



December 04, 2024

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,

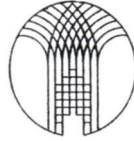
**Sub: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Listing Regulations”) – Purchase of vacant Land at Mahim (West)**

Pursuant to Regulation 30 of the SEBI Listing Regulations, we wish to inform that **Iconic Property Developers Private Limited**, a wholly owned subsidiary of the Company has purchased through a Conveyance Deed a vacant parcel of land admeasuring ~ 1,464 square meters (~15,758 square feet) situated at Senapati Bapat Marg, Mahim (W), Mumbai- 400016 at and for a consideration of INR 101.00 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**

**Shivil Kapoor**  
**Company Secretary & Compliance officer**  
**ICSI Membership No.: F11865**



SURAJ  
Annexure 'A'

Press Release for Immediate Dissemination

**Suraj Estate Developers Limited Expands Portfolio with Vacant Land Acquisition in Mahim (W), Mumbai for development of a commercial building with an expected GDV of Rs. 525 Crores.**

**Mumbai, 4th December, 2024:** Suraj Estate Developers Limited (SEDL), a leading real estate developer of South Central Mumbai, through its wholly-owned subsidiary **Iconic Property Developers Private Limited**, has acquired through Conveyance a vacant parcel of land admeasuring ~ 1,464 square meters (~15,758 square feet) situated at Senapati Bapat Marg, Mahim (W), Mumbai -400016, for a consideration of INR 101.00 Crores. The entire consideration along with stamp duty and registration charges has been fully paid. The project envisions the development of a commercial building with an estimated RERA carpet area of 1.03 lakhs square feet with a gross development value (GDV) of around 525 crores.

The newly acquired land parcel is strategically positioned adjacent to a previously acquired vacant plot, intended for the development of a commercial building. The amalgamation of these two plots, will enable the development of a composite commercial building with larger floor plates to meet the growing demand of corporate clients.

**Mr. Rahul Thomas, Promoter and Whole-Time Director of Suraj Estate Developers Limited**, said, *“This acquisition marks a significant milestone in our efforts to expand our footprint in Mumbai’s rapidly growing commercial real estate sector. With the strategic positioning of the newly acquired land, we are well-placed to develop high-quality, build-to-suit office spaces tailored to meet the specific needs of corporate clients. This move not only reinforces our commitment to addressing the rising demand for modern, flexible office spaces but also underscores our vision of offering integrated solutions in both residential and commercial real estate sectors.”*

**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 9.01 lakh square feet.

**SURAJ ESTATE DEVELOPERS LIMITED**

Aman Chambers, 3rd Floor, Century Bazaar, Prabhadevi, Mumbai, Maharashtra 400025

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CIN no. U99999MH1986PLC040873

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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:**

<b>Company</b>	<b>Investor Relations Advisors</b>
<b>Suraj Estate Developers Limited</b> CIN - U99999MH1986PLC040873  Mr. Ashish Samal <a href="mailto:ashish.samal@surajestate.com">ashish.samal@surajestate.com</a> +91-9920778076  <a href="http://www.surajestate.com">www.surajestate.com</a>	<b>Strategic Growth Advisors Pvt. Ltd.</b> CIN - U74140MH2010PTC204285  Mr. Rahul Agarwal/Ms. Brinkle Shah Jariwala <a href="mailto:rahul.agarwal@sgapl.net">rahul.agarwal@sgapl.net/</a> <a href="mailto:brinkle.shah@sgapl.net">brinkle.shah@sgapl.net</a> +91- 9821438864 /+91-96193 85544  <a href="http://www.sgapl.net">www.sgapl.net</a>

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