



September 22, 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 Park View 1' at Shivaji Park, Dadar (West), with a Project GDV of Rs 250 crores

Mumbai, September 22, 2025: Suraj Estate Developers Limited, a leading real estate developer in South Central Mumbai, is pleased to announce the launch of *Suraj Park View 1*, an upscale residential tower under the value luxury segment, strategically located at Shivaji Park, Dadar (West).

With an estimated Gross Development Value (GDV) of ₹250 crore and a saleable carpet area of approximately 0.53 lakh sq. ft., the project is being developed under a capital-efficient redevelopment model, leveraging Regulations 33(7), 33(7)B, and 33(12) of DCPR 2034.

The project is registered under MahaRERA No. PR1170002500887

Project Overview:

Suraj Park View 1 offers an elevated lifestyle experience that blends heritage, sea-facing serenity, and contemporary urban living. The project enjoys excellent connectivity—just 100 meters from the Dadar Metro Station, 1.2 km from Dadar Railway Station, 6.9 km from BKC, and with direct access to the Mumbai Coastal Road and Bandra-Worli Sea Link. It also benefits from proximity to renowned hospitals, educational institutions, and revered landmarks such as the Shree Siddhivinayak Temple and Portuguese Church.

Located just 150 meters from the iconic Shivaji Park—Mumbai's most cherished public space and cultural landmark—the project embodies a rare blend of history, identity, and aspiration.

Residences & Amenities

The 29-storey tower comprises thoughtfully designed 1, 2, and 3 BHK residences ranging from 469 sq. ft. (1 BHK), 670 sq. ft. (2 BHK), to 872 sq. ft. (3 BHK). These homes offer panoramic views of the Arabian Sea, Shivaji Park, Bandra-Worli Sea Link and the Eastern Bay.

Amenities have been curated to create a holistic lifestyle ecosystem, including a grand double-height entrance lobby, jogging tracks, open-air gym and yoga deck, children's play zones, and a refined banquet lounge. A nine-level podium ensures ample parking and resident convenience.

Legacy & Market Overview

Dadar continues to be one of Mumbai's most resilient residential micro-markets, driven by robust end-user demand, emotional affinity, and limited supply of premium compact homes. *Suraj Park View 1* reflects this essence, enabling families to own homes that are not only well-connected but also deeply rooted in cultural identity and belonging.

Press Release

Commenting on the launch, **Mr. Rahul Thomas, Whole-Time Director, Suraj Estate Developers**, said, *“The launch of Suraj Park View 1 reflects the cultural essence of Dadar while meeting the evolving aspirations of modern homebuyers. Following the overwhelming success of Suraj Park View 2, we are witnessing strong enthusiasm for Suraj Park View 1, a project offering enhanced amenities and an elevated lifestyle. The encouraging response highlights not only the resilience of this micro-market but also the enduring trust that families place in our brand. We remain committed to delivering developments that create long-term value and reinforce our leadership in South-Central Mumbai.”*

About Suraj Estate Developers:

Suraj Estate Developers has been a prominent player in the real estate sector since 1986, with a strong focus on residential and commercial development in the South-Central Mumbai region. The company has established a deep presence in key micro-markets such as Mahim, Dadar, Prabhadevi, and Parel, and is now strategically expanding into the Bandra sub-market.

Specializing in the value luxury, luxury, and commercial segments, Suraj Estate Developers has built recognized expertise in the redevelopment of tenanted properties under DCPR 33(7)—a cornerstone model in South-Central Mumbai. With land parcels in this region being limited, the company’s core strength lies in tenant negotiation and settlement, a capability that enables it to unlock value in densely populated areas. Suraj actively identifies cessed and non-cessed buildings with existing tenants and partners with landlords through development agreements or outright acquisitions to drive impactful urban transformation.

Since inception, the company has successfully delivered 45 projects totaling over 16.09 lakh square feet of developed area. Its current portfolio includes 10 ongoing projects with a total RERA saleable carpet area of 4.7 lakh sq. ft., alongside 19 upcoming projects with an estimated saleable carpet area of ~12.4 lakh sq. ft.

For more information, visit: www.surajestate.com

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.

Press Release

For further details please contact:

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