



SURAJ

Investor Release

Suraj Estate Developers Limited announces the Launch of its New Residential Project ‘Suraj Lumina’ in Mumbai

6th February 2024, Mumbai: Suraj Estate Developers Limited, a leading real estate player focused on South Central Mumbai (SCM) market with specialisation in redevelopment projects, has launched new value luxury / luxury residential project ‘**Suraj Lumina**’ at veer savarkar marg, Mahim (west), Mumbai.

The said project lies under regulation 33(7) of DPCR in the Mumbai Region. The project comprises of 35 units including both 2BHK (ranging from 575 sq. ft to 622 sq. ft) and 3BHK (~882 sq.ft) configurations, with total saleable carpet area of 22,376 sq ft. The gross development value estimated from the project is close to Rs. 100 Crores. The project is expected to be completed by December 2028.

The project provides facilities, such as mechanized tower car parking, 24/7 security fire safety provisions, open sky garden, fitness center, rainwater harvesting system, among others. The apartments in the project have sea view.

The project has close proximity to some of the key landmarks such as Shivaji Park, Hinduja Hospital and Bombay Scottish School. Additionally, the project extends right blend of opportunities and offerings, be it drive to Bandra Kurla Complex for work or Palladium with friends, it is just minutes away.

On the occasion of launch, **Mr. Rahul Thomas, Executive Director, Suraj Estate Developers**, said, *“We are delighted to add this landmark project to our portfolio of redevelopment projects in South central Mumbai market, which has been integral to company’s history. Over the years, we have successfully completed 42 projects and have provided better quality homes to 1,000+ tenants. Suraj Lumina will mark another set of happy tenants and customers.”*

Suraj Lumina is registered under MahaRERA Registration No. P51900054054 and available on the website <https://maharera.mahaonline.gov.in>

SURAJ LUMINA
CADELL ROAD, MAHIM

Watch your world illuminate
Open the door to the sea. Let the warm sun and fresh air inspire you everyday. Feel the world come closer as Suraj Lumina.

Imagine. Inspire. illuminate.

SURAJ LUMINA
CADELL ROAD, MAHIM

Key Features:
• 35 Units (2BHK & 3BHK)
• Total Saleable Carpet Area: 22,376 sq. ft.
• Gross Development Value: ~Rs. 100 Crores
• Completion: December 2028

Location & Proximity:
• Shivaji Park
• Hinduja Hospital
• Bombay Scottish School
• Bandra Kurla Complex
• Palladium

Project Details:
• 2BHK: 575 sq. ft to 622 sq. ft
• 3BHK: ~882 sq. ft
• Total Saleable Carpet Area: 22,376 sq. ft

Facilities:
• Mechanized tower car parking
• 24/7 security fire safety provisions
• Open sky garden
• Fitness center
• Rainwater harvesting system

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About Suraj Estate Developers:

Suraj Estate Developers has been involved in the real estate business since 1986 and they develop real estate across the residential and commercial sectors in South Central Mumbai region. 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 they have established their presence. Company is focused primarily on value luxury, luxury segments and commercial segment. 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 in the nature of redevelopment projects, 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 1,046,543.20 square feet in the South-Central Mumbai region. In addition to the completed Projects, the company has 13 ongoing projects with a developable area of 2,034,434.40 square feet and saleable RERA carpet area 609,928 square feet and 16 upcoming Projects with an estimated carpet area of 744,149 square feet.

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.

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