



July 13, 2025

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

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

NSE Symbol: SURAJEST

BSE Scrip Code: 544054

Dear Sir/Madam,

Sub.: Intimation under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI (LODR) Regulations, 2015')-Press Release

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Press Release of Suraj Estate Developers Limited for the new project.

Kindly take the aforesaid information on record and oblige.

Thanking you,

Yours sincerely,

For Suraj Estate Developers Limited

Mukesh Gupta
Company Secretary & Compliance officer
ICSI Membership No.: F6959



Suraj Estate Developers Launches “Suraj Aureva” in Prabhadevi with GDV of ₹120 Crore

Mumbai, July 13, 2025 — Suraj Estate Developers Limited (BSE: 544054 | NSE: SURAJEST), a leading real estate player focused on South Central Mumbai (SCM) market is proud to announce the launch of ‘**Suraj Aureva**’, a premium residential project under the Value-Luxury segment, strategically located in the highly coveted neighborhood of Prabhadevi, Mumbai.

With a projected Gross Development Value (GDV) of ₹120 crore and a saleable carpet area of approximately 0.24 lakhs sq. ft., this project is being developed under a capital-efficient redevelopment model, combining Regulations 33(7), 33(7)(B), and 33(12) of DCPR 2034.

The project is registered under Maha RERA No. PM1170002500261.

Project Overview:

‘**Suraj Aureva**’ is a thoughtfully designed 21-storey residential tower offering well-optimized 1 BHK, 2 BHK and 3 BHK homes ranging from 450 to 806 sq. ft. RERA carpet area, with prices starting at ₹2.47 crore*. The project addresses the growing demand for premium compact homes in Prabhadevi — a micro-market characterized by limited new supply in these configurations.

Unique Selling Propositions:

- **Spiritual Serenity with Modern Comfort:** Select residences offer lifetime, unobstructed views of the revered Shree Siddhivinayak Temple, blending spiritual tranquility with a modern lifestyle.
- **Smart Design:** Includes Jodi apartment configurations and podium parking, catering to families seeking flexibility and larger layouts.
- **Superior Plot Advantage:** Located on a corner plot along a main road, the tower enjoys panoramic views, enhanced privacy, and ample natural light — setting it apart in the value luxury segment.

Strategic Location & Connectivity:

- **Prime Micro-Market:** Prabhadevi offers low-density living, a peaceful environment, and proximity to cultural and commercial hubs like Dadar, Shivaji Park, and Worli.
- **Robust Infrastructure:** The neighborhood is supported by top-tier schools, hospitals, restaurants, and landmarks.
- **Excellent Connectivity:** Seamless access via Western & Central Railway lines, key arterial roads, and upcoming upgrades like the Mumbai Coastal Road, Aqua Metro Line, and Worli Sea Link.
- **Timely Launch:** Strategically introduced to meet the growing demand for premium compact residences, Suraj Aureva is poised to benefit from heightened buyer interest driven by recent

infrastructure developments, reinforcing Suraj Estate Developers' leadership in South-Central Mumbai.

Commenting on this, Mr. Rahul Thomas, Whole-Time Director, Suraj Estate Developers, said, *"With Suraj Aureva, we are unveiling a development that seamlessly blends spiritual significance, strategic location, and intelligent design in one of Mumbai's most cherished neighborhoods. Offering unobstructed views of the iconic Siddhivinayak Temple and situated in the heart of Prabhadevi, Suraj Aureva reflects our commitment to creating meaningful, location-driven living experiences. This launch marks yet another step forward in our vision to redefine urban living through thoughtfully planned, high-quality residences that deliver enduring value."*

Project Website – www.surajaureva.com

About Suraj Estate Developers:

Suraj Estate Developers (BSE: 544054 | NSE: SURAJEST) has been involved in the real estate business since 1986, and the Company develop real estate across the residential and commercial sectors in South Central Mumbai region. The company has a residential portfolio located in the markets of Mahim, Dadar, Prabhadevi and Parel, which are sub-markets of the South-Central Mumbai micro-market where the Company have established their presence. The company is focused primarily on value luxury, luxury segments and commercial segments. The company is now venturing into residential real estate development in Bandra sub-market. The focus area of operation is the South-Central region in Mumbai mainly consisting of Mahim, Matunga, Dadar, Prabhadevi and Parel, as their expertise lies in the redevelopment of tenanted properties. Since most of the land parcels in the South-Central Mumbai market are redevelopment projects, the company's core competence lies in tenant settlement which is a key element for unlocking value of such land parcels. Suraj Estate Developers identify properties having cessed/ non-cessed structures with existing tenants and tie up with the landlords of such tenanted properties by entering into development agreement or on outright purchase basis through conveyance deed.

Since incorporation, Suraj Estate Developers have 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 saleable RERA carpet area 6.1 lakh square feet and 19 upcoming Projects with an estimated carpet area of ~12.2 lakh square feet.

***T&C applied.**

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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