



Maxheights Infrastructure Limited

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

Date: 9th November, 2023

**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: OUTCOME OF BOARD MEETING HELD TODAY I:E THURSDAY, 9TH NOVEMBER, 2023

REF.: MaxHeights Infrastructure Limited (SCRIP CODE: 534338)

Meeting Commencement Time: 04:00 P.M (16:00 Hrs)

Meeting Conclusion Time: 06:15 P.M (18:15 Hrs)

Dear Sir/Ma'am,

Pursuant to Regulation 30 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 ("**SEBI Listing Regulations**"), we would like to inform you that the Board of Directors of the Company at their meeting held today, i.e on **Thursday, the 9th day of November, 2023** at Registered office of the company situated at **SD-65, Pitampura, Delhi- 110034** *inter alia*, has considered and approved the following:

- a) The un-audited standalone financial results of the company for the quarter and half year ended on 30th September, 2023;
- b) The un-audited consolidated financial results of the company for the quarter and half year ended on 30th September, 2023;
- c) The Limited Review Report on the standalone and consolidated financial results of the company for the quarter and half year ended on 30th September, 2023;
- d) Designated Ms. Sonali Mathur (M.No: A62205), Company Secretary and Compliance Officer of the Company as Nodal Officer under sub rule 2A of rule 7 of Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016 for the verification and release of claims and co-ordination with the Investor Education and Protection Fund Authority.

Pursuant to the provisions of SEBI (Prohibition of Insider Trading) Regulations, 2015 read with the Company's code of conduct for Regulating, Monitoring and Reporting of Trading by Insiders, please note that the Trading Window which was closed for trading of Company's Equity Shares for Designated Persons and their immediate relative from 1st October, 2023 will reopen after 48 hours after the announcement of the aforesaid Un-Audited Standalone and Consolidated Financial Results (both days inclusive) i.e Saturday, 11th November, 2023.

This is for your information and record.

Thanking You,

Yours Sincerely

For Max Heights Infrastructure Limited

Sonali Mathur
Company Secretary and Compliance Officer
M.No: A62205

Place: Delhi



Chitranjan Agarwal & Associates

CHARTERED ACCOUNTANTS

425-426, Block-A-2, Sector-8,

Rohini New Delhi-110085

Tel.: 85878 58208

E-mail: chita2503@gmail.com

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended



Review Report to

The Board of Directors

Max Heights Infrastructure Limited

1. We have reviewed the accompanying statement of Unaudited Standalone Financial Results of Max Heights Infrastructure Limited (the "Company") for the quarter ended September 30, 2023 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules



issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Chitranjan Agarwal & Associates
Chartered Accountants
FRN: 029812N


CA Chitranjan Agarwal
(Partner)
M. No. 537391
UDIN: 23537391BGXJOY5961

Date: 09-11-2023

Place: New Delhi



Maxheights Infrastructure Limited

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(Rs. in Lakhs)						
Statement of Standalone Un-Audited Financial Results for the Quarter & half year ended 30th September 2023						
Particulars	3 Months ended	Preceding 3 Months ended	Corresponding 3 Months ended in the Previous Year	Half Year Ended	Previous Half Year Ended	Previous Year Ended
	30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Revenue from Operations						
(a) Revenue from operations	1,008.22	394.44	171.76	1,402.66	328.00	603.98
(b) Other income	0.65	0.00	0.11	0.65	0.11	0.15
Total Revenue	1,008.87	394.44	171.87	1,403.31	328.11	604.13
2 Expenses						
(a) Cost of materials consumed	0.00	0.00	0.00	0.00	0.00	0.00
(b) Purchases of stock-in-trade	9.44	25.56	80.36	35.00	99.03	155.09
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	898.14	395.05	23.27	1,293.19	104.97	242.02
(d) Employee benefits expense	9.69	11.60	8.70	21.29	17.76	36.60
(e) Finance Cost	14.77	12.87	29.14	27.64	32.77	82.26
(f) Depreciation and amortisation expense	6.53	6.56	2.64	13.09	5.28	14.86
(g) Other expenses	4.59	12.37	27.84	16.96	39.22	49.52
Total expenses	943.16	464.00	171.95	1,407.16	299.03	580.35
3 Profit / (Loss) before exceptional and tax	65.71	(69.56)	(0.08)	(3.85)	29.08	23.78
4 Exceptional items	0.00	0.00	0.00	0.00	0.00	0.00
5 Total Profit before tax	65.71	(69.56)	(0.08)	(3.85)	29.08	23.78
6 Tax expense						
Current Tax	0.00	0.00	0.00	0.00	0.00	2.14
Deferred Tax	0.00	0.00	0.00	0.00	0.00	0.73
Total tax Expenses	0.00	0.00	0.00	0.00	0.00	2.87
7 Net Profit / (Loss) for the period from continuing operation	65.71	(69.56)	(0.08)	(3.85)	29.08	20.91
8 Profit (Loss) from discontinued operations before tax	0.00	0.00	0.00	0.00	0.00	0.00
9 Tax expense of discontinued operations	0.00	0.00	0.00	0.00	0.00	0.00
10 Net Profit (loss) from discontinued operation after tax	65.71	(69.56)	(0.08)	(3.85)	29.08	20.91
11 Net Profit / (Loss) for the period	65.71	(69.56)	(0.08)	(3.85)	29.08	20.91
12 Other Comprehensive Income	-	-	-	-	-	-
13 Total Comprehensive Income for the period	65.71	(69.56)	(0.08)	(3.85)	29.08	20.91

(Signature)

14	Details of equity share capital						
	Paid-up equity share capital	1,560.92	1,560.92	1,560.92	1,560.92	1,560.92	1,560.92
	Face Value of equity share capital	10.00	10.00	10.00	10.00	10.00	10.00
15	Reserve excluding Revaluation Reserves						1708.94
16	Earnings per share						
	(a) Basic earning (loss) per share from continuing and discontinued operations	0.42	0.00	0.00	0.00	0.19	0.13
	(b) Diluted earning (loss) per share from continuing and discontinued operations	0.42	0.00	0.00	0.00	0.19	0.13

*Applicable in case of consolidated results

Notes :

- 1 These unaudited standalone financial results of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act 2013 read with Rule 3 of the Companies (Indian Accounting Standard) Rules, 2015.
- 2 The Company operate in three segments i.e Real Estate, Financing and Shares within one geographical region i.e India
- 3 The above unaudited standalone financial results for the quarter and half year ended September 30, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meeting held on November 09, 2023. These results have been subjected to limited review by the statutory auditors of the Company under regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- 4 Previous year's/period's figures have been regrouped / rearranged, wherever required
- 5 The unaudited standalone financial results of the Company for the Quarter and Half year ended on September 30, 2023 are also available on website of the Company (www.maxheights.com) and BSE Limited (www.bseindia.com)
- 6 The Limited review as required under regulation 33 of SEBI(Listing Obligation & Disclosure Requirements)Regulation,2015 has been completed and related report does not have any impact on above results and notes for the Quarter and half year ended September 30, 2022 which need to be explained and the Auditors have expressed their unqualified opinion.

By order of the Board

For Max Heights Infrastructure Limited

Naveen Narang

Naveen Narang
 Managing Director & CFO

DIN:00095708

Place: New Delhi

Date: 09.11.2023



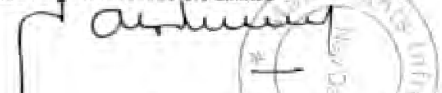
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(Rs in Lakhs)

Reporting of segment wise Revenue, Results and Capital Employed along with the Quarter & Half Year ended 30th September 2023 (Standalone)							
Particulars		3 Months ended	Preceding 3 Months ended	Correspondin g 3 Months ended in the Previous Year	Half Year Ended	Previous Half Year Ended	Previous Year Ended
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Segment Revenue (net sale/income from each segment should be disclosed under this head)						
	(a) Segment - Real Estate	1,006.25	392.50	170.00	1,398.75	324.50	597.00
	(b) Segment - Finance	2.62	1.94	1.87	4.56	3.61	7.13
	(c) Segment - Shares	-	-	-	-	-	-
	Total	1,008.87	394.44	171.87	1,403.31	328.11	604.13
	Less: Inter Segment Revenue	-	-	-	-	-	-
	Revenue From Operations	1,008.87	394.44	171.87	1,403.31	328.11	604.13
2	Segment Results (Profit)(+)/(Loss (-) before tax and interest from each segment)						
	(a) Segment - Real Estate	98.87	(28.11)	48.95	70.56	103.08	182.47
	(b) Segment - Finance	2.62	1.94	1.87	4.56	3.61	7.13
	(c) Segment - Shares	-	-	-	-	-	-
	Total Profit before tax	101.29	(26.17)	50.82	75.12	106.69	189.60
	Less: (i) Finance Cost	14.77	12.87	29.14	27.64	32.77	82.26
	(ii) Other Un-allocable Expenditure net off unallocable income	20.81	30.52	21.76	51.33	44.84	83.56
	Profit Before Tax	65.71	(69.58)	(0.08)	(3.85)	29.08	23.78
3	Capital Employed (Segment assets - segment Liabilities)						
	(a) Segment - Real Estate	3,142.01	3,142.86	3,221.89	3,142.01	3,221.89	3,211.65
	(b) Segment - Finance	124.00	57.44	56.15	124.00	56.15	58.21
	(c) Segment - Shares	-	-	-	-	-	-
	Total Capital Employed	3,266.01	3,200.30	3,278.04	3,266.01	3,278.04	3,269.86

By order of the Board
For Max Heights Infrastructure Limited


Naveen Narang
Managing Director & CFO
DIN:00095708

Place: New Delhi

Date: 09.11.2023



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(Rs. in Lakhs)

Statement of Asset and Liabilities			
Particulars		Half Year ender (30-09-2023)	As at Previous Year Ended 31-03-2023
	Assets		
1	Non-current assets		
	Property, plant and equipment	138.77	151.86
	Capital work-in-progress	-	-
	Investment property	-	-
	Goodwill	-	-
	Other intangible assets	-	-
	Intangible assets under development	-	-
	Biological assets other than bearer plants	-	-
	Investments accounted for using equity method	-	-
	Non-current financial assets		
	Non-current investments	110.36	110.21
	Trade receivables, non-current	-	-
	Loans, non-current	-	-
	Other non-current financial assets	1.20	1.20
	Total non-current financial assets	111.56	111.41
	Deferred tax assets (net)	6.68	6.68
	Other non-current assets	-	-
	Total non-current assets	257.01	269.95
2	Current assets		
	Inventories	2,376.55	3,669.74
	Current financial asset		
	Current investments	0.90	0.90
	Trade receivables, current	3.24	3.24
	Cash and cash equivalents	575.89	95.94
	Loans, current	124.04	58.21
	Other current financial assets	344.64	325.26
	Total current financial assets	3,425.26	4,153.29
	Current tax assets (net)	-	-
	Other current assets	-	-
	Total current assets	3,425.26	4,153.29
3	Non-current assets classified as held for sale	-	-
4	Regulatory deferral account debit balances and related deferred tax Assets	-	-
	Total assets	3,682.27	4,423.24
	Equity and liabilities		
1	Equity		
	Equity attributable to owners of parent		
	Equity share capital	1,560.92	1,560.92
	Other equity	1,705.09	1,708.94
	Total equity attributable to owners of parent	3,266.01	3,269.87
	Non controlling interest	-	-
	Total equity	3,266.01	3,269.87

2	Liabilities		
	Non-current liabilities		
	Non-current financial liabilities		
	Borrowings, non-current	257.02	906.90
	Trade payables, non-current	-	-
	Other non-current financial liabilities	-	-
	Total non-current financial liabilities	257.02	906.90
	Provisions, non-current	-	-
	Deferred tax liabilities (net)	-	-
	Deferred government grants, Non-current	-	-
	Other non-current liabilities	-	-
	Total non-current liabilities	-	-
	Current liabilities		
	Current financial liabilities		
	Borrowings, current	32.59	34.88
	Trade payables, current	7.17	6.86
	Other current financial liabilities	117.34	202.60
	Total current financial liabilities	157.10	244.34
	Other current liabilities	-	-
	Provisions, current	2.14	2.14
	Current tax liabilities (Net)	-	-
	Deferred government grants, Current	-	-
	Total current liabilities	2.14	2.14
3	Liabilities directly associated with assets in disposal group classified as held for sale	-	
4	Regulatory deferral account credit balances and related deferred tax liability	-	
	Total liabilities	416.26	1,153.37
	Total equity and liabilities	3,682.27	4,423.24

By order of the Board

For Max Heights Infrastructure Limited




Naveen Narang

Managing Director & CFO

DIN:00095708

Place: Delhi

Date: 09.11.2023



Maxheights Infrastructure Limited

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(Rs. in Lakhs)

Statement of Cash Flow

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.

Particulars	For the period ended Sept 30,2023	For the year ended March 31,2023
	Rs.	Rs.
A. Cash flow from operating activities		
Net Profit / (Loss) before extraordinary items and tax	(3.85)	23.78
Adjustments for:		
Depreciation and amortisation	13.09	14.86
Interest Received	(4.56)	(7.12)
Interest	27.64	82.31
Less: Profit on sale of Investment	-	-
Less: Last Year Provision	-	-
Operating profit / (loss) before working capital changes	32.32	113.83
Changes in working capital:		
Adjustments for (increase) / decrease in operating assets:		
Inventories	1,293.19	242.01
Trade receivables	-	17.42
Short Term Loans & Advances	(65.83)	(4.77)
Other non-current assets	-	-
Other current assets	(19.38)	(242.17)
Short Term Provisions	-	(22.92)
Trade Payable & Other liabilities	(84.95)	90.27
Cash Generated from Operating activities	1,155.35	193.67
Taxes Paid	-	2.14
Net Cash Flow from operating activities	1,155.35	191.53
B. Cash Flow from Investing Activities		
Purchase of Fixed Assets	-	(131.75)
Purchase of Investment	(0.15)	-
Interest received	4.56	7.12
Net Cash Flow from Investing Activities	4.41	(124.63)
C. Cash Flow from Financing Activities		
Repayment/Proceeds from Borrowing	(652.17)	86.90
Interest Payments	(27.64)	(82.31)
	(679.81)	4.59
Net Cash Flow during the year (A+B+C)	479.95	71.49
Cash & Cash Equivalent (Opening Balance) (D)	95.94	24.46
Cash & Cash Equivalent (Closing Balance) (E)	575.89	95.94
Net Increase/(Decrease) in Cash & Cash Equivalents	479.95	71.49

By order of the Board
For Max Heights Infrastructure Limited

Naveen Narang
Mahaging Director & CFO
DIN:00095708



Place: Delhi
Date: 09.11.2023



Chitranjan Agarwal & Associates

CHARTERED ACCOUNTANTS

425-426, Block-A-2, Sector-8,

Rohini New Delhi-110085

Tel.: 85878 58208

E-mail: chita2503@gmail.com

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Limited Review Report to

The Board of Directors

Max Heights Infrastructure Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Max Heights Infrastructure Limited (the "Holding Company") and its subsidiaries and associates (the Holding Company and its subsidiaries together referred to as "the Group") for the quarter ended September 30, 2023 (the "Statement") attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Holding Company's Management and approved by the Holding Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion. We also performed procedures in accordance with the Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.
4. The Statement includes the results of the entities as mentioned in Annexure 1.



5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review report of other auditor referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The accompanying Statement includes the unaudited financial results and other financial information, in respect of two subsidiaries and one associate for the quarter ended September 30, 2023, as considered in the Statement which have been reviewed by the independent auditor. The independent auditor's report on interim financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries is based solely on the report of such auditor and procedures performed by us as stated in paragraph 3 above. Our conclusion on the Statement above is not modified with respect to our reliance on the work done and the report of the other auditor.

For Chitranjan Agarwal & Associates
Chartered Accountants
FRN: 029812N

CA Chitranjan Agarwal
(Partner)

M. No. 537391

UDIN: 23537391BGXJOZ3937

Date: 09-11-2023

Place: New Delhi

Annexure-1 - List of subsidiaries / Associates

Subsidiaries

S No.	Name
1	Icon Realcon Private Limited





Maxheights Infrastructure Limited

Regd. Office : SD-65, Tower Apartment, Pitam Pura, New Delhi-110034

Ph. : 011 - 27314646, 27312522

(Rs. in Lakhs)

Statement of Consolidated Unaudited Financial Results for the Quarter & half year ended 30th September 2023

Particulars	3 Months ended	Preceding 3 Months ended	Corresponding 3 Months ended in the Previous Year	Half Year Ended	Previous Half Year Ended	Previous Year Ended
	30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Revenue from Operations						
(a) Revenue from operations	1,008.22	394.44	171.76	1,402.66	327.99	718.41
(b) Other income	0.97	0.29	0.61	1.26	0.61	4.21
Total Revenue	1,009.19	394.73	172.37	1,403.92	328.60	722.62
2 Expenses						
(a) Cost of materials consumed	-	-	-	-	-	-
(b) Purchases of stock-in-trade	80.07	102.02	86.30	182.09	106.28	278.43
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	827.50	318.59	17.33	1,146.09	97.72	150.01
(d) Employee benefits expense	9.24	12.65	8.70	21.89	17.76	36.60
(e) Finance Cost	14.77	13.24	29.14	28.01	32.84	368.50
(f) Depreciation and amortisation expense	6.62	8.65	2.74	13.27	5.47	15.22
(g) Other expenses	5.79	15.18	28.34	20.97	40.07	52.59
Total expenses	943.99	468.31	172.55	1,412.30	300.14	901.35
3 Profit / (Loss) before exceptional and tax	65.20	(73.58)	(0.18)	(8.38)	28.46	(178.73)
4 Exceptional items	-	-	-	-	-	-
5 Total Profit before tax	65.20	(73.58)	(0.18)	(8.38)	28.46	(178.73)
6 Tax expense						
Current Tax	0.00	0.00	0.00	0.00	0.00	2.14
Deferred Tax	0.00	0.00	0.00	0.00	0.00	0.69
Total tax Expenses	0.00	0.00	0.00	0.00	0.00	2.83
7 Net Profit / (Loss) for the period from continuing operation	65.20	(73.58)	(0.18)	(8.38)	28.46	(181.57)
8 Profit (Loss) from discontinued operations before tax	-	-	-	-	-	-
9 Tax expense of discontinued operations	-	-	-	-	-	-
10 Net Profit (loss) from discontinued operation after tax	65.20	(73.58)	(0.18)	(8.38)	28.46	-181.57
11 Net Profit / (Loss) for the period	65.20	(73.58)	(0.18)	(8.38)	28.46	(181.57)
12 Share of Profit(Loss) of associates and Joint Ventures	(0.28)	(2.19)	(0.05)	(2.47)	(0.34)	(110.33)
13 Minority interest (Profit)/Loss	(0.23)	(1.83)	(0.05)	(2.06)	(0.28)	(92.15)
14 Net Profit after taxes, Minority interest and share in profit(Loss) of associates and joint ventures	65.71	(89.56)	(0.08)	(3.85)	29.08	20.91
15 Other Comprehensive Income	0.00	0.00	0.00	0.00	0.00	0.00
16 Total Comprehensive Income for the period	0.00	0.00	0.00	0.00	0.00	0.00
17 Details of equity share capital						
Paid-up equity share capital	1,560.92	1,560.92	1,560.92	1,560.92	1,560.92	1,560.92
Face Value of equity share capital	10.00	10.00	10.00	10.00	10.00	10.00
18 Reserve excluding Revaluation Reserves						1708.94

Signature

19	Earnings per share						
	(a) Basic earning (loss) per share from continuing and discontinued operations	0.42	0.00	0.00	0.00	0.19	0.13
	(b) Diluted earning (loss) per share from continuing and discontinued operations	0.42	0.00	0.00	0.00	0.19	0.13

*Applicable in case of consolidated results

Notes :

- 1 These unaudited standalone financial results of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act 2013 read with Rule 3 of the Companies (Indian Accounting Standard) Rules, 2015.
- 2 The Company operate in three segments i.e Real Estate, Financing and Shares within one geographical region i.e India
- 3 The above unaudited standalone financial results for the quarter and half year ended September 30, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors of the Company at their respective meeting held on November 09, 2023. These results have been subjected to limited review by the statutory auditors of the Company under regulation 33 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- 4 Previous year's/period's figures have been regrouped / rearranged, wherever required
- 5 The unaudited standalone financial results of the Company for the Quarter and Half year ended on September 30, 2023 are also available on website of the Company (www.maxheights.com) and BSE Limited (www.bseindia.com)
- 6 The Limited review as required under regulation 33 of SEBI(Listing Obligation & Disclosure Requirements)Regulation,2015 has been completed and related report does not have any impact on above results and notes for the Quarter and half year ended September 30, 2022 which need to be explained and the Auditors have expressed their unqualified opinion.

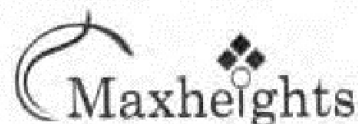
Place: New Delhi

Date: 09.11.2023

By order of the Board
For Max Heights Infrastructure Limited


Naveen Narang
Managing Director & CFO
DIN:00095708





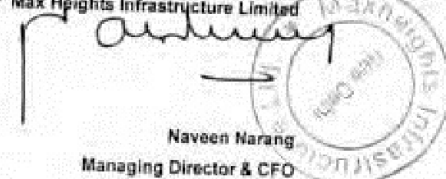
Maxheights Infrastructure Limited

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

(Rs in Lakhs)

Reporting of segment wise Revenue, Results and Capital Employed along with the Quarter & half year ended 30th September 2023						
Particulars		3 Months ended	Preceding 3 Months ended	Corresponding 3 Months ended in the Previous Year	Half Year Ended	Previous Half Year Ended
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
						31.03.2023
						(Audited)
1	Segment Revenue (net sale/income from each segment should be disclosed under this head)					
	(a) Segment - Real Estate	1,006.25	392.50	170.50	1,398.75	711.44
	(b) Segment - Finance	2.94	2.23	1.87	5.17	6.97
	(c) Segment - Shares	-	-	-	-	-
	Total	1,009.19	394.73	172.37	1,403.92	718.41
	Less: Inter Segment Revenue	-	-	-	-	-
	Revenue From Operations	1,009.19	394.73	172.37	1,403.92	718.41
2	Segment Results (Profit)(+)/Loss (-) before tax and interest from each segment)					
	(a) Segment - Real Estate	98.67	(28.11)	49.45	70.56	265.58
	(b) Segment - Finance	2.94	2.23	1.87	5.17	6.97
	(c) Segment - Shares	-	-	-	-	-
	Total Profit before tax	101.61	(25.88)	51.32	75.73	272.55
	Less: (i) Finance Cost	14.77	13.24	29.14	28.00	368.50
	(ii) Other Un-allocable Expenditure net off unallocable income	21.54	34.47	22.36	58.11	82.78
	Profit Before Tax	65.20	(73.58)	(0.18)	(8.38)	(178.73)
3	Capital Employed (Segment assets - segment Liabilities)					
	(a) Segment - Real Estate	2,586.33	2,587.69	2,818.10	2,586.33	2,608.05
	(b) Segment - Finance	124.00	57.44	58.15	124.00	58.17
	(c) Segment - Shares	0.00	0.00	0.00	0.00	0.00
	Total Capital Employed	2,710.33	2,645.13	2,874.25	2,710.33	2,664.22

For Max Heights Infrastructure Limited



Naveen Narang
Managing Director & CFO
DIN:00095708

Place: New Delhi
Date: 09.11.2023



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Statement of Asset and Liabilities			
Particulars		Half Year ender (30-09-2023)	As at Previous Year Ended 31.03.2023
	Assets		
1	Non-current assets		
	Property, plant and equipment	139.86	153.13
	Capital work-in-progress	-	-
	Investment property	-	-
	Goodwill	-	-
	Other intangible assets	-	-
	Intangible assets under development	-	-
	Biological assets other than bearer plants	-	-
	Investments accounted for using equity method	-	-
	Non-current financial assets		
	Non-current investments	55.86	55.71
	Trade receivables, non-current	-	-
	Loans, non-current	-	-
	Other non-current financial assets	13.15	13.15
	Total non-current financial assets	69.01	68.86
	Deferred tax assets (net)	6.81	6.81
	Other non-current assets	-	-
	Total non-current assets	6.81	6.81
2	Current assets		
	Inventories	12,669.01	13,815.10
	Current financial asset		
	Current investments	0.90	0.90
	Trade receivables, current	23.02	48.83
	Cash and cash equivalents	609.23	265.06
	Loans, current	71.74	58.21
	Other current financial assets	510.91	489.84
	Total current financial assets	1,215.80	862.84
	Current tax assets (net)	-	-
	Other current assets	-	-
	Total current assets	-	-
3	Non-current assets classified as held for sale	-	-
4	Regulatory deferral account debit balances and related deferred tax Assets	-	-
	Total assets	14,100.49	14,906.74

Signature

	Equity and liabilities		
1	Equity		
	Equity attributable to owners of parent		
	Equity share capital	1,560.92	1,560.92
	Other equity	1,347.79	1,354.10
	Total equity attributable to owners of parent	2,908.71	2,915.02
	Non controlling interest	(252.86)	(250.80)
	Total equity	2,655.85	2,664.22
2	Liabilities		
	Non-current liabilities		
	Non-current financial liabilities		
	Borrowings, non-current	4,367.23	5,009.31
	Trade payables, non-current	-	-
	Other non-current financial liabilities	-	-
	Total non-current financial liabilities	4,367.23	5,009.31
	Provisions, non-current	-	-
	Deferred tax liabilities (net)	-	-
	Deferred government grants, Non-current	-	-
	Other non-current liabilities	-	-
	Total non-current liabilities	-	-
	Current liabilities		
	Current financial liabilities		
	Borrowings, current	3,380.84	3,476.12
	Trade payables, current	2,689.09	2,668.15
	Other current financial liabilities	1,005.34	1,086.80
	Total current financial liabilities	7,075.27	7,231.07
	Other current liabilities	-	-
	Provisions, current	2.14	2.14
	Current tax liabilities (Net)	-	-
	Deferred government grants, Current	-	-
	Total current liabilities	2.14	2.14
3	Liabilities directly associated with assets in disposal group classified as held for sale	-	
4	Regulatory deferral account credit balances and related deferred tax liability	-	
	Total liabilities	7,077.41	7,233.21
	Total equity and liabilities	14,100.49	14,906.74

By order of the Board

For Max Heights Infrastructure Limited




Place: Delhi

Date: 09.11.2023

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Managing Director & CFO

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Statement of Cash Flow

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.

	(Rs. In lakhs)	(Rs. In lakhs)
Particulars	For the period ended Sept 30,2023	For the year ended March 31,2023
	Rs.	Rs.
A. Cash flow from operating activities		
Net Profit / (Loss) before extraordinary items and tax	-8.38	-178.74
Adjustments for:		
Depreciation and amortisation	13.27	15.22
(Profit)/Loss on Sale of Assets	-	-
Interest Received	-5.18	-11.17
Interest	28.01	368.50
Last Year provision	-	-
Refund	-	-
Operating profit / (loss) before working capital changes	27.72	193.82
Changes in working capital:		
Adjustments for (increase) / decrease in operating assets:		
Inventories	1,146.09	150.01
Trade receivables	25.81	-28.17
Short Term Loans & Advances	-13.53	-4.77
Other current assets	-21.07	-295.22
Short Term Provisions	-	-22.92
Trade Payable & Other liabilities	-60.52	88.97
Cash Generated from Operating activities	1,104.50	81.71
Taxes Paid	-	2.14
Net Cash Flow from operating activities	1,104.50	79.57
B. Cash Flow from Investing Activities		
Purchase of Fixed Assets/Investments	-0.15	-131.75
Interest received	5.18	11.17
Net Cash Flow from Investing Activities	5.03	-120.58
C. Cash Flow from Financing Activities		
Proceeds/Repayment of Borrowings	-737.35	639.98
Interest Payments	-28.01	-368.50
	-765.36	271.48
Net Cash Flow during the year (A+B+C)	344.17	230.47
Cash & Cash Equivalent (Opening Balance) (D)	265.06	34.59
Cash & Cash Equivalent (Closing Balance) (E)	609.23	265.06
Net Increase/(Decrease) in Cash & Cash Equivalents	344.17	230.47

Place: Delhi
Date: 09.11.2023

By order of the Board
For Max Heights Infrastructure Limited

Naveen Narang
Managing Director & CFO

DIN:00095708

