

SURAJ



Suraj Estate Developers Limited

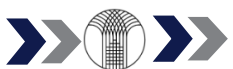
Investor Presentation February 2024

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Commenting on the performance, Mr. Rahul Thomas, Executive Director, Suraj Estate Developers, said, “A key indicator of economic vitality, the real estate sector, has displayed resilience with increased sales volumes across key demand markets and segments. With interest rates increasing by over 200 basis points from the lows of 2021, the sector has seen expansion in property values, emphasizing the robustness of demand in the housing cycle. Stabilizing interest rates will further improve affordability criteria. This also showcases the intrinsic need for people to own their homes supported by expanding affordability paradigms.

Amid this economic landscape, we have strategically positioned ourselves to capitalize on the burgeoning opportunities. We have been delivering progressively expanding operating milestones over the last few years and are continuing the momentum in FY24. Positive visibility emanates from sustained customer traction across projects.

We are delighted to add another landmark project to our portfolio of redevelopment projects in South central Mumbai market, which has been integral to company’s history. Over the years, we have successfully completed 42 projects and have provided better quality homes to 1,000+ tenants. Suraj Lumina will mark another set of happy tenants and customers.

On the operation front Q3FY24 was a strong quarter wherein we have had pre-sales of 35,537 sq ft of area translating to a sales value of ~Rs 143 crores. Our effective cost control measures led to a growth of 10% in our EBITDA thereby improving our margins by ~400 bps. We have repaid high- cost debt to the tune of Rs 285 crores in the month of December 2023 using the IPO proceeds. An additional Rs 23.5 crores of unsecured debt is repaid from gross collection proceeds, resulting in lower interest costs and strengthened balance sheet. We shall see this benefit of reduced interest costs Q4FY24 onwards”



Q3 & 9MFY24 Financial and Operational Highlights

Q3FY24 Operational & Financial Performance



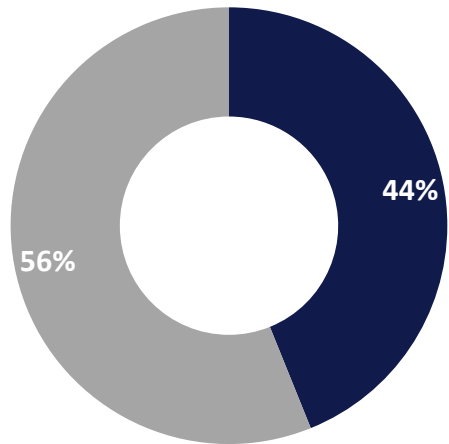
Total Income*
Rs 106.1 crs

EBITDA
Rs 69.7 crs

EBITDA Margin
65.8%

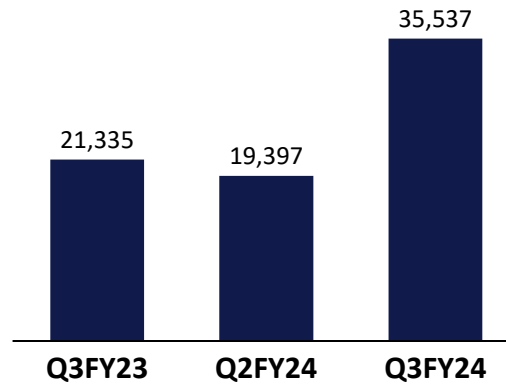
PAT
Rs 16.5 crs

Sales Mix (Q3FY24)

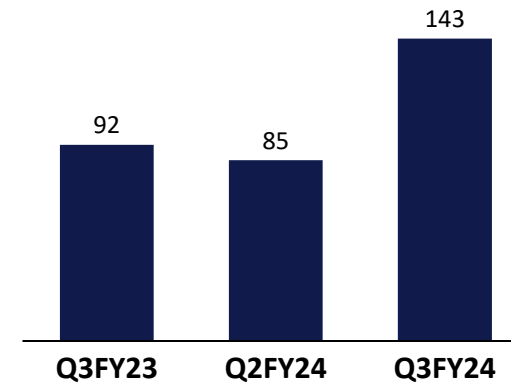


Value-Luxury Luxury

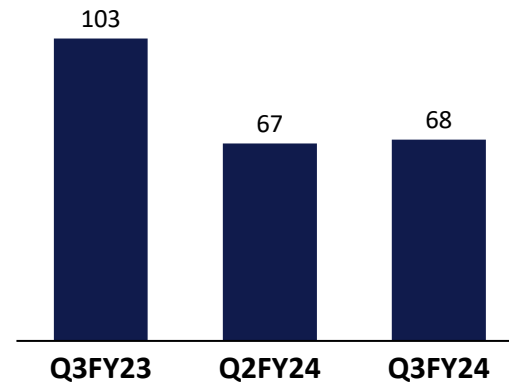
Sales Area (Sq Ft)



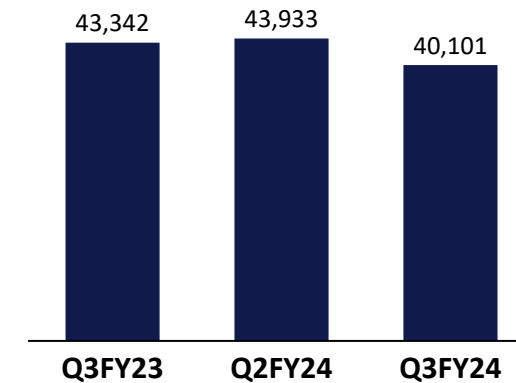
Sales Value (Rs cr)



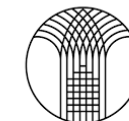
Collections (Rs cr)



Average Realisation (Rs/Sq ft)



Key Performance Indicators



S U R A J

9MFY24 Performance Indicators

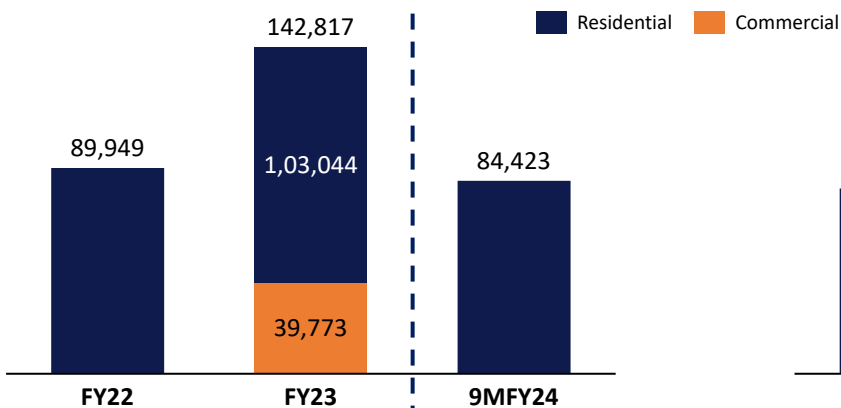
Total Income
Rs 312.7 crs

EBITDA
Rs 180.3 crs

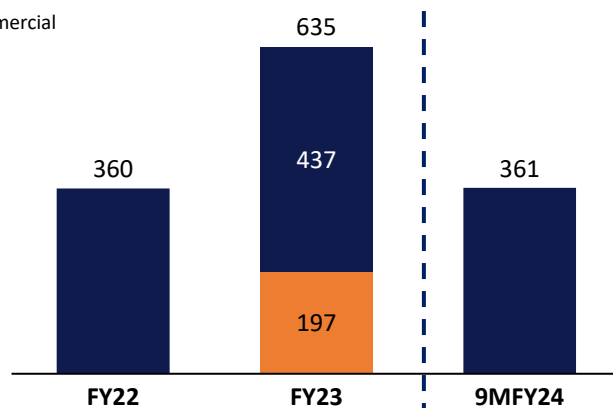
EBITDA Margin
57.8%

PAT
Rs 48.0 crs

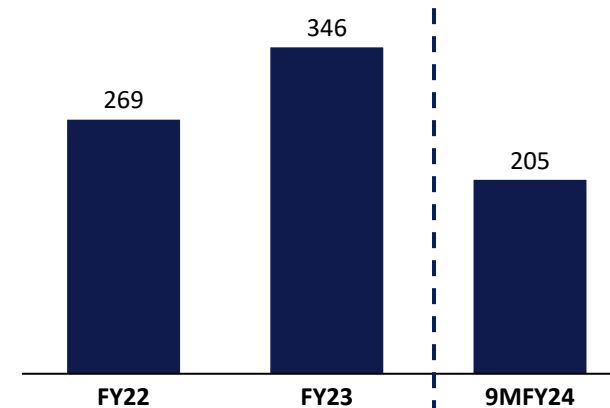
Sales Area (Sq Ft)



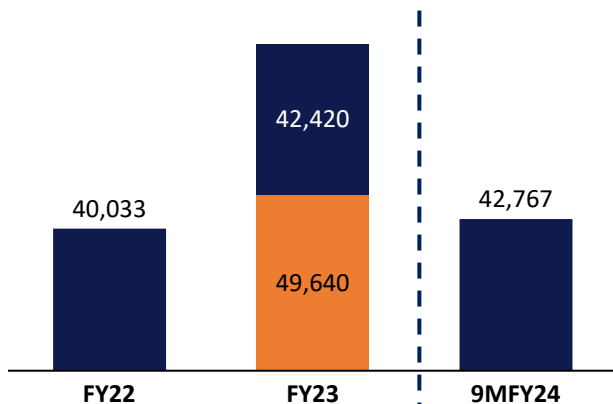
Sales Value (Rs cr)



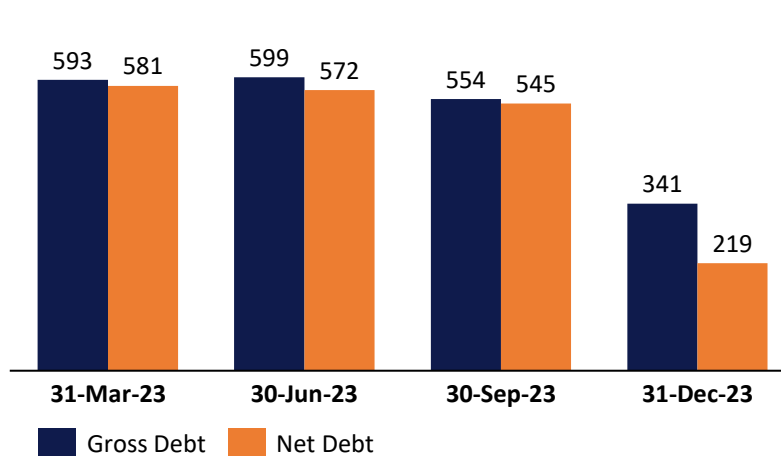
Collections (Rs cr)



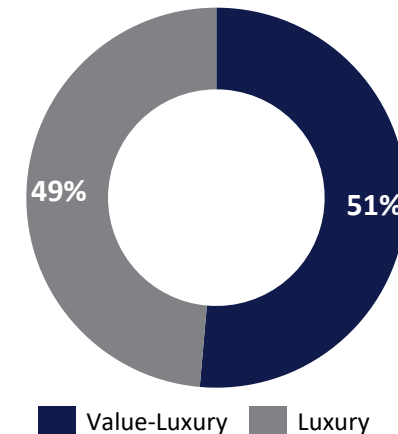
Average Realisation (Rs/Sq ft)



Net Debt (Rs cr)



Sales Mix (9MFY24)



Note : Total income and EBITDA include other income

Consolidated Profit & Loss Statement

| Particulars | Q3FY24 | Q2FY24 | Q-o-Q (%) | 9MFY24 | FY23 |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|
| Revenue from operations | 106.0 | 103.5 | | 311.9 | 305.7 |
| Other income | 0.2 | 0.2 | | 0.8 | 2.1 |
| Total income | 106.1 | 103.7 | 2.4% | 312.7 | 307.9 |
| Expenses | | | | | |
| Operating and project expenses | 71.1 | 43.2 | | 142.3 | 166.0 |
| Changes in Inventory of CWIP | -39.7 | -15.9 | | -37.5 | -31.3 |
| Employee benefit expenses | 3.3 | 3.3 | | 10.0 | 11.6 |
| Other expenses | 1.7 | 9.8 | | 17.6 | 8.4 |
| Total expenses | 36.4 | 40.4 | -9.9% | 132.4 | 154.7 |
| EBITDA* | 69.7 | 63.32 | 10.2% | 180.3 | 153.1 |
| EBITDA Margins (%) | 65.8% | 61.2% | | 57.8% | 50.1% |
| Finance costs | 47.0 | 39.7 | | 113.9 | 107.4 |
| Depreciation and amortisation | 0.6 | 0.8 | | 2.0 | 2.6 |
| PBT | 22.1 | 22.8 | -3.2% | 64.3 | 43.2 |
| Tax expense: | | | | | |
| - Current tax | 5.7 | 7.0 | | 21.5 | 13.6 |
| - Deferred tax charge/ (credit) | -0.2 | -1.1 | | -5.1 | -2.4 |
| Total tax expense | 5.5 | 6.0 | -7.3% | 16.3 | 11.1 |
| Profit after tax | 16.5 | 16.8 | -1.7% | 48.0 | 32.1 |
| EPS | 5.0 | 5.3 | | 15.0 | 10.1 |

Consolidated Cash Flow Statement

| Particulars | 9MFY24 | FY23 |
|---|--------------|---------------|
| CASH FLOW FROM OPERATING ACTIVITIES | | |
| | | |
| Profit before taxes | 64.3 | 43.2 |
| | | |
| Adjustments for Interest expenses/income, depreciation | 74.8 | 106.7 |
| Operating profit / (loss) before working capital changes | 139.2 | 149.9 |
| | | |
| Changes in Working Capital | 40.4 | 45.0 |
| Direct Taxes (Paid)/Refund Received | -5.9 | -6.4 |
| | | |
| Net Cash Generated / (Used) in Operating Activities | 34.4 | 188.5 |
| | | |
| Net Cash Generated / (Used) in Investing Activities | 8.5 | -27.1 |
| | | |
| Net Cash Generated / (Used) in Financing Activities | 65.9 | -155.7 |
| | | |
| Cash and cash equivalents at beginning of the period/ year | 11.8 | 6.1 |
| Cash and cash equivalents at end of the period/ year | 120.7 | 11.8 |
| Net Increase/ (Decrease) in cash and cash equivalents | 108.9 | 5.7 |



Suraj Estate Developers Limited was listed on the Stock Exchanges on 26th December, 2023

Utilization Of IPO Proceeds

IPO Proceeds
Rs 400 Crs



| Particulars | Amount (Rs cr) |
|--|----------------|
| Repayment / prepayment of aggregate outstanding borrowings of the Company and Subsidiaries | 285 |
| Acquisition of land or land development rights | 35 |
| Issue Expenses | 35 |
| General corporate purposes | 45 |

Repaid high-cost debt to the tune of Rs. 285 crores in month of December 2023 using the IPO proceeds. An additional Rs. 23.50 crores of unsecured debt is repaid from gross collection proceeds, resulting in lower interest costs and strengthened balance sheet

'Suraj' - Leading Real Estate Developer in South Central Mumbai (SCM)



1+

Million sq.ft. constructed in prime locations in the South Central Mumbai

42

Completed projects across residential & commercial segments

16

Upcoming Projects

37

Years of experience in the real estate market of South-Central Mumbai region

13

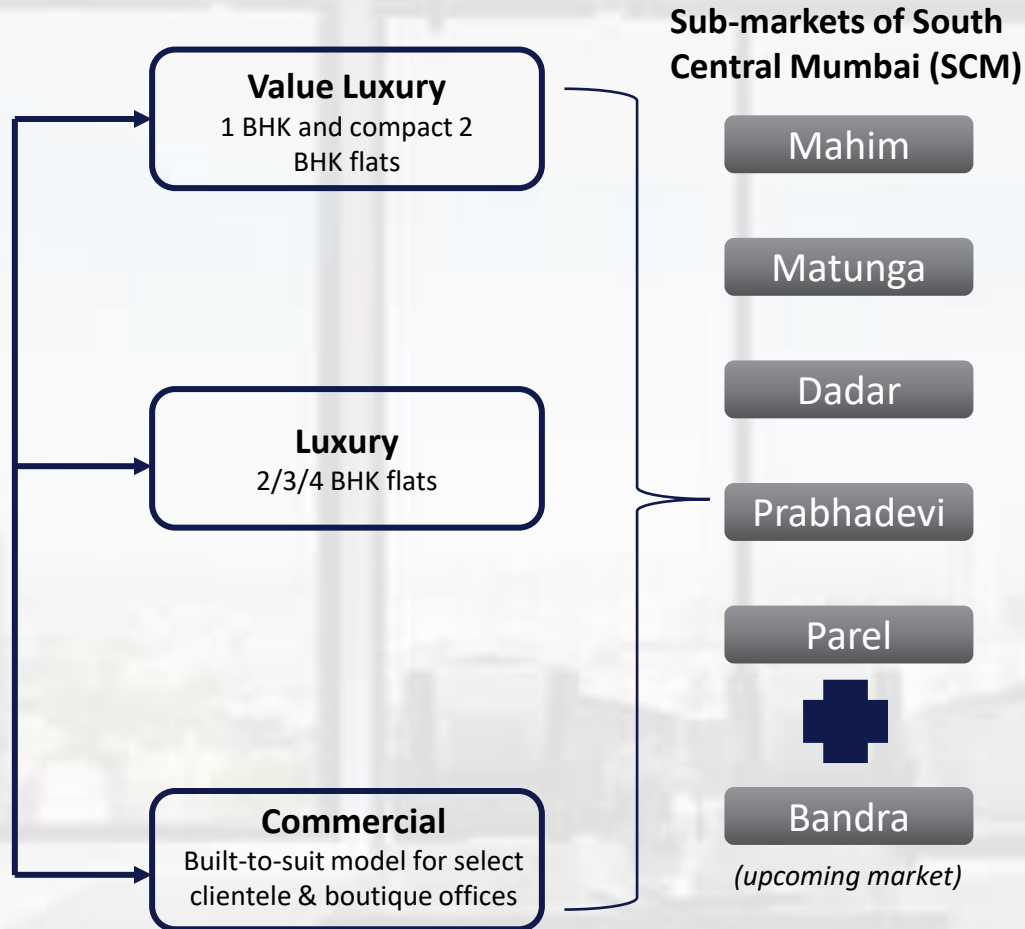
Ongoing Projects



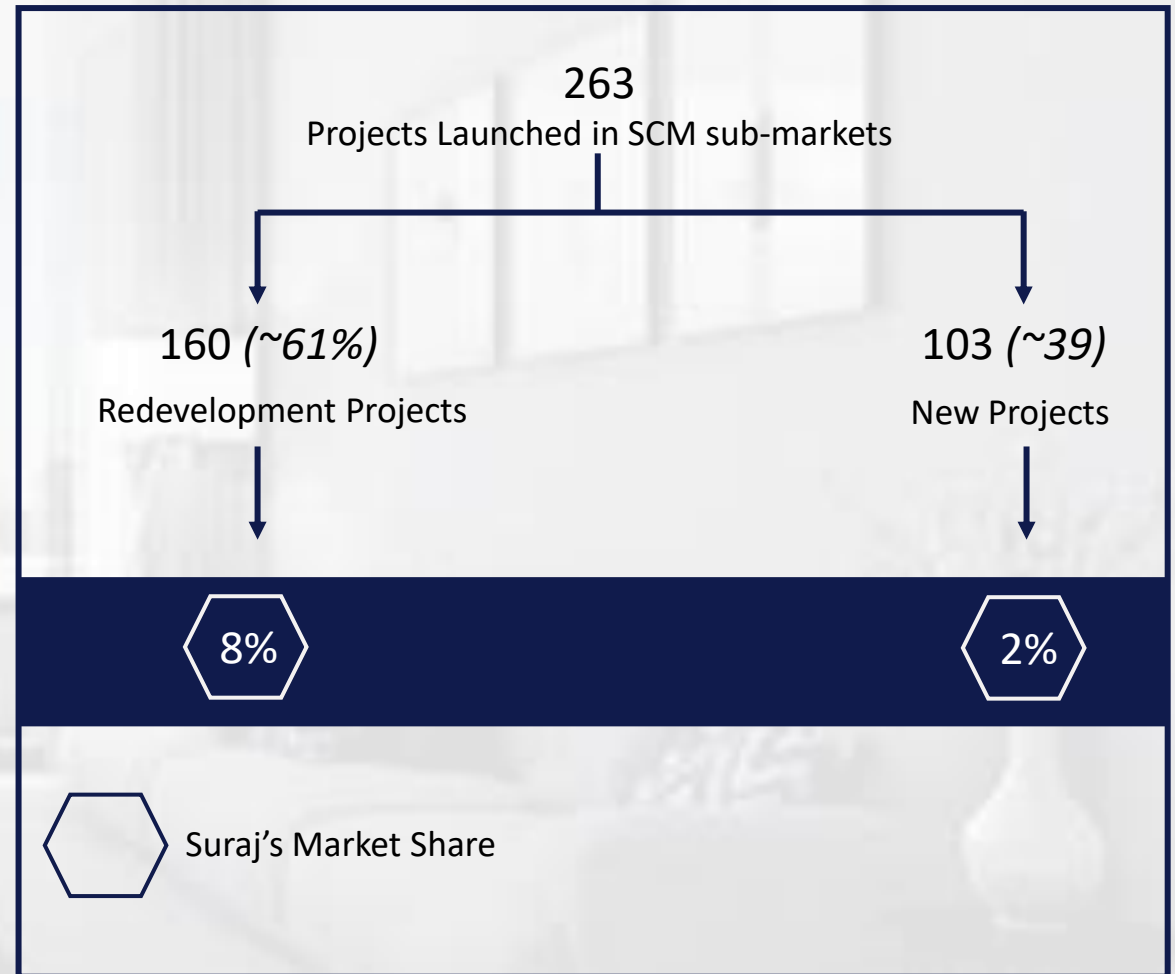
Leading player in redevelopment scheme 33 (7). This allows to build scale in capital light business model



One of the Market Leaders in Redevelopment Projects in SCM*

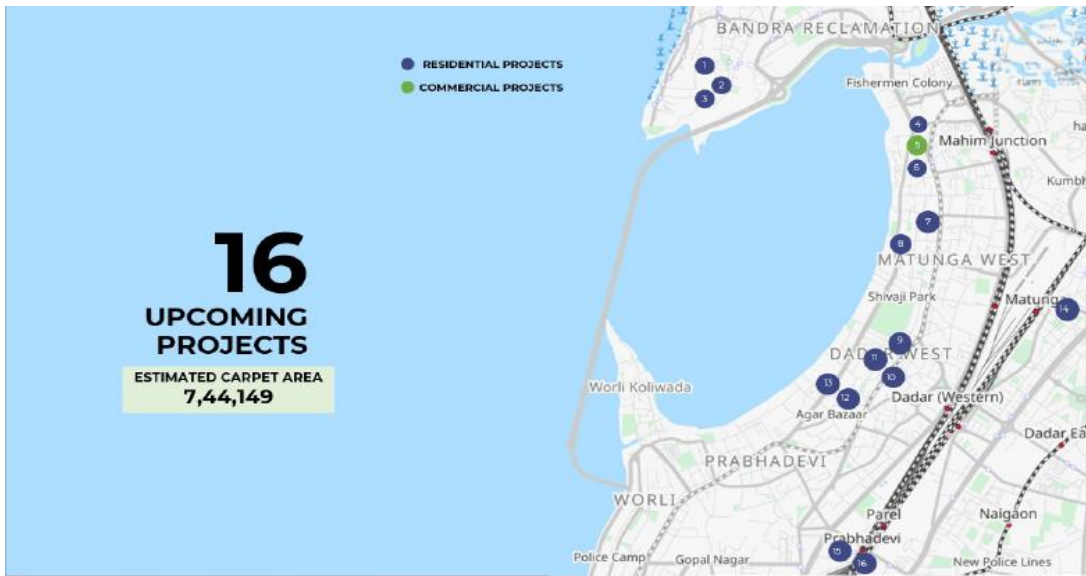


ONE OF THE MARKET LEADERS IN REDEVELOPMENT



| Step 0 | Timelines | Identification Of Land Bank (Plot Size, Title, Location, Tenant Density& FSI Scheme) |
|--------|------------|---|
| Step 1 | Zero Date | Acquisition of land by way of Conveyance / Development Rights / JDA |
| Step 2 | 4-6 Months | Obtaining 51% consent of tenants for redevelopment |
| Step 3 | 3 Months | Obtaining IOD for the project |
| Step 4 | 3 Months | Site vacation and demolition of old structure |
| Step 5 | 3 Months | Obtaining CC and RERA registration |
| Step 6 | 3-4 Years | Construction time period – 3 years for G+22 Storey Building and upto 4-5 years for high rise development from G+40 to 50 Storey |
| Step 7 | 3 Months | OC and Handover of Possession |

SCM : A Lucrative Micro Market In Mumbai



Dynamics of SCM Market



Large pool of old/dilapidated buildings



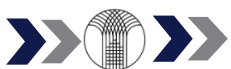
Close proximity to key locations such as BKC, Worli sea link, Lower Parel, etc



One of the few locations which allows residential + commercial projects to be constructed

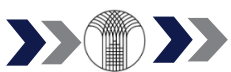
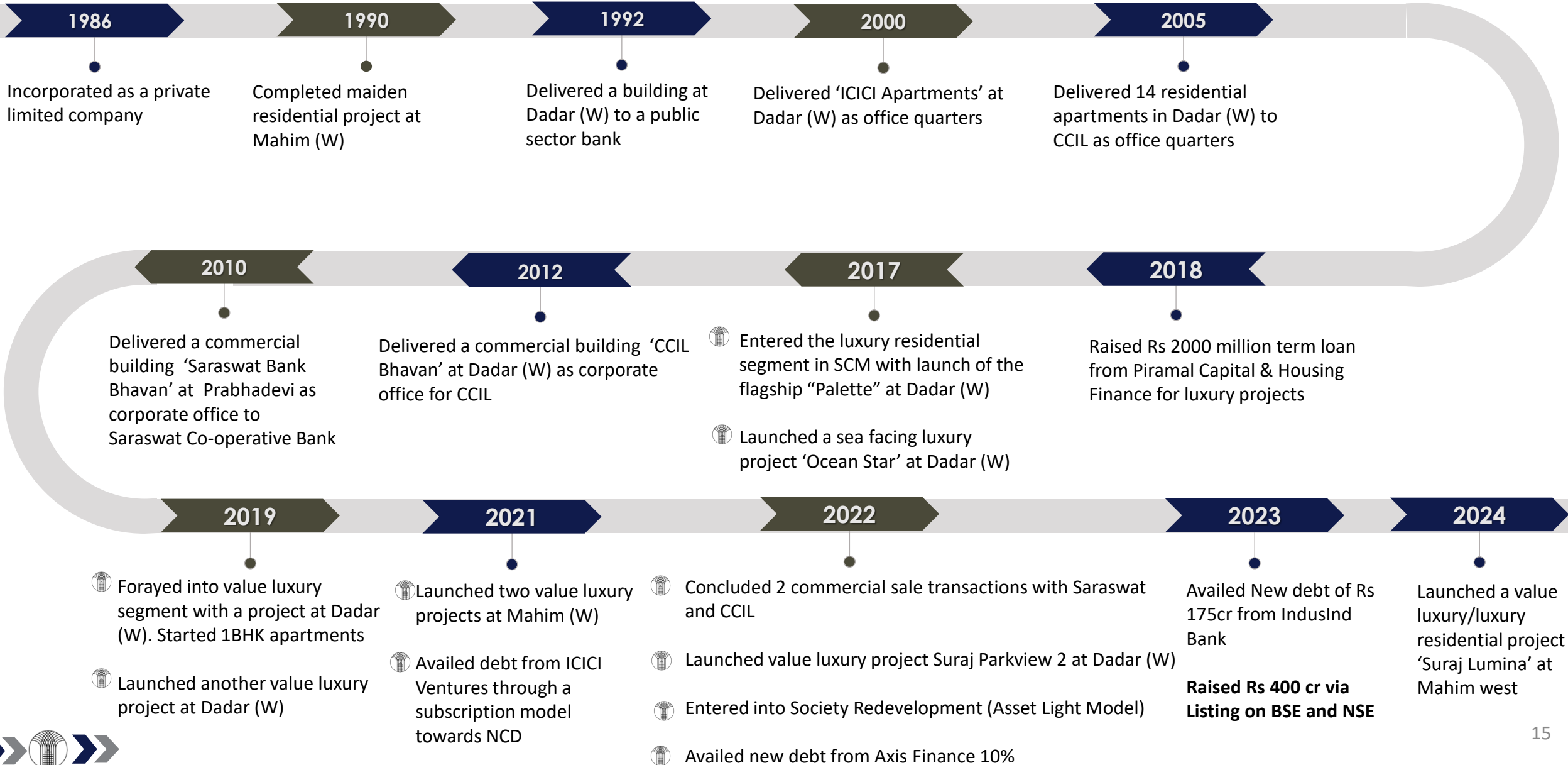


Improving infrastructure via multiple government projects



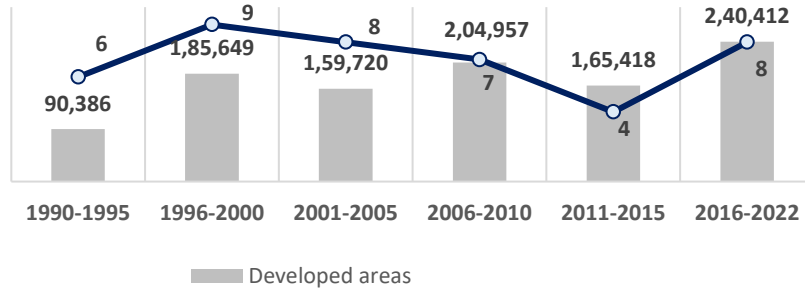
Note: *SCM sub-markets refer to Mahim, Matunga, Dadar, Prabhadevi and, Parel
Map Not To Scale

Our Journey Spanning Over 37 Years



Proven Track Record Of Delivering Residential And Commercial Projects

Timeline of completed projects



Consultant and Contractor Relationships

Architects and Structural Consultants



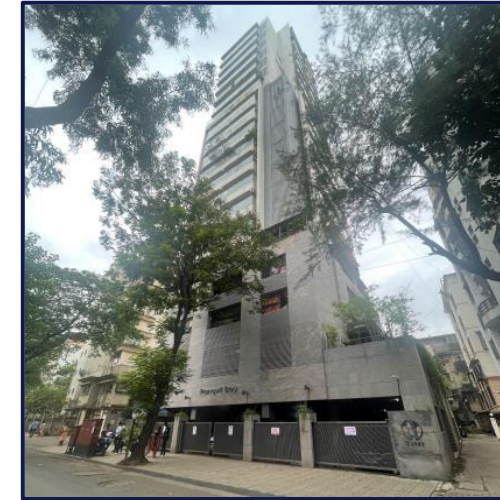
Civil Contractors



Residential and Commercial Projects



Mangirish, Dadar



Tranquil Bay, Dadar

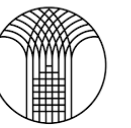


CCIL Bhavan Phase I : Upto 6th floor



Saraswat Bank Bhavan Phase I : Upto 7th floor

Comparison Of Various Business Models In MMR Region



S U R A J

| Parameters | Redevelopment of Tenanted Properties (Conveyance/ DA) Under DCPR 33(7)A | Redevelopment of Society Under DCPR 33(7) B | Vacant Land- Normal Development |
|---|---|--|--|
| Land Status | Conveyance / DA | DA | Conveyance / JDA |
| Upfront Capital Requirement | Moderate | Low | High |
| FSI | Inherent FSI of 3.00 +35% Fungible. No TDR / Additional FSI Cost. Also has FSI Upside of Clubbing Scheme notified under 33(7) | Inherent FSI of 1.33 +35% Fungible and Additional FSI of up to 1.67 + 35% Fungible by way of Payment of TDR / Additional FSI Premium depending on Road Width | Inherent FSI of 1.33 +35% Fungible and Additional FSI of up to 1.67 + 35% Fungible by way of Payment of TDR / Additional FSJ Premium depending on Road Width |
| Land Cost | Moderate | Negligible | High |
| Approval Cost | Lower Cost due to Concessions | High Approval Cost | High Approval Cost |
| Availability of Plots in MMR Region | High | High | Low |
| Tenant Consent for Redevelopment | 51% | 51% | Not Applicable |
| Project Turnaround Time & Litigation Risk | Moderate | Moderate | Low |
| Mortgage of Land for Project Finance | Yes | No | Yes |
| Project Turnaround Time | Moderate | Moderate | Low |
| Property Maintenance Cost | Low | Moderate | High |
| EBIDTA Margins | High | Low | Moderate |
| ROE / ROCE | Moderate | High | Low |
| Sacalability | High | High | Low |
| No of Ongoing & Upcoming Projects Under Each Category | 22 Projects | 3 Projects | 4 Projects |





COMPETITIVE STRENGTHS

Diversified Portfolio Across Value Luxury And Luxury Segments

Present Across Price Points, Unit
Sizes And Sub-Markets In The SCM

Marketing & Sales Strategy

High Engagement Levels Through The Customer
Lifecycle Create Network Effect

Experienced Board Of Directors With A Proficient Team Committed To The Brand's Philosophy



Established Real Estate Brand In SCM

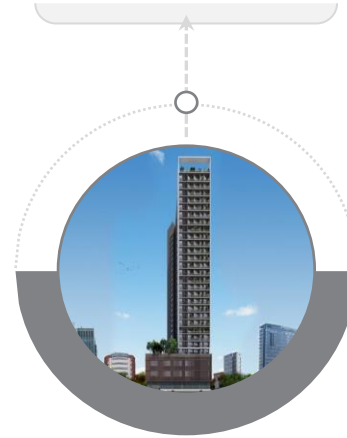
Leading Market Position & Ability
To Sell During Construction Phase



Strong Expertise In Tenant Settlement In Redevelopment Projects

Redeveloped houses for 1,011 tenants free-
of-cost

Freed up considerable FSI for commercial
development



Strong Project Pipeline and Cashflows

Market Opportunity

Established Residential Real Estate Brand in SCM

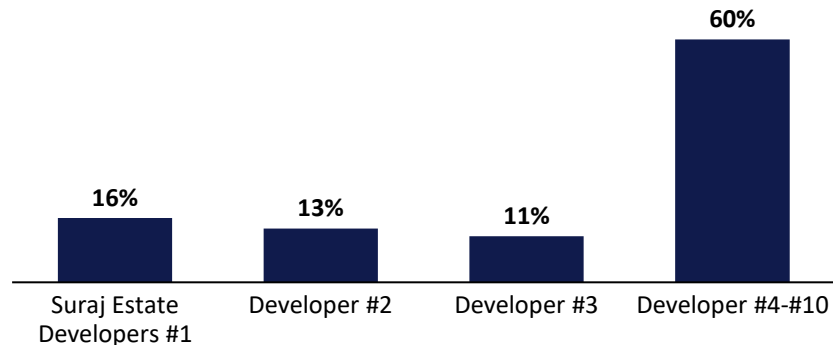


Leading Market Position & Ability To Sell During Construction Phase

Ongoing Residential Projects

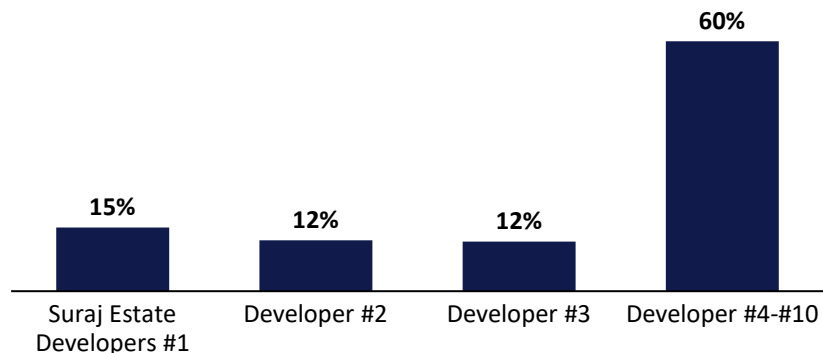
1st

In terms of supply of units



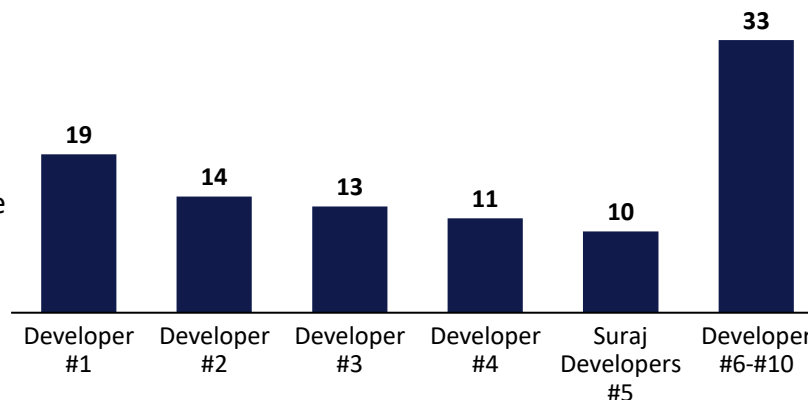
1st

In terms of absorption, in units



5th

In terms of absorption value



| Sr. No. | Project Segment | Project Developable Area (lakhs Sq ft) | Sale Carpet Area (lakhs Sq ft) | Area Sold (lakhs Sq ft) | Unsold Area (Lakhs Sq ft) | Sales Achieved (Rs cr) | Avg Realisation (Rs cr) | Collecti ons Received (Rs cr) | % of area sold |
|---------|-----------------------|--|--------------------------------|-------------------------|---------------------------|------------------------|-------------------------|-------------------------------|----------------|
| 1 | Luxury | 8.11 | 2.69 | 2.04 | 0.65 | 848.25 | 41,581 | 589.05 | 75.8% |
| 2 | Value Luxury | 7.31 | 1.87 | 1.38 | 0.48 | 547.32 | 39,661 | 292.21 | 73.8% |
| 3 | Value Luxury / Luxury | 4.26 | 1.13 | 0.84 | 0.29 | 175.04 | 20,838 | 96.15 | 74.3% |
| | Total | 19.68 | 5.69 | 4.26 | 1.42 | 1570.61 | | 977.41 | |

Note : Does not include Mestry House

Source: Company Commissioned Anarock Report

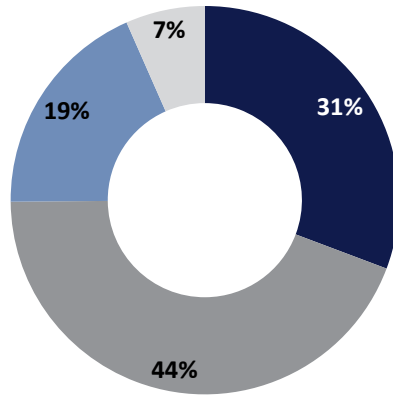
Note: Market Share among top10 developers ; SCM sub-markets refer to Mahim, Matunga, Dadar, Prabhadevi & Parel ; Cumulative from 2016 to 2023 (Q1)

Diversified Portfolio Across Value Luxury And Luxury Segments (1/2)

Present Across Price Points, Unit Sizes And Sub-Markets In The SCM

Ongoing Projects

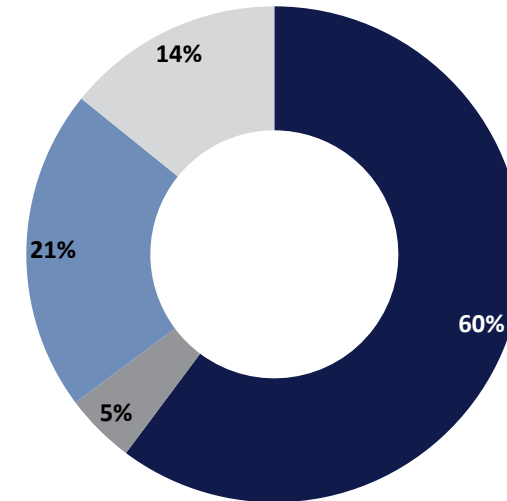
Carpet Area For Sale*



Total
6,09,920
sq.ft.

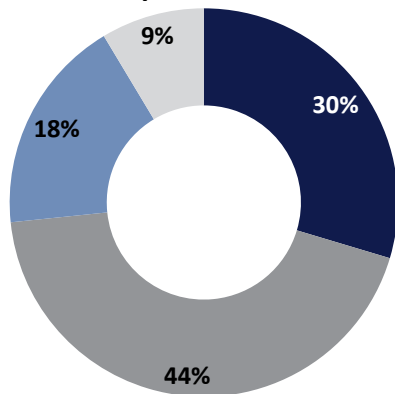
Upcoming Projects

Estimated Carpet Area For Sale



Total
7,44,149
sq.ft.

Carpet Area Sold



Total
4,66,373
sq.ft.

Value Luxury
 Value Luxury / Luxury
 Luxury
 Commercial

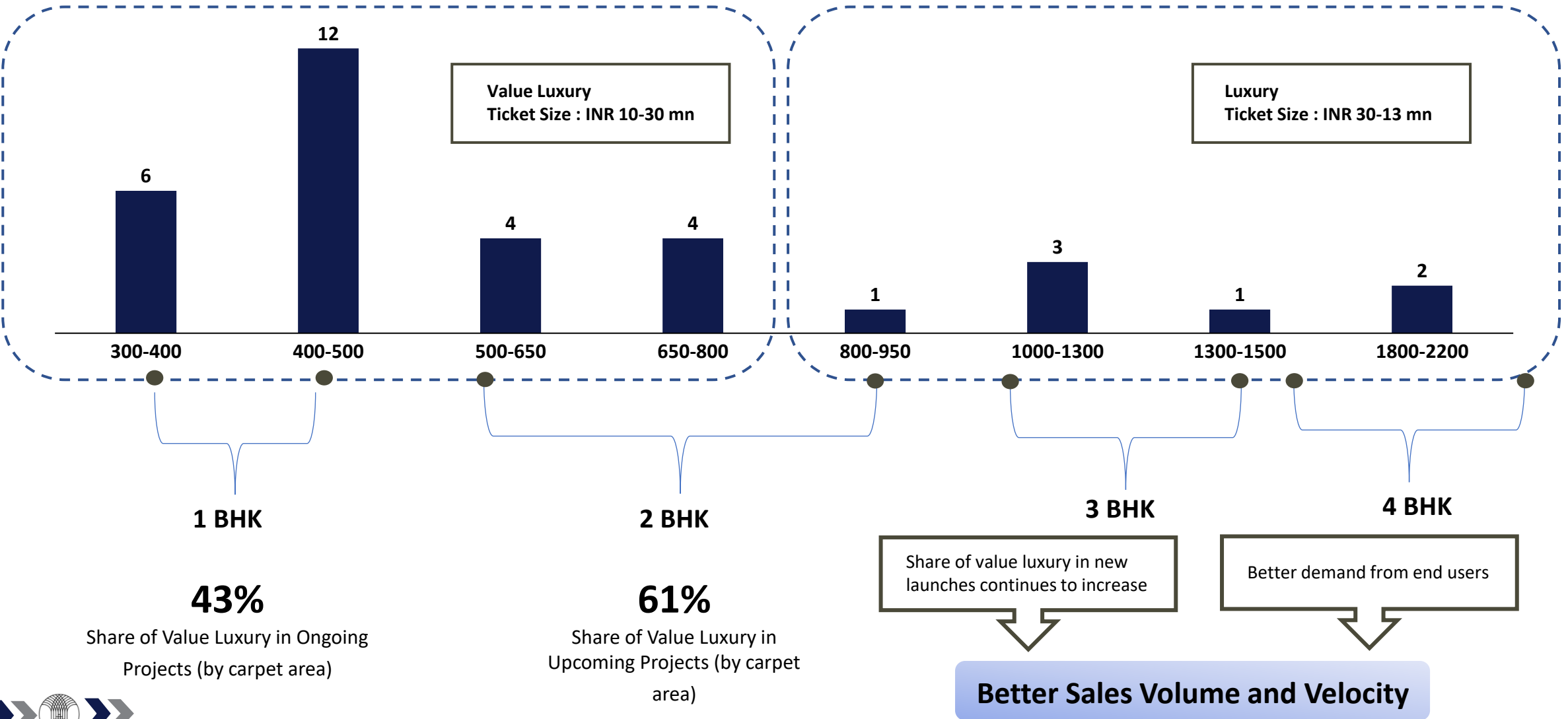
Source: Company

Note : * Total Carpet Area for Sale reflects Accord Estates' share of carpet area in project Nirvana (JDA with Runwal Realty Pvt Ltd)

Diversified Portfolio Across Value Luxury And Luxury Segments (2/2)

Ongoing Projects : Presence across unit sizes and price points

No. of offerings



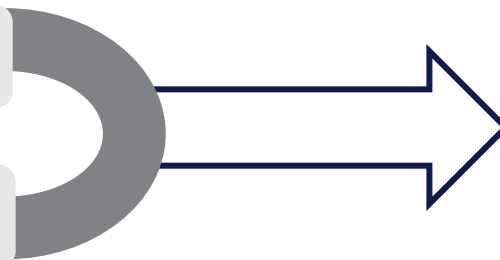
Strong Expertise In Tenant Settlement In Redevelopment Projects

Strong Track Record Of Tenant Settlement

Redeveloped houses for 1,011 tenants free-of-cost



Freed up considerable FSI for commercial development



Tenant Building – Ave Maria

Preferred Redevelopment Developer

As most land parcels in SCM are in the nature of redevelopment projects, **tenant settlement is key to unlock value**

13 out of **15** residential projects launched by Suraj are redevelopment projects

18 out of **21** upcoming projects are redevelopments

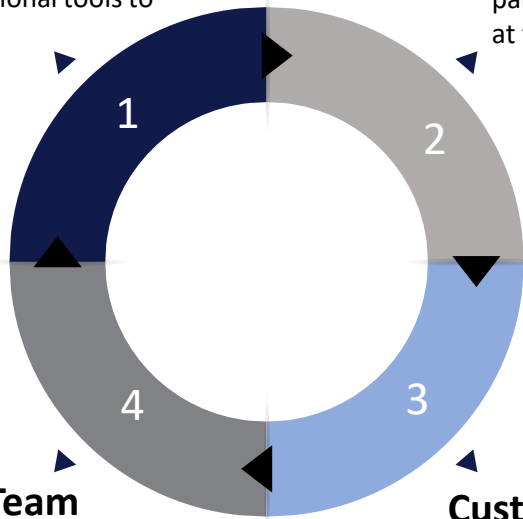
High Engagement Levels Through The Customer Lifecycle Create Network Effect

Marketing Team

- › Identifies target market groups and uses promotional tools to attract them

Sourcing Team

- › Interacts with channel partners to drive walk-ins at the site



Sales Closing Team

- › Dedicated team focusing on deal closure

Customer Care Team

- › Assists customers throughout initial booking to handover of their homes

Customer Centric Approach

Continuous customer engagement during and after sale and delivery strengthens the brand, creating goodwill



Customer Goodwill

Customer goodwill translates into significant customer referrals, expanding sales network



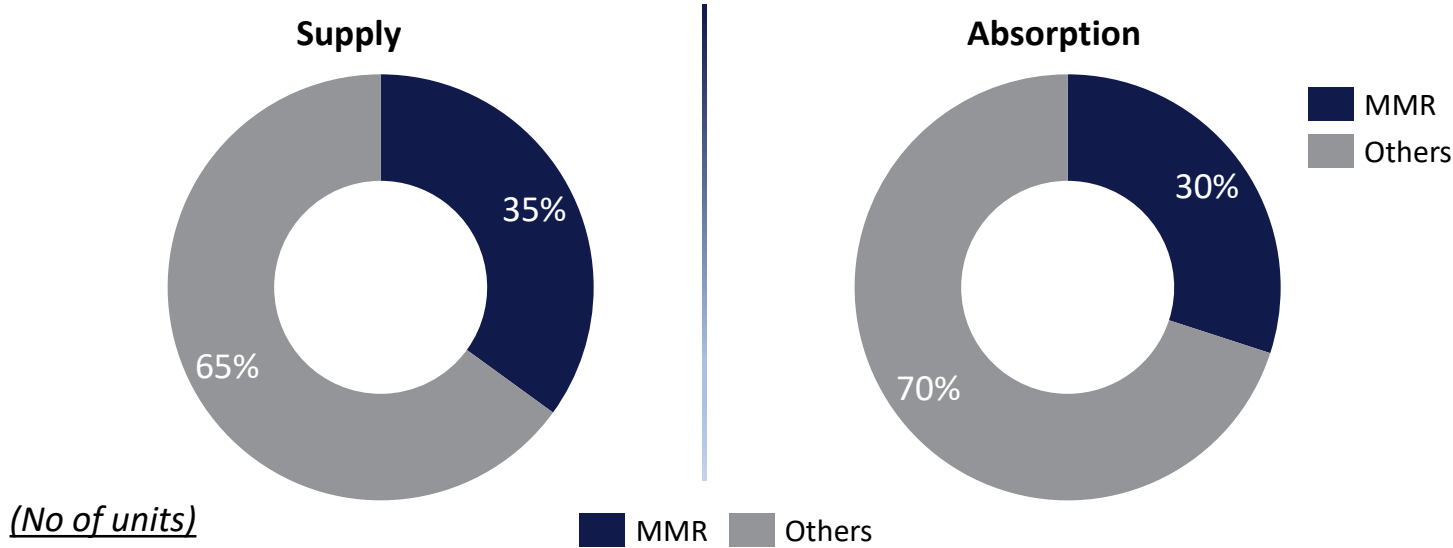
Increasing Sales

A stronger brand and wider sales network drive sales growth



Market Opportunity (1/2)

MMR is the top performer* in overall residential real estate activity



(No of units)

10%

CAGR in value terms over a longer term

2X

New launches in 2024 are likely to be almost 2 times as compared to 2021 levels and are expected to gradually increase year-on-year post 2023

**<2
years**

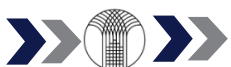
Unsold units overhang

- One of the biggest real estate markets in India
- Strong housing demand drivers, led by infra and higher disposable income
- Consolidation leading to disciplined supply
- Positive Pricing Outlook

*Source: Company Commissioned Anarock Report. *Among Top Seven Indian Markets in 2022*

*Note : 1. * MMR – Mumbai Metropolitan Region*

2. Supply and absorption data for 2022 ; others include NCR, Bengaluru, Pune, Hyderabad, Chennai ,Kolkata



Market Opportunity (2/2)

Redevelopment is a large, ongoing opportunity in SCM

52,000 units

Supply from redevelopment projects** from 2017 to Q1 2023 in MMR, majorly in SCM

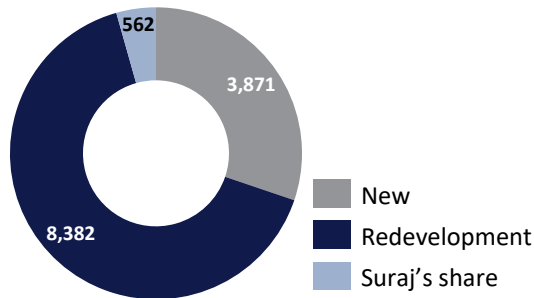
19,642

Cessed buildings - buildings more than 50 years old that need redevelopment in SCM

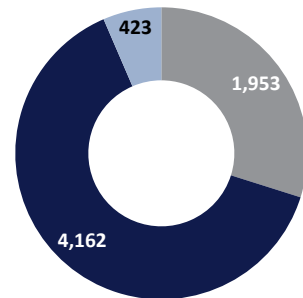
16,502

Buildings that are more than 80 years old and need development in SCM

SCM Supply* (In units)



SCM Absorption* (In units)



87%

Share of redevelopment projects in Suraj's portfolio

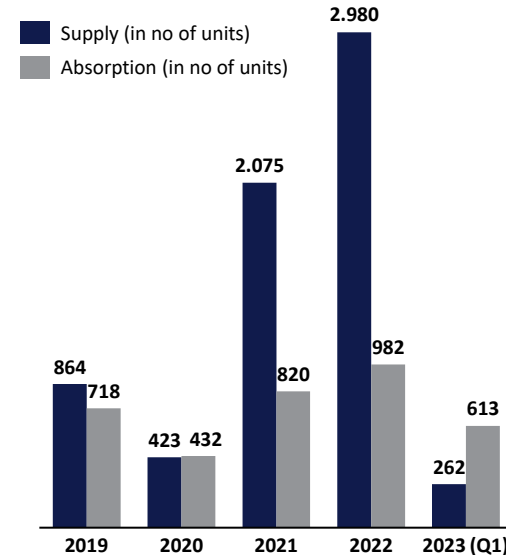
8%

Suraj's market share in redevelopment project launches

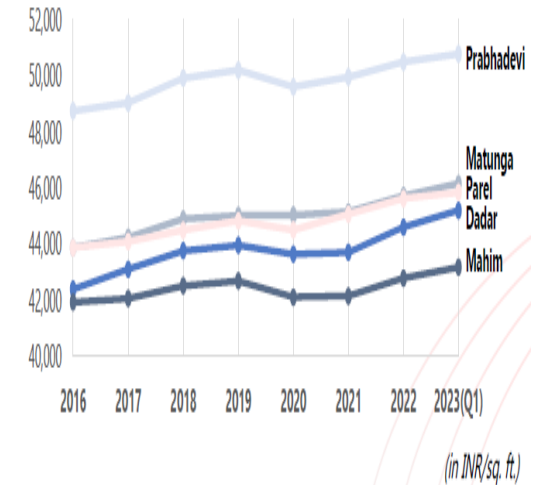
SCM is an attractive real estate market

- High income, discerning customer base
- Aspirational value/premium product positioning
- High demand across multiple segments and price points
- Family expansion/nuclear family trends have generated demand for housing in the same and neighbouring submarkets
- Benefiting from expanding segment of young, upwardly mobile professionals with a preference for living in the island city of Mumbai

Major Launches since 2021



Gradually improving pricing



Source: Company Commissioned Anarock Report. MHADA

* Combined Markets include sub-markets Mahim, Matunga, Dadar, Prabhadevi and Parel; cumulative from 2016 to 2023(Q1)

** cessed buildings redevelopment or housing societies redevelopment

Experienced Board Of Directors...



Rajan Meenathakonil Thomas
PROMOTER , CHAIRPERSON & MD

Education: B.A.

Experience : 36 Years of experience in various aspects of real estate business

Sujatha R. Thomas
NON-EXECUTIVE DIRECTOR

Education: B.A.

Experience : 30 Years of experience in various aspects of real estate business

Rahul Rajan Jesu Thomas
WHOLE - TIME DIRECTOR

Education: B.Com, Corporate Finance certificate from Harvard University

Experience : 16 Years of experience in various aspects of real estate business

Sunil Pant
INDEPENDANT DIRECTOR

Education: B.Sc.,LLB, M.Sc (Physics),member of the Indian Institute Of Bankers and All India Management Association

Experience : 36+ years of experience in banking

Previous Stint : Chief General Manager at SBI and consultant at Gerson Lehrman Group

Mrutyunjay Mahapatra
INDEPENDANT DIRECTOR

Education: B.Sc.(Physics),M.Sc (Physics)

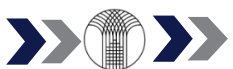
Previous Stint : Deputy Managing Director of SBI, Managing Director and Chief Executive Officer of Syndicate Bank and member of governing council of Reserve Bank Innovation Hub (RBIH)

Dr. Satyendra Shridhar Nayak
INDEPENDANT DIRECTOR

Education: M.Com, Doctor Of Philosophy

Experience: Experience in Consulting

Previous Stint : President at Unit Trust Of India; served on the board of Bharat Wire Ropes Limited



Experienced Board Of Directors...



Shreepal Shah

CHIEF FINANCIAL OFFICER

Education: B.E, MBA

Previous Stint : Kotak Investment Banking , P. Raj & Co.

Shivil Kapoor

COMPANY SECRETARY, COMPLIANCE OFFICER

Education: B.Com, LLB, CS

Previous Stint : Svantantra Microfin Private Limited and Ajcon Global Services Limited

Dipen Seth

VICE PRESIDENT - SALES

Education: B.Com

Previous Stint : Kanakia Spaces Private Limited and Oasis Lifespaces Private Limited

Gopal Barve

CHIEF ENGINEER OF SUBSIDIARY OF THE COMPANY, ACCORD ESTATES PRIVATE LIMITED

Education: B.E., associate member of The Institute Of Engineers (India)

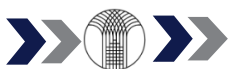
Previous Stint : Siddhivinayak Builders, Abhay Raut , Architect & Interior Designer & Others

Madanlal Jain

CHIEF ENGINEER

Education: B.E (Civil), Chartered Engineer Degree

Previous Stint : General Manager (Projects) at International Knowledge Park Private Limited





KEY BUSINESS STRATEGIES

1. Enhance Market Leading Position in SCM

Upcoming projects to consolidate our positioning in SCM and expand in to Bandra sub-market

240,412 sq. ft.

Developable area completed from 2016 to Q3FY23

6,09,928 sq. ft.

Sale carpet area under Ongoing Projects (2023-2026)

7,44,149 sq. ft.

Carpet area under Upcoming Projects

Source: Company Commissioned Anarock Report

Note: Upcoming and ongoing projects as of May 31, 2023

2. Continue to pursue our differential product offerings in value luxury segment

Strengthen presence in value luxury segment, currently witnessing a strong demand trend, resulting in better sales volume and velocity

3. Expand Land Reserves in SCM and Other MMR Sub-markets

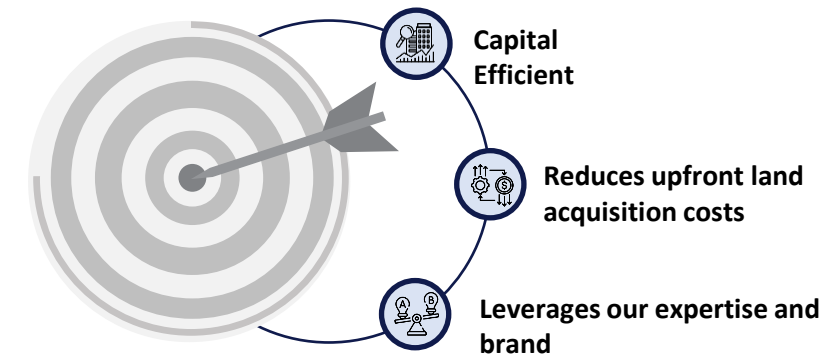
- Follow flexible land acquisition strategies (outright purchase, JVs, JDs, and development management) to benefit from emerging consolidation opportunities
- Land parcels situated at Bandra (West) and Santacruz (East) for future development
- FSI potential of more than index 2.0
- Consolidation in the real estate industry creating opportunities

4. Selectively develop commercial projects in the SCM region

Take advantage of increasing demand for smaller independent offices and develop commercial spaces to create value through complimentary asset classes

5. Continue to focus on redevelopment projects through asset light model

Follow asset light strategy to reduce upfront land acquisition costs

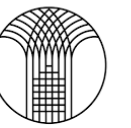


- 🎯 Asset light model for redevelopment of co-operating housing society buildings under DPCR 33(7)(B)
- 🎯 Focus on SCM
- 🎯 Suraj has concluded agreements for redevelopment schemes with two co-operative societies in the recent past
- 🎯 Opens up significant opportunity to expand into other micro-markets in MMR



HISTORICAL FINANCIALS

Consolidated Profit & Loss Statement



S U R A J

| Particulars | FY23 | FY22 | FY21 |
|---|--------------|--------------|--------------|
| Revenue from operations | 305.7 | 272.7 | 240 |
| Other income | 2.1 | 1.2 | 4 |
| Total income | 307.9 | 273.9 | 244 |
| Expenses | | | |
| Operating and project expenses | 166 | 180.7 | 164.2 |
| Changes in inventories of construction work in progress | -31.3 | -55.7 | -22.3 |
| Employee benefit expenses | 11.6 | 9.7 | 7.6 |
| Other expenses | 8.4 | 6.2 | 3.9 |
| Total expenses | 154.7 | 141 | 153.4 |
| *EBITDA | 153.1 | 132.9 | 90.6 |
| <i>EBITDA Margin (%)</i> | <i>49.7%</i> | <i>48.5%</i> | <i>37.1%</i> |
| Finance costs | 107.4 | 93.1 | 79.2 |
| Depreciation and amortisation | 2.6 | 3.7 | 2.4 |
| PBT | 43.2 | 36.2 | 9 |
| Tax expense: | | | |
| - Current tax | 13.6 | 10 | 2.8 |
| - Deferred tax charge/ (credit) | -2.4 | -0.4 | -0.1 |
| Total tax expense | 11.1 | 9.6 | 2.8 |
| Profit after tax | 32.1 | 26.5 | 6.3 |
| EPS | 1 | 0.8 | 0.2 |

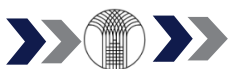
Consolidated Balance Sheet



S U R A J

| Particulars | FY23 | FY22 | FY21 |
|------------------------------------|--------------|--------------|--------------|
| ASSETS | | | |
| Non-current assets | | | |
| a) Property, plant and equipment | 3.4 | 3.8 | 4.9 |
| b) Intangible assets | 12.1 | 12.7 | 14.2 |
| c) Right-of-use-asset | 0.3 | 1.2 | 2.0 |
| d) Financial assets | | | |
| i) Investments | 8.9 | 0.1 | 1.1 |
| ii) Other financial assets | 22.7 | 4.5 | 2.8 |
| e) Deferred tax assets (Net) | 3.5 | 1.1 | 0.8 |
| Total Non-Current Assets | 50.8 | 23.4 | 25.8 |
| Current assets | | | |
| a) Inventories | 652.3 | 621.0 | 565.3 |
| b) Financial assets | | | |
| i) Trade receivables | 113.1 | 93.2 | 80.7 |
| ii) Cash and cash equivalents | 12.1 | 7.7 | 6.8 |
| iii) Bank balances | 15.9 | 15.9 | 14.0 |
| iv) Loans | 8.2 | 24.1 | 23.6 |
| v) Other financial assets | 4.0 | 2.1 | 7.9 |
| c) Other current assets | 85.5 | 76.1 | 67.6 |
| d) Current income tax assets (Net) | 0.8 | 0.5 | 0.2 |
| Total Current Assets | 891.7 | 840.6 | 766.2 |
| TOTAL ASSET | 942.6 | 864.0 | 792.0 |

| Particulars | FY23 | FY22 | FY21 |
|--|--------------|--------------|--------------|
| EQUITY AND LIABILITIES | | | |
| Equity | | | |
| a) Equity share capital | 15.9 | 15.9 | 6.4 |
| b) Other equity | | | |
| - Other reserves | 71.7 | 39.4 | 22.9 |
| - Capital reserve related to business combination | -16.1 | -16.1 | -0.1 |
| Total Share Capital | 71.4 | 39.2 | 29.1 |
| Non-Controlling Interest | 0.1 | 0.2 | 0.2 |
| Total Equity | 71.5 | 39.4 | 29.4 |
| Liabilities | | | |
| Non-current liabilities | | | |
| a) Financial liabilities | | | |
| i) Borrowings | 345.7 | 396.6 | 464.0 |
| ii) Lease liabilities | 0.0 | 0.4 | 1.5 |
| iii) Other financial liabilities | 4.6 | 4.5 | 3.0 |
| b) Provisions | 1.1 | 1.0 | 0.9 |
| Total Non-Current liabilities | 351.4 | 402.5 | 469.5 |
| Current liabilities | | | |
| a) Financial liabilities | | | |
| i) Short term borrowings | 247.4 | 241.6 | 136.4 |
| ii) Trade payables | | | |
| - Amount due to Micro and small enterprises | 0.1 | 0.2 | 0.4 |
| - Amount due to other than Micro and small enterprises | 26.8 | 19.1 | 13.8 |
| iii) Other financial liabilities | 48.7 | 45.0 | 32.5 |
| iv) Lease liabilities | 0.4 | 1.0 | 0.8 |
| b) Other current liabilities | 182.0 | 108.2 | 108.0 |
| c) Provisions | 0.1 | 0.1 | 0.1 |
| d) Current tax liabilities (Net) | 14.1 | 6.8 | 1.2 |
| Total Current liabilities | 519.7 | 422.1 | 293.1 |
| TOTAL LIABILITIES | 942.6 | 864.0 | 792.0 |



Consolidated Cash Flow Statement

| Particulars | FY23 | FY22 | FY21 |
|---|---------------|--------------|--------------|
| CASH FLOW FROM OPERATING ACTIVITIES | | | |
| Profit before taxes | 43.2 | 36.2 | 9.0 |
| Adjustments for Interest expenses/income, depreciation | 106.7 | 93.8 | 80.3 |
| Operating profit / (loss) before working capital changes | 149.9 | 130.0 | 89.4 |
| Changes in Working Capital | 45.0 | -55.6 | -103.1 |
| Direct Taxes (Paid)/Refund Received | -6.4 | -4.6 | -1.2 |
| Net Cash Generated / (Used) in Operating Activities | 188.5 | 69.8 | -14.9 |
| Net Cash Generated / (Used) in Investing Activities | -27.1 | -21.1 | -12.3 |
| Net Cash Generated / (Used) in Financing Activities | -155.7 | -44.7 | 27.0 |
| Cash and cash equivalents at beginning of the period/ year | 6.1 | 2.1 | 2.4 |
| Cash and cash equivalents at end of the period/ year | 11.8 | 6.1 | 2.1 |
| Net Increase/ (Decrease) in cash and cash equivalents | 5.7 | 4.0 | -0.2 |



ANNEXURES

Ongoing Residential Projects

The Palette



- This project is in Luxury Segment and comprises of 2 BHK flats and 3 BHK flats which are sea facing apartments
- One of the main USP of this project is the floor to floor height of 12 feet 6 inches
- The development will include facilities and amenities such as clubhouse, swimming pool and landscaped garden, amongst others
- It is strategically located between Portuguese Church and Siddhivinayak Temple

Ocean Star-I



- This project is in the Luxury Segment and comprises of 3 BHK sea facing apartments with just 2 units per floor with floor to floor height is 12 feet 6 Inches
- It is strategically located in the close proximity of Dadar Beach

Vitalis



- This project is in the Value Luxury Segment
- It is a 38- storey tower and comprises of 1 BHK flats and 2 BHK sea facing apartments. This project has a dedicated 7-level podium parking. It is strategically located at Lady Jamshedji Road, Mahim (West) and is in the close proximity of Mumbai's Shivaji Park
- This development will include a dedicated amenities floor admeasuring of a 1,000 square feet gymnasium, kids play area, banquet hall, jogging track, amongst others

Emmanuel



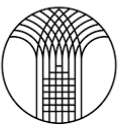
- This project is in the Value Luxury Segment and comprises of a Ground + 20 storey tower and having 1 BHK flats and compact 2 BHK boutique sea facing apartments
- It strategically located off Cadell Road and is in close proximity of commercial hubs at Lower Parel and Worli, malls, theatres and parks
- The development will include gymnasium and all other essential amenities

Suraj Eterna



- This project is in the Value Luxury Segment. It is a 20-storey tower and comprises of 1 BHK flats and 2 BHK sea facing apartments
- This project has a separate mechanized tower car parking. It is strategically located in between the Lady Jamshedji Road and Tulsi Pipe Road, Mahim (West) and is in the close proximity to the upcoming Sitladevi Metro Station
- This development will include gymnasium, kids play area, yoga / meditation area amongst others

Ongoing Residential Projects



S U R A J

Nirvana



- A value luxury/luxury project with Top-of-the-line amenities, excellent connectivity, posh location, and peaceful homes, Nirvana has it all
- At Nirvana, all the amenities come together to provide the residents with a blissful experience and an extraordinary lifestyle.
- A ground plus 54 storey tower at G D Ambedkar Marg near Haffkine's Institute, Parel.
- This project is a Joint venture with Runwal Group

Louisandra



- A Value luxury standalone tower with compact units of 1&2 BHK
- The project is within minutes from the upcoming Dadar Metro Station
- Easy to invoke Lord Ganesha's blessings at Mumbai's iconic Siddhivinayak Temple
- It is a ground plus 22 storey tower

Ave Maria



- A 24-storey value luxury residential tower in Dadar West, it is one of the city's most coveted addresses, making it a place to live and grow
- It is surrounded by a unique confluence of history and innovation, with the city's finest business hubs and entertainment spots and places of worship
- Ave Maria has 1 and 2 BHK apartments that are thoughtfully designed to add value to your lives

Park View

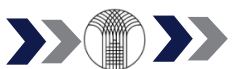


- A value luxury project with round the clock security, elevators, mechanized tower parking, elegant interiors and more
- Project is in the verdant Shivaji Park neighbourhood

Suraj Lumina



- The project comprises of both 2BHK and 3BHK configurations
- It provides facilities, such as mechanized tower car parking, 24/7 security fire safety provisions, open sky garden, fitness center, rainwater harvesting system, among others. The apartments in the project have sea view
- It has close proximity to some of the key landmarks such as Shivaji Park, Hinduja Hospital and Bombay Scottish School
- Additionally, the project extends right blend of opportunities and offerings, be it drive to Bandra Kurla Complex for work or Palladium with friends, it is just minutes away.

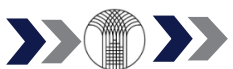


Summary Of Ongoing Projects

| Particulars | Remarks |
|---|----------|
| Area Sold (Sq Ft) | 4.66 |
| Average Realisation Achieved (Rs per sq ft) | 37,910 |
| Collections Received (Rs Cr) | 1,060.35 |
| Balance Receivable (Rs cr) | 707.69 |

| Particulars | Remarks |
|---|---------|
| Total Unsold Area (Sq Ft) | 1.44 |
| Average Estimated Realisation Of Unsold Area (Rs Per Sq Ft) | 52,083 |
| Estimated GDV of unsold area (Rs cr) | ~750 |

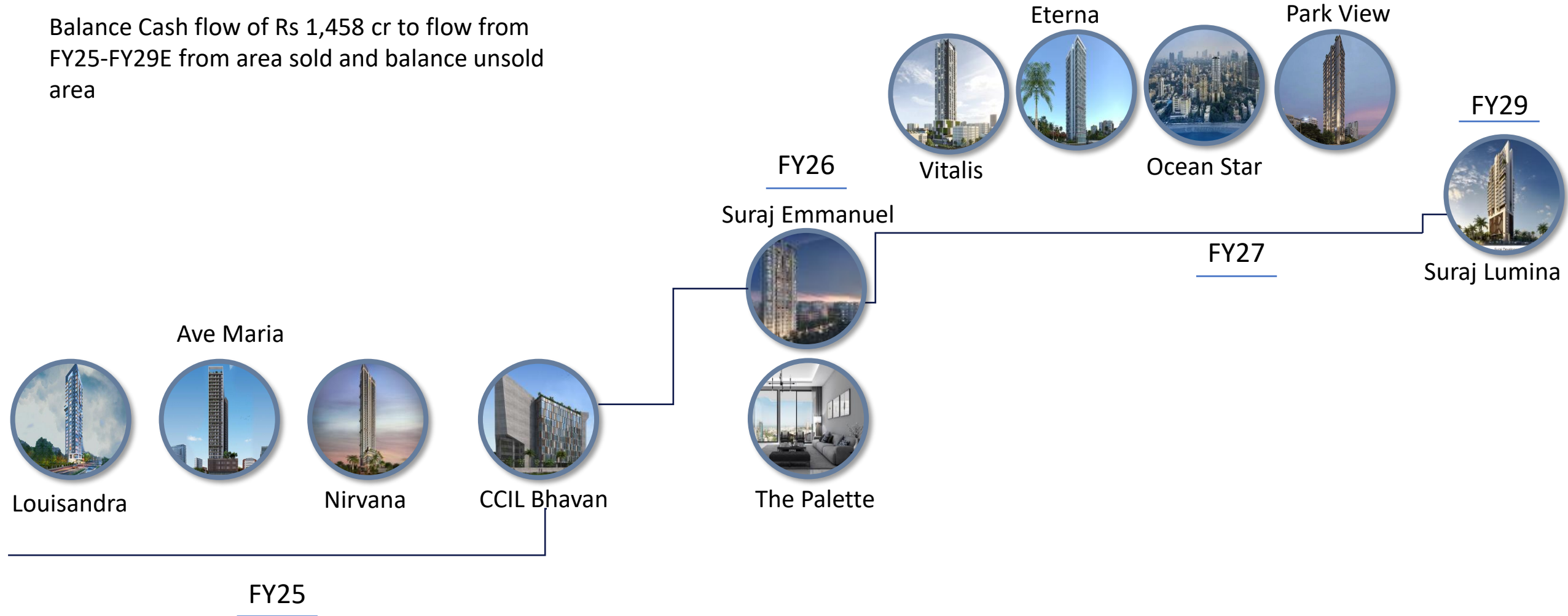
Receivables from Ongoing Projects ~Rs 1,458 cr



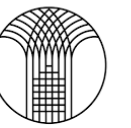
Completion Targets For Ongoing Projects

GDV of Rs 708 cr from ongoing projects

Balance Cash flow of Rs 1,458 cr to flow from FY25-FY29E from area sold and balance unsold area

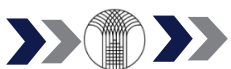


Ongoing Projects

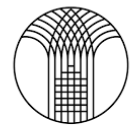


S U R A J

| Sr. No. | Project Name | Location | Type | Status | Completion Date (As Filed with RERA) | Project Developable Area (lakhs Sq ft) | Sale Carpet Area (lakhs Sq ft) | Area Sold (lakhs Sq ft) | Unsold Area (Lakhs Sq ft) | Sales Achieved (Rs cr) | Avg Realisation (Rs cr) | Collections Received (Rs cr) |
|---------|--|--------------|-------------|---------|--------------------------------------|--|--------------------------------|-------------------------|---------------------------|------------------------|-------------------------|------------------------------|
| 1 | Louisandra | Dadar (W) | Residential | Ongoing | 30-06-2024 | 0.63 | 0.29 | 0.29 | - | 99.16 | 34,430 | 84.36 |
| 2 | Ave Maria | Dadar (W) | Residential | Ongoing | 30-12-2024 | 1.77 | 0.23 | 0.22 | 0.01 | 84.9 | 38,009 | 73.98 |
| 3 | Vitalis | Mahim (W) | Residential | Ongoing | 31-12-2026 | 3.49 | 0.81 | 0.51 | 0.3 | 204.72 | 39,850 | 100.92 |
| 4 | Suraj Eterna | Mahim (W) | Residential | Ongoing | 31-12-2026 | 0.61 | 0.33 | 0.2 | 0.14 | 72.94 | 37,081 | 36.98 |
| 5 | Palette | Dadar (W) | Residential | Ongoing | 29-06-2024 | 4.96 | 1.8 | 1.33 | 0.47 | 571.76 | 42,991 | 394.43 |
| 6 | Ocean Star-I | Dadar (W) | Residential | Ongoing | 30-06-2026 | 2.52 | 0.6 | 0.42 | 0.18 | 177.33 | 41,876 | 110.27 |
| 7 | CCIL Bhavan (Phase-II-Additional 2.5 floors) | Dadar (W) | Commercial | Ongoing | 30-12-2024 | 0.27 | 0.22 | 0.22 | - | 89.78 | 40,062 | 8.98 |
| 8 | Suraj Parkview 2 | Dadar (W) | Residential | Ongoing | 31-12-2026 | 0.64 | 0.21 | 0.17 | 0.04 | 75.6 | 44,379 | 18.35 |
| 9 | Saraswat Bank Bhavan (Additional 2.5 Floors) | Prabhadevi | Commercial | Ongoing | Not Applicable | 0.22 | 0.17 | 0.17 | - | 107.65 | 61,999 | 73.96 |
| 10 | Mestry House | Mahim (W) | Residential | Ongoing | Not Applicable | 0.17 | 0.01 | - | 0.01 | - | - | - |
| 11 | Nirvana** | Parel (East) | Residential | Ongoing | 30-12-2024 | 3.22 | 0.91 | 0.84 | 0.07 | 175.04 | 20,751 | 96.15 |
| 12 | Emmanuel | Dadar (W) | Residential | Ongoing | 30-12-2025 | 0.79 | 0.28 | 0.28 | 0 | 109.16 | 39,417 | 61.97 |
| 13 | Suraj Lumina | Mahim (W) | Residential | Ongoing | 31-12-2028 | 1.04 | 0.22 | - | 0.22 | - | - | - |
| | Total | | | | | 20.34 | 6.1 | 4.66 | 1.44 | 1,768.03 | | 1,060.35 |



Strong Project Pipeline and Cash Flow Trends



S U R A J

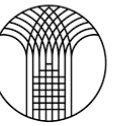
| Sr. No. | Project Name | Location | Type | Segment | Estimated Carpet Area for sale (sq.ft) |
|---------|----------------------------------|-------------|-------------|---------------------|--|
| 1 | Kowliwadi & Kripasiddhi Building | Prabhadevi | Residential | Value Luxury | 23,887 |
| 2 | Madonna Wing B | Dadar (W) | Residential | Value Luxury | 13,660 |
| 3 | Gudekar House & Irani Building | Dadar (W) | Residential | Value Luxury | 22,919 |
| 4 | Lucky Chawl | Mahim (W) | Residential | Value Luxury | 15,351 |
| 5 | Ambavat Bhawan | Lower Parel | Residential | Value Luxury | 17,010 |
| 6 | Marinagar Phase -2 | Mahim (W) | Residential | Value Luxury | 54,747 |
| 7 | Norman House | Dadar (W) | Residential | Value Luxury | 7,074 |
| 8 | Nanabhai Manzil | Mahim (W) | Residential | Value Luxury | 20,150 |
| 9 | Lumiere Phase 2 | Dadar (W) | Residential | Value Luxury | 19,672 |
| 10 | Girgaonkarwadi | Mahim (W) | Residential | Value Luxury | 2,00,489 |
| 11 | Suraj Parkview 1 | Dadar (W) | Residential | Value Luxury | 53,053 |
| 12 | Bandra Project 3 | Bandra (W) | Residential | Luxury | 34,585 |
| 13 | JRU Property | Byculla (E) | Residential | Value Luxury/Luxury | 21,144 |
| 14 | Bandra Project 1 | Bandra (W) | Residential | Value Luxury/Luxury | 45,566 |
| 15 | Bandra Project 2 | Bandra (W) | Residential | Value Luxury/Luxury | 89,283 |
| 16 | Final Plot No 426-B | Mahim (W) | Commercial | Commercial | 1,05,559 |
| | Total | | | | 7,44,149 |



Land Reserves

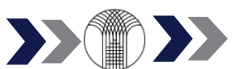
| Sr. No. | Location | Name of company/entity that is the developer of the project | Company's /Entity's effective stake in the project (%) | Leased/ Owned/Development Rights | Plot Area |
|---------|---|---|--|----------------------------------|------------------|
| | | | | | Square Meters |
| 1 | C.T.S.No.918 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Leasehold Rights | 1,173.57 |
| 2 | C.T.S.No.930 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Owned | 364.21 |
| 3 | C.T.S. No 917 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Development Rights | 3,884.91 |
| 4 | C.T.S. No 929 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Development Rights | 1,740.12 |
| 5 | C.T.S. No 931 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Development Rights | 890.29 |
| 6 | C.T.S. No 916 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Development Rights | 1,578.25 |
| | | Total Bandra (W) | | | 9,631.35 |
| 7 | CS No 3429, 3430 and 3262 - Kole Kalyan Property, Santacruz (E) | Suraj Estate Developers Ltd. | 100 | Development Rights | 728.42 |
| | | Total Santacruz (E) | | | 728.42 |
| | Total | | | | 10,359.77 |

Completed Projects

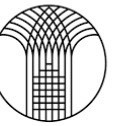


SURAJ

| Sr. No | Project Name | Location | Type and configuration | Name of company/entity that is the developer of the project | Company's / respective entity's stake in project | Developed Area | | Date of Occupation certificate | Occupation certificate for all floors |
|--------|---|---------------|--------------------------|---|--|----------------|---------------|--------------------------------|---------------------------------------|
| | | | | | (%) | (square meter) | (square feet) | | Yes/ No |
| 1 | Tranquil Bay-II | Dadar (W) | Residential | Suraj Estate Developers | 100 | 2,756.27 | 29,668.49 | 13-03-2019/17-10-2022 | Yes |
| 2 | Tranquil Bay-I | Dadar (W) | Residential | Suraj Estate Developers | 100 | 356.22 | 3,834.35 | 15-10-2011 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 3 | Ocean Star-II | Dadar (W) | Residential | Suraj Estate Developers | 100 | 1,038.86 | 11,182.29 | 26-02-2019 | Yes (Except for 4 Flats) |
| | | | | | | (FSI area) | (FSI area) | | |
| 4 | Mon Desir | Dadar (W) | Commercial / Residential | Suraj Estate Developers | 100 | 2,749.03 | 29,590.56 | 27-08-2019 | Yes |
| 5 | Mangirish | Dadar (W) | Residential | Accord Estates | 100 | 5,850 | 62,973 | 06-12-2021 | Yes |
| 6 | St Anthony Apartments | Mahim (W) | Residential | Suraj Estate Developers | 100 | 1,839.62 | 19,801.67 | 27-08-2021/29-04-2022 | Yes |
| 7 | Brahmsidhhi CHS | Prabhadevi | Residential | Suraj Estate Developers | 100 | 8,402.50 | 90,444.51 | 22-03-2006 | Yes |
| 8 | Saraswat Bank Bhavan (Phase-1-upto 7th floor) | Prabhadevi | Commercial | Suraj Estate Developers | 100 | 3,986.24 | 42,907.89 | 16-10-2010 | Yes |
| 9 | Suraj Height -I,II,III | Goregaon (E) | Commercial / Residential | Suraj Estate Developers | 100 | 5,882.07 | 63,314.60 | 08-02-1996 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 10 | Christina Apartments | Santacruz (E) | Commercial / Residential | Suraj Estate Developers | 100 | 408.8 | 4,400.32 | 23-04-2003 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 11 | Suraj Muktiyash | Dadar (W) | Residential | Suraj Estate Developers | 100 | 1,441.67 | 15,518.14 | 12-03-1996 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 12 | Suraj Sadan | Mahim (W) | Residential | Suraj Estate Developers | 100 | 499.69 | 5,378.66 | 19-01-1994 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 13 | CCIL Bhavan (Phase-I-up to 6th floor) | Dadar (W) | Commercial | Suraj Estate Developers | 100 | 5,949.68 | 64,042.35 | 13-02-2012 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 14 | Godavari Sadan | Dadar (W) | Residential | Accord Estates | 100 | 773.50 | 8,325.95 | 21-07-2003 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 15 | Rahul-1 | Dadar (W) | Residential | Suraj Estate Developers | 100 | 1,562.51 | 16,818.85 | 14-07-1997 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |

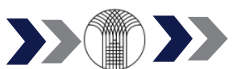


Completed Projects



SURAJ

| Sr. No | Project Name | Location | Type and configuration | Name of company/entity that is the developer of the project | Company's / respective entity's stake in project | Developed Area | | Date of Occupation certificate | Occupation certificate for all floors |
|--------|---|------------|--------------------------|---|--|----------------|---------------|--------------------------------|---------------------------------------|
| | | | | | (%) | (square meter) | (square feet) | | Yes/ No |
| 16 | Rahul-11 | Dadar (W) | Residential | Suraj Estate Developers | 100 | 1,278.07 | 13,757.15 | 20-04-1993 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 17 | Vinayak Darshan | Dadar (W) | Residential | Suraj Estate Developers | 100 | 866.25 | 9,324.32 | 03-12-1992 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 18 | Bobby Apartments | Mahim (W) | Residential | Suraj Estate Developers | 100 | 373.75 | 4,023.05 | 22-05-2003 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 19 | Suraj Venture-A | Mahim (W) | Residential | Suraj Estate Developers | 100 | 1,250 | 13,455 | 03-11-1990 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 20 | Suraj Venture-B | Mahim (W) | Residential | Suraj Estate Developers | 100 | 1,909.89 | 20,558.05 | 14-01-1992 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 21 | Hallmark | Wadala (E) | Residential | Suraj Estate Developers | 100 | 450.8 | 4,852.41 | 30-11-2016 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 22 | Harmony | Dadar (W) | Commercial / Residential | Suraj Estate Developers | 100 | 370.09 | 3,983.65 1 | 06-04-2010 | Yes (Except for 4 Flats) |
| | | | | | | (FSI area) | (FSI area) | | |
| 23 | Neat House | Dadar (W) | Residential | Suraj Estate Developers | 100 | 1,812.95 | 19,514.59 | 18-09-2000 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 24 | Madonna Wing A | Dadar (W) | Residential | Suraj Estate Developers | 100 | 995.3 | 10,713.40 | 07-08-1999 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 25 | Our Lady of Vailankanni & Our Lady of Perpetual Succour | Mahim (W) | Residential | Suraj Estate Developers | 100 | 7,025.43 | 75,621.72 | 15-11-2003 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 26 | Our Lady of Lourdes | Mahim (W) | Residential | Suraj Estate Developers | 100 | 1,680.48 | 18,088.69 | 07-10-1996 | Yes |
| | | | | | | (FSI area) | (FSI area) | | |
| 27 | Jacob Apartments | Dadar (W) | Commercial/ Residential | Suraj Estate Developers | 100 | 1,087.69 | 11,707.90 | 16-03-2006 | Yes (Except for 4 Flats) |



Completed Projects

| Sr. No | Project Name | Location | Type and configuration | Name of company/entity that is the developer of the project | Company's / respective entity's stake in project | Developed Area | | Date of Occupation certificate | Occupation certificate for all floors |
|--------|---------------------|------------------|-------------------------|---|--|------------------------|-------------------------|--------------------------------|---------------------------------------|
| | | | | | (%) | (square meter) | (square feet) | | Yes/ No |
| 28 | Gloriosa Apartments | Dadar (W) | Residential | Suraj Estate Developers | 100 | 3,343.56 (FSI area) | 35,990.08 (FSI area) | 01-04-2005 | Yes (Except for 4 Flats) |
| 29 | Lavanya Apartments | Dadar (W) | Residential | Suraj Estate Developers | 100 | 1,610.80 (FSI area) | 17,338.65 (FSI area) | 12-03-2003 | Yes |
| 30 | Shweta Apartments | Dadar (W) | Residential | Suraj Estate Developers | 100 | 1,265.26 (FSI area) | 13,619.26 (FSI area) | 25-04-1996 | Yes |
| 31 | Sujatha Apartments | Dadar (W) | Residential | Suraj Estate Developers | 100 | 800.15 (FSI area) | 8,612.81 (FSI area) | 27-04-2001 | Yes |
| 32 | Suraj Eleganza -1 | Mahim (W) | Residential | Suraj Estate Developers | 100 | 1,302.47 (FSI area) | 14,019.79 (FSI area) | 25-07-2005 | Yes |
| 33 | Suraj Eleganza -11 | Mahim (W) | Residential | Suraj Estate Developers | 100 | 1,635.36 (FSI area) | 17,603.01 (FSI area) | 03-01-2007 | Yes |
| 34 | Eternity Apartments | Mahim (W) | Residential | Suraj Estate Developers | 100 | 552 (FSI area) | 5,941.73 (FSI area) | 22-04-2010 | Yes |
| 35 | ICICI Apartments | Dadar (W) | Residential | Suraj Estate Developers | 100 | 1,333.57 (FSI area) | 14,354.54 (FSI area) | 31-03-2000 | Yes |
| 36 | ICICI Apartments | Prabhadevi | Residential | Suraj Estate Developers | 100 | 1,631.48 (FSI area) | 17,561.25 (FSI area) | 30-03-2007 | Yes |
| 37 | Diomizia Apartments | Dadar NJ) | Residential | Suraj Estate Developers | 100 | 1,375.61 (FSI area) | 14,807.06 (FSI area) | 14-02-2011 | Yes |
| 38 | Elizabeth Apartment | Dadar NJ) | Commercial/ Residential | Suraj Estate Developers | 100 | 3,769.84 | 40,578.56 | 27-03-2020 | Yes |
| 39 | Lumiere | Dadar NJ) | Commercial/ Residential | New Siddharth Enterprises | 100 | 3,880.06 | 41,764.97 | 30-12-2020/29-09-2022 | Yes |
| 40 | Mahadevachiwadi CHS | Parel | Commercial/ Residential | Accord Estates | 100 | 9,061.85 (FSI area) | 97,541.75 (FSI area) | 27-10-2015 | Yes |
| 41 | Suraj Vista | Dadar (W) | Residential | Suraj Estate Developers | 100 | 473.3 (FSI area) | 5,094.60 (FSI area) | 18-09-1996 | Yes |
| 42 | Elizabeth Apartment | Elphinstone Road | Residential | Suraj Estate Developers | 100 | 2,593.20 (FSI area) | 27,913.20 (FSI area) | 23-10-1992 | Yes |
| | Total | | | | | 97,225.31 | 10,46,543.20 | | |

For further information, please contact



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