**November 15, 2026**

**BSE Limited**
Phiroze Jeejeebhoy Towers
Dalal Street
Mumbai – 400 001

**National Stock Exchange of India Limited**
Exchange Plaza, Bandra Kurla Complex
Bandra (East)
Mumbai – 400 051

**Scrip Code: 544008**

**SYMBOL: MAXESTATES**

**Sub: Press Release**

Dear Sir/Madam,

Please find enclosed a copy of the press release titled ***"Max Estates 'The Bungalows' Reimagines Luxury Living Through Privacy-Led Architecture and Landscape"***, the contents of which are self-explanatory.

Thanking you,

**For Max Estates Limited**

ABHISHEK MISHRA
Digitally signed by ABHISHEK MISHRA
Date: 2026.11.15 07:00:31 +05'30'

**Abhishek Mishra**
**Company Secretary & Compliance Officer**

**Encl:** a/a

# Max Estates 'The Bungalows' Reimagines Luxury Living Through Privacy-Led Architecture and Landscape

*Spread across approximately 7.25 acres in Gurugram's Sector 59, the development will feature 243 residences across two standalone towers*

Gurugram, [15 November 2026]: The private bungalows of Lutyens' Delhi, with their deep verandahs, shaded thresholds and gardens set back from the street, have long been the city's most coveted addresses. Max Estates is now taking that idea, vertical with The Bungalows in Gurugram. Located near Golf Course Extension Road, it offers 243 residences across two standalone towers, comprising 4-bedroom and 4-bedroom-large residences, townhouses and penthouses. Planned for development in phases, the project has an estimated overall Gross Development Value (GDV) of approximately ₹4,000 crore, and this launch initiates the first phase. The project is registered with the Haryana Real Estate Regulatory Authority (HARERA) under Registration No. RC/REP/HARERA/GGM/1099/831/2026/71 dated 6.11.2026 and registration details are available at https://haryanarera.gov.in.

Conceived as a "Bungalow in the Sky", the project is the latest addition to Max Estates' Live*Well* portfolio. A home above the city, a garden estate below: the project turns the bungalow's sense of arrival, privacy and space into a vertical address. Residents can retreat into their own homes or step out into the shared life of the estate, entirely on their own terms.

Privacy is built into the architecture. A one-to-a-core approach places only three homes on each floor, served by three dedicated lift banks, with two private lifts opening directly into each residence's arrival lobby. Homes are three-side open with no shared walls, while dedicated service elevators, separate staff entry points and private drop-off zones keep movement discreet.

Residences are offered as bare shells, giving homeowners full control over interiors within approved technical and structural guidelines. Features include planned floor-to-floor heights of approximately 3.6 metres, 9–12 ft deep private decks, wraparound balconies, Georgian-style windows, 270-degree views in select residences, Vastu-compliant homes and over 75% daylight. Morphogenesis leads the architecture, working with Cape Town-based Craig Kaplan Architects as design advisors, while Oracles Landscape shapes the gardens and Studio IAAD the interiors.

Over 90,000 sq. ft. of amenities are planned for fitness, sport, wellness and leisure, alongside a wellness center, care-at-home services, concierge and front-of-house support, and Pulse, a year-round calendar of resident events. The project has received IGBC Platinum pre-certification, with rainwater harvesting, waste composting, sewage treatment and rooftop solar planned.

Mr. Sahil Vachani, Vice Chairman & Managing Director, Max Estates Limited said, "The Bungalows is our interpretation of luxury. It is a timeless concept and the next step in our Live Well journey, after intergenerational living, senior living, forest living and downtown living. With our focus firmly on NCR, Max Estates has always aspired to innovate, and with The Bungalows we are redefining what luxury means."

Explore The Bungalows: https://maxestates.in/residential-projects/gurgaon/the-bungalows

## About Max Estates Limited:

Max Estates Limited is the Real Estate arm of Max Group. Established in 2016, Max Estates aspires to build sustainable, grade A developments in Delhi-NCR, with a focus on well-being. Every day, our endeavor is to consciously create a unique confluence of spaces that enable collaboration, innovation and community, and bring in the true essence of well-being to everyday life.

Our current and planned developments are diversified across various asset classes and key strategic locations across Delhi-NCR. Max Estates in its pursuit of emerging as the most preferred brand in real estate in the NCR is driven by the desire to enhance well-being through its exceptional experiences across the residential and commercial segments anchored on our LiveWell and WorkWell philosophy.

Max Estates also has a real estate services & management company – Max Asset Services. Max Estates Limited is listed on NSE and BSE.

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**Safe Harbor Statement:**

*Statements in this document relating to future status, events, or circumstances, including but not limited to statements about plans and objectives, the progress and results of research and development, potential project characteristics, project potential and target dates for project related issues are forward-looking statements based on estimates and the anticipated effects of future events on current and developing circumstances. Such statements are subject to numerous risks and uncertainties and are not necessarily predictive of future results. Actual results may differ materially from those anticipated in the forward-looking statements. The company assumes no obligation to update forward-looking statements to reflect actual results changed assumptions or other factors.*