



S U R A J

November 10, 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: Monitoring Agency Report for the Quarter ended September 30, 2025

Pursuant to Regulation 32(6) of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 read with Regulation 41(4) of the SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2018, we are enclosing herewith Monitoring Agency Report issued by CARE Ratings Limited, Monitoring Agency and as duly reviewed and taken on record by Audit Committee, for the quarter ended 30th September, 2025 in respect of utilization of proceeds of the Preferential Issue of the Company.

Kindly take the aforesaid information on record and oblige.

Thanking you,

Yours sincerely,

For Suraj Estate Developers Limited

Mukesh Gupta
Company Secretary and Compliance Officer
ICSI Membership No: F6959

No. CARE/HO/GEN/2025-26/1160

The Board of Directors

Suraj Estate Developers Limited

Aman Chambers, 3rd Floor, Century Bazar,
Prabhadevi,
Mumbai – 400 025
Maharashtra, India

November 07, 2025

Dear Sir/Ma'am,

Monitoring Agency Report for the quarter ended September 30, 2025 - in relation to the Preferential Issue (PI) of Suraj Estate Developers Limited ("the Company")

We write in our capacity of Monitoring Agency for the IPO for the amount aggregating to Rs. 343.39 crore of the Company and refer to our duties cast under 162A of the Securities & Exchange Board of India (Issue of Capital & Disclosure Requirements) Regulations.

In this connection, we are enclosing the Monitoring Agency Report for the quarter ended September 30, 2025, as per aforesaid SEBI Regulations and Monitoring Agency Agreement dated August 20, 2024.

Request you to kindly take the same on records.

Thanking you,

Yours faithfully,



Darshan Shah

Assistant Director

Darshan.shah@careedge.in

Report of the Monitoring Agency

Name of the issuer: Suraj Estate Developers Limited

For quarter ended: September 30, 2025

Name of the Monitoring Agency: CARE Ratings Limited

(a) Deviation from the objects: NIL

(b) Range of Deviation: Not Applicable

Declaration:

We declare that this report provides an objective view of the utilization of the issue proceeds in relation to the objects of the issue based on the information provided by the Issuer and information obtained from sources believed by it to be accurate and reliable. The MA does not perform an audit and undertakes no independent verification of any information/certifications/ statements it receives. This Report is not intended to create any legally binding obligations on the MA which accepts no responsibility, whatsoever, for loss or damage from the use of the said information. The views and opinions expressed herein do not constitute the opinion of MA to deal in any security of the Issuer in any manner whatsoever. Nothing mentioned in this report is intended to or should be construed as creating a fiduciary relationship between the MA and any issuer or between the agency and any user of this report. The MA and its affiliates also do not act as an expert as defined under Section 2(38) of the Companies Act, 2013.

The MA or its affiliates may have credit rating or other commercial transactions with the entity to which the report pertains and may receive separate compensation for its ratings and certain credit related analyses. We confirm that there is no conflict of interest in such relationship/interest while monitoring and reporting the utilization of the issue proceeds by the issuer, or while undertaking credit rating or other commercial transactions with the entity.

We have submitted the report herewith in line with the format prescribed by SEBI, capturing our comments, where applicable. There are certain sections of the report under the title "Comments of the Board of Directors", that shall be captured by the Issuer's Management / Audit Committee of the Board of Directors subsequent to the MA submitting their report to the issuer and before dissemination of the report through stock exchanges. These sections have not been reviewed by the MA, and the MA takes no responsibility for such comments of the issuer's Management/Board.



Signature:

Name of the Authorized Signatory: Darshan Shah

Designation of Authorized person/Signing Authority: Assistant Director

1) Issuer Details:

Name of the issuer : Suraj Estate Developers Limited
 Name of the promoter : Rajan Meenathakonil Thomas
 Industry/sector to which it belongs : Realty – Residential Commercial Projects

2) Issue Details

Issue Period : October 05, 2024, to October 18, 2024
 Type of issue (public/rights) : Preferential Issue (PI)
 Type of specified securities : Equity Shares and Warrants
 IPO Grading, if any : Not Applicable
 Issue size (in crore) : Rs. 500.00 crores[#]

Suraj Estate Developers Limited had come out with preferential issue to raise up to Rs. 500.00 crore for 56,05,742 shares aggregating to Rs. 400.25 crores and 13,30,000 convertible warrants aggregating to Rs. 99.75 crore resulting in total offer size of Rs. 500.00 crore. Owing to undersubscription in the issue (shares), only 34,12,277 shares have been allotted, reducing the issue size to Rs. 343.39 crore.

3) Details of the arrangement made to ensure the monitoring of issue proceeds:

Particulars	Reply	Source of information / certifications considered by Monitoring Agency for preparation of report	Comments of the Monitoring Agency	Comments of the Board of Directors
Whether all utilization is as per the disclosures in the Offer Document?	Yes	Bank statement, CA certificate*, and Management certificate	There is no utilization of issue proceeds towards the objects during the quarter under reporting.	No Comments
Whether shareholder approval has been obtained in case of material deviations [#] from expenditures disclosed in the Offer Document?	Yes	Board Resolution [^]	The company has passed Board Resolution dated June 27, 2025, for revision in the cost of the object; due to undersubscription of Preferential Issue	No Comments
Whether the means of finance for the disclosed objects of the issue have changed?	Yes	Bank statement and Board Resolution [^]	There has been undersubscription in the Preferential Issue which led to change in means of finance for the disclosed objects.	No Comments
Is there any major deviation observed over the earlier monitoring agency reports?	Yes	Previous Monitoring Agency Reports	During Q3FY25 and Q4FY25 deviation in the Monitoring Agency Reports was disclosed.	No Comments

Particulars	Reply	Source of information / certifications considered by Monitoring Agency for preparation of report	Comments of the Monitoring Agency	Comments of the Board of Directors
Whether all Government/statutory approvals related to the object(s) have been obtained?	Not applicable	Management certificate	No comment	No Comments
Whether all arrangements pertaining to technical assistance/collaboration are in operation?	Not applicable	Management certificate	No comment	No Comments
Are there any favorable/unfavorable events affecting the viability of these object(s)?	Yes	Bank Statement, Final Allotment list, and Stock Exchange (BSE and NSE)	The share price has declined by over 50% from the offer price and declined by ~58% from its 52-week high price. The closing stock price was Rs. 278.05 as on September 30, 2025, is lower than the warrant's exercise price of Rs.750 and balance call value of Rs. 375 per share. The same might affect the viability of the objects. Furthermore, owing to undersubscription in the preferential issue, viability of the objects may be affected.	No Comments
Is there any other relevant information that may materially affect the decision making of the investors?	Yes	Stock Exchange (BSE and NSE)	The share price has declined by ~63% from the offer price and declined by ~62% from its 52-week high price. The closing stock price was Rs. 278.05 as on September 30, 2025, is lower than the warrant's exercise price of Rs.750 and balance call value of Rs. 375 per share.	No Comments

^The company had passed Board Resolution dated June 27, 2025, for revision in the cost of objects

#Where material deviation may be defined to mean:

- a) Deviation in the objects or purposes for which the funds have been raised
- b) Deviation in the amount of funds actually utilized by more than 10% of the amount projected in the offer documents.

4) Details of objects to be monitored:

(i) Cost of objects –

Sr. No	Item Head	Source of information / certifications considered by Monitoring Agency for preparation of report	Original cost (as per the Offer Document) in Rs. Crore	Revised Cost in Rs. Crore	Comments of the Monitoring Agency	Comments of the Board of Directors		
						Reason for cost revision	Proposed financing option	Particulars of -firm arrangements made
1	Payment towards acquisition of Land / Land Development Rights by the Company and its Subsidiaries including acquisition of stake/shares in entities undertaking such projects;	Special Resolution, CA certificate [§] , Board Resolution [^]	200.00	118.39	The company had passed board resolution dated June 27, 2025, for revision in the cost of objects.	No Comments	No Comments	No Comments
1.A	For the company	Special Resolution and Board Resolution [^]	(50.00)	(0.00)		No Comments	No Comments	No Comments
1.B	To be utilised in its subsidiaries	Special Resolution and Board Resolution [^]	(150.00)	(118.39)		No Comments	No Comments	No Comments
2	Working Capital Requirements of the Company and any of its Subsidiaries;	Special Resolution, CA certificate [§] , Board Resolution [^]	183.25	140.00		No Comments	No Comments	No Comments
2.A	For the company	Special Resolution and Board Resolution [^]	(70.00)	(110.00)		No Comments	No Comments	No Comments
2.B	To be utilised in its subsidiaries	Special Resolution and Board Resolution [^]	(113.25)	(30.00)		No Comments	No Comments	No Comments
3	General Corporate Purposes of the Company and any of its Subsidiaries;	Special Resolution, CA certificate [§] , and Board Resolution [^]	114.75	85.00		No Comments	No Comments	No Comments
3.A	For the company	Special Resolution and Board Resolution [^]	(64.75)	(40.00)		No Comments	No Comments	No Comments
3.B	To be utilised in its subsidiaries	Special Resolution and Board Resolution [^]	(50.00)	(45.00)		No Comments	No Comments	No Comments
4	Issue related expenses	Special Resolution, CA certificate [§] , and Board Resolution [^]	2.00	0.00	No Comments	No Comments	No Comments	
Total			500.00	343.39				

*Special Resolution passed at the extra ordinary general meeting dated September 14, 2024.

§The above details are verified by SKLR & CO LLP, Chartered Accountants vide its CA certificate dated October 31, 2025

^Board Resolution passed for revision in the cost of object dated June 27, 2025

(ii) Progress in the objects –

Sr. No	Item Head	Source of information / certifications considered by Monitoring Agency for preparation of report	Amount as proposed in the Offer Document in Rs. Crore	Revised Cost in Rs. crore	Amount called (Rs. crore)	Amount utilised in Rs. Crore			Total unutilised amount in Rs. crore	Comments of the Monitoring Agency	Comments of the Board of Directors		
						As at beginning of the quarter in Rs. Crore	During the quarter in Rs. Crore	At the end of the quarter in Rs. Crore			Reasons for idle funds	Proposed course of action	
1	Payment towards acquisition of Land / Land Development Rights by the Company and its Subsidiaries including acquisition of stake/shares in entities undertaking such projects;	Special Resolution, CA certificate [§] , Bank conveyance deed, Board Resolution [^] , and Bank Statements	200.00	118.39	293.51	97.06	0.00	97.06	0.00	There is no utilization during the reporting quarter.	No Comment	No Comment	
1.A	For the company		(50.00)	(0.00)		(0.00)	0.00	(0.00)					
1.B	To be utilised in its subsidiaries		(150.00)	(118.39)		(97.06)	0.00	(97.06)					
2	Working Capital Requirements of the Company and any of its Subsidiaries;	Special Resolution, CA certificate [§] , sample Invoices, TDS challans, Bank statement, Stamp duty paid, ledgers provided by the management, and Board Resolution [^]	183.25	140.00		121.99	0.00	121.99		0.00	There is no utilization during the reporting quarter.	No Comment	No Comment
2.A	For the company		(70.00)	(110.00)		(96.77)	0.00	(96.77)					
2.B	To be utilised in its subsidiaries		(113.25)	(30.00)		(25.22)	0.00	(25.22)					
3	General Corporate Purposes of the Company and any of its Subsidiaries;	Special Resolution, CA certificate [§] , Balance confirmations, Bank statement, and Board Resolution [^]	114.75	85.00		74.47	0.00	74.47		0.00	There is no utilization during the reporting quarter.	No Comment	No Comment
3.A	For the company		(64.75)	(40.00)	(31.18)	0.00	(31.18)						
3.B	To be utilised in its subsidiaries		(50.00)	(45.00)	(43.29)	0.00	(43.29)						
4	Issue related expenses	Special Resolution, CA certificate [§] , Bank Statement, and Board Resolution [^]	2.00	0.00	0.00	0.00	0.00	0.00	There is no utilization during the reporting quarter.	No Comment	No Comment		
Total			500.00	343.39	293.51	293.51	0.00					293.51	0.00

§The above details are verified by SKLR & Co LLP, Chartered Accountants vide its CA certificate dated October 31, 2025

^ The company had passed board resolution dated June 27, 2025, for revision in the cost of objects

(iii) Deployment of unutilized proceeds:

Sr. No.	Type of instrument and name of the entity invested in	Amount invested	Maturity date	Earning	Return on Investment (%)	Market Value as at the end of quarter
<i>There are no unutilized funds during the quarter</i>						

§The above details are verified by SKLR & Co LLP, Chartered Accountants vide its CA certificate dated October 31, 2025

(iv) Delay in implementation of the object(s) –

Objects	Completion Date		Delay (no. of days/ months)	Comments of the Board of Directors	
	As per the offer document	Actual		Reason of delay	Proposed course of action
Payment towards acquisition of Land / Land Development Rights by the Company and its Subsidiaries including acquisition of stake/shares in entities undertaking such projects	Schedule of implementation**	On going^	Not applicable	No Comments	No Comments
Working Capital Requirements of the Company and any of its Subsidiaries	Schedule of implementation**	On going^	Not applicable	No Comments	No Comments
General Corporate Purposes of the Company and any of its Subsidiaries	Schedule of implementation**	On going^	Not applicable	No Comments	No Comments
Issue Expenses	Not Specified	Not Specified	Not Specified	No Comments	No Comments

****Schedule of implementation:**

Equity Shares: The entire Issue Proceeds would be utilized for all the aforementioned Objects, in phases, as per the Company's business requirements and availability of Issue Proceeds, within 12 (Twelve) to 18 (Eighteen) months from the date of receipt of funds for the Equity Shares (as set out herein).

Warrants: Given that the Preferential Issue is for convertible Warrants, the Issue Proceeds shall be received by the Company within 18 (eighteen) months from the date of allotment of the Warrants in terms of Chapter V of the SEBI ICDR Regulations, and as estimated by our management, the entire Issue Proceeds would be utilized for all the aforementioned Objects, in phases, as per the Company's business requirements and availability of Issue Proceeds, within 12 (Twelve) to 18 (Eighteen) months from the date of receipt of funds for the Warrants (as set out herein).

^Table for scheduled deployment of funds as against funds received:

Date of receipt of funds	Amount received (Rs. Crore)	To be utilised by	Unutilised amount as on Sep 30, 2025 (Rs. Crore)
Equity Shares			
October 07, 2024	5.30	April 06, 2026	0.00
October 08, 2024	5.60	April 07, 2026	0.00
October 09, 2024	9.39	April 08, 2026	0.00
October 10, 2024	9.31	April 09, 2026	0.00

<i>Date of receipt of funds</i>	<i>Amount received (Rs. Crore)</i>	<i>To be utilised by</i>	<i>Unutilised amount as on Sep 30, 2025 (Rs. Crore)</i>
October 11, 2024	0.89	April 10, 2026	0.00
October 12, 2024	1.00	April 11, 2026	0.00
October 13, 2024	1.00	April 12, 2026	0.00
October 14, 2024	13.98	April 13, 2026	0.00
October 15, 2024	48.23	April 14, 2026	0.00
October 16, 2024	11.13	April 15, 2026	0.00
October 17, 2024	59.72	April 16, 2026	0.00
October 18, 2024	78.08	April 17, 2026	0.00
Total (A)	243.63		
Warrants			
October 05, 2024	24.94	April 04, 2026	0.00
December 06, 2024	24.94	June 05, 2026	0.00
Total (B)	49.88		
Total (A+B)	293.51*		

*The company had received Rs.293.51 crore as on June 30, 2025. Entire proceeds have been utilized till June 30, 2025 i.e., within the stipulated timeline of 12-18 months, hence there is no delay in deployment of the proceeds received.

5) Details of utilization of proceeds stated as General Corporate Purpose (GCP) amount in the offer document:

Sr. No	Item Head [^]	Amount in Rs. Crore	Source of information / certifications considered by Monitoring Agency for preparation of report	Comments of Monitoring Agency	Comments of the Board of Directors
There is no utilization towards General Corporate Purposes in the quarter under reporting					

The above details are verified by SKLR & Co LLP, Chartered Accountants vide its CA certificate dated October 31, 2025

[^] Section from the offer document related to GCP:

“Upto 25% of the issue proceeds will be general corporate purposes, which includes, inter alia, meeting ongoing general corporate exigencies and contingencies, expenses of the company as applicable in such manner and proportion as may be decided by the board from time to time, and/or any other general corporate purposes as may be permissible under applicable law (referred to below as “General corporate purposes.”).

Disclaimers to MA report:

a) This Report is prepared by CARE Ratings Ltd (hereinafter referred to as “**Monitoring Agency/MA**”). The MA has taken utmost care to ensure accuracy and objectivity while developing this Report based on the information provided by the Issuer and information obtained from sources believed by it to be accurate and reliable. The views and opinions expressed herein do not constitute the opinion of MA to deal in any security of the Issuer in any manner whatsoever.

b) This Report has to be seen in its entirety; the selective review of portions of the Report may lead to inaccurate assessments. For the purpose of this Report, MA has relied upon the information provided by the management /officials/ consultants of the Issuer and third-party sources like statutory auditor appointed by the Issuer believed by it to be accurate and reliable.

c) Nothing contained in this Report is capable or intended to create any legally binding obligations on the MA which accepts no responsibility, whatsoever, for loss or damage from the use of the said information. The MA is also not responsible for any errors in transmission and specifically states that it, or its directors, employees do not have any financial liabilities whatsoever to the users of this Report.

d) The MA and its affiliates do not act as a fiduciary. The MA and its affiliates also do not act as an expert to the extent defined under Section 2(38) of the Companies Act, 2013. While the MA has obtained information from sources it believes to be reliable, it does not perform an audit and undertakes no independent verification of any information/ certifications/ statements it receives from statutory auditors, lawyers, chartered engineers or other experts, and relies on in its reports.

e) The MA or its affiliates may have other commercial transactions with the entity to which the report pertains. As an example, the MA may rate the issuer or any debt instruments / facilities issued or proposed to be issued by the issuer that is subject matter of this report. The MA may receive separate compensation for its ratings and certain credit-related analyses, normally from issuers or underwriters of the instruments, facilities, securities or from obligors.