



March 19, 2025

To
National Stock Exchange of India Limited
Exchange Plaza, Plot No. C/1, G Block
Bandra-Kurla Complex, Bandra (East)
Mumbai – 400 051
NSE Symbol: SURAJEST

To
BSE Limited
Phiroze Jeejeebhoy Towers
21st Floor, Dalal Street
Mumbai – 400 001
BSE Scrip Code: 544054

Dear Sir/Madam,

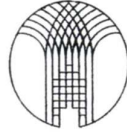
Sub: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”) – Purchase of plot of Land at Shivaji Park, Dadar (West)

Pursuant to Regulation 30 of the SEBI Listing Regulations, we wish to inform that the Company through a Deed of Assignment has purchased a plot of land admeasuring ~ 390 square meters (~4,200 square feet) bearing plot no.136 of Shivaji Park Scheme situated at M. B. Raut Road, Shivaji Park, Dadar, Mumbai – 400 028 at and for a consideration of INR 4.75 Crores. The entire consideration along with stamp duty and registration charges has been fully paid.

Further, a press release being issued by the Company in respect to the above is enclosed as Annexure ‘A’. Kindly take the same on your records.

Thanking you,
Yours sincerely,
For Suraj Estate Developers Limited

Rajan Meenathokonil Thomas
Managing Director
DIN: 00634576



SURAJ

Annexure 'A'

Press Release for Immediate Dissemination

Suraj Estate Developers Limited Acquires Land Parcel at Shivaji Park, Dadar (West), Mumbai, for Redevelopment of Residential Building with Expected GDV of Rs. 80 Crores

Mumbai, 19th March, 2025: Suraj Estate Developers Limited (SEDL), a prominent real estate developer in South Central Mumbai, has acquired a land parcel measuring ~390 square meters (~4,200 square feet), located at Plot No. 136, Shivaji Park Scheme, M. B. Raut Road, Shivaji Park, Dadar, Mumbai – 400 028, for a total consideration of INR 4.75 Crores. The full payment, including stamp duty and registration charges, has been successfully made

The Company plans to develop a luxury residential project by leveraging the FSI benefits under Regulation 33(7), along with the potential for a clubbing scheme as per Regulation 33(7)(22) of the DCPR 2034. The project is expected to offer a saleable RERA carpet area of approximately 0.16 lakh square feet, with an estimated gross development value (GDV) of ~Rs. 80.00 Crores.

The recently acquired land parcel is strategically situated at Shivaji Park, offering scenic sea views and being in close proximity to the upcoming Siddhivinayak Metro Station. The planned residential project will feature 2 BHK and 3 BHK apartments with spacious carpet areas, designed to meet the increasing demand for luxury living in the area

Mr. Rahul Thomas, Promoter and Whole-Time Director of Suraj Estate Developers Limited, said, *This strategic acquisition aligns with our vision to create exceptional luxury living spaces in prime locations. We are confident that this project will meet the evolving needs of discerning buyers and contribute to the development of the Shivaji Park area. As we continue to expand our footprint in the real estate sector, we remain committed to delivering world-class residential projects that offer both value and unmatched living experiences for our customers."*

About Suraj Estate Developers:

Suraj Estate Developers has been involved in the real estate business since 1986 and the Company is engaged in the development of residential and commercial sectors in South Central Mumbai region. The Company residential portfolio is primarily located in the areas of Mahim, Dadar, Prabhadevi and Parel, which are sub-markets of the South-Central Mumbai micro market in which the Company enjoys an established presence.

Since the incorporation of the Company in 1986, the Company has completed 42 projects with a developed area of more than 10.47 lakh square feet in the South-Central Mumbai region. In addition to the completed Projects, the company has 13 ongoing projects with a saleable RERA carpet area 6.1 lakh square feet and 18 upcoming Projects with an estimated RERA carpet area of more than 10.04 lakh square feet.

SURAJ ESTATE DEVELOPERS LIMITED

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Safe Harbor:

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

For further details please contact:

Company	Investor Relations Advisors
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