITH RESPECT TO OPERATIONAL PERFORMANCE

### Operations & Financial Review (Standalone)

(Amount in lakhs)

Particulars	For the Financial Year Ended	
	31.03.2024	31.03.2023
<b>Revenue</b>		
Revenue from Operations (net)	2,220.53	603.98
Other income	69.23	0.15
<b>Total Revenue</b>	<b>2,289.76</b>	<b>604.13</b>
<b>Expenditure</b>		
Purchase of stock-in-trade	328.13	155.09
Changes in inventories of finished goods, work-in-progress and stock-in-trade	1,782.08	242.02
Employee benefits expense	37.92	36.60
Finance costs	38.46	82.26
Depreciation and amortisation expense	23.33	14.86
Other Expenses	37.31	49.52
<b>Total Expenses</b>	<b>2,247.22</b>	<b>580.35</b>
<b>Profit / (Loss) before exceptional and extraordinary items and Tax</b>	<b>42.54</b>	<b>23.78</b>
Exceptional items	-	-
<b>Profit / (Loss) before extraordinary items and tax</b>	<b>42.54</b>	<b>23.78</b>
<b>Extraordinary items</b>	-	-
<b>Profit / (Loss) before Tax</b>	<b>42.54</b>	<b>23.78</b>
<b>Tax expense</b>		
Current tax	11.32	2.14
Earlier years tax	-	-
Deferred tax	0.41	0.73
<b>Total Tax Expense</b>	<b>11.73</b>	<b>2.87</b>
<b>Profit / (Loss) from continuing operations</b>	<b>30.81</b>	<b>20.91</b>
<b>Profit / (Loss) for the year</b>	<b>30.81</b>	<b>20.91</b>
<b>Earnings per equity share</b>		
<b>Basic</b>	<b>0.20</b>	<b>0.13</b>
<b>Diluted</b>	<b>0.20</b>	<b>0.13</b>

The silent features of the financial performance are:

- The total revenue has increase from Rs. 604.13 Lakhs to 2,289.76 Lakhs.
- The expenses of the company has increased from 580.35 Lakhs to 2,247.22 Lakhs.
- The company has earned a profit of Rs. 42.54 Lakhs during the year 2023-24.
- Segment-wise or product-wise performance-as detailed in Board's Report.

## **VI. MATERIAL DEVELOPMENTS IN HUMAN RESOURCES OR INDUSTRIAL RELATIONS FRONT INCLUDING NUMBER OF PEOPLE EMPLOYED**

Max recognizes that human resources are the foundation of its business success. The company places a strong emphasis on attracting and retaining top talent, as it understands that skilled and motivated employees are crucial for achieving its goals.

To nurture and maximize the potential of its workforce, Max invests in personal development initiatives. The company regularly conducts training programs that cover both technical and managerial skills. These initiatives aim to enhance the capabilities of employees, enabling them to perform their roles effectively and contribute to the growth and success of the organization.

Technical training equips employees with the necessary knowledge and skills related to their specific job roles. It ensures that they stay updated with the latest industry trends, advancements, and best practices. This training helps employees excel in their respective fields and deliver high-quality work.

Managerial training focuses on developing leadership skills, decision-making abilities, problem-solving techniques, and other essential competencies needed for effective management. This training empowers employees to take on leadership roles, manage teams, and drive organizational growth.

By investing in personal development initiatives, Max demonstrates its commitment to the growth and well-being of its employees. These initiatives not only enhance employee skills but also foster a culture of continuous learning and improvement within

the organization. They contribute to creating a motivated and engaged workforce that is capable of adapting to evolving business challenges and driving innovation.

Overall, Max recognizes that the development of its human resources is vital for sustaining its competitive edge and achieving long-term success in the dynamic business environment.

## VII. DETAILS OF SIGNIFICANT CHANGES IN KEY FINANCIAL RATIOS:

Particulars	FY 2023-24	FY 2022-23	% change
Debtors Turnover	677.47	49.10	628.37
Inventory Turnover	0.76	0.10	0.66
Interest Coverage Ratio	2.71	1.47	1.24
Current Ratio	21.59	16.85	4.74
Debt Equity Ratio	0.04	0.29	0.25
Operating Profit Margin			
Net Profit Margin	1.94	4.05	2.11
Return on Net Worth	2.45	2.54	0.09

The Return on Net Worth (RONW) for Maxheights, an infrastructure business, experienced a significant change in the financial years 2022-23 and 2023-24. In 2022-23, the RONW was 2.54%, while in 2023-24, it decreased to 2.45%. This represents a substantial change of 0.09% in RONW.

The decrease in RONW can be analyzed by considering various factors. One possible reason for the decline is a decrease in the net profit earned by Maxheights during the financial year. This could be due to factors such as increased expenses, decreased revenue, or operational challenges faced by the company.

Another factor contributing to the change in RONW could be an increase in the net worth of Maxheights. If the net worth increased significantly while the net profit remained relatively stable, it would result in a lower RONW. This could occur if the company made substantial investments, acquisitions, or raised additional capital during the financial year, thereby increasing its net worth without a corresponding increase in net profit.

It is crucial for Maxheights to thoroughly analyze the reasons behind the decrease in RONW and take appropriate actions to address any underlying issues. This may involve implementing cost control measures, improving operational efficiency, exploring new business opportunities, or reevaluating financial strategies.

The change in RONW highlights the need for Maxheights to focus on enhancing profitability and optimizing the utilization of its net worth. By addressing the factors that led to the decrease in RONW, the company can strive to improve its financial performance and strengthen its position in the infrastructure business.

### **Cautionary Statement**

*This Management Discussion and Analysis contains forward-looking statements regarding the Company's objectives, projections, estimates, and expectations. These statements are subject to various risks and uncertainties, and actual results may differ significantly or materially from those expressed or implied in such statements.*

*The Company cautions that there are important factors and developments that could affect its operations and financial performance. These factors include, but are not limited to, the potential downward trend in the real estate sector, significant changes in the political and economic environment in India or key financial markets abroad, changes in tax laws, potential litigation, labor relations issues, fluctuations in exchange rates, and fluctuations in interest rates and other costs.*

*The Company advises readers to carefully consider these factors and to not unduly rely on forward-looking statements. These statements are based on current expectations, assumptions, and projections, and the Company disclaims any obligation to update or revise any forward-looking statements based on new information, future events, or other factors.*

*Investors and stakeholders should be aware that actual results may differ from the forward-looking statements and should exercise caution and judgment when making investment decisions based on such statements.*

**By Order of Board of Directors  
For Max Heights Infrastructure Limited**

**SD/-  
Naveen Narang  
Managing Director and CFO  
DIN: 00095708**

**SD/-  
Mansi Narang  
Director  
DIN: 07089546**

**Max Heights Infrastructure Limited  
Regd. Off.: SD-65, Pitampura, New Delhi-110034  
CIN:L67120DL1981PLC179487  
E-Mail ID: [maxinfra1981@gmail.com](mailto:maxinfra1981@gmail.com), [cs@maxheights.com](mailto:cs@maxheights.com)**

**Date: 21<sup>st</sup> June, 2024  
Place: Delhi**

**Independent Auditor's Report**  
**To the Members of M/s. Max heights Infrastructure Limited**  
**Report on the standalone Financial Statements**

### **Opinion**

We have audited the accompanying Standalone financial statements of **M/s. Max Heights Infrastructure Limited** which comprises the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, and profit/loss, and its cash flows for the year ended on that date.

### **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## **Information other than the financial statements & Auditor's Report thereon**

The company's management and board of directors is responsible for the other information. The other information comprises the information included in Board Report but does not included the financial statements and our auditor's report thereon. The Board Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit report of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Board Report, if we conclude that there is material misstatement therein, we are required to communicate the matter to those charged with governance and if required issue a revised Audit report on financial statement.

## **Responsibility of Management for the Standalone Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, (changes in equity) and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.



In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

That the Board of Directors is also responsible for overseeing the company's financial reporting process

### **Auditor's Responsibility for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has in place adequate internal financial controls with reference to standalone financial statements and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management and Board of Directors in the standalone financial statements.

- Conclude on the appropriateness of management's and Board of Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### **Report on Other Legal and Regulatory Requirements**

As required by the 'Companies (Auditors Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the "**Annexure A**" statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, we report that:

- a. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books
- b. The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account
- c. In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- d. On the basis of the written representations received from the directors as on 31st March, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
- e. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in “Annexure B”.
- f. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
  - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements
  - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative
  - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
  - iv) a) The Management has represented that, to the best of its knowledge and belief, as disclosed in notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity,

including foreign entity (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

- b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in notes to the accounts, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v) Since, the Company has neither paid or declared any dividend during the year nor proposed any dividend for the year, hence, reporting requirement of clause (f) of rule 11 of the Companies (Audit and Auditors) Rules, 2014 are not applicable on the Company.
- vi) Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended March 31, 2024 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2024.

**With respect to the matter to be included in the Auditors' Report under section 197(16) of the Act:**

In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of section 197 of the Act. The remuneration paid to any director is not in excess of the limits laid down under section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under section 197(16) of the Act which are required to be commented upon by us.

**For Chitranjan Agarwal & Associates**  
**Chartered Accountants**  
**F.R.N. 029812N**

**Sd/-**  
**Chitranjan Agarwal**  
**Partner**  
**M. No. 537391**  
**Place: New Delhi**  
**Date: 22-05-2024**  
**UDIN: 24537391BKCQRB9376**

## **“Annexure A” to the Auditors' Report**

*(Referred to in our Audit Report of even date)*

**As required by the Companies (Auditor's Report) Order, 2020 (“the Order”) issued by the Central Government in terms of Section 143(11) of the Act, we give in the Annexure as follows:-**

- i) In respect of the Company's Property, Plant and Equipment and Intangible Assets:
  - a) The company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and relevant details of right-of-use assets;  
  
There are no intangible assets in the company.
  - b) The fixed assets were physically verified, during the year by the Management in accordance with a regular program of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanation given to us, no material discrepancies were noticed on such verification.
  - c) According to the information and explanations given to us and the records examined by us, The title deeds of immovable properties shown in the financial statements are held in the name of the company.
  - d) The Company has not revalued any of its Property, Plant and Equipment during the year.
  - e) No proceedings have been initiated during the year or are pending against the Company as at March 31, 2024 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- ii) In respect of inventories, we state that: -
  - a) Physical verification of inventory has been / has not been conducted at reasonable intervals by management. In our opinion, the coverage and procedure by the management is appropriate. The aggregate of discrepancies of 10% or more in

each class of inventory noticed have been properly dealt with in the books of account.

- b) The Company has not been sanctioned working capital limits in excess of ₹ 5 crore, in aggregate, at any points of time during the year, from banks or financial institutions on the basis of security of current assets and hence reporting under clause 3(ii)(b) of the Order is not applicable.
- iii) The company has granted unsecured loans to parties other than subsidiaries, joint ventures and associates during the year, in respect of which we state that: -
- a) The aggregate amount during the year, and balance outstanding at the balance sheet date with respect to such loans: -

Particulars	Loans – unsecured (Amt. in Rs. Lakhs)
Aggregate amount granted/ provided during the year - others	-
Balance outstanding as at balance sheet date in respect of above cases	577.56

- b) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that the terms of all loans provided are not prejudicial to the company's interest.
- c) According to the information and explanations given to us and based on the audit procedures performed by us, the schedule of repayment of principal and payment of interest has been stipulated by the Company for all the loans and are regular.
- d) According to the information and explanations given to us and based on the audit procedures performed by us, there are no such cases wherein amount is overdue. Hence reporting under clause 3(iii)(d) of the Order is not applicable.
- e) According to the information and explanations given to us and based on the audit procedures performed by us, there are no loan or advance in the nature of loan granted which has fallen due during the year, has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties. Hence reporting under clause 3(iii)(e) of the Order is not applicable.

- f) The Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year. Hence, reporting under Clause 3(iii)(f) of the Order is not applicable.
- iv) According to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 with respect to loans and investments made, guarantees provided and has not provided any security under the provisions of said sections.
- v) As per the information and explanations given to us, the Company has not accepted any deposits as mentioned in the directives issued by the Reserve Bank of India and the provisions of section 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Accordingly, paragraph 3(v) of the Order is not applicable.
- vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under sub-section (1) to Section 148 of the Companies Act, 2013 in respect of services rendered by the Company.
- vii) In respect of statutory dues: -
- a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues including Income-tax, Goods and Services Tax and other material statutory dues have generally been regularly deposited during the period by the Company with the appropriate authorities.
- No undisputed amounts payable in respect of the aforesaid dues were outstanding as at 31st March 2024 for period more than 6 months from the date of becoming payable
- b) As at 31<sup>st</sup> March, 2024, according to the information and explanation given to us and on the basis of our examination of records of the Company, there are no dues of Income Tax and Goods & Services Tax which have not been deposited with the appropriate authorities on account of any dispute.



- viii) There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- ix) With respect to the loans and borrowing obtained by the Company, we report that:
- a) According to the information and explanations given to us, the Company has not defaulted in any repayment of dues to any financial institution or bank.
  - b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared willful defaulter by any bank or financial institution or government or any government authority.
  - c) According to the information and explanations given to us, the Company has not taken any term loan during the year and there are no outstanding term loans at the beginning of the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.
  - d) According to the information and explanations given to us, and on an overall examination of the financial statements of the company, we report that no funds have been raised on short-term basis and hence, reporting under clause 3(ix)(d) of the Order is not applicable.
  - e) On an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries.
  - f) The Company has not raised any loans during the year and hence reporting on clause 3(ix)(f) of the Order is not applicable.
- x) With respect to Clause 3(x), we state that: -
- a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under Clause 3(x)(a) of the Order is not applicable.

- b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under Clause 3(x)(b) of the Order is not applicable.
- xi) In respect of reporting under clause 3(xi), we state that: -
- a) To the best of our knowledge and according to the information and explanations given to us, no material fraud by the Company and no material fraud on the Company has been noticed or reported during the year.
- b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.
- c) To the best of our knowledge and according to the information and explanations given to us, the company has not received any whistle blower complaints during the year and up to the date of this report. Hence reporting under clause 3(ix)(c) of the Order is not applicable.
- xii) According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- xiii) In our opinion and according to the information and explanations given to us the Company is in compliance with Section 188 & 177 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.
- xiv) With respect to reporting under clause 3(xiv), In our opinion and based on our examination, the company have an internal audit system commensurate with the size and nature of the business.
- xv) In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or persons connected with them as contemplated under the provisions of Section 192 of the Act. Accordingly, paragraph 3(xv) of the Order is not applicable to the Company.

- xvi) With respect to reporting under clause 3(xvi), we state that: -
- a) According to the information and explanations given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, paragraph 3(xvi) of the Order is not applicable to the Company.
  - b) According to the information and explanations given to us, the Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
  - c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India,) and accordingly reporting under clause 3(xvi)(c) and 3(xvi)(d) of the Order is not applicable.
- xvii) According to the information and explanations given to us, the Company has not incurred cash losses during the financial year and in immediately preceding financial year covered by our audit.
- xviii) There has been no resignation of the statutory auditors of the Company during the year.
- xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- xx) According to the information and explanations given to us, the Company is not meeting threshold limit specified in section 135(1) of the Act. Accordingly, reporting requirements under clause 3(xx)(a) and (b) of the Order is not applicable for the year.

xxi) There are no qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies included in the consolidated financial statements.

**For Chitranjan Agarwal & Associates**  
**Chartered Accountants**  
**F.R.N. 029812N**

**Sd/-**  
**Chitranjan Agarwal**  
**Partner**  
**M. No. 537391**

**Place: New Delhi**  
**Date: 22-05-2024**  
**UDIN: 24537391BKCQRB9376**

## **“Annexure B” to the Auditors' Report**

*(Referred to in our Audit Report of even date)*

The Annexure referred to in our report to the members of **MAX HEIGHTS INFRASTRUCTURE LIMITED** for the year Ended on **31<sup>st</sup> March 2024**.

### **Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)**

We have audited the internal financial controls over financial reporting of **MAX HEIGHTS INFRASTRUCTURE LIMITED** as of March 31, 2024 in conjunction with our audit of the consolidated financial statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

#### **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

### **Meaning of Internal Financial Controls Over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and
- (3) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

### **Inherent Limitations of Internal Financial Controls Over Financial Reporting**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the

internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India

**For Chitranjan Agarwal & Associates**  
**Chartered Accountants**  
**F.R.N. 029812N**

**Sd/-**  
**Chitranjan Agarwal**  
**Partner**  
**M. No. 537391**

**Place: New Delhi**  
**Date: 22-05-2024**  
**UDIN: 24537391BKCQRB9376**

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Balance Sheet as at March 31, 2024**

(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	Note No.	Figures as at the end of current reporting period	Figures as at the end of the previous reporting period
1	2	3	4
<b>ASSETS</b>			
<b>(1) Non Current Assets</b>			
(a) Property, Plant and Equipment	2.1	128.52	151.86
(b) Financial Assets			
(i) Investments	2.2	110.36	110.21
(ii) Loans		-	-
(iii) Others (to be specified)	2.3	1.20	1.20
(c) Deferred tax assets (net)	2.4	6.27	6.68
(d) Other non-current assets		-	-
		246.35	269.95
<b>(2) Current assets</b>			
(a) Inventories	2.5	1,887.66	3,669.74
(b) Financial Assets			
(i) Investments	2.2	-	0.90
(ii) Trade receivables	2.6	3.24	3.24
(iii) Cash and cash equivalents	2.7	85.98	95.94
(v) Loans	2.8	577.56	58.21
(vi) Others (to be specified)	2.3	750.40	325.26
(c) Current Tax Assets (Net)		-	-
(d) Other current assets		-	-
		3,304.85	4,153.29
<b>Total Assets</b>		<b>3,551.20</b>	<b>4,423.24</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>	2.9		
(a) Equity Share capital		1,560.92	1,560.92
(b) Other Equity		1,739.75	1,708.94



**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Balance Sheet as at March 31, 2024**

(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	Note No.	Figures as at the end of	Figures as at the end of
		current reporting period	of the previous reporting period
1	2	3	4
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	2.10	97.47	906.90
(ii) Trade payables		-	-
(iii) Other financial liabilities (other than those specified in item (b), to be specified)		-	-
(b) Provisions		-	-
(c) Deferred tax liabilities (Net)		-	-
(d) Other non-current liabilities		-	-
<b>Current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	2.10	33.95	34.88
(ii) Trade payables	2.11	-	6.86
(iii) Other financial liabilities (other than those specified in item (c))	2.12	107.80	202.60
(b) Other current liabilities		-	-
(c) Provisions	2.13	11.32	2.14
(d) Current Tax Liabilities (Net)		-	-
<b>Total Equity and Liabilities</b>		<b>3,551.20</b>	<b>4,423.24</b>

See accompanying notes to the financial statements

In terms of our report attached

For and on behalf of the Board of Directors

For Chitranjan Agarwal & Associates  
Chartered Accountants  
Firm Regd. No. 029812N  
Sd/-  
Chitranjan Agarwal  
Partner  
Membership No. 537391

Sd/-  
Naveen Narang  
Managing Director & CFO  
DIN: 00095708

Sd/-  
Mansi Narang  
Director  
DIN: 07089546

Place : New Delhi  
Date : 22nd May 2024

Sd/-  
Sonali Mathur  
Company Secretary  
M. No: A62205

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Statement of Profit and Loss account for the year ended 31st March 2024**  
(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	Note No.	Figures for the current	Figures for the previous
		reporting period	reporting period
		Rs.	Rs.
I Revenue From Operations	2.14	2,220.53	603.97
II Other Income	2.15	69.23	0.16
<b>III Total Income (I+II)</b>		<b>2,289.76</b>	<b>604.13</b>
<b>EXPENSES</b>			
IV Purchases		328.13	155.10
Changes in inventories of finished goods, stock in trade and work in progress	2.16	1,782.08	242.01
Employee benefits expense	2.17	35.92	36.60
Finance costs	2.18	38.46	82.31
Depreciation and amortization expense	2.1	23.33	14.86
Other expenses	2.19	39.31	49.46
<b>Total expenses (IV)</b>		<b>2,247.22</b>	<b>580.34</b>
<b>V Profit/(loss) before exceptional items and tax (I- IV)</b>		<b>42.54</b>	<b>23.78</b>
VI Exceptional Items		-	-
<b>VII Profit/(loss) before tax (V-VI)</b>		<b>42.54</b>	<b>23.78</b>
Tax expense:			
VIII (1) Current tax		11.32	2.14
(2) Deferred tax		0.41	0.73
		<b>11.73</b>	<b>2.88</b>
IX Profit (Loss) for the period from continuing operations (VII-VIII)		30.81	20.91
X Profit/(loss) from discontinued operations		-	-
XI Tax expense of discontinued operations		-	-
XII Profit/(loss) from Discontinued operations (after tax) (X-XI)		-	-
<b>XIII Profit/(loss) for the period (IX+XII)</b>		<b>30.81</b>	<b>20.91</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Statement of Profit and Loss account for the year ended 31st March 2024**  
(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	Note No.	Figures for the current	Figures for the previous
		reporting period	reporting period
		Rs.	Rs.
Other Comprehensive Income		-	-
A (i) Items that will not be reclassified to profit or loss			
(ii) Income tax relating to items that will not be reclassified to profit or loss	XIV		
B (i) Items that will be reclassified to profit or loss			
(ii) Income tax relating to items that will not be reclassified to profit or loss			
<b>Total Comprehensive Income for the period (XIII+XIV)(Comprising Profit (Loss) and Other Comprehensive Income for the period)</b>	XV	<b>30.81</b>	<b>20.91</b>
<b>Earnings per equity share</b>			
(1) Basic		0.20	0.13
(2) Diluted		0.20	0.13

See accompanying notes to the financial statements

In terms of our report attached

For and on behalf of the Board of Directors

For Chitranjan Agarwal & Associates  
Chartered Accountants  
Firm Regd. No. 029812N  
Sd/-  
Chitranjan Agarwal  
Partner  
Membership No. 537391

Sd/-  
Naveen Narang  
Managing Director & CFO  
DIN: 00095708

Sd/-  
Mansi Narang  
Director  
DIN: 07089546

Place : New Delhi  
Date : 22nd May 2024

Sd/-  
Sonali Mathur  
Company Secretary  
M. No: A62205

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Statement of Cash Flow**

(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	For the year ended	For the year ended
	March 31,2024	March 31,2024
	Rs.	Rs.
<b>A. Cash flow from operating activities</b>		
Net Profit / (Loss) before extraordinary items and tax	42.54	23.78
<u>Adjustments for:</u>		
Depreciation and amortisation	23.33	14.86
Interest Received	(30.36)	(7.12)
Interest	38.46	82.31
Less: Profit on sale of Investment	(3.74)	-
Less: Last Year Provision		-
Operating profit / (loss) before working capital changes	70.23	113.83
<u>Changes in working capital:</u>		
Adjustments for (increase) / decrease in operating assets:		
Inventories	1,782.08	242.01
Trade receivables	-	17.42
Short Term Loans & Advances	(519.35)	(4.77)
Other non current assets	-	-
Other current assets	(425.14)	(242.17)
Short Term Provisions	9.18	(22.92)
Trade Payable & Other liabilities	(101.66)	90.27
Cash Generated from Operating activities	815.34	193.68
Taxes Paid	11.32	2.14
<b>Net Cash Flow from operating activities</b>	<b>804.02</b>	<b>191.53</b>
<b>B. Cash Flow from Investing Activities</b>		
Purchase of Fixed Assets/Investments	(0.15)	(131.75)
Sale of Fixed Assets/Investments	4.64	-
Interest received	30.36	7.12
<b>Net Cash Flow from Investing Activities</b>	<b>34.85</b>	<b>(124.63)</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Statement of Cash Flow**

(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	For the year ended March 31,2024	For the year ended March 31,2024
	Rs.	Rs.
<b>C. Cash Flow from Financing Activities</b>		
Proceeds from Borrowing	(810.37)	86.90
Interest Payments	(38.46)	(82.31)
	<b>(848.82)</b>	<b>4.59</b>
<b>Net Cash Flow during the year (A+B+C)</b>	<b>(9.96)</b>	<b>71.49</b>
Cash & Cash Equivalent (Opening Balance) (D)	95.94	24.46
Cash & Cash Equivalent (Closing Balance) (E)	85.98	95.94
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	<b>(9.96)</b>	<b>71.49</b>

In terms of our report attached

For and on behalf of the Board of Directors

For Chitranjan Agarwal & Associates  
Chartered Accountants  
Firm Regd. No. 029812N  
Sd/-  
Chitranjan Agarwal  
Partner  
Membership No. 537391

Sd/-  
Naveen Narang  
Managing Director & CFO  
DIN: 00095708

Sd/-  
Mansi Narang  
Director  
DIN: 07089546

Place : New Delhi  
Date : 22nd May 2024

Sd/-  
Sonali Mathur  
Company Secretary  
M. No: A62205

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

## **2.1 PROPERTY, PLANT AND EQUIPMENT**

### **Accounting Policies**

Property, plant and equipment are stated at cost, less accumulated depreciation and impairment, if any. Costs directly attributable to acquisition are capitalized until the property, plant and equipment are ready for use, as intended by the management. The Company depreciates property, plant and equipment over their estimated useful lives using the straight-line method. The estimated useful lives of assets are as follows:

<b>S.No.</b>	<b>Assets</b>	<b>Life as per schedule II</b>	<b>Life Taken</b>
1	Vehicles	8 Years	8 Years
2	Computers	3 Years	3 Years
3	Mobile Phone	5 Years	5 Years
4	Office Equipment	5 years	5 years

*@Based on technical evaluation, the management believes that the useful lives as given above best represent the period over which management expects to use these assets.*

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**

(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**Following are the changes in the carrying value of property, plant and equipment for the year ended March 31, 2024**

Particulars	Vehicle	Office Equipment	Computer	Mobile Phone	Total
Gross carrying value as at April 1, 2023	261.41	0.70	1.66	1.33	265.09
Additions	-	-	-	-	-
Deletions	-	-	-	-	-
<b>Gross carrying value as at March 31, 2024</b>	<b>261.41</b>	<b>0.70</b>	<b>1.66</b>	<b>1.33</b>	<b>265.09</b>
Accumulated depreciation as at April 1, 2023	109.90	0.66	1.54	1.15	113.25
Depreciation	23.19	-	0.03	0.11	23.33
Accumulated depreciation on deletions	-	-	-	-	-
<b>Accumulated depreciation as at March 31, 2024</b>	<b>133.09</b>	<b>0.66</b>	<b>1.57</b>	<b>1.26</b>	<b>136.58</b>
<b>Carrying value as at March 31, 2024</b>	<b>128.32</b>	<b>0.03</b>	<b>0.09</b>	<b>0.07</b>	<b>128.52</b>
<b>Carrying value as at April 1, 2023</b>	<b>151.51</b>	<b>0.03</b>	<b>0.12</b>	<b>0.18</b>	<b>151.86</b>

**Notes:**

- (i) No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.
- (ii) The Company does not own any immovable property (other than properties held as stock in trade)
- (iii) No revaluation made during the year and previous year.

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.2 INVESTMENTS**

Investments are either classified as current or long-term based on Management's intention at the time of purchase. Current investments are carried at the lower of cost and fair value of each investment individually. Long term investments are carried at cost less provisions recorded to recognize any decline, if any, other than temporary, in the carrying value of each investment

***Investments***

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Unquoted	Unquoted
	Rs.	Rs.
<b>In India</b>		
<b><u>Non Current Investments</u></b>		
<b><u>Other Investments (Refer Note A Below)</u></b>		
(a) Investment in Properties	-	-
(b) Investment in Equity Instrument <i>(Investment Stated as cost)</i>	110.36	110.21
(c) Investment in Preference Shares	-	-
<b><u>Current Investments</u></b>		
<b><u>Non Trade, Unquoted and Fully Paid</u></b>		
<i>(Investment stated at Cost)</i>		
Investment in Mutual Funds <i>Axis Equity Fund</i>	-	0.90
<b>Total</b>	<b>110.36</b>	<b>111.11</b>
Less : Provision for diminution in the value of Investments	-	
<b>Total</b>	<b>110.36</b>	<b>111.11</b>



**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**Note A: Details of Other Investments - F.Y. 2023-24**

Name of the Body Corporate	M/s Maxheights Promoters Private Limited	M/s Icon Realcon Private Limited	M/s Maxheights Awass Private Limited	M/s Maxheights Developers Private Limited	M/s Ranjitgarh Finance Company Private Limited	M/s New Delhi Realcon Private Limited
Subsidiary / Associate / JV/ Controlled Entity / Others	Other	Other	Other	Other	Other	Other
No of Share/Units	396,000	545,000	1,500	64,600	388,800	576,000
Quoted / Unquoted	Unquoted	Unquoted	Unquoted	Unquoted	Unquoted	Unquoted
Party Paid/ Fully Paid	Fully Paid	Fully Paid	Fully Paid	Fully Paid	Fully Paid	Fully Paid
Extend of Holding	19.80%	15.14%	15%	12.19%	9.98%	19.96%
<b>Amount Invested as on 31st March 2024</b>	39.60	54.50	0.15	6.46	3.89	5.76
<b>Amount Invested as on 1st April 2023</b>	39.60	54.50	-	6.46	3.89	5.76

**2.3 Other Financial Assets**

Particulars	As at 31 March, 2024 Rs.	As at 31 March, 2023 Rs.
<b>Non Current</b>		
Security Deposit	1.20	1.20
	1.20	1.20
<b><u>Current</u></b>		
Balances with government authorities		
Unsecured, considered good		
(i) FBT Refundable	-	0.38
(ii) Income Tax Refund Refundable	12.97	19.80
(iii) Advance Income Tax	0.52	7.28
(iv) TDS/TCS	25.74	9.57

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**

(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

Particulars	As at 31 March, 2024 Rs.	As at 31 March, 2023 Rs.
(v) Income Tax Demand (Appeal)	0.25	0.25
(vi) Cess Refundable	0.53	0.53
(vii) GST	4.95	2.33
Others		
(i) Deposits (Booking of Plot & Flat)	324.27	34.20
(ii) Prepaid Insurance	1.89	0.55
(iv) Advances Recoverable	10.00	0.16
(v) Other	0.12	0.20
(vi) EMD	369.15	250.00
Total	750.40	325.26
<b>Total</b>	<b>751.60</b>	<b>326.46</b>

## 2.4 Deferred Tax Assets (Net)

### Accounting Policy

Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted by the Balance Sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognized as income or expense in the period that includes the enactment or the substantive enactment date. A deferred income tax asset is recognized to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilized. Deferred income taxes are not provided on the undistributed earnings of subsidiaries and branches where it is expected that the earnings of the subsidiary or branch will not be distributed in the foreseeable future. The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**

(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

Deferred tax assets and deferred tax liabilities have been offset wherever the Company has a legally enforceable right to set off current tax assets against current tax liabilities and where the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority.

The gross movement in the deferred income tax account for the year ended March 31, 2024 are as follows:

Particulars	Deferred Tax Liability/(Asset)	Change in Current Year	Deferred Tax Liability/(Asset)
	As at 01.04.2023		As at 31.03.2024
Difference between book and tax depreciation	-3.49	0.41	-3.08
Brought Forward Unabsorbed Business Loss (2007-08)	-2.68	-	-2.68
Brought Forward Unabsorbed Depreciation (2007-08)	-0.54	-	-0.54
Others (Loss on Sale of Fixed Assets)	0.02	-	0.02
<b>Total</b>	<b>-6.68</b>		<b>-6.27</b>

Note: There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account. Also there are no previously unrecorded income and unrelated assets which are to be recorded in the books of accounts during the year.

**2.5 Inventories**

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
<i>Finished Goods</i>		
Real Estate	1,887.66	3,669.74
<b>Total</b>	<b>1,887.66</b>	<b>3,669.74</b>

@ Valued at cost, unless otherwise stated

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.6 Trade Receivables**

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
<i>Trade Receivable</i>		
Secured Considered Good	-	-
Unsecured Considered Good exceeding six months	3.24	3.24
	3.24	3.24
<b>Total</b>	3.24	3.24

**Expected credit loss for trade receivables under simplified approach**

*Real estate business*

The Company's trade receivables does not have any expected credit loss as registry of properties sold is generally carried out once the Company receives the entire payment. During the periods presented, the Company made no write-offs of trade receivables and no recoveries from receivables previously written off

*Rental business*

In respect of trade receivables, the Company considers provision for lifetime expected credit loss. Given the nature of business operations, the Company's trade receivables has low credit risk as the Company holds security deposits equivalents ranging from three to six months rentals. Further historical trends indicate any shortfall between such deposits held by the Company and amounts due from customers have been negligible

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.7 Cash and Cash Equivalents**

**Accounting Policy**

Cash and cash equivalents comprise cash in hand, demand deposits with banks/corporations and short-term highly liquid investments that are readily convertible into known amount of cash and are subject to an insignificant risk of change in value.

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
Balance with Banks		
In Current Accounts	57.79	92.93
In Deposits	25.31	-
Cash in Hand	2.89	3.01
<b>Total</b>	<b>85.98</b>	<b>95.94</b>

Cash and cash equivalents as at March 31, 2024 and March 31, 2023 include restricted cash and bank balances of Rs. 0.18 lakh and Rs. 2.89 lakh respectively. The restrictions are primarily on account of bank balances held in unpaid dividend bank accounts.

**2.8 Loans**

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
<b>A. Loans - At Amorisred cost</b>		
Unsecured Considered Good		
Advance to Employees	2.15	2.29
Other Loans	575.41	55.93
	577.56	58.21
Less: Impairment loss allowance	-	-
<b>Total</b>	<b>577.56</b>	<b>58.21</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

Particulars	As at 31 March, As at 31 March, 2023	
	2024	2023
	Rs.	Rs.
<b>B. Secured/ unsecured</b>		
a. Secured by tangible assets	-	-
b. Unsecured	577.56	58.21
	577.56	58.21
Less: Impairment loss allowance	-	-
<b>Total</b>	<b>577.56</b>	<b>58.21</b>
<b>C. Loans inside India</b>		
a. Public Sector	-	-
b. Others	577.56	58.21
	577.56	58.21
Less: Impairment loss allowance	-	-
<b>Total</b>	<b>577.56</b>	<b>58.21</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
SD-65, PITAMPURA, NEW DELHI - 110034

**Notes forming part of the financial statements for the year ended 31st March 2024**  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.9 Statement of Change in Equity**

Particulars	Equity Share Capital	Other Equity						Total Equity attributable to equity holders of the Company
		Reserves & Surplus						
		Security Premium Account	Retained Earning	General Reserve	Share options Outstanding	Capital Reserve		
Capital Reserve	Business transfer adjustment reserve							
Balance as on April 1, 2023	1,560.92	1,277.28	782.62	-	-	-350.96	-	3,269.87
Changes in equity for the year ended March 31, 2024	-	-	-	-	-	-	-	-
Profit for the Period	-	-	30.81	-	-	-	-	30.81
<b>Balance as on March 31, 2024</b>	<b>1,560.92</b>	<b>1,277.28</b>	<b>813.43</b>	<b>-</b>	<b>-</b>	<b>-350.96</b>	<b>-</b>	<b>3,300.67</b>

**Reconciliation of number of shares and amount outstanding at the beginning and at the end of the reporting year**

Particulars	As at 31 March, 2024		As at 31 March, 2023	
	Number of shares	Amount	Number of shares	Amount
<b>Equity shares of Rs. 10 each</b>				
Opening balance	15,609,225	1,560.92	15,609,225	1,560.92
Balance share capital called up during the previous year	-	-	-	-
Issued during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>15,609,225</b>	<b>1,560.92</b>	<b>15,609,225</b>	<b>1,560.92</b>

**Terms / rights, preference and restriction attached to equity shares**

(i) In respect of equity shares, voting rights shall be in same proportion as the capital paid upon such equity share.

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**Details of shareholder holding more than 5% shares in the Company:**

Name of shareholder	As at 31 March, 2024		As at 31 March, 2023	
	Number of shares	% of Holding	Number of shares	% of Holding
NAVEEN NARANG	3,863,894.00	24.75	3,863,894.00	24.75
SATISH CHANDER NARANG	1,736,251.00	11.12	1,736,251.00	11.12
SUMITRA NARANG	1,405,964.00	9.01	586,963.00	3.76
MANAN NARANG	-	-	819,001.00	5.25
RANJITGARH FINANCE COMPANY PRIVATE LIMITED	948,200.00	6.07	948,200.00	6.07
<b>TOTAL</b>	<b>7,954,309</b>	<b>50.96</b>	<b>7,954,309</b>	<b>50.96</b>

**Shareholding of Promoters:**

Promoter Name	As at 31 March, 2024			As at 31 March, 2023		
	Number of shares	Percentage of total shares	Percentage of change during the year	Number of shares	Percentage of total shares	Percentage of change during the year
NAVEEN NARANG	3,863,894.00	24.75	-	3,863,894.00	24.75	-
SATISH CHANDER NARANG	1,736,251.00	11.12	-	1,736,251.00	11.12	-
MANAN NARANG	-	-	-5.25%	819,001.00	5.25	-
SUMITRA NARANG	1,405,964.00	9.01	5.25%	586,963.00	3.76	-
MANSI NARANG	384,396.00	2.46	-	384,396.00	2.46	-
S C NARANG AND SONS HUF	76,500.00	0.49	-	76,500.00	0.49	-
SUPRIYA NARANG	60,000.00	0.38	-	60,000.00	0.38	-
PARVEEN KUMAR NARANG	60,000.00	0.38	-	60,000.00	0.38	-
NAVEEN NARANG HUF	3,000.00	0.02	-	3,000.00	0.02	-
PITAMPURA LEASING AND HOUSING FINANCE LIMITED	416,169.00	2.67	-	416,169.00	2.67	-
NARANG INTERMEDIARIES PRIVATE LIMITED	232,173.00	1.49	-	232,173.00	1.49	-
<b>TOTAL</b>	<b>8,238,347</b>	<b>52.78</b>	<b>-</b>	<b>8,238,347</b>	<b>52.78</b>	<b>-</b>



**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**

(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

There are no shares issued by way of bonus shares or issued for consideration other than cash and no shares were bought back during the period of five years immediately preceding the reporting date.

**Nature of reserves**

**Retained earnings:**

Retained earnings is used to record profit / (loss) for the year. This amount is utilized as per the provision of Companies Act, 2013.

**Securities premium:**

Securities premium reserve is used to record the premium on issuance of equity shares. This reserve can be utilised as per the provisions of the Companies Act, 2013.

**2.10 Borrowings (Other than debt securities)**

Particulars	As on March 31, 2024	As on March 31, 2023
<b>Non Current Liabilities</b>		
<b>Borrowing Outside India</b>	-	-
<b>Borrowing In India</b>		
<b>Secured</b>		
Mercedes Benz Financial Services India (P) Ltd		
- Repayable after 1 year	27.34	61.29
<b>Unsecured</b>		
Loans and advances from related parties (Refer Note below)	-	540.00
Loans and advances from others	70.13	305.61
	97.47	906.90

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

Particulars	As on March 31, 2024	As on March 31, 2023
<b>Current Liability</b>		
<b>Borrowing In India</b>		
<b>Secured</b>		
Yes Bank Limited	-	3.60
Mercedes Benz Financial Services India (P) Ltd	33.95	31.28
	33.95	34.88
	131.41	941.78

**Additional Disclosure regarding Borrowings**

Particulars	Loans and advances from related parties	
	As on March 31, 2024	As on March 31, 2023
Mansi Narnag	-	260.00
Pitampura Leasing & Housing Finance Ltd	-	280.00
<b>Total</b>	-	540.00

During the periods presented, there were no defaults in the repayment of principal and interest.

The company has used the borrowings from banks and financial institutions for the specific purpose for which it was taken at the balance sheet date.

The Company has not been declared wilful defaulter by any bank or financial institution.

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.11 Trade Payables**

Particulars	As at 31 March, 2024 Rs.	As at 31 March, 2023 Rs.
<b>Trade Payable</b>		
(i) total outstanding dues of micro enterprises and small enterprises;	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	6.86
<b>Total</b>	<b>-</b>	<b>6.86</b>

2.9 Disclosure relating to Micro, Small and Medium Enterprises Development Act, 2006 is as follows:

Particulars	As at 31 March, 2024	As at 31 March, 2023
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting	-	-
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until when the interest dues as above are actually paid	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

**2.9 Trade Payables aging schedule**

As at 31 March, 2024

Particulars	Outstanding for following periods from due date of payment				
	Unbilled Dues	Less than 1 year	1-2 years	2-3 years	More than 3 years
i. MSME	-	-	-	-	-
ii. Others	-	-	-	-	-
iii. Disputed Dues - MSME	-	-	-	-	-
iv. Disputed Dues - Others	-	-	-	-	-

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**

(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**As at 31 March, 2023**

Particulars	Outstanding for following periods from due date of payment				
	Unbilled Dues	Less than 1 year	1-2 years	2-3 years	More than 3 years
i. MSME	-	-	-	-	-
ii. Others	-	6.79	0.07	-	-
iii. Disputed Dues - MSME	-	-	-	-	-
iv. Disputed Dues - Others	-	-	-	-	-

**2.12 Other Financial Liabilities**

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
<b>Current</b>		
Other payables		
i) Statutory remittances		
TDS Payable	6.02	3.14
Dividend unpaid a/c	-	2.69
GST Payable	0.15	0.07
(ii) Advances from Customers	100.00	194.80
(iii) Expenses payable		
Audit fees	1.58	1.35
Others	0.05	0.55
	107.80	202.60
<b>Total</b>	<b>107.80</b>	<b>202.60</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.13 Provisions**

Particulars	As at 31 March, 2024 Rs.	As at 31 March, 2023 Rs.
<b>Current</b>		
Provision for Income tax	11.32	2.14
<b>Total</b>	<b>11.32</b>	<b>2.14</b>

**2.14 Revenue from Operations**

In Respect of Real Estate Transaction

Definition of 'revenue' given in the IndAS 18 is broad compared to the definition of 'revenue' given in existing AS 9 because it covers all economic benefits that arise in the ordinary course of activities of an entity which result in increases in equity, other than increases relating to contributions from equity participants. On the other hand, as per the existing AS 9, revenue is gross inflow of cash, receivables or other consideration arising in the course of the ordinary activities of an enterprise from the sale of goods, from the rendering of services, and from the use by others of enterprise resources yielding interest, royalties and dividends. In case of Real Estate transaction, the same is recognised only when registry of same is done only after entire payment relating to same is recovered from the customer thus adoption of IND AS 18 doesn't have any impact on revenue recognition.

Particulars	As at 31 March, 2024 Rs.	As at 31 March, 2023 Rs.
Sale of Real Estate/ Property	2,195.00	555.00
Lease Rental	-	42.00
Interest Income		
Loans & Advances	25.53	6.97
<b>Total</b>	<b>2,220.53</b>	<b>603.97</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**

(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**Additional Disclosure Regarding Revenue Recognition**

**1. Sale of land and plots**

Sale of land and plots (including development rights) is recognized in the financial year in which the agreement to sell/application forms (containing salient terms of agreement to sell) is executed and there exists no uncertainty in the ultimate collection of consideration from buyers.

**2. Rental Income**

Rental income is recognized on a straight-line basis over the terms of the lease, except for contingent rental income which is recognized when it arises and where scheduled increase in rent compensates the lessor for expected inflationary costs. Rental income is recognized after deducting settlement amount.

**3. Interest income**

Interest income is recorded on accrual basis using the effective interest rate (EIR) method

**2.15 Other Income**

Particulars	As at 31 March,	As at 31 March,
	2024	2023
	Rs.	Rs.
Profit on Sale of Investment	3.74	-
Other Interest/Short & Excess	0.66	0.01
FDR Interest	4.83	0.15
Other Income	60.00	-
<b>Total</b>	<b>69.23</b>	<b>0.16</b>

**1. Other Income**

Other income is amount forfeited from customer due to default in commitment.

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.16 Changes in inventories of finished goods, stock in trade and work in progress**

Particulars	As at 31 March,	As at 31 March,
	2024	2023
	Rs.	Rs.
Inventory at beginning of the year (Real Estate)	3,669.74	3,911.75
Inventory at the closing of the year (Real Estate)	1,887.66	3,669.74
<b>Total</b>	<b>1,782.08</b>	<b>242.01</b>

**2.17 Employee benefits expense**

Particulars	As at 31 March,	As at 31 March,
	2024	2023
	Rs.	Rs.
Salaries	17.92	18.60
Director's Remuneration	18.00	18.00
<b>Total</b>	<b>35.92</b>	<b>36.60</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.18 Finance Cost**

Particulars	As at 31 March,	As at 31 March,
	2024	2023
	Rs.	Rs.
<b>Interest on</b>		
Car Loan	6.51	2.65
Borrowings	31.87	79.38
Other - Statutory Interest		
On TDS	0.00	0.02
On Income Tax	-	0.18
Bank Charges	0.08	0.09
<b>Total</b>	<b>38.46</b>	<b>82.31</b>



**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.19 Other Expenses**

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
Insurance	1.52	0.74
Telephone Charges	-	0.13
Printing, Stationery and Courier Expenses	1.35	0.90
Electricity, GAS And Water Expenses	0.93	4.06
Advertisement	2.19	1.79
Website Maintenance	0.36	0.36
Vehicle Running and Maintenance	3.91	0.12
Keyman Insurance Policy	2.00	2.00
Filing Fees	0.30	0.21
Legal and Professional Charges	9.19	13.64
Annual & Other Fees (BSE)	4.24	3.00
Property Tax	1.53	0.23
General Expenses	0.12	0.58
Share Exp	0.07	-
Rent Paid	-	2.00
Rent Settlement reversal	-	17.42
Repair & Maintenance	0.13	0.79
Director Sitting Fees	0.50	
Income Tax	7.21	
Compounding Fees	2.00	-
As Auditors - Statutory Audit	1.75	1.50
<b>Total</b>	<b>39.31</b>	<b>49.46</b>

## **NOTES TO STANDALONE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31<sup>ST</sup> MARCH 2024**

### **CORPORATE INFORMATION**

MAXHEIGHTS INFRASTRUCTURE LIMITED ('the Company') incorporated in India on July 28, 1981, a company incorporated under the laws of India. The Company's shares are publicly traded on the Bombay Stock Exchange ('BSE'), India. The Registered office of the Company is situated at SD – 65, Tower apartments. Pitampura, New Delhi - 110034

### **NATURE OF PRINCIPAL ACTIVITIES**

Maxheights Infrastructure Limited ('the Company') is engaged primarily in the business of real estate development. The operations of the Company span all aspects of real estate development, from the identification and acquisition of land, to planning, execution, construction and marketing of projects. The Company is also engaged in the business of maintenance services and recreational activities which are related to the overall development of real estate business. The Company is domiciled in India.

### **GENERAL INFORMATION AND STATEMENT OF COMPLIANCE WITH IND AS**

These standalone financial statements ('financial statements') of the Company have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified by Ministry of Corporate Affairs ('MCA') under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other relevant provisions of the Act. The Company has uniformly applied the accounting policies during the periods presented.

### **BASIS OF PREPARATION**

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

These financial statements have been prepared in accordance with the generally accepted accounting principles in India under the historical cost convention on accrual basis.

Based on the nature of products and the time between the acquisition of assets for processing and their realization in cash and cash equivalent, the Company has ascertained its operating cycle as twelve months for the purpose of current/ non-current classification of assets and liabilities.

## **RECENT ACCOUNTING PRONOUNCEMENT**

### **Use of estimates**

The preparation of the financial statements in conformity with Ind AS requires the management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. The application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed wherever required

Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

## **1. SUMMARY OF MATERIAL ACCOUNTING POLICIES**

The financial statements have been prepared using the significant accounting policies and measurement basis summarized below. These were used throughout all periods presented in the financial statements, except where the Company has applied certain accounting policies and exemptions upon transition to Ind-AS as summarized.

### **1.1 Current and non-current classification**

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set-out in the Act. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

## 1.2 Property, plant and equipment

### *Recognition and initial measurement*

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognized in statement of profit or loss as incurred

### *Subsequent measurement (depreciation and useful lives)*

Property, plant and equipment are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on property, plant and equipment is provided on a straight-line basis, computed on the basis of useful lives (as set-out below) prescribed in Schedule II to the Act:

S. No.	Assets	Life as per schedule II	Life Taken
1.	Vehicles	8 Years	8 Years
2.	Computers	3 Years	3 Years
3.	Mobile Phone	5 Years	5 Years
4.	Office Equipment	5 years	5 years

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

### *De-recognition*

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognized in the statement of profit and loss, when the asset is de-recognized.

## *Impairment*

At each balance sheet date, the Company reviews the carrying value of tangible and intangible assets for any possible impairment. An impairment loss is recognized when the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is determined as higher of the asset's net selling price or estimated future cash flows expected to arise from the continuing use of the assets and from their disposal at the end of their useful lives, which are discounted to their present value based on appropriate discount rates. For the purpose of assessing impairment, assets are grouped at the levels for which there are separately identifiable cash flows (cash generating unit). Assessment is done at each Balance Sheet date as to whether there is any indication that an impairment loss recognized for an asset in prior accounting period may no longer exist or may have decreased.

### **1.3 Revenue recognition**

Income is recognized when it is probable that the economic benefits will flow to the Company and it can be reliably measured. Revenue is measured at the fair value of the consideration received/receivable net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of revenue transaction the details of same is mentioned under note no. 2.14

Ind AS 115- Revenue from Contract with Customers: On March 28, 2018, Ministry of Corporate Affairs ("MCA") has notified the Ind AS 115, Revenue from Contract with Customers. The core principle of the new standard is that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Further the new standard requires enhanced disclosures about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with customers.

The standard permits two possible methods of transition:

- Retrospective approach - Under this approach the standard will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8 - Accounting Policies, Changes in Accounting Estimates and Errors
- Retrospectively with cumulative effect of initially applying the standard recognized at the date of initial application (Cumulative catch - up approach)

## 1.4 Financial Instruments

Financial assets and financial liabilities are recognized when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs, except for those carried at fair value through profit or loss which are measured initially at fair value. Subsequent measurement of financial assets and financial liabilities is described below

### a. Investment in equity instruments of subsidiaries

Investment in equity instruments of subsidiaries are stated at cost as per Ind AS 27 'Separate Financial Statements.

### b. Investments in other equity instruments

Investments in equity instruments are classified as at cost

### c. Investments in mutual funds

Investments in mutual funds are measured at cost.

### *De-recognition of financial assets*

A financial asset is primarily de-recognized when the contractual rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

### **Offsetting of financial instruments**

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously

### **Other financial assets**

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not

increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

## **1.5 Inventories**

Inventories are valued as under:

- Cost of construction/development material is valued at lower of cost or net realizable value.
- Building material and consumable stores are valued at cost, which is determined on the basis of FIFO.
- Land is valued at cost, which is determined on average method. Cost includes cost of acquisition and all related costs.
- Unsold Portion / Portion under construction is shown at cost under the head stock in trade Construction Activity.

## **1.6 Employee Benefits**

Short term employee benefits are recognized in the year during which the services have been rendered.

The employees of the Company are entitled to compensate absences which are non-accumulating in nature. Expense on non-accumulating compensated absences is recognized in the period in which the absences occur.

No employee of the company has been into employment of the company for more than 5 Years. Therefore no provision is accrued for gratuity and leave encashment

## **1.7 Borrowing Cost**

Financial Costs relating to borrowed funds attributable to the acquisition or construction of fixed assets which takes substantial period of time to get ready for its intended use is capitalized as part of the cost of that asset. The interest cost incurred for funding a qualifying asset during the construction period is capitalized based on actual investment in the asset at the average interest rate for specific borrowings. However, financing costs (including interest) on fixed assets purchased on deferred credit basis or on the monies borrowed for the construction or acquisition of fixed assets are not capitalized to the extent that such costs relate to periods after such assets are ready to be put to use.

## **1.8 Taxes on Income**

Income tax expense comprises current and deferred income tax. Income tax expense is recognized in net profit in the Statement of Profit and Loss. Current income tax for current and prior periods is recognized at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the Balance Sheet date. Deferred income tax assets and liabilities are recognized for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted by the Balance Sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognized as income or expense in the period that includes the enactment or the substantive enactment date. A deferred income tax asset is recognized to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilized. Deferred income taxes are not provided on the undistributed earnings of subsidiaries and branches where it is expected that the earnings of the subsidiary or branch will not be distributed in the foreseeable future. The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to



settle on a net basis, or to realize the asset and settle the liability simultaneously. (Refer Note 2.4)

## 1.9 Trade Receivable

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument. (For Details regarding Type of Trade Receivable and expected Loss refer Note 2.6)

## 1.10 Earnings Per Share

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders(after deducting attributable taxes) by the weighted-average number of equity shares outstanding during the period. The weighted-average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted-average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

S. No.	PARTICULARS	For the year ended March 31, 2024	For the year ended March 31, 2023
A.	Net Profit Available for Shareholders	30.81	20.91
B.	No. of Equity Shares	15609225	15609225
C.	EPS	0.20	0.13
D.	Diluted No. of Equity Share	-	-
E.	DEPS	0.20	0.13

### **1.11 Cash & Cash equivalents**

- Cash and cash equivalents comprise of cash and cash on deposit with banks and corporations. The Company considers all highly liquid investments with a remaining maturity at the date of purchase of three months or less and that are readily convertible to known amounts of cash to be cash equivalents.
- Cash in hand has been certified by the management at the close of the year

### **1.12 Current Assets**

In the opinion of the management, current assets, loans & advances have the value on the realization in the ordinary course of business equal to the amount at which they are stated and all known liabilities have been adequately provided for.

### **1.13 Cash Flow Statement**

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated. The company considers all highly liquid investments that are readily convertible to known amounts of cash to be cash equivalents.

Effective April 1, 2017, the Company adopted the amendment to Ind AS 7, which require the entities to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes, suggesting inclusion of a reconciliation between the opening and closing balances in the Balance Sheet for liabilities arising from financing activities, to meet the disclosure requirement. The adoption of amendment did not have any material impact on the financial statements.

### **1.14 Provisions and Contingencies**

- A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions

are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

- A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation or the amount of the obligation cannot be measured with sufficient reliability. Contingent liability has been disclosed in accordance with AS-29, issued by The Institute of Chartered Accountant of India

**As per our report of even date  
For Chitranjan Agarwal & Associates.  
Chartered Accountants  
Firm Reg. No. 029812N**

**For and on behalf of the Board of Directors**

**Sd/-  
Chitranjan Agarwal  
Partner  
M.No. 537391**

**Sd/-  
Naveen Narang  
Managing Director & CFO  
DIN: 00095708**

**Sd/-  
Mansi Narang  
Director  
DIN: 07089546**

**Place: New Delhi  
Date: 22.05.2024**

**Sd/-  
Sonali Mathur  
Company Secretary  
M. No: A62205**

#### 4. Notes to the Accounts

##### I. EXPENDITURE/EARNINGS IN FOREIGN CURRENCY (ON ACCRUAL BASIS)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
<b>Expenditure</b>		
On account of:		
Traveling	NIL	NIL
Interest	NIL	NIL
<b>Total:-</b>	<b>NIL</b>	<b>NIL</b>
<b>Earnings</b>		
Sale	NIL	NIL
<b>Total:-</b>	<b>NIL</b>	<b>NIL</b>

##### II. CIF VALUE OF IMPORTS

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Raw Materials	NIL	NIL
Consumables	NIL	NIL
Finished Goods	NIL	NIL
Capital Goods	NIL	NIL
<b>Total:-</b>	<b>NIL</b>	<b>NIL</b>

##### III. AUDITORS' REMUNERATION<sup>@</sup>

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Audit Fee	175000.00	150000.00
<b>Total:-</b>	<b>175000.00</b>	<b>150000.00</b>

##### IV. DETAILS OF DUES TO MICRO AND SMALL ENTERPRISES AS DEFINED UNDER THE MSMED ACT, 2006

The information regarding dues to micro and small enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management. This has been relied upon by the auditors.

## V. DIRECTORS' REMUNERATION

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Salary	18.00 Lacs	18.00 Lacs
Others	Nil	Nil
<b>Total:-</b>	<b>18.00 Lacs</b>	<b>18.00 Lacs</b>

## VI. RELATED PARTY DISCLOSURES

In accordance with the requirements of Accounting Standards (AS) -18 on Related Party Disclosures, the names of the related parties where control exists and/or with whom transactions have taken place during the year and description of relationships, as identified and certified by the management are:

Sr. No.	Name of Related Party	Relationship
1.	Naveen Narang	Key Management Personnel (KMP)– Managing Director of the Company and Chief Financial Officer
2.	Mansi Narang	Key Management Personnel (KMP) – Director of the Company
3.	Gourav	Key Management Personnel (KMP) – Director of the company
4.	Shubham Mittal	Key Management Personnel (KMP) – Director of the company
5.	Sonali Mathur	Key Management Personnel (KMP)– Company Secretary of the company
6.	Kajal Goel	Key Management Personnel (KMP)– Company Secretary of the company
7.	Icon Realcon Private Limited	Enterprises Controlled by company– Subsidiary of Company
8.	Herika Narang	Relative of KMP
9.	Pitampura Leasing & Housing Finance Ltd.	Enterprises in which KMP exercise significant influence

Nate (a): Transactions with related parties:

Sr.No.	Nature of transaction (excluding reimbursement)	Key Management Personnel (KMP)	Others	Opening Balance 01/04/2023	During the year	Closing Balance 31/03/2024
1	Balance of Unsecured Loan	Mansi Narang		260.00	(260.00)	-
	Interest Paid				4.57	
2	Remuneration paid	Naveen Narang		-	18.00	-
3.	Balance of Unsecured Loan		Pitampura Leasing & Housing Finance Limited	280.00	280.00	-
	Interest Paid			-	9.85	-
4.	Salary		Herika Narang	-	8.10	-
5.	Remuneration Paid	Sonali Mathur		-	4.05	-
6.	Remuneration Paid	Kajal Goel		-	3.06	-

## VII. SEGMENTAL REPORTING

Ind AS 108 establishes standards for the way that public business enterprises report information about operating segments and related disclosures about products and services, geographic areas, and major customers. The Company's operations predominantly relate to Real Estate Development. Based on the 'management approach' as defined in Ind AS 108, Management evaluates the Company's performance and allocates resources based on an analysis of various performance indicators by business segments and geographic segments. Accordingly, information has been presented both along business segments and geographic segments. The accounting principles used in the preparation of the financial statements are consistently applied to record revenue and expenditure in individual segments, and are as set out in the significant accounting policies.

Segment reporting Policies:-

a) Identification of Segments:- Primary – Business Segment

Before Amalgamation the company was a single segment company. After amalgamation of three Transferor Companies, the company has identified three reportable segments viz. financing of vehicles and other finance, Real Estate business and dealing in stock and shares.

*Secondary – Geographical Segments*

The company operates entirely in India and hence no geographical segment has been made.

b) *Revenue and expenses* have been identified to the segment on the basis of relationship to operating activities of the segment. Revenue and expenses which relate to enterprise as a whole and are not allocable to a segment on reasonable basis have been disclosed as un-allocable expenses.

c) *Segment assets and liabilities* represent assets and liabilities in respective segments. Investments, tax related assets and other assets and liabilities that cannot be allocated to a segment on reasonable basis have been disclosed as unallocated assets and liabilities.

Particulars	Real Estate	Finance	Stock & Shares	Total
Revenue	2255.00	31.03	-	2286.03
Operating Profit of Segment	144.79	31.03	-	175.82
Less : Interest				38.46
Less : Un -allocable Expenditure net of Un - allocable Income				94.82
EBT				42.54
Less: Provision For Income Tax				11.32
Less: Provision of Deferred Tax Liability				0.41
Net Profit Available				30.81

**VIII.** The title deeds of all the immovable properties, as disclosed in the financial statements, are held in the name of the company

**IX. Valuation of Property Plant & Equipment, intangible asset**

The Company has not revalued its property, plant and equipment during the current or previous year.

**X. Loans or advances to specified persons**

"No loans or advances in the nature of loans are granted to promoters, directors, KMPS and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are repayable on demand or without specifying any terms or period of repayment.

**XI. Details of benami property held**

The Company do not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

**XII. Willful Defaulter**

The Company is not declared as willful defaulter by any bank or financial institution (as defined under the Companies Act, 2013) or consortium thereof or other lender in accordance with the guidelines on willful defaulters issued by the Reserve Bank of India.

**XIII. Relationship with Struck off Companies**

The Company has no transactions with the companies struck off under Section 248 of the Companies Act, 2013 or Section 560 of the Companies Act, 1956.

**XIV. Registration of charges or satisfaction with Registrar of Companies**

There are no charges or satisfaction yet to be registered with Registrar of Companies (ROC) beyond the statutory period.



## XV. Compliance with number of layers of companies

The Company has complied with the number of layers prescribed under the Section 2(87) of the Companies Act, 2013 read with Companies (Restriction on number of layers) Rules, 2017.

## XVI. Ratio Analysis and its elements

Ratio	Numerator	Denominator	31 <sup>st</sup> March 2024	31 <sup>st</sup> March 2023
Current –Ratio ( in times)	Current Assets	Current Liability	21.59	16.85
Debt Equity Ratio (in times)	Debt Capital	Shareholder's Equity	0.04	0.29
Return on Equity Ratio (in %)	Profit for the year	Average Shareholder's Equity	0.93	0.64
Inventory Turnover Ratio (in times)	COGS	Average Inventory	0.76	0.10
Trade Receivables turnover ratio (in times)	Net Sales	Average trade receivables	677.47	49.10
Net capital turnover ratio (In times)	Sales	Working capital (CA-CL)	0.70	0.15
Net profit ratio (in %)	Net Profit	Sales	1.94	4.05
Interest Coverage Ratio	EBITDA	Interest	2.71	1.47
Debt Service Coverage Ratio	EBITDA – CAPEX	Principal Repayment + Interest	1.42	-0.11
Return on Capital employed ( in %)	Earnings before interest and tax	Capital Employed	2.45%	2.54%

## XVII. Compliance with approved Scheme(s) of Arrangements

The Company has not entered into any scheme of arrangement which has an accounting impact on current or previous financial year

## XVIII. Utilization of Borrowed funds and share premium:

- i. The Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

- ii. The Company have not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries."

#### **XIX. Corporate Social Responsibility (CSR)**

The Company does not meet the condition of sec 135 of companies Act 2013 that's why not covered under Sec 135 of the companies Act

#### **XX. Details of Crypto Currency or Virtual Currency**

The Company has not traded or invested in crypto currency or virtual currency during the current or previous year.

#### **XXI. Utilisation of borrowings availed from banks and financial institutions**

The borrowings obtained by the company from banks and financial institutions have been applied for the purposes for which such loans were taken.

#### **XXII. Undisclosed income**

There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded previously in the books of account.

**XXIII.** Previous Year's figure has been regrouped / reclassified wherever necessary to correspond with current year's classification / disclosure.

**XXIV.** Notes 1 to 4 forms the integral part of the financial statements.

**As per our report of even date  
For Chitranjan Agarwal & Associates.  
Chartered Accountants  
Firm Reg. No. 029812N**

**For and on behalf of the Board of Directors**

**Sd/-  
Chitranjan Agarwal  
Partner  
M.No. 537391**

**Sd/-  
Naveen Narang  
Managing Director & CFO  
DIN: 00095708**

**Sd/-  
Mansi Narang  
Director  
DIN: 07089546**

**Place: New Delhi  
Date: 22.05.2024**

**Sd/-  
Sonali Mathur  
Company Secretary  
M. No: A62205**

**Independent Auditor's Report**  
**To the Members of M/s. Max heights Infrastructure Limited**  
**Report on the Consolidated Financial Statements**

### **Opinion**

We have audited the accompanying consolidated financial statements of **M/s. Max Heights Infrastructure Limited** which comprises the Balance Sheet as at March 31, 2024, the Statement of Profit and Loss, and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, and profit/loss, and its cash flows for the year ended on that date.

### **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### **Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

## **Information other than the financial statements & Auditor's Report thereon**

The company's management and board of directors is responsible for the other information. The other information comprises the information included in Board Report but does not include the financial statements and our auditor's report thereon. The Board Report is expected to be made available to us after the date of this auditor's report.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

In connection with our audit report of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Board Report, if we conclude that there is material misstatement therein, we are required to communicate the matter to those charged with governance and if required issue a revised Audit report on financial statement.

## **Responsibility of Management for the Consolidated Financial Statements**

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these consolidated financial statements that give a true and fair view of the financial position, financial performance, (changes in equity) and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

That the Board of Directors is also responsible for overseeing the company's financial reporting process

### **Auditor's Responsibility for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has in place adequate internal financial controls with reference to consolidated financial statements and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management and Board of Directors in the consolidated financial statements.

- Conclude on the appropriateness of management's and Board of Director's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

### **Report on Other Legal and Regulatory Requirements**

As required by Section 143(3) of the Act, based on our audit and on the consideration of report on separate financial statements and the other financial information of subsidiaries and associates as noted in the other matter paragraph, we report to the extent applicable, that:

- a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b. In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
- c. The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, and the Consolidated Cash Flow Statement dealt with by this Report are in agreement with the books of account maintained for the purpose of preparation of consolidated financial statements.
- d. In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e. On the basis of the written representations received from the directors as on 31st March, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2024 from being appointed as a director in terms of Section 164 (2) of the Act.
- f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
- g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
  - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements
  - ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative
  - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company



- iv) a) The Management has represented that, to the best of its knowledge and belief, as disclosed in notes to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- b) The Management has represented, that, to the best of its knowledge and belief, as disclosed in notes to the accounts, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
- c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- v) Since, the Company has neither paid or declared any dividend during the year nor proposed any dividend for the year, hence, reporting requirement of clause (f) of rule 11 of the Companies (Audit and Auditors) Rules, 2014 are not applicable on the Company.
- vi) Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended March 31, 2024 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with.

As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2024.

**With respect to the matter to be included in the Auditors' Report under section 197(16) of the Act:**

In our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its directors during the current year is in accordance with the provisions of section 197 of the Act. The remuneration paid to any director is not in excess of the limits laid down under section 197 of the Act. The Ministry of Corporate Affairs has not prescribed other details under section 197(16) of the Act which are required to be commented upon by us.

**For Chitranjan Agarwal & Associates**  
**Chartered Accountants**  
**F.R.N. 029812N**

**Sd/-**  
**Chitranjan Agarwal**  
**Partner**  
**M.No. 537391**

**Place: New Delhi**  
**Date: 22.05.2024**  
**UDIN: 24537391BKCQRA5644**

## **Annexure “A” to the Independent Auditor's Report**

*(Referred to in paragraph 1 (f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Max Heights Infrastructure Limited of even date)*

### **Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)**

In conjunction with our audit of the consolidated financial statements of the Company as of and for the year ended March 31, 2024, we have audited the internal financial controls over financial reporting of Max Heights Infrastructure Limited (hereinafter referred to as “Company”) and its subsidiary companies, which are companies incorporated in India, as of that date.

#### **Management's Responsibility for Internal Financial Controls**

The Board of Directors of the Company and its subsidiary companies, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the respective Companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (“the ICAI”). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### **Auditor's Responsibility**

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Company and its subsidiary companies, which are companies incorporated in India, based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing, prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether

adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting of the Company and its subsidiary companies, which are companies incorporated in India.

### **Meaning of Internal Financial Controls Over Financial Reporting**

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

### **Inherent Limitations of Internal Financial Controls Over Financial Reporting**

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the

internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### **Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the Company and its subsidiary companies, which are companies incorporated in India, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2024, based on the internal control over financial reporting criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

**For Chitranjan Agarwal & Associates**

**Chartered Accountants**

**F.R.N. 029812N**

**Sd/-**

**Chitranjan Agarwal**

**Partner**

**M. No. 537391**

**Place: New Delhi**

**Date: 22.05.2024**

**UDIN: 24537391BKCQRA5644**

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Consolidated Balance Sheet as at March 31, 2024**  
(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	Note No.	Figures as at the end of current reporting period	Figures as at the end of the previous reporting period
1	2	3	4
<b>ASSETS</b>			
<b>(1) Non Current Assets</b>			
(a) Property, Plant and Equipment	2.1	129.61	153.13
(b) Financial Assets			
(i) Investments	2.2	55.86	55.71
(ii) Loans		-	-
(iii) Others (to be specified)	2.3	13.15	13.15
(c) Deferred tax assets (net)	2.4	6.40	6.81
(d) Other non-current assets		-	-
		205.02	228.79
<b>(2) Current assets</b>			
(a) Inventories	2.5	12,207.72	13,815.10
(b) Financial Assets			
(i) Investments	2.2	-	0.90
(ii) Trade receivables	2.6	23.02	48.83
(iii) Cash and cash equivalents	2.7	115.46	265.06
(v) Loans	2.8	212.56	58.21
(vi) Others (to be specified)	2.3	912.89	489.84
(c) Current Tax Assets (Net)		-	-
(d) Other current assets		-	-
		13,471.65	14,677.95
<b>Total Assets</b>		<b>13,676.67</b>	<b>14,906.74</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>	2.9		
(a) Equity Share capital		1,560.92	1,560.92
(b) Other Equity		1,391.11	1,354.10
<b>Non Controlling Interest</b>		14.39	-250.80

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Consolidated Balance Sheet as at March 31, 2024**  
(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	Note No.	Figures as at the end of current reporting period	Figures as at the end of the previous reporting period
1	2	3	4
<b>LIABILITIES</b>			
<b>Non-current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	2.10	3,771.03	5,009.31
(ii) Trade payables		-	-
(iii) Other financial liabilities (other than those specified in item (b), to be specified)		-	-
(b) Provisions		-	-
(c) Deferred tax liabilities (Net)		-	-
(d) Other non-current liabilities		-	-
<b>Current liabilities</b>			
(a) Financial Liabilities			
(i) Borrowings	2.10	3,257.20	3,476.12
(ii) Trade payables	2.11	2,662.81	2,668.15
(iii) Other financial liabilities (other than those specified in item (c))	2.12	1,007.88	1,086.80
(b) Other current liabilities		-	-
(c) Provisions	2.13	11.32	2.14
(d) Current Tax Liabilities (Net)		-	-
<b>Total Equity and Liabilities</b>		<b>13,676.67</b>	<b>14,906.74</b>

See accompanying notes to the financial statements

In terms of our report attached

For and on behalf of the Board of Directors

For Chitranjan Agarwal & Associates  
Chartered Accountants  
Firm Regd. No. 029812N  
Sd/-  
Chitranjan Agarwal  
Partner  
Membership No. 537391

Sd/-  
Naveen Narang  
Managing Director & CFO  
DIN: 00095708

Sd/-  
Mansi Narang  
Director  
DIN: 07089546

Place : New Delhi  
Date : 22nd May 2024

Sd/-  
Sonali Mathur  
Company Secretary  
M. No: A62205

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Statement of Consolidated Profit and Loss account for the year ended 31st March 2024**  
(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	Note No.	Figures for the current	Figures for the previous
		reporting period	reporting period
		Rs.	Rs.
I Revenue From Operations	2.14	2,241.53	718.40
II Other Income	2.15	70.32	4.21
<b>III Total Income (I+II)</b>		<b>2,311.85</b>	<b>722.61</b>
<b>EXPENSES</b>			
IV Cost of materials consumed		-	-
Purchases		502.83	278.43
Changes in inventories of finished goods, stock in trade and work in progress	2.16	1,607.38	150.01
Employee benefits expense	2.17	37.22	36.60
Finance costs	2.18	38.84	368.50
Depreciation and amortization expense	2.1	23.51	15.22
Other expenses	2.19	48.14	52.59
<b>Total expenses (IV)</b>		<b>2,257.92</b>	<b>901.35</b>
<b>V Profit/(loss) before exceptional items and tax (I- IV)</b>		<b>53.93</b>	<b>-178.74</b>
VI Exceptional Items		-	-
<b>Profit/(loss) before tax</b>		<b>53.93</b>	<b>-178.74</b>
<b>VII (V-VI)</b>		<b>53.93</b>	<b>-178.74</b>
Tax expense:			
VIII (1) Current tax		11.32	2.14
(2) Deferred tax		0.41	0.69
		<b>11.73</b>	<b>2.83</b>
IX Profit (Loss) for the period from continuing operations (VII-VIII)		42.20	-181.57
X Profit/(loss) from discontinued operations		-	-



**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Statement of Consolidated Profit and Loss account for the year ended 31st March 2024**  
(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	Note No.	Figures for the current	Figures for the previous
		reporting period	reporting period
		Rs.	Rs.
XI Tax expense of discontinued operations		-	-
XII Profit/(loss) from Discontinued operations (after tax) (X-XI)		-	-
XIII Profit/(loss) for the period (IX+XII)		42.20	-181.57
Other Comprehensive Income		-	-
A (i) Items that will not be reclassified to profit or loss			
(ii) Income tax relating to items that will not be reclassified to			
XIV profit or loss			
B (i) Items that will be reclassified to profit or loss			
(ii) Income tax relating to items that will not be reclassified to			
profit or loss			
<b>Minority Interest</b>		<b>5.19</b>	<b>-92.15</b>
<b>XV Profit and Loss Transferred to CPL Adjustment A/c</b>		<b>37.01</b>	<b>-89.42</b>
<b>Earnings per equity share</b>			
(1) Basic		0.24	0.00
(2) Diluted		0.24	0.00

See accompanying notes to the financial statements

In terms of our report attached

For and on behalf of the Board of Directors

For Chitranjan Agarwal & Associates  
Chartered Accountants  
Firm Regd. No. 029812N  
Sd/-  
Chitranjan Agarwal  
Partner  
Membership No. 537391

Sd/-  
Naveen Narang  
Managing Director & CFO  
DIN: 00095708

Sd/-  
Mansi Narang  
Director  
DIN: 07089546

Place : New Delhi  
Date : 22nd May 2024

Sd/-  
Sonali Mathur  
Company Secretary  
M. No: A62205

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Statement of Consolidated Cash Flow**  
(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	For the year ended March 31,2024	For the year ended March 31,2023
	Rs.	Rs.
<b>A. Cash flow from operating activities</b>		
Net Profit / (Loss) before extraordinary items and tax	53.93	(178.74)
<u>Adjustments for:</u>		
Depreciation and amortisation	23.51	15.22
Interest Received	(31.45)	(11.17)
Interest Paid	38.84	368.50
Less: Profit on sale of Investment	(3.74)	-
Less: Last Year Provision	-	-
Operating profit / (loss) before working capital changes	81.09	193.82
<u>Changes in working capital:</u>		
<i>Adjustments for (increase) / decrease in operating assets:</i>		
Inventories	1,607.40	150.01
Trade receivables	25.81	(28.17)
Short Term Loans & Advances	(154.35)	(4.77)
Other assets	(423.05)	(295.22)
Short Term Provisions	9.18	(22.92)
Trade Payable & Other liabilities	(84.26)	88.97
Cash Generated from Operating activities	1,061.83	81.71
Taxes Paid	11.32	2.14
<b>Net Cash Flow from operating activities</b>	<b>1,050.51</b>	<b>79.57</b>
<b>B. Cash Flow from Investing Activities</b>		
Purchase of Fixed Assets/investments	(0.15)	(131.75)
Sale of Investments	4.64	-
Issue of Share Capital	260.00	-
Interest received	31.45	11.17
<b>Net Cash Flow from Investing Activities</b>	<b>295.94</b>	<b>(120.58)</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**  
**CIN: L67120DL1981PLC179487**

**Statement of Consolidated Cash Flow**

(All amount are in Rupees Lakh, Except share data and unless otherwise stated)

Particulars	For the year ended March 31,2024	For the year ended March 31,2023
	Rs.	Rs.
<b>C. Cash Flow from Financing Activities</b>		
Proceeds from Borrowing	(1,457.20)	639.98
Interest Payments	(38.84)	(368.50)
	(1,496.04)	271.48
<b>Net Cash Flow during the year (A+B+C)</b>	<b>(149.60)</b>	<b>230.47</b>
Cash & Cash Equivalent (Opening Balance) (D)	265.06	34.59
Cash & Cash Equivalent (Closing Balance) (E)	115.46	265.06
<b>Net Increase/(Decrease) in Cash &amp; Cash Equivalents</b>	<b>(149.60)</b>	<b>230.47</b>

In terms of our report attached

For and on behalf of the Board of Directors

For Chitranjan Agarwal & Associates  
Chartered Accountants  
Firm Regd. No. 029812N  
Sd/-  
Chitranjan Agarwal  
Partner  
Membership No. 537391

Sd/-  
Naveen Narang  
Managing Director & CFO  
DIN: 00095708

Sd/-  
Mansi Narang  
Director  
DIN: 07089546

Place : New Delhi  
Date : 22nd May 2024

Sd/-  
Sonali Mathur  
Company Secretary  
M. No: A62205

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

## **2.1 PROPERTY, PLANT AND EQUIPMENT**

### **Accounting Policies**

Property, plant and equipment are stated at cost, less accumulated depreciation and impairment, if any. Costs directly attributable to acquisition are capitalized until the property, plant and equipment are ready for use, as intended by the management. The Company depreciates property, plant and equipment over their estimated useful lives using the straight-line method. The estimated useful lives of assets are as follows:

<b>S.No.</b>	<b>Assets</b>	<b>Life as per schedule II</b>	<b>Life Taken</b>
1	Vehicles	8 Years	8 Years
2	Motor Cycle	10 years	10 years
3	Computer & Printer	3 Years	3 Years
4	Mobile Phone	5 Years	5 Years
5	Furniture	10 years	10 years
6	Refrigerator	5 years	5 years
7	Airconditioner	5 years	5 years
8	Office Equipment	5 years	5 years

*@Based on technical evaluation, the management believes that the useful lives as given above best represent the period over which management expects to use these assets.*

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**Following are the changes in the carrying value of property, plant and equipment for the year ended March 31, 2023**

Particulars	Air Conditioner	Furniture & Fixture	Printer	Refrigerator	Motor Cycle	Vehicle	Office Equipment	Computer	Mobile Phone	Total
Gross carrying value as at April 1, 2023	0.65	3.40	0.12	0.08	0.44	261.41	0.70	1.66	1.33	269.78
Additions	-	-	-	-	-	-	-	-	-	-
Deletions	-	-	-	-	-	-	-	-	-	-
<b>Gross carrying value as at March 31, 2024</b>	<b>0.65</b>	<b>3.40</b>	<b>0.12</b>	<b>0.08</b>	<b>0.44</b>	<b>261.41</b>	<b>0.70</b>	<b>1.66</b>	<b>1.33</b>	<b>269.78</b>
Accumulated depreciation as at April 1, 2023	0.61	2.28	0.11	0.07	0.34	109.90	0.66	1.53	1.15	116.65
Depreciation	-	0.16	-	-	0.02	23.19	-	0.03	0.11	23.51
Accumulated depreciation on deletions	-	-	-	-	-	-	-	-	-	-
<b>Accumulated depreciation as at March 31, 2024</b>	<b>0.61</b>	<b>2.44</b>	<b>0.11</b>	<b>0.07</b>	<b>0.36</b>	<b>133.09</b>	<b>0.66</b>	<b>1.56</b>	<b>1.26</b>	<b>140.16</b>
<b>Carrying value as at March 31, 2024</b>	<b>0.04</b>	<b>0.96</b>	<b>0.01</b>	<b>0.01</b>	<b>0.08</b>	<b>128.32</b>	<b>0.03</b>	<b>0.10</b>	<b>0.07</b>	<b>129.61</b>
<b>Carrying value as at April 1, 2023</b>	<b>0.04</b>	<b>1.12</b>	<b>0.01</b>	<b>0.01</b>	<b>0.10</b>	<b>151.51</b>	<b>0.03</b>	<b>0.12</b>	<b>0.18</b>	<b>153.13</b>

**Notes:**

- (i) No proceedings have been initiated on or are pending against the Company for holding benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and Rules made thereunder.
- (ii) The Company does not own any immovable property (other than properties held as stock in trade)
- (iii) No revaluation made during the year and previous year.

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.2 INVESTMENTS**

Investments are either classified as current or long-term based on Management's intention at the time of purchase. Current investments are carried at the lower of cost and fair value of each investment individually. Long term investments are carried at cost less provisions recorded to recognize any decline, if any, other than temporary, in the carrying value of each investment

For Accounting Policies please refer note no. 1

***Investments***

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Unquoted	Unquoted
	Rs.	Rs.
<b>In India</b>		
<b><u>Non Current Investments</u></b>		
<b><u>Other Investments (Refer Note A Below)</u></b>		
(a) Investment in Properties	-	-
(b) Investment in Equity Instrument <i>(Investment Stated as cost)</i>	55.86	55.71
(c) Investment in Preference Shares	-	-
<b><u>Current Investments</u></b>		
<b><u>Non Trade, Unquoted and Fully Paid</u></b>		
<b><u>(Investment stated at Cost)</u></b>		
Investment in Mutual Funds <i>Axis Equity Fund</i>	-	0.90
<b>Total</b>	<b>55.86</b>	<b>56.61</b>
Less : Provision for diminution in the value of Investments	-	
<b>Total</b>	<b>55.86</b>	<b>56.61</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

Notes forming part of the Consolidated financial statements for the year ended 31st March 2024  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**Note A: Details of Other Investments - F.Y. 2023-24**

Name of the Body Corporate	M/S MAX HEIGHTS AWAS PRIVATE LIMITED	M/s Maxheights Promoters Private Limited	M/s Maxheights Developers Private Limited	M/s Ranjitgarh Finance Company Private Limited	M/s New Delhi Realcon Private Limited
<b>Subsidiary / Associate / JV/ Controlled Entity / Others</b>	Other	Other	Other	Other	Other
No of Share/Units	1,500	396,000	64,600	388,800	576,000
Quoted / Unquoted	Unquoted	Unquoted	Unquoted	Unquoted	Unquoted
Party Paid/ Fully Paid	Fully Paid	Fully Paid	Fully Paid	Fully Paid	Fully Paid
Extend of Holding	15.00%	19.80%	12.19%	9.98%	19.96%
<b>Amount Invested as on 31st March 2024</b>	0.15	39.60	6.46	3.89	5.76
<b>Amount Invested as on 1st April 2023</b>	-	39.60	6.46	3.89	5.76

**2.3 Other Financial Assets**

Particulars	As at 31 March, 2024 Rs.	As at 31 March, 2023 Rs.
<b>Non Current</b>		
Security Deposit	13.15	13.15
	<u>13.15</u>	<u>13.15</u>
<b><u>Current</u></b>		
Advance to Supplier (Recoverable in Cash or in Kind) Unsecured Considered Good	40.98	58.38

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.3 Other Financial Assets**

Particulars	As at 31 March, 2024 Rs.	As at 31 March, 2023 Rs.
Balances with government authorities		
Unsecured, considered good		
(i) FBT Refundable	-	0.38
(ii) Income Tax Refund Refundable	16.92	19.80
(iii) Advance Income Tax	0.52	7.28
(iv) TDS/TCS	28.84	13.90
(v) Income Tax Demand (Appeal)	0.25	0.25
(vi) Cess Refundable	0.53	0.53
(vii) GST	48.32	33.06
(viii) VAT	57.28	57.28
(ix) TDS Excess Deposited	0.77	0.77
Others		
(i) Deposits (Booking of Plot & Flat)	324.27	34.20
(ii) Prepaid Insurance	1.89	0.55
(iii) Prepaid Expenses	-	0.05
(iv) Advances Recoverable	10.00	0.16
(v) Other	12.82	12.90
(vi) EMD	369.15	250.00
(vii) Interest Accrued on FDR	0.35	0.35
Total	912.89	489.84
<b>Total</b>	<b>926.04</b>	<b>502.99</b>



**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.4 Deferred Tax Assets (Net)**

**Accounting Policy**

Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted by the Balance Sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognized as income or expense in the period that includes the enactment or the substantive enactment date. A deferred income tax asset is recognized to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilized. Deferred income taxes are not provided on the undistributed earnings of subsidiaries and branches where it is expected that the earnings of the subsidiary or branch will not be distributed in the foreseeable future. The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

Deferred tax assets and deferred tax liabilities have been offset wherever the Company has a legally enforceable right to set off current tax assets against current tax liabilities and where the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority.

The gross movement in the deferred income tax account for the year ended March 31, 2024 are as follows:

Particulars	Deferred Tax	Change in Current	Deferred Tax
	Liability/(Asset)	Year	Liability/(Asset)
	As at 01.04.2023		As at 31.03.2024
Max Heights Infrastructure Limited	-6.68	0.41	-6.27
Icon Realcon (P) Ltd	-0.13	-	-0.13
<b>Total</b>	<b>-6.81</b>		<b>-6.40</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

Note: There is no income surrendered or disclosed as income during the current or previous year in the tax assessments under the Income Tax Act, 1961, that has not been recorded in the books of account. Also there are no previously unrecorded income and unrelated assets which are to be recorded in the books of accounts during the year.

**2.5 Inventories**

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
<i>Finished Goods</i>		
Real Estate	12,207.72	13,815.10
<b>Total</b>	12,207.72	13,815.10

@Valued at cost, unless otherwise stated

**2.6 Trade Receivables**

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
<i>Trade Receivable</i>		
Secured Considered Good	-	-
Unsecured Considered Good exceeding six months	23.02	45.59
<i>Unsecured Considered Good less than six months</i>	-	3.24
<b>Total</b>	23.02	48.83

**Expected credit loss for trade receivables under simplified approach**

*Real estate business*

The Company's trade receivables does not have any expected credit loss as registry of properties sold is generally carried out once the Company receives the entire payment. During the periods presented, the Company made no write-offs of trade receivables and no recoveries from receivables previously written off

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

Rental business

In respect of trade receivables, the Company considers provision for lifetime expected credit loss. Given the nature of business operations, the Company's trade receivables has low credit risk as the Company holds security deposits equivalents ranging from three to six months rentals. Further historical trends indicate any shortfall between such deposits held by the Company and amounts due from customers have been negligible

**2.7 Cash and Cash Equivalents**

**Accounting Policy**

Cash and cash equivalents comprise cash in hand, demand deposits with banks/corporations and short-term highly liquid investments that are readily convertible into known amount of cash and are subject to an insignificant risk of change in value.

Particulars	As at 31 March,	As at 31 March,
	2024	2023
	Rs.	Rs.
Balance with Banks		
In Current Accounts	85.42	260.01
In Deposits	25.31	-
Cash in Hand	4.73	5.05
<b>Total</b>	<b>115.46</b>	<b>265.06</b>

Cash and cash equivalents as at March 31, 2024 and March 31, 2023 include restricted cash and bank balances of Rs. 0.18 Lakh and Rs. 2.89 Lakh respectively. The restrictions are primarily on account of bank balances held in unpaid dividend bank accounts.

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

Notes forming part of the Consolidated financial statements for the year ended 31st March 2024  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.8 Loans**

Particulars	As at 31 March, As at 31 March, 2023	
	2024	
	Rs.	Rs.
<b>A. Loans - At Amorisred cost</b>		
Unsecured Considered Good		
Advance to Employees	2.15	2.29
Other Loans	210.41	55.93
	<u>212.56</u>	<u>58.21</u>
Less: Impairment loss allowance	-	-
<b>Total</b>	<b><u>212.56</u></b>	<b><u>58.21</u></b>
<b>B. Secured/ unsecured</b>		
a. Secured by tangible assets	-	-
b. Unsecured	212.56	58.21
	<u>212.56</u>	<u>58.21</u>
Less: Impairment loss allowance	-	-
<b>Total</b>	<b><u>212.56</u></b>	<b><u>58.21</u></b>
<b>C. Loans inside India</b>		
a. Public Sector	-	-
b. Others	212.56	58.21
	<u>212.56</u>	<u>58.21</u>
Less: Impairment loss allowance	-	-
<b>Total</b>	<b><u>212.56</u></b>	<b><u>58.21</u></b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

Notes forming part of the Consolidated financial statements for the year ended 31st March 2024  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.9 Statement of Change in Equity**

Particulars	Equity Share Capital	Other Equity						Total Equity attributable to equity holders of the Company
		Reserves & Surplus						
		Security Premium Account	Retained Earning	General Reserve	Share options Outstanding	Capital Reserve		
Business transfer adjustment reserve	Business transfer adjustment reserve							
Balance as on April 1, 2023	1,560.92	1,277.28	427.78	-	-	-350.96	-	2,915.02
Changes in equity for the year ended March 31, 2024	-	-	-	-	-	-	-	-
Profit for the Period	-	-	37.01	-	-	-	-	37.01
<b>Balance as on March 31, 2024</b>	<b>1,560.92</b>	<b>1,277.28</b>	<b>464.79</b>	<b>-</b>	<b>-</b>	<b>-350.96</b>	<b>-</b>	<b>2,952.03</b>

**Reconciliation of number of shares and amount outstanding at the beginning and at the end of the reporting year**

Particulars	As at 31 March, 2024		As at 31 March, 2023	
	Number of shares	Amount	Number of shares	Amount
<b>Equity shares of Rs. 10 each</b>				
Opening balance	15,609,225	1,560.92	15,609,225	1,560.92
Balance share capital called up during the previous year	-	-	-	-
Issued during the year	-	-	-	-
<b>Outstanding at the end of the year</b>	<b>15,609,225</b>	<b>1,560.92</b>	<b>15,609,225</b>	<b>1,560.92</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**Terms / rights, preference and restriction attached to equity shares**

(i) In respect of equity shares, voting rights shall be in same proportion as the capital paid upon such equity share.

**Details of shareholder holding more than 5% shares in the Company:**

Name of shareholder	As at 31 March, 2024		As at 31 March, 2023	
	Number of shares	% of Holding	Number of shares	% of Holding
NAVEEN NARANG	3,863,894.00	24.75	3,863,894.00	24.75
SATISH CHANDER NARANG	1,736,251.00	11.12	1,736,251.00	11.12
SUMITRA NARANG	1,405,964.00	9.01	586,963.00	3.76
MANAN NARANG	-	-	819,001.00	5.25
RANJITGARH FINANCE COMPANY PRIVATE LIMITED	948,200.00	6.07	948,200.00	6.07
<b>TOTAL</b>	<b>7,954,309</b>	<b>50.96</b>	<b>7,954,309</b>	<b>50.96</b>

**Shareholding of Promoters:**

Promoter Name	As at 31 March, 2024			As at 31 March, 2023		
	Number of shares	Percentage of total shares	Percentage of change during the year	Number of shares	Percentage of total shares	Percentage of change during the year
NAVEEN NARANG	3,863,894.00	24.75	-	3,863,894.00	24.75	-
SATISH CHANDER NARANG	1,736,251.00	11.12	-	1,736,251.00	11.12	-
MANAN NARANG	-	-	-5.25%	819,001.00	5.25	-
SUMITRA NARANG	1,405,964.00	9.01	5.25%	586,963.00	3.76	-
MANSI NARANG	384,396.00	2.46	-	384,396.00	2.46	-
S C NARANG AND SONS HUF	76,500.00	0.49	-	76,500.00	0.49	-
SUPRIYA NARANG	60,000.00	0.38	-	60,000.00	0.38	-
PARVEEN KUMAR NARANG	60,000.00	0.38	-	60,000.00	0.38	-
NAVEEN NARANG HUF	3,000.00	0.02	-	3,000.00	0.02	-
PITAMPURA LEASING AND HOUSING FINANCE LIMITED	416,169.00	2.67	-	416,169.00	2.67	-
NARANG INTERMEDIARIES PRIVATE LIMITED	232,173.00	1.49	-	232,173.00	1.49	-
<b>TOTAL</b>	<b>8,238,347</b>	<b>52.78</b>		<b>8,238,347</b>	<b>52.78</b>	<b>-</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

There are no shares issued by way of bonus shares or issued for consideration other than cash and no shares were bought back during the period of five years immediately preceding the reporting date.

**Nature of reserves**

**Retained earnings:**

Retained earnings is used to record profit / (loss) for the year. This amount is utilized as per the provision of Companies Act, 2013.

**Securities premium:**

Securities premium reserve is used to record the premium on issuance of equity shares. This reserve can be utilised as per the provisions of the Companies Act, 2013.

**2.10 Borrowings (Other than debt securities)**

Particulars	As on March 31, 2024	As on March 31, 2023
<b>Non Current Liabilities</b>		
<b>Borrowing Outside India</b>	-	-
<b>Borrowing In India</b>		
<b>Secured</b>		
<b>Mercedes Benz Financial Services India (P) Ltd</b>		
- Repayable after 1 year	27.34	61.29
<b>Unsecured</b>		
Loans and advances from related parties (Refer Note-1 below)	3,673.56	4,642.41
Loans and advances from others	70.13	305.61
	3,771.03	5,009.31

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

Notes forming part of the Consolidated financial statements for the year ended 31st March 2024  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.10 Borrowings (Other than debt securities)**

Particulars	As on March 31, 2024	As on March 31, 2023
<b>Current Liability</b>		
<b>Borrowing In India</b>		
Yes Bank Limited	-	3.60
Mercedes Benz Financial Services India (P) Ltd	33.95	31.28
<b>Un-Secured</b>		
Loans and advances from related parties (Refer Note-2 below)	587.39	777.39
Loans and advances from others	2,635.86	2,663.85
	3,257.20	3,476.12
	7,028.23	8,485.42

**Additional Disclosure regarding Borrowings (refer note-1)**

Particulars	Loans and advances from related parties	
	As on March 31, 2024	As on March 31, 2023
Mansi Narnag	135.00	395.00
Pitampura Leasing & Housing Finance Ltd	390.00	630.00
Naveen Narang	112.25	377.25
Manan Narang	90.02	183.87
Herika Narang	180.83	180.83
Rakesh Kumar Pahwa	1,520.94	1,585.94
Satish Chander Narang	100.00	100.00
Varun Kumar Sapra	95.50	77.50
Lalit Kumar Sapra	800.57	863.57
Anita Sapra	222.70	222.70
Ishani Sapra	14.55	14.55
Jitesh Sapra	11.20	11.20
<b>Total</b>	3,673.56	4,642.41



**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

Notes forming part of the Consolidated financial statements for the year ended 31st March 2024  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**Additional Disclosure regarding Borrowings (refer note-2)**

Particulars	Loans and advances from related	
	As on March 31, 2024	As on March 31, 2023
Ranjitgarh Finance Company (P) Ltd.	587.39	777.39
<b>Total</b>	<b>587.39</b>	<b>777.39</b>

During the periods presented, there were no defaults in the repayment of principal and interest.

The company has used the borrowings from banks and financial institutions for the specific purpose for which it was taken at the balance sheet date.

The Company has not been declared wilful defaulter by any bank or financial institution.

**2.11 Trade Payables**

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs	Rs.
<b>Trade Payable</b>		
(i) total outstanding dues of micro enterprises and small enterprises;	2.26	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	2,660.55	2,668.15
<b>Total</b>	<b>2,662.81</b>	<b>2,668.15</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.11 Disclosure relating to Micro, Small and Medium Enterprises Development Act, 2006 is as follows:**

Particulars	As at 31 March, 2024	As at 31 March, 2023
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting	2.26	-
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until when the interest dues as above are actually paid	-	-
<b>Total</b>	<b>2.26</b>	<b>-</b>

**2.11 Trade Payables aging schedule**

**As at 31 March, 2024**

Particulars	Outstanding for following periods from due date of payment				
	Unbilled Dues	Less than 1 year	1-2 years	2-3 years	More than 3 years
i. MSME	-	2.26	-	-	-
ii. Others	-	5.62	-	-	2,654.93
iii. Disputed Dues - MSME	-	-	-	-	-
iv. Disputed Dues - Others	-	-	-	-	-

**As at 31 March, 2023**

Particulars	Outstanding for following periods from due date of payment				
	Unbilled Dues	Less than 1 year	1-2 years	2-3 years	More than 3 years
i. MSME	-	-	-	-	-
ii. Others	-	13.15	0.07	-	2,654.93
iii. Disputed Dues - MSME	-	-	-	-	-
iv. Disputed Dues - Others	-	-	-	-	-

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

Notes forming part of the Consolidated financial statements for the year ended 31st March 2024  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.12 Other Financial Liabilities**

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
<b>Current</b>		
Other payables		
i) Statutory remittances		
TDS Payable	6.07	32.43
Dividend unpaid a/c	-	2.69
GST Payable	1.52	0.08
(ii) Advances from Customers	100.00	194.80
(iii) Advances against Booking	895.32	848.83
(iv) Expenses payable		
Audit fees	1.58	2.03
Others	3.39	5.94
	1,007.88	1,086.80
<b>Total</b>	<b>1,007.88</b>	<b>1,086.80</b>

**2.13 Provisions**

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
<b>Current</b>		
Provision for Income tax	11.32	2.14
<b>Total</b>	<b>11.32</b>	<b>2.14</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.14 Revenue from Operations**

In Respect of Real Estate Transaction

Definition of 'revenue' given in the Ind AS 18 is broad compared to the definition of 'revenue' given in existing AS 9 because it covers all economic benefits that arise in the ordinary course of activities of an entity which result in increases in equity, other than increases relating to contributions from equity participants. On the other hand, as per the existing AS 9, revenue is gross inflow of cash, receivables or other consideration arising in the course of the ordinary activities of an enterprise from the sale of goods, from the rendering of services, and from the use by others of enterprise resources yielding interest, royalties and dividends. In case of Real Estate transaction, the same is recognised only when registry of same is done only after entire payment relating to same is recovered from the customer thus adoption of IND AS 18 doesn't have any impact on revenue recognition.

Particulars	As at 31 March, 2024	As at 31 March, 2023
	Rs.	Rs.
Sale of Real Estate/ Property	2,195.00	555.00
Contract/Consultancy Receipt	21.00	73.74
Commission Income	-	40.20
Lease Rental	-	42.00
Other Receipt	-	0.50
Interest Income		
Loans & Advances	25.53	6.97
<b>Total</b>	<b>2,241.53</b>	<b>718.40</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

Notes forming part of the Consolidated financial statements for the year ended 31st March 2024  
(All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**Additional Disclosure Regarding Revenue Recognition**

**1. Sale of land and plots**

Sale of land and plots (including development rights) is recognized in the financial year in which the agreement to sell/application forms (containing salient terms of agreement to sell) is executed and there exists no uncertainty in the ultimate collection of consideration from buyers.

**2. Rental Income**

Rental income is recognized on a straight-line basis over the terms of the lease, except for contingent rental income which is recognized when it arises and where scheduled increase in rent compensates the lessor for expected inflationary costs. Rental income is recognized after deducting settlement amount.

**3. Interest income**

Interest income is recorded on accrual basis using the effective interest rate (EIR) method

**2.15 Other Income**

Particulars	As at 31 March,	As at 31 March,
	2024	2023
	Rs.	Rs.
Profit on Sale of Investment	3.74	-
Interest From Bank	5.92	4.20
Other Interest/Short & Excess	0.66	0.01
Other Income	60.00	-
<b>Total</b>	<b>70.32</b>	<b>4.21</b>

**1. Other Income**

Other income is amount forfeited from customer due to default in commitment

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

Notes forming part of the Consolidated financial statements for the year ended 31st March 2024  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.16 Changes in inventories of finished goods, stock in trade and work in progress**

Particulars	As at 31 March, 2024 Rs.	As at 31 March, 2023 Rs.
Inventory at beginning of the year (Real Estate)	13,815.10	13,965.11
Inventory at the closing of the year (Real Estate)	12,207.72	13,815.10
<b>Total</b>	<b>1,607.38</b>	<b>150.01</b>

**2.17 Employee benefits expense**

Particulars	As at 31 March, 2024 Rs.	As at 31 March, 2023 Rs.
Salaries	19.22	18.60
Director's Remuneration	18.00	18.00
<b>Total</b>	<b>37.22</b>	<b>36.60</b>

**2.18 Finance Cost**

Particulars	As at 31 March, 2024 Rs.	As at 31 March, 2023 Rs.
<b>Interest on</b>		
Car Loan	6.51	2.65
Borrowings	32.23	365.48
Other - Statutory Interest		
On TDS	-	0.09
On Income Tax	-	0.18
Bank Charges	0.10	0.11
<b>Total</b>	<b>38.84</b>	<b>368.50</b>

**MAX HEIGHTS INFRASTRUCTURE LIMITED**  
**SD-65, PITAMPURA, NEW DELHI - 110034**

**Notes forming part of the Consolidated financial statements for the year ended 31st March 2024**  
 (All amounts are in Rupees lakhs, except share data and unless otherwise stated)

**2.19 Other Expenses**

Particulars	As at 31 March, 2024 As at 31 March, 2023	
	Rs.	Rs.
Insurance	1.52	0.74
Telephone Charges	-	0.13
Printing, Stationery and Courier Expenses	1.35	0.90
Electricity, GAS And Water Expenses	5.92	5.84
Advertisement	2.24	1.89
Website Maintenance	0.36	0.36
Director Sitting Fees	0.50	-
Income Tax	7.21	-
Compounding Fees	2.00	-
Share Exp	0.07	-
Vehicle Running and Maintenance	3.91	0.12
Filing Fees	0.32	0.50
Legal and Professional Charges	12.81	13.85
Annual Fees (BSE)	4.24	3.00
House Tax	1.53	0.23
General Expenses	0.28	0.58
Rent Paid	-	2.00
Rent Settlement Reversed	-	17.42
Keyman Insurance Policy	2.00	2.00
Repair & Maintenance	0.13	0.79
As Auditors - Statutory Audit	1.75	2.25
<b>Total</b>	<b>48.14</b>	<b>52.59</b>

## **SUMMARY OF MATERIAL ACCOUNTING POLICIES AND OTHER EXPLANATORY INFORMATION**

### **CORPORATE INFORMATION**

MAXHEIGHTS INFRASTRUCTURE LIMITED ('the Holding Company') incorporated in India on July 28, 1981, a company incorporated under the laws of India. The Company's shares are publicly traded on the Bombay Stock Exchange ('BSE'), India and Calcutta Stock Exchange. The Registered office of the Company is situated at SD – 65, Tower Apartments Pitampura New Delhi - 110034

### **NATURE OF PRINCIPAL ACTIVITIES**

Maxheights Infrastructure Limited ('the Group') is engaged primarily in the business of real estate development and Financing Activity. The operations of the Group span all aspects of real estate development, from the identification and acquisition of land, to planning, execution, construction and marketing of projects. The Company is also engaged in the business of leasing, maintenance services and recreational activities which are related to the overall development of real estate business. The Company is domiciled in India.

### **GENERAL INFORMATION AND STATEMENT OF COMPLIANCE WITH IND AS**

These consolidated financial statements ('financial statements') of the Group have been prepared in accordance with the Indian Accounting Standards (hereinafter referred to as the 'Ind AS') as notified (by Ministry of Corporate Affairs ('MCA')) under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other relevant provisions of the Act. The Group has uniformly applied the accounting policies during the periods presented.

The consolidated financial statements for the year ended 31 March 2024 were authorized and approved by the Board of Directors on 22<sup>nd</sup> May 2024.

### **BASIS OF PREPARATION**

The Consolidated financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted



or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use.

These financial statements have been prepared in accordance with the generally accepted accounting principles in India under the historical cost convention on accrual basis.

Based on the nature of products and the time between the acquisition of assets for processing and their realization in cash and cash equivalent, the Company has ascertained its operating cycle as twelve months for the purpose of current/ non-current classification of assets and liabilities.

### **Use of estimates**

The preparation of the consolidated financial statements in conformity with Ind AS requires the management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. The application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in these financial statements have been disclosed wherever required

Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

### **Basis of Consolidation**

#### *Subsidiaries*

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power to direct the relevant activities of the entity.

The Group combines the financial statements of the Holding Company and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Intercompany transactions, balances and unrealized gain on transactions between group companies are eliminated. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests, presented as part of equity, represent the portion of a subsidiary's statement of profit and loss and net assets that is not held by the Group. Statement of profit and loss balance (including other comprehensive income ('OCI')) is attributed to the equity holders of the Holding Company and to the non-controlling interests basis the respective ownership interests and such balance is attributed even if this results in controlling interests having a deficit balance.

## **SUMMARY OF MATERIAL ACCOUNTING POLICIES**

The financial statements have been prepared using the significant accounting policies and measurement basis summarized below. These were used throughout all periods presented in the financial statements, except where the Company has applied certain accounting policies and exemptions upon transition to Ind AS summarized

### **1.1 Current and non-current classification**

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set-out in the Act. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

### **1.2 Property, plant and equipment**

#### *Recognition and initial measurement*

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the

Company. All other repair and maintenance costs are recognized in statement of profit or loss as incurred

*Subsequent measurement (depreciation and useful lives)*

Property, plant and equipment are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on property, plant and equipment is provided on a straight-line basis, computed on the basis of useful lives (as set-out below) prescribed in Schedule II to the Act:

S. No.	Assets	Life as per schedule II	Life Taken
1.	Vehicles	8 Years	8 Years
2.	Computers	3 Years	3 Years
3.	Mobile Phone	5 Years	5 Years
4.	Office Equipment	5 years	5 years
5.	Furniture and Fixtures	10 Years	10 Years
6.	Air conditioner	5 years	5 years
7.	Printer	3 Years	3 Years
8.	Refrigerator	5 Years	5 Years
9.	Motorcycle	10 Years	10 Years

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

*De-recognition*

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognized in the statement of profit and loss, when the asset is de-recognized.

*Impairment*

At each balance sheet date, the Company reviews the carrying value of tangible and intangible assets for any possible impairment. An impairment loss is recognized when the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is determined as higher of the asset's net selling price or estimated future cash flows

expected to arise from the continuing use of the assets and from their disposal at the end of their useful lives, which are discounted to their present value based on appropriate discount rates. For the purpose of assessing impairment, assets are grouped at the levels for which there are separately identifiable cash flows (cash generating unit). Assessment is done at each Balance Sheet date as to whether there is any indication that an impairment loss recognized for an asset in prior accounting period may no longer exist or may have decreased.

### 1.3 Revenue recognition

Revenue is recognized when it is probable that the economic benefits will flow to the Company and it can be reliably measured. Revenue is measured at the fair value of the consideration received/receivable net of rebate and taxes. The Company applies the revenue recognition criteria to each nature of revenue transaction the details of same is mentioned under note no. 2.15

Ind AS 115- Revenue from Contract with Customers: On March 28, 2018, Ministry of Corporate Affairs ("MCA") has notified the Ind AS 115, Revenue from Contract with Customers. The core principle of the new standard is that an entity should recognize revenue to depict the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. Further the new standard requires enhanced disclosures about the nature, amount, timing and uncertainty of revenue and cash flows arising from the entity's contracts with customers.

The standard permits two possible methods of transition:

- Retrospective approach - Under this approach the standard will be applied retrospectively to each prior reporting period presented in accordance with Ind AS 8 -Accounting Policies, Changes in Accounting Estimates and Errors
- Retrospectively with cumulative effect of initially applying the standard recognized at the date of initial application (Cumulative catch - up approach)

### 1.4 Cost of Revenue

Cost of constructed properties other than SEZ projects, includes cost of land (including cost of development rights/ land under agreements to purchase), estimated internal

development costs, external development charges, cost of development rights, construction and development cost, borrowing cost, construction materials, which is charged to the statement of profit and loss based on the percentage of completion method as explained in accounting policy for revenue from real estate projects above, in consonance with the concept of matching costs and revenue. Final adjustment is made on completion of the applicable project.

Cost of land and plots includes land (including development rights), acquisition cost, estimated internal development costs and external development charges, borrowing cost which is charged to the statement of profit and loss based on the percentage of land/plotted based on the percentage of completion method as explained in accounting policy for revenue from land and plots, in consonance with the concept of matching cost and revenue. Final adjustment is made on completion of the specific project.

## **1.5 Financial Instruments**

Financial assets and financial liabilities are recognized when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs, except for those carried at fair value through profit or loss which are measured initially at fair value. Subsequent measurement of financial assets and financial liabilities is described below

### **a. Investment in equity instruments of subsidiaries, joint ventures and associates**

Investment in equity instruments of subsidiaries, joint ventures and associates are stated at cost as per Ind AS 27 'Separate Financial Statements

### **b. Investments in other equity instruments**

Investments in equity instruments which are held for trading are classified as at fair value through profit or loss (FVTPL)

### **c. Investments in mutual funds**

Investments in mutual funds are measured at fair value through profit and loss (FVTPL).

### *De-recognition of financial assets*

A financial asset is primarily de-recognized when the contractual rights to receive cash flows from the asset have expired or the Company has transferred its rights to receive cash flows from the asset.

### **Offsetting of financial instruments**

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

### **Other financial assets**

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

## **1.6 Inventories**

Inventories are valued as under:

- Cost of construction/development material is valued at lower of cost or net realizable value.

- Building material and consumable stores are valued at cost, which is determined on the basis of FIFO
- Land is valued at cost, which is determined on average method. Cost includes cost of acquisition and all related costs.
- Unsold Portion / Portion under construction is shown at cost under the head stock in trade Construction Activity.

## **1.7 Employee Benefits**

Short term employee benefits are recognized in the year during which the services have been rendered.

The employees of the Company are entitled to compensate absences which are non-accumulating in nature. Expense on non-accumulating compensated absences is recognized in the period in which the absences occur.

No employee of the company has been into employment of the company for more than 5 Years. Therefore no provision is accrued for gratuity and leave encashment

## **1.8 Borrowing Cost**

Financial Costs relating to borrowed funds attributable to the acquisition or construction of fixed assets which takes substantial period of time to get ready for its intended use is capitalized as part of the cost of that asset. The interest cost incurred for funding a qualifying asset during the construction period is capitalized based on actual investment in the asset at the average interest rate for specific borrowings. However, financing costs (including interest) on fixed assets purchased on deferred credit basis or on the monies borrowed for the construction or acquisition of fixed assets are not capitalized to the extent that such costs relate to periods after such assets are ready to be put to use.

## **1.9 Taxes on Income**

Income tax expense comprises current and deferred income tax. Income tax expense is recognized in net profit in the Statement of Profit and Loss. Current income tax for current and prior periods is recognized at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively

enacted by the Balance Sheet date. Deferred income tax assets and liabilities are recognized for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

Deferred income tax assets and liabilities are measured using tax rates and tax laws that have been enacted or substantively enacted by the Balance Sheet date and are expected to apply to taxable income in the years in which those temporary differences are expected to be recovered or settled. The effect of changes in tax rates on deferred income tax assets and liabilities is recognized as income or expense in the period that includes the enactment or the substantive enactment date. A deferred income tax asset is recognized to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilized. Deferred income taxes are not provided on the undistributed earnings of subsidiaries and branches where it is expected that the earnings of the subsidiary or branch will not be distributed in the foreseeable future. The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

#### **1.10 Trade Receivable**

In respect of trade receivables, the Company applies the simplified approach of Ind AS 109, which requires measurement of loss allowance at an amount equal to lifetime expected credit losses. Lifetime expected credit losses are the expected credit losses that result from all possible default events over the expected life of a financial instrument. (For Details regarding Type of Trade Receivable and expected Loss refer Note 2.6)

#### **1.11 Earnings Per Share**

Basic earnings per share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting attributable taxes) by the weighted-average number of equity shares outstanding during the period. The weighted-average number of equity shares outstanding during the period is adjusted for events including a bonus issue.



For the purpose of calculating diluted earnings per share, the net profit or loss for the period attributable to equity shareholders and the weighted-average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

S. No.	PARTICULARS	For the year ended March 31, 2024	For the year ended March 31, 2023
A.	Net Profit Available for Shareholders	37.01	(89.42)
B.	No. of Equity Shares	15609225	15609225
C.	EPS	0.24	--
D.	Diluted No. of Equity Share	-	-
E.	DEPS	0.24	--

### 1.12 Cash & Cash equivalents

- Cash and cash equivalents comprise of cash and cash on deposit with banks and corporations. The Company considers all highly liquid investments with a remaining maturity at the date of purchase of three months or less and that are readily convertible to known amounts of cash to be cash equivalents.
- Cash in hand has been certified by the management at the close of the year

### 1.13 Current Assets

In the opinion of the management, current assets, loans & advances have the value on the realization in the ordinary course of business equal to the amount at which they are stated and all known liabilities have been adequately provided for.

### 1.14 Cash Flow Statement

Cash flows are reported using the indirect method, whereby profit for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated. The company considers all highly liquid investments that are readily convertible to known amounts of cash to be cash equivalents.

Effective April 1, 2017, the Company adopted the amendment to Ind AS 7, which require the entities to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes, suggesting inclusion of a reconciliation between the opening and closing balances in the Balance Sheet for liabilities arising from financing activities, to meet the disclosure requirement. The adoption of amendment did not have any material impact on the financial statements.

### **1.15 Provisions and Contingencies**

- A provision is recognized if, as a result of a past event, the Company has a present legal or constructive obligation that is reasonably estimable, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.
- A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation or the amount of the obligation cannot be measured with sufficient reliability. Contingent liability has been disclosed in accordance with AS-29, issued by The Institute of Chartered Accountant of India

### **1.16 Significant management judgment in applying accounting policies and estimation uncertainty**

The preparation of the Group's financial statements requires management to make judgments, estimates and assumptionsthat affect the reported amounts of revenues, expenses, assets and liabilities and the related disclosures.

Significant management judgments.

The following are significant management judgments inapplying the accounting policies of the Group that have themost significant effect on the financial statements.

- **Recognition of deferred tax assets** – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.
- **Evaluation of indicators for impairment of assets** – The evaluation of applicability of indicators of impairment of assets -requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets
- **Contingent liabilities** – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Group assesses the requirement of provisions against the outstanding warranties and guarantees. However the actual future outcome may be different from this judgment.

#### Significant Estimates.

Information about estimates and assumptions that have the most significant effect on recognition and measurement of assets, liabilities, income and expenses is provided below. Actual results may be different

- **Revenue and inventories** – The Group recognizes revenue using the percentage of completion method. This requires forecasts to be made of total budgeted cost with the outcomes of underlying construction and service contracts, which require assessments and judgments to be made on changes in work scopes, claims (compensation, rebates, etc.) and other payments to the extent they are probable and they are capable of being reliably measured. For the purpose of making estimates for claims, the Group used the available contractual and historical information.
- **Impairment of financial assets** – At each balance sheet date, based on historical default rates observed over expected life, the management assesses the expected credit loss on outstanding receivables and advances.
- **Defined benefit obligation (DBO)** – Management's estimate of the DBO is based on a number of critical underlying assumptions such as standard rates of inflation, medical cost trends, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

- **Fair value measurements** – Management applies valuation techniques to determine the fair value of financial instruments (where active market quotes are not available). This involves developing estimates and assumptions consistent with how market participants would price the instrument.
- **Useful lives of depreciable/amortizable assets** – Management reviews its estimate of the useful lives of depreciable/amortizable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of certain software, customer relationships, IT equipment and other plant and equipment.
- **Valuation of investment property** – Investment property is stated at cost. However, as per Ind AS 40 there is a requirement to disclose fair value as at the balance sheet date. The Group engaged independent valuation specialists to determine the fair value of its investment property as at reporting date.

The determination of the fair value of investment properties requires the use of estimates such as future cash flows from the assets (such as lettings, future revenue streams, capital values of fixtures and fittings, any environmental matters and the overall repair and condition of the property) and discount rates applicable to those assets. In addition, development risks (such as construction and letting risk) are also taken into consideration when determining the fair value of the properties under construction. These estimates are based on local market conditions existing at the balance sheet date.

**As per our report of even date  
For Chitranjan Agarwal & Associates.  
Chartered Accountants  
Firm Reg. No. 029812N**

**For and on behalf of the Board of Directors**

**Sd/-  
Chitranjan Agarwal  
Partner  
M.No. 537391**

**Sd/-  
Naveen Narang  
Managing Director & CFO  
DIN: 00095708**

**Sd/-  
Mansi Narang  
Director  
DIN: 07089546**

**Place: New Delhi  
Date: 22.05.2024**

**Sd/-  
Sonali Mathur  
Company Secretary  
M. No: A62205**

#### 4. Notes to the Accounts

##### I. NATURE OF OPERATIONS:

**MAX HEIGHTS INFRASTRUCTURE LIMITED** is a Delhi Based professionally managed company incorporated on 28.07.1981 a growing real estate company having its registered office at SD-65, Tower Apartments, Pitampura, New Delhi-110034 is under the management control of the promoters having rich experience in Real Estate Sector. The company is listed in Bombay Stock Exchange.

The company is carrying on the business as owners, builders, colonizers, developers, promoters of residential, commercial and industrial buildings, mall and multiplexes, township projects and factory shed's and buildings and to deal in all kinds of immovable properties whether belonging to the Company or not. The promoters have proudly completed and delivered a number of projects in recent past and looking forward to many more projects.

**ICON REALCON PRIVATE LIMITED** was incorporated on 28th December, 2007. The Company's registered office is at One Shop (East Side) of 19, Kailash Enclave, Pitampura, New Delhi. Also the company is Subsidiary of Max Heights Infrastructure Limited. The Company is not listed on any Stock Exchange. Presently the company is developing a group housing complex in Faridabad, Haryana. The company was subsidiary of Maxheights Infrastructure Limited till 30<sup>th</sup> December 2023.

##### II. CURRENT ASSETS

In the opinion of the management, current assets, loans & advances have the value on the realization in the ordinary course of business equal to the amount at which they are stated and all known liabilities have been adequately provided for.

### III. EXPENDITURE/EARNINGS IN FOREIGN CURRENCY (ON ACCRUAL BASIS)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Expenditure		
On account of:		
Traveling	NIL	NIL
Interest	NIL	NIL
Total:-	NIL	NIL
Earnings		
Sale	NIL	NIL
Total:-	NIL	NIL

### IV. CIF VALUE OF IMPORTS

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Raw Materials	NIL	NIL
Consumables	NIL	NIL
Finished Goods	NIL	NIL
Capital Goods	NIL	NIL
Total:-	NIL	NIL

### V. AUDITORS' REMUNERATION<sup>@</sup>

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Audit Fee	1.75	2.25
Total:-	1.75	2.25

### VI. DETAILS OF DUES TO MICRO AND SMALL ENTERPRISES AS DEFINED UNDER THE MSMED ACT, 2006

The information regarding dues to micro and small enterprises have been determined to the extent such parties have been identified on the basis of information collected by the management. This has been relied upon by the auditors.

## VII. DIRECTORS' REMUNERATION

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Salary	18.00 Lacs	18.00 Lacs
Others	Nil	Nil
<b>Total:-</b>	<b>18.00 Lacs</b>	<b>18.00 Lacs</b>

## VII. SEGMENTAL REPORTING

The segmental reporting of the company has been prepared in accordance with accounting standard (AS-17), Accounting for Segment reporting issued by The Institute of Chartered Accountants of India.

Segment reporting Policies:-

a) *Identification of Segments: Primary – Business Segment*

Before Amalgamation the company was a single segment company. After amalgamation of three Transferor Companies, the company has identified three reportable segments viz. financing of vehicles and other finance, Real Estate business and dealing in stock and shares.

*Secondary – Geographical Segments*

The company operates entirely in India and hence no geographical segment has been made.

- b) *Revenue and expenses* have been identified to the segment on the basis of relationship to operating activities of the segment. Revenue and expenses which relate to enterprise as a whole and are not allocable to a segment on reasonable basis have been disclosed as un-allocable expenses.
- c) *Segment assets and liabilities* represent assets and liabilities in respective segments. Investments, tax related assets and other assets and liabilities that cannot be allocated to a segment on reasonable basis have been disclosed as unallocated assets and liabilities

Particulars	Finance	Real Estate Activity	Stock & Shares	Total
Revenue	32.12	2276	-	2308.12
Operating Profit of Segment	32.12	165.79	-	197.91
Less : Interest				(38.83)
Less : Un-allocable Expenditure net of Un-allocable Income				(105.14)
EBT				53.94

- IX.** Previous Year's figure has been regrouped / reclassified wherever necessary to correspond with current year's classification / disclosure.
- X.** Note 1 to 4 Forms the integral part of the balance sheet and profit and loss account.

**As per our report of even date  
For Chitranjan Agarwal & Associates.  
Chartered Accountants  
Firm Reg. No. 029812N**

**For and on behalf of the Board of Directors**

**Sd/-  
Chitranjan Agarwal  
Partner  
M.No. 537391**

**Sd/-  
Naveen Narang  
Managing Director & CFO  
DIN: 00095708**

**Sd/-  
Mansi Narang  
Director  
DIN: 07089546**

**Place: New Delhi  
Date: 22.05.2024**

**Sd/-  
Sonali Mathur  
Company Secretary  
M. No: A62205**