



May 31, 2026

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  
21<sup>st</sup> Floor, Dalal Street  
Mumbai – 400 001

**NSE Symbol: SURAJEST**

**BSE Scrip Code: 544054**

Dear Sir/Madam

**Sub.: Investor Presentation on Audited Financial Results for the Quarter and Financial Year Ended March 31, 2026**

**Ref: Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ('Listing Regulations')**

Pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed herewith the Investor Presentation on Audited Financial Results for the quarter and Financial year ended March 31, 2026.

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**

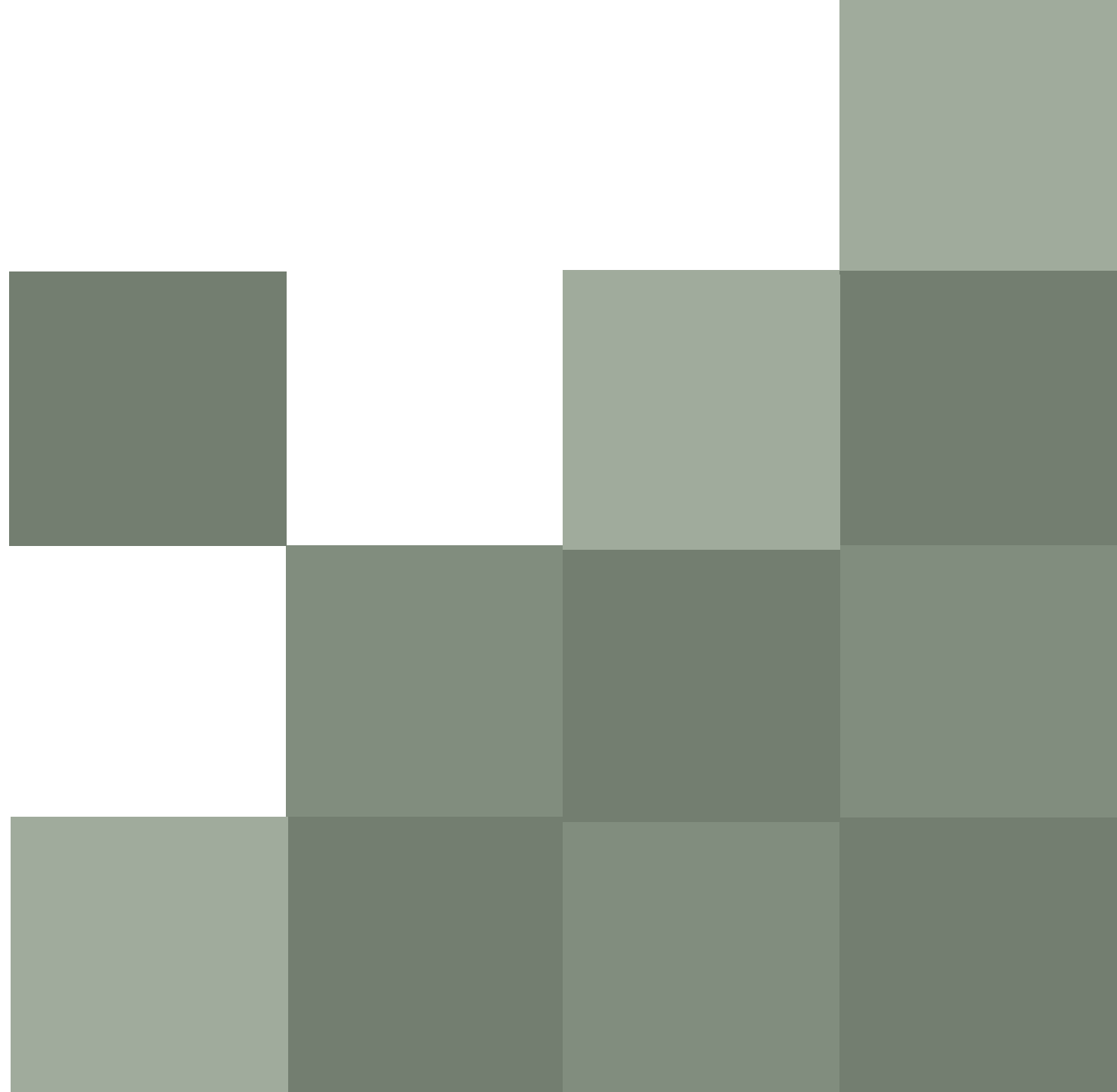


**S U R A J**

# **Investor Presentation**

May 2026

[surajestate.com](http://surajestate.com)



# Safe Harbor

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# Message from the Director



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## Mr. Rahul Thomas

Whole-Time Director



**Commenting on the performance for Q4 & FY26, Mr. Rahul Thomas, Whole Time Director, Suraj Estate Developers, said,** “FY26 marked a year of strong execution and strategic progress for the Company, driven by healthy sales momentum, successful launches and improving traction across South-Central Mumbai. During the year, the Company launched key projects including Suraj One Business Bay, Suraj Park View 1 and Suraj Aureva, which received encouraging response and further strengthened its presence across residential and commercial segments.

*The Company successfully achieved its FY26 pre-sales guidance, supported by strong customer demand, healthy collections and robust realizations across projects. Commercial developments also emerged as an important growth driver during the year, aided by increasing demand for premium office assets across key SCM micro-markets.*

*The Company further strengthened its future development pipeline through the acquisition of a strategically located land parcel in Prabhadevi with an estimated GDV potential of ~₹200 crore. Additionally, the Company signed an MOU for acquisition of development rights for a land parcel contiguous to its ongoing commercial project Suraj One Business Bay. The proposed amalgamation is expected to generate additional saleable carpet area of ~1.50 lakh sq. ft. with estimated incremental GDV potential of ~₹800 crore, taking the combined GDV potential of Suraj One Business Bay to over ₹2,000 crore.*

*Looking ahead, the Company remains focused on sustaining launch momentum, accelerating execution and driving monetization across its expanding portfolio. Backed by a strong pipeline, improving commercial opportunities and continued customer engagement, the Company remains confident of sustaining long-term growth and creating enduring value for stakeholders.”*

# Strategic Project Expansion of Suraj One Business Bay



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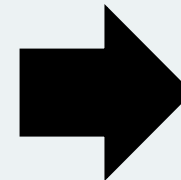
## Commercial Project Launch

- Successfully launched Suraj One Business Bay, our marquee commercial development in Mahim spread across a ~3,000 sq m land parcel with a saleable area of 2.09 lakh sq ft and an estimated GDV of ~Rs 1,200 crore
- The project has received a strong market response, with ~25 % of inventory already sold post launch



## Strategic Acquisition

- Signed an MOU for acquisition of development rights of adjoining land parcel
- Size of Land Parcel: ~2,941 sq m
- Saleable Area : ~1.50 lakhs sq ft
- Expected GDV: Rs 800 crores
- Consideration to be paid : Rs 75 crores



## Expanded GDV Potential

- Develop a larger land parcel of ~5,941 sq m
- Saleable Area: ~3.59 lakhs sq ft
- GDV because of the new plan went up to Rs 2,000 crs from Rs 1,200 crs

# FY26 Launches of ~₹ 1,600 crores across Commercial & Residential Projects



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**Suraj One  
Business Bay**

Salable Area | **2.09 Lakhs Sq. Ft.**  
GDV | **₹1,200 crores**



**Suraj Park View 1**

Salable Area | **0.53 Lakhs Sq. Ft.**  
GDV | **₹250 crores**



**Suraj Aureva**

Salable Area | **0.24 Lakhs Sq. Ft.**  
GDV | **₹120 crores**

# Q4 & FY26

## Financial and Operational Highlights



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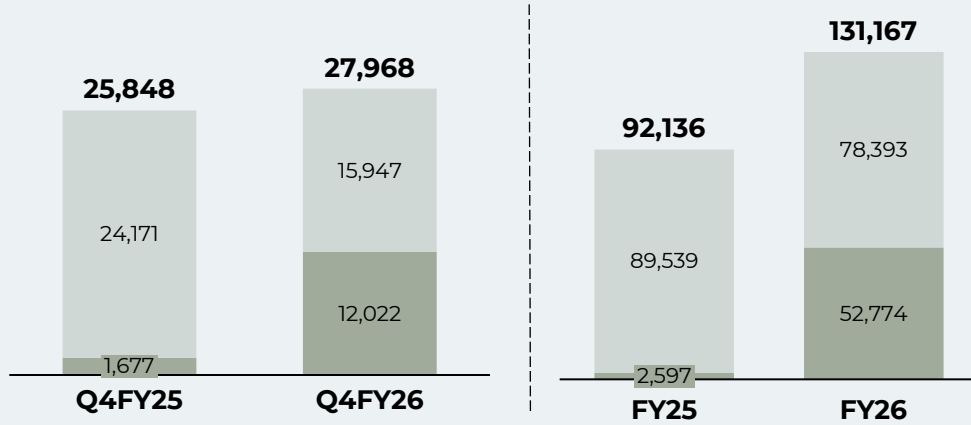


# Operational Performance For Q4 & FY26

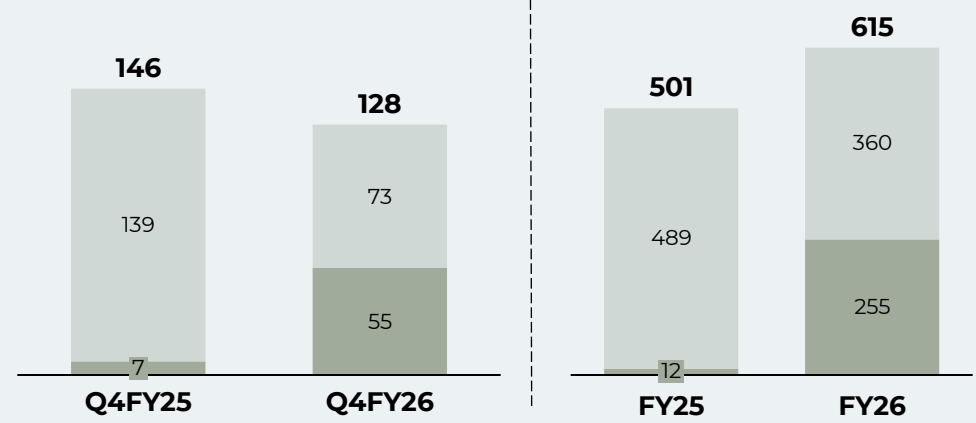


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**Sales Area (Sq. Ft)**

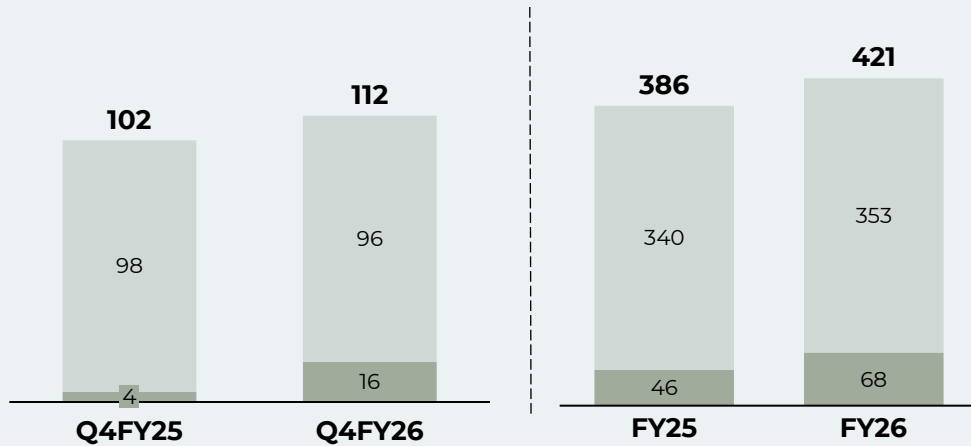


**Sales Value (₹ Cr)**

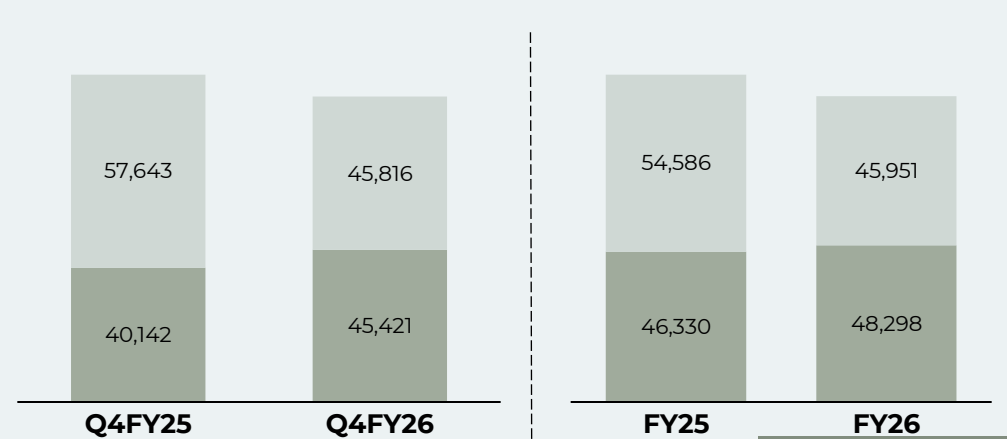


Residential  
Commercial

**Collections (₹ Cr)**



**Average Realisation (₹ /Sq ft)**



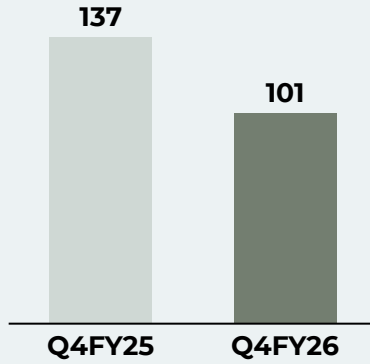


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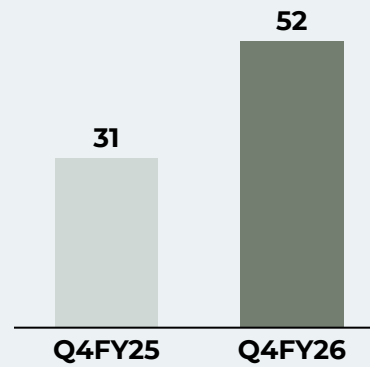
# Q4 & FY26 Financial Performance

Q4 FY26

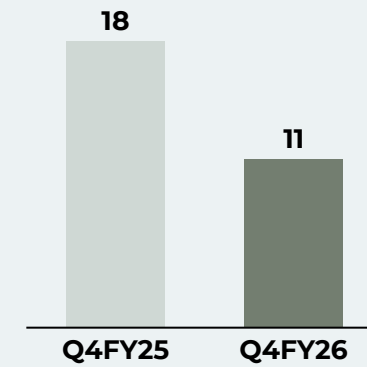
Total Income (₹ Cr)



EBITDA (₹ Cr)



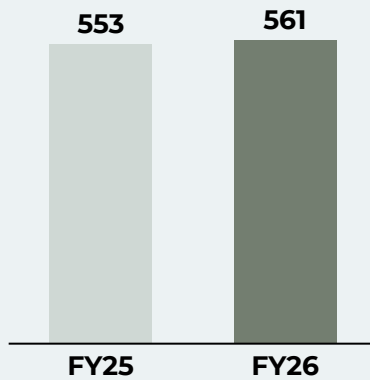
PAT (₹ Cr)



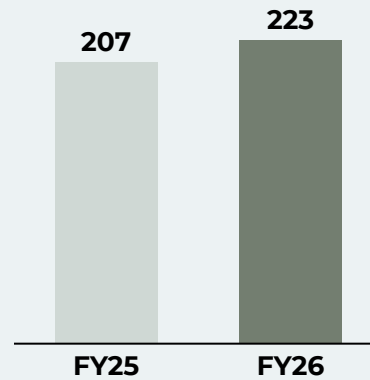
The decline in PAT during the year was primarily attributable to higher finance costs arising from recent acquisitions and ongoing business development activities

FY26

Total Income (₹ Cr)



EBITDA (₹ Cr)



PAT (₹ Cr)



Note : Total income and EBITDA include other income



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# Consolidated Profit & Loss Statement

Particulars	Q4FY26	Q4FY25	Y-o-Y (%)	Q3FY26	Q-o-Q (%)
Revenue from operations	98.8	136.5		180.1	
Other income	2.2	0.7		1.4	
<b>Total income</b>	<b>101.0</b>	<b>137.2</b>	<b>-26%</b>	<b>181.5</b>	<b>-44%</b>
<b>Expenses</b>					
Operating and project expenses	77.1	107.3		107.3	
Changes in Inventory of CWIP	-40.6	-13.8		4.6	
Employee benefit expenses	7.5	7.7		5.9	
Other expenses	5.0	5.2		8.6	
<b>Total expenses</b>	<b>49.0</b>	<b>106.4</b>		<b>126.5</b>	
<b>EBITDA</b>	<b>52.0</b>	<b>30.8</b>	<b>69%</b>	<b>55.0</b>	<b>-5%</b>
<b>EBITDA Margins (%)</b>	<b>51.5%</b>	<b>22.4%</b>		<b>30.3%</b>	
Finance costs	31.8	4.0		19.6	
Depreciation and amortisation	1.2	0.8		1.3	
<b>PBT</b>	<b>19.0</b>	<b>26.0</b>	<b>-27%</b>	<b>34.2</b>	<b>-44%</b>
<b>Tax expense:</b>					
- Current tax	7.7	3.7		10.5	
Income tax for earlier period	-0.1	0.0		0.0	
- Deferred tax charge/ (credit)	0.7	4.0		-1.6	
<b>Total tax expense</b>	<b>8.3</b>	<b>7.7</b>		<b>9.0</b>	
<b>Profit after tax</b>	<b>10.8</b>	<b>18.3</b>	<b>-41%</b>	<b>25.2</b>	<b>-57%</b>
EPS	2.32	3.61		5.44	

In ₹ Crs

FY26	FY25	Y-o-Y (%)
555.9	549.1	
5.1	4.1	
<b>561.0</b>	<b>553.2</b>	<b>1%</b>
327.7	461.5	
-41.2	-164.9	
25.0	24.3	
26.7	25.6	
<b>338.1</b>	<b>346.4</b>	
<b>222.9</b>	<b>206.7</b>	<b>8%</b>
39.7%	37.4%	
92.5	65.7	
4.7	5.0	
<b>125.7</b>	<b>136.1</b>	<b>-8%</b>
39.2	33.1	
-0.1	0.0	
-3.6	2.8	
<b>35.4</b>	<b>35.9</b>	
<b>90.3</b>	<b>100.2</b>	<b>-10%</b>
19.51	21.80	

- Finance cost for Q4 FY26 stood at ₹31.8 crore, while finance cost for FY26 stood at ₹92.5 crore. The increase was primarily attributable to strategic acquisitions and ongoing business development activities towards strengthening the Company's project pipeline and long-term growth initiatives

# Consolidated Balance Sheet

In ₹ Crs



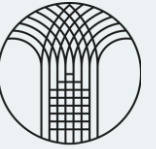
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Particulars	Mar-26	Mar-25
<b>ASSETS</b>		
<b>Non-current assets</b>		
a) Property, plant and equipment	53.9	22.2
b) Intangible assets	9.2	10.4
c) Right-of-use-asset	2.8	4.2
d) Capital work-in-progress	0.2	0.0
i) Other financial assets	13.3	8.9
e) Deferred tax assets (Net)	7.0	3.3
<b>Total Non-Current Assets</b>	<b>86.3</b>	<b>49.1</b>
<b>Current assets</b>		
a) Inventories	945.3	904.1
b) Financial assets		
i) Current Investments	4.1	2.9
ii) Trade receivables	117.0	56.5
iii) Cash and cash equivalents	40.1	14.0
iv) Bank balances	9.7	25.1
v) Loans	61.5	21.6
vi) Other financial assets	3.0	3.2
c) Other current assets	692.4	669.1
d) Current income tax assets (Net)	1.9	0.9
<b>Total Current Assets</b>	<b>1,875.0</b>	<b>1,697.4</b>
<b>TOTAL ASSET</b>	<b>1,961.3</b>	<b>1,746.6</b>

Particulars	Mar-26	Mar-25
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
a) Equity share capital	23.1	23.1
b) Other equity		
- Other reserves	986.9	896.5
- Capital reserve related to business	-17.0	-17.0
<b>Total Share Capital</b>	<b>993.0</b>	<b>902.7</b>
Non-Controlling Interest	0.03	0.03
<b>Total Equity</b>	<b>993.1</b>	<b>902.7</b>
<b>Liabilities</b>		
<b>Non-current liabilities</b>		
a) Financial liabilities		
i) Borrowings	532.0	343.0
ii) Lease liabilities	2.4	3.3
iii) Other financial liabilities	10.7	8.0
b) Provisions	2.0	1.6
<b>Total Non-Current liabilities</b>	<b>547.1</b>	<b>356.0</b>
<b>Current liabilities</b>		
a) Financial liabilities		
i) Short term borrowings	110.0	113.3
ii) Trade payables		
- Amount due to other than Micro and small enterprises	37.9	42.9
iii) Other financial liabilities	13.7	20.5
iv) Lease liabilities	1.0	1.3
b) Other current liabilities	208.5	279.5
c) Provisions	0.2	0.2
d) Income tax liabilities	50.0	30.2
<b>Total Current liabilities</b>	<b>421.1</b>	<b>487.9</b>
<b>TOTAL LIABILITIES</b>	<b>1,961.3</b>	<b>1,746.6</b>

# Suraj Estate | Growth Journey So Far

Leading player in redevelopment scheme 33 (7). This allows to build scale in capital light business model



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**39+**

**years of experience** in understanding space, design & construction

**45+**

**projects completed** across residential and commercial segments

**1.6Mn+**

**sq.ft. developed** predominantly in Micro market of Dadar – Prabhadevi - Mahim

**13**

**ongoing projects** in the South Central Mumbai (SCM) Region

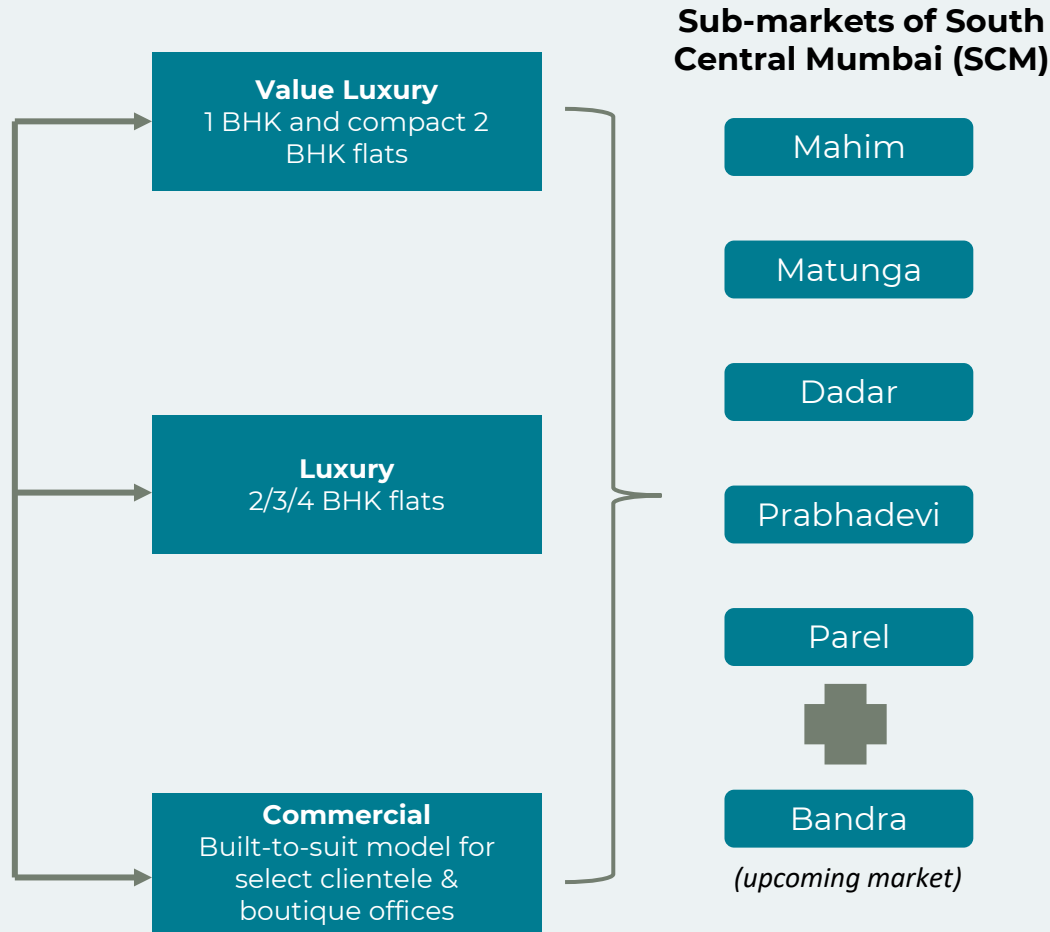
**18**

**upcoming projects** in the South Central Mumbai Region

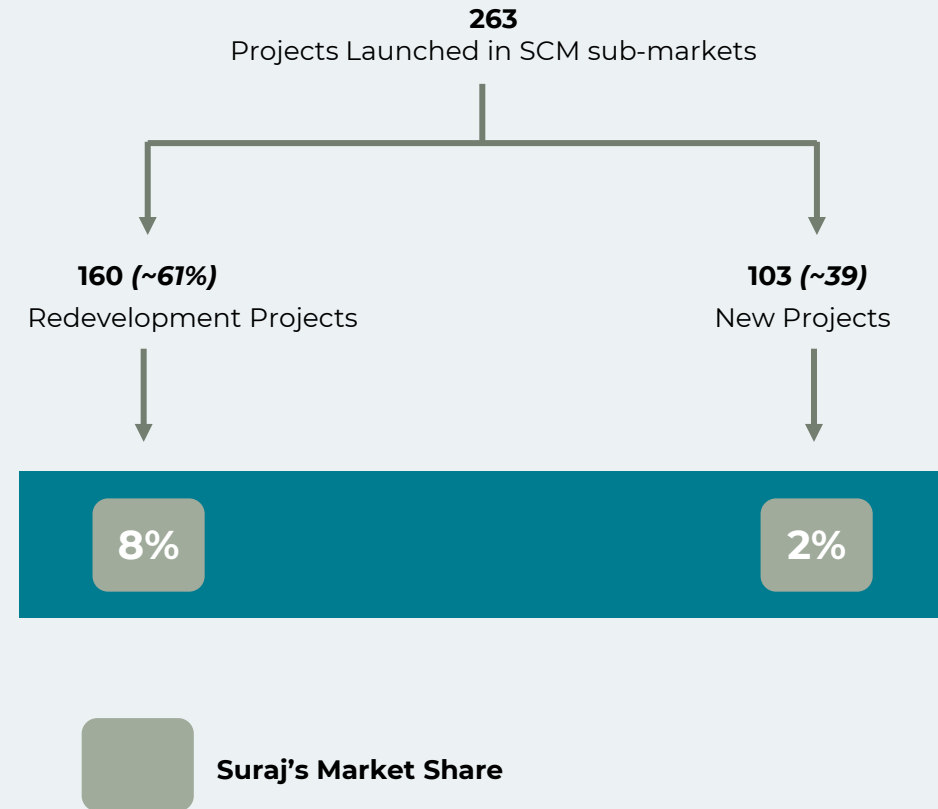


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# One of the Market Leaders in Redevelopment Projects in SCM\*



## One Of The Market Leaders In Redevelopment



Source: Company Commissioned Anarock Report

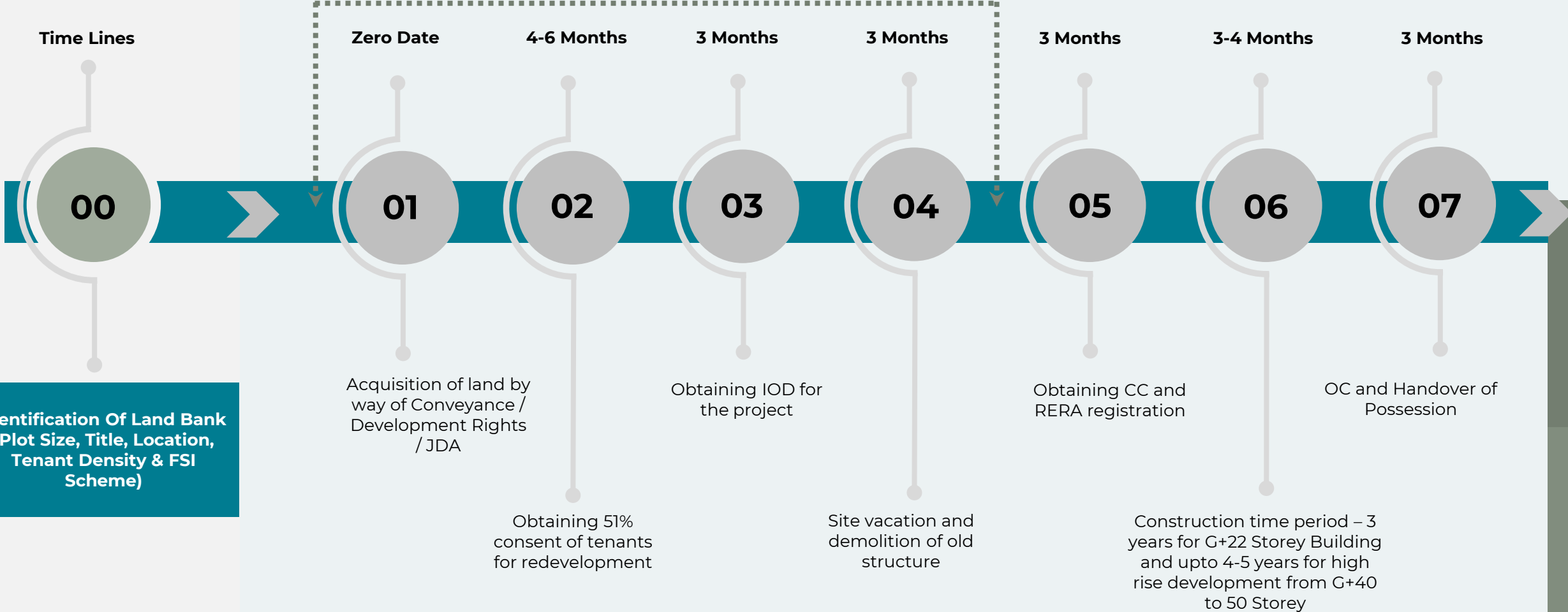
Note: \*SCM sub-markets refer to Mahim, Matunga, Dadar, Prabhadevi and, Parel; Cumulative from 2016 to 2022

# Redevelopment Expertise



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## Value Unlock



# SCM | A Lucrative Micro Market in Mumbai (1/3)



**13**  
Ongoing Projects

**Developable Area**  
23.54 Lakh Sq. Ft.

**Carpet Area**  
7.55 Lakh Sq. Ft.

- RESIDENTIAL PROJECTS
- COMMERCIAL PROJECTS



# SCM | A Lucrative Micro Market in Mumbai (2/3)



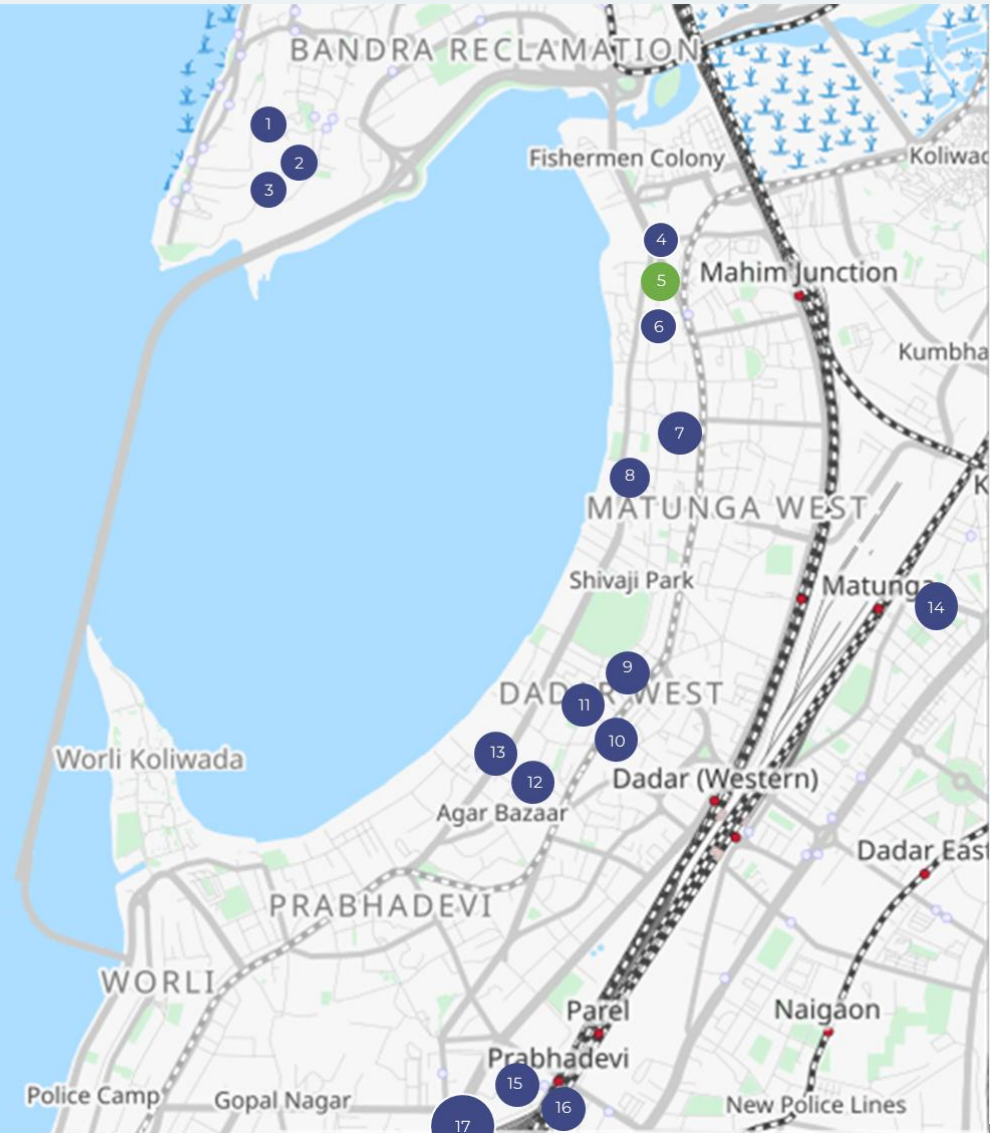
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**18**

**Upcoming Projects**

**Estimated Carpet Area**

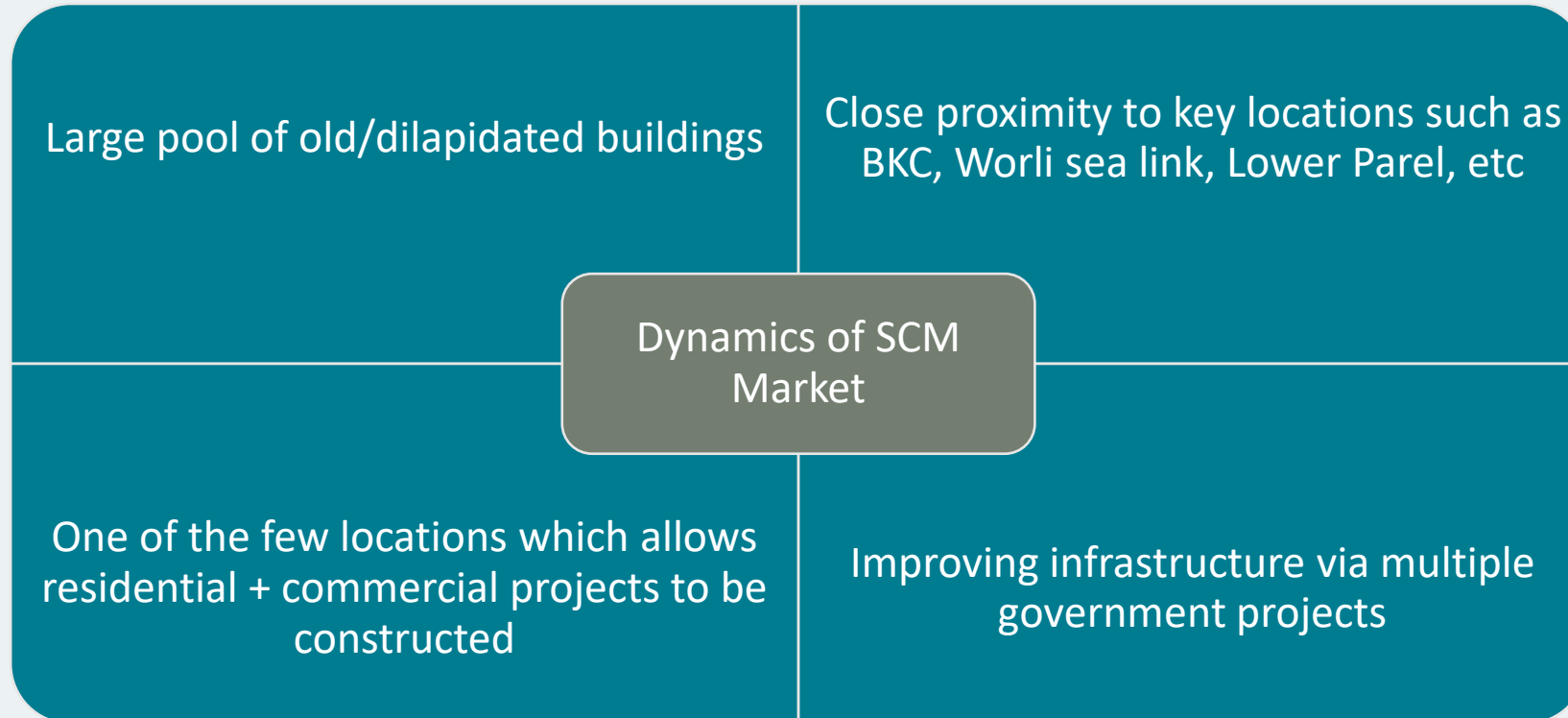
12.12 Lakh Sq. Ft.

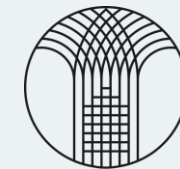


## SCM | A Lucrative Micro Market in Mumbai (3/3)



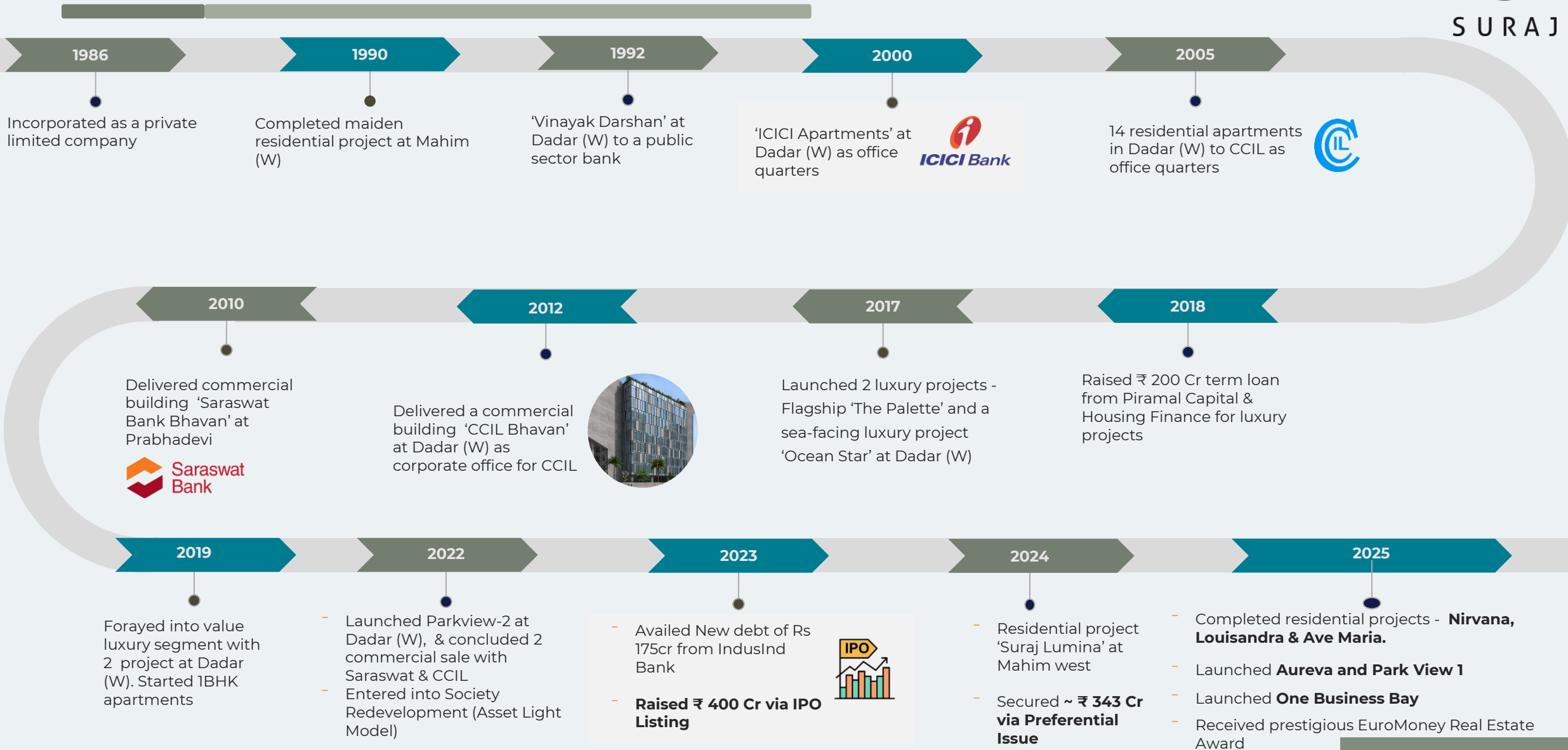
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# Our Journey Spanning Over 39 Years



# Proven Track Record of Delivering Residential & Commercial Buildings



Mangirish Dadar



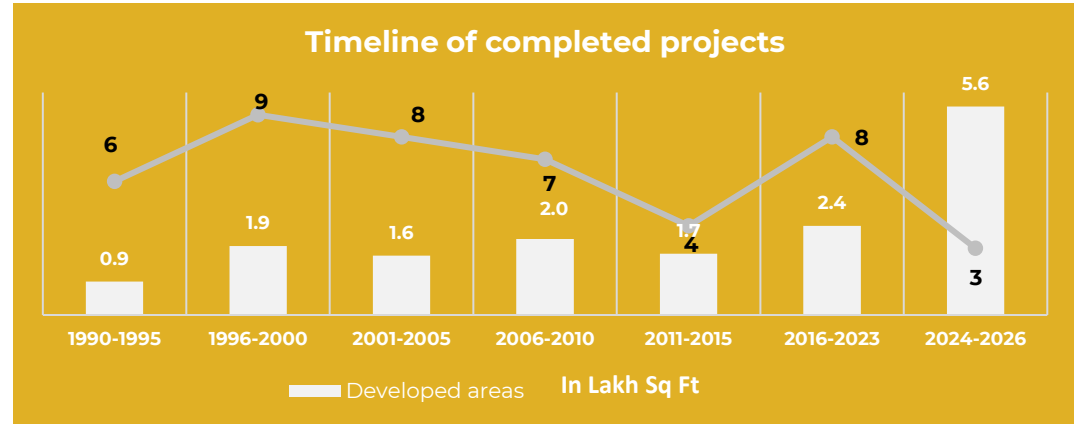
Tranquil Bay Dadar



CCIL Bhavan Phase I  
Upto 6<sup>th</sup> floor



Saraswat Bank Bhavan  
Phase I : Upto 7<sup>th</sup> floor



## Consultant and Contractor Relationships



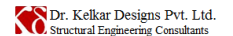
Architect  
Hafeez  
Contractor



Vivek Bhole Architects



CHANDRASEKHAR  
KANETKAR  
ARCHITECTS



# Comparison of Various Business Models in MMR Region



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Parameters	Redevelopment of Tenanted Properties (Conveyance/ DA) Under DCPR 33(7)	Redevelopment of Society Under DCPR 33(7) B	Vacant Land- Normal Development
<b>Land Status</b>	Conveyance / DA	DA	Conveyance / JDA
<b>Upfront Capital Requirement</b>	Moderate	Low	High
<b>FSI</b>	Inherent FSI of 3.00 +35% Fungible. No TDR / Additional FSI Cost. Also has FSI Upside of Clubbing Scheme notified under 33(7)	Inherent FSI of 1.33 +35% Fungible and Additional FSI of up to 1.67 + 35% Fungible by way of Payment of TDR / Additional FSI Premium depending on Road Width	Inherent FSI of 1.33 +35% Fungible and Additional FSI of up to 1.67 + 35% Fungible by way of Payment of TDR / Additional FSI Premium depending on Road Width
<b>Land Cost</b>	Moderate	Negligible	High
<b>Approval Cost</b>	Lower Cost due to Concessions	High Approval Cost	High Approval Cost
<b>Availability of Plots in MMR Region</b>	High	High	Low
<b>Tenant Consent for Redevelopment</b>	51%	51%	Not Applicable
<b>Project Turnaround Time &amp; Litigation Risk</b>	Moderate	Moderate	Low
<b>Mortgage of Land for Project Finance</b>	Yes	No	Yes
<b>Project Turnaround Time</b>	Moderate	Moderate	Low
<b>Property Maintenance Cost</b>	Low	Moderate	High
<b>EBIDTA Margins</b>	High	Low	Moderate
<b>ROE / ROCE</b>	Moderate	High	Low
<b>Sacalability</b>	High	High	Low
<b>No of Ongoing &amp; Upcoming Projects Under Each Category</b>	<b>23 Projects</b>	<b>3 Projects</b>	<b>5 Projects</b>



# Competitive Strengths

## Established Real Estate Brand In SCM

Leading Market Position & Ability To Sell During Construction Phase.

## Diversified Portfolio Across Value Luxury And Luxury Segments

Present Across Price Points, Unit Sizes And Sub-Markets In The SCM

## Marketing & Sales Strategy

High Engagement Levels Through The Customer Lifecycle Create Network Effect

**Experienced Board Of Directors With A Proficient Team Committed To The Brand's Philosophy**

## Strong Expertise In Tenant Settlement In Redevelopment Projects

Redeveloped houses for 1,011 tenants free-of-cost

Freed up considerable FSI for commercial development

## Strong Project Pipeline and Cashflows

Market Opportunity

[surajestate.com](http://surajestate.com)



Actual sample apartment photographed at 'The Palette'



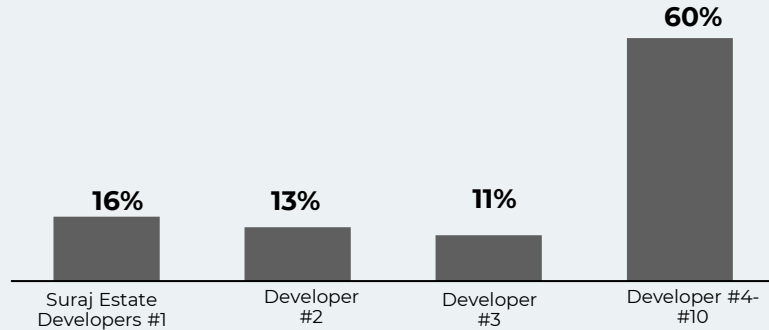
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# Established Residential Real Estate Brand in SCM

Leading Market Position & Ability To Sell During Construction Phase

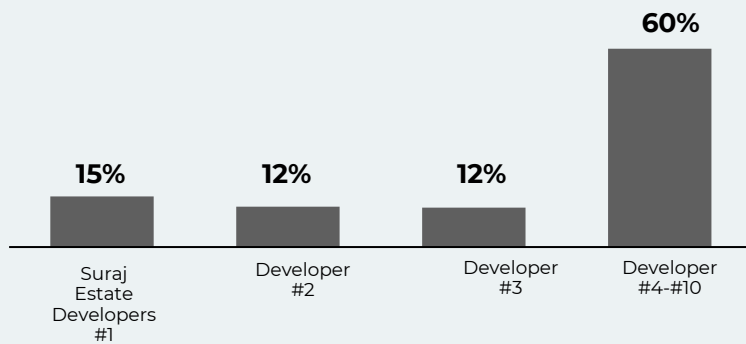
1<sup>st</sup>

In terms of supply of units



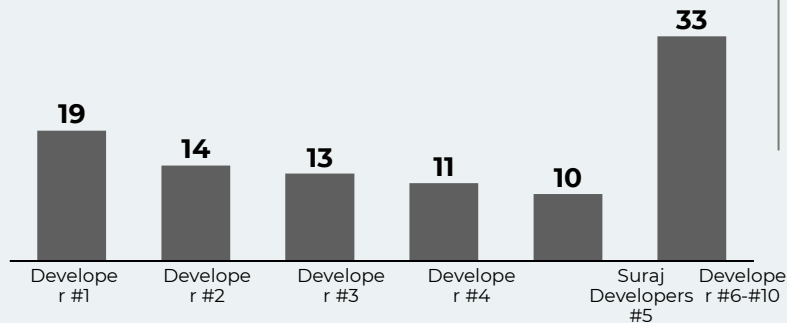
1<sup>st</sup>

In terms of absorption, in units



5<sup>th</sup>

In terms of absorption value



## Ongoing Residential Projects

Sr. No.	Project Segment	Project Developable Area (lakhs Sq ft)	Sale Carpet Area (lakhs Sq ft)	Area Sold (lakhs Sq ft)	Unsold Area (Lakhs Sq ft)	Sales Achieved (Rs cr)	Avg Realisation (Rs/SF)	Collections Received (Rs cr)	% of area sold
1	Luxury	7.48	2.40	2.37	0.03	1,140.78	48,134	910.58	98.79%
2	Value Luxury	5.71	1.65	1.63	0.02	665.96	40,856	408.01	98.86%
3	Value Luxury / Luxury	5.26	0.99	0.72	0.27	327.17	45,440	77.00	72.64%
<b>Total</b>		<b>18.45</b>	<b>5.04</b>	<b>4.72</b>	<b>0.32</b>	<b>2,133.91</b>	<b>45,210</b>	<b>1,395.59</b>	<b>93.65%</b>

**Source:** Company Commissioned Anarock Report  
**Note:** Market Share among top10 developers ; SCM sub-markets refer to Mahim, Matunga, Dadar, Prabhadevi & Parel ; Cumulative from 2016 to 2023 (Q1)

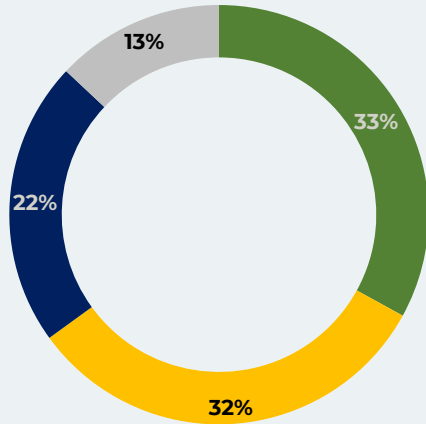
# Diversified Portfolio Under Value Luxury , Luxury Segments & Commercial Segments (1/2)



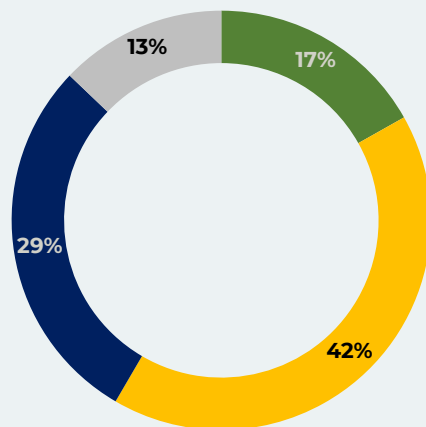
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Present Across Price Points, Unit Sizes And Sub-Markets In The SCM

Ongoing Projects

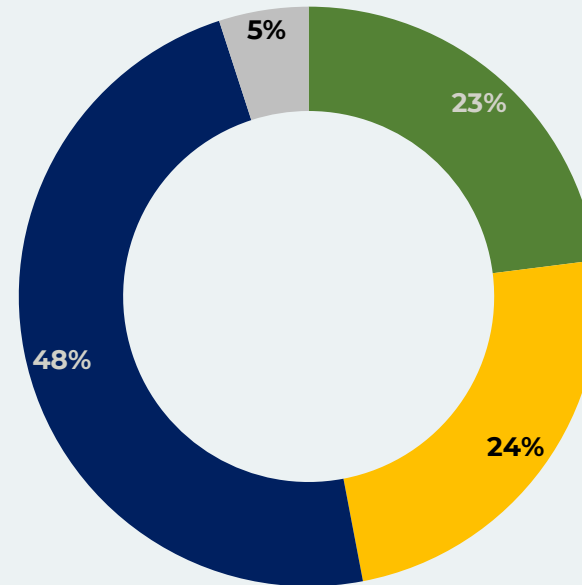


**Carpet Area For Sale**  
Total | **7.55 lakh sq.ft.**



**Carpet Area Sold**  
Total | **5.66 lakh sq.ft.**

## Upcoming Projects



- Value Luxury
- Luxury
- Value Luxury / Luxury
- Commercial

**Estimated Carpet Area For Sale\*\***  
Total | **12.12 lakh sq.ft.**

Source: Company

Note :\*\* Estimated Carpet Area for Sale has been calculated based on certain assumptions and estimates made by the company. The actual Carpet Area may vary from the estimated Carpet Area presented herein on the basis of plans approved by the Brihanmumbai Municipal Corporation (BMC).

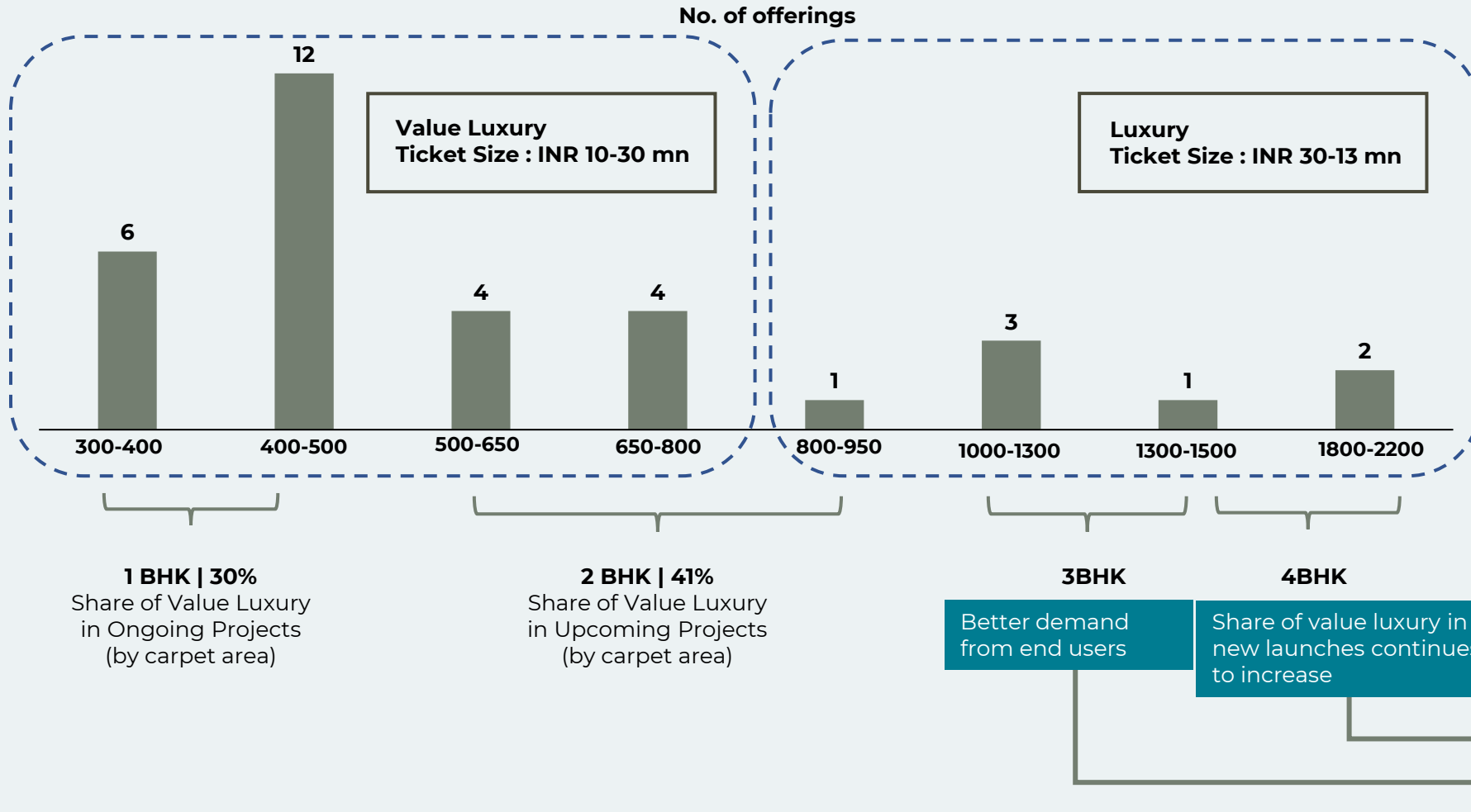
Estimated Sold and Unsold Receivables from Ongoing Projects ~₹ 2,105 Cr



S U R A J

# Diversified Portfolio Under Value Luxury & Luxury Segments (2/2)

## Ongoing Projects | Presence across unit sizes and price points





SURAJ

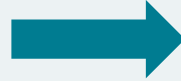
# Strong Expertise In Tenant Settlement In Redevelopment Projects

## Strong Track Record Of Tenant Settlement

Redeveloped houses for 1,011 tenants free-of-cost



Freed up considerable FSI for commercial development



### Preferred Redevelopment Developer

As most land parcels in SCM are in the nature of redevelopment projects, **tenant settlement is key to unlock value**

**11** out of **13** projects launched by Suraj are redevelopment projects

**15** out of **18** upcoming projects are redevelopments



Tenant Building  
**Ave Maria**

**Source:** Company Commissioned Anarock Report

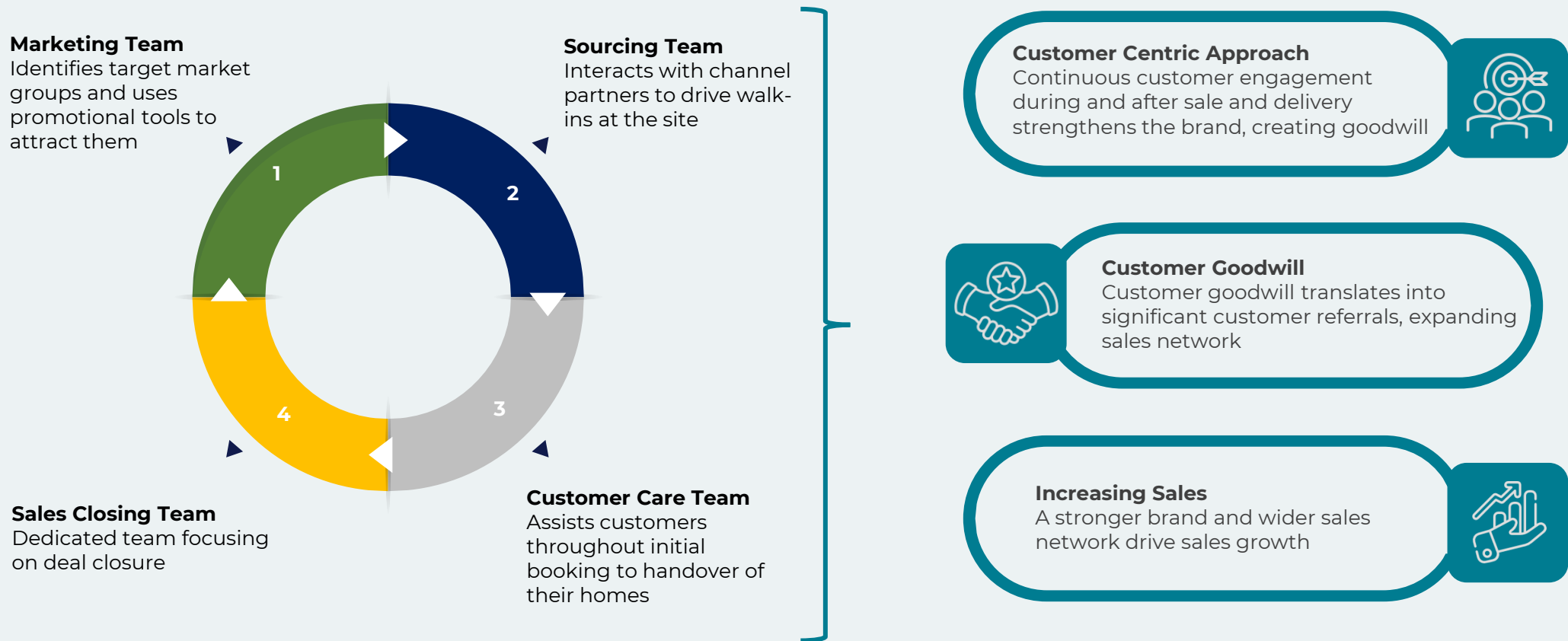
**Note:** (1) SCM sub-markets refer to Mahim, Matunga, Dadar, Prabhadevi, and Parel cumulative from 2016 to 2023 (Q1)

# Marketing and Sales Strategies



S U R A J

High Engagement Levels Through The Customer Lifecycle Create Network Effect

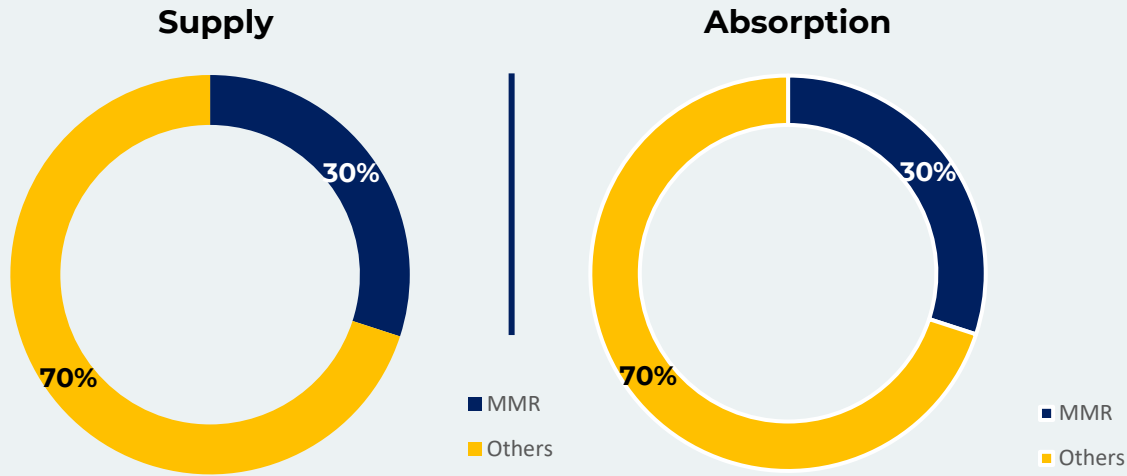




S U R A J

# Market Opportunity (1/2)

**MMR is the top performer\* in overall residential real estate activity**



**(No. Of Units)**

- One of the biggest real estate markets in India
- Strong housing demand drivers, led by infra and higher disposable income
- Consolidation leading to disciplined supply
- Positive Pricing Outlook

**10%**

CAGR in value terms over a longer term

**2X**

New launches in 2024 are likely to be almost 2 times as compared to 2021 levels and are expected to gradually increase year-on-year post 2023

**<2 years**

Unsold units overhang

**Source:** Company Commissioned Anarock Report. \*Among Top Seven Indian Markets in 2022  
 Note : 1. \* MMR – Mumbai Metropolitan Region  
 2. Supply and absorption data for 2022 ; others include NCR, Bengaluru, Pune, Hyderabad, Chennai, Kolkata



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# Market Opportunity (2/2)

## Redevelopment is a large, ongoing opportunity in SCM

**52,000 units**

Supply from redevelopment projects\*\* from 2017 to Q1 2023 in MMR, majorly in SCM

**19,642**

Cessed buildings - buildings more than 50 years old that need redevelopment in SCM

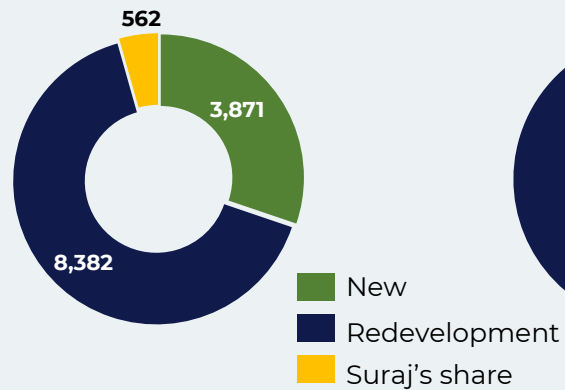
**16,502**

Buildings that are more than 80 years old and need development in SCM

## SCM is an attractive real estate market

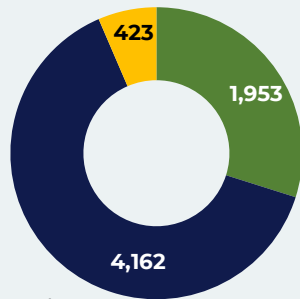
- High income, discerning customer base
- Aspirational value/premium product positioning
- High demand across multiple segments and price points
- Family expansion/nuclear family trends have generated demand for housing in the same and neighbouring submarkets
- Benefiting from expanding segment of young, upwardly mobile professionals with a preference for living in the island city of Mumbai

SCM Supply\* (In units)



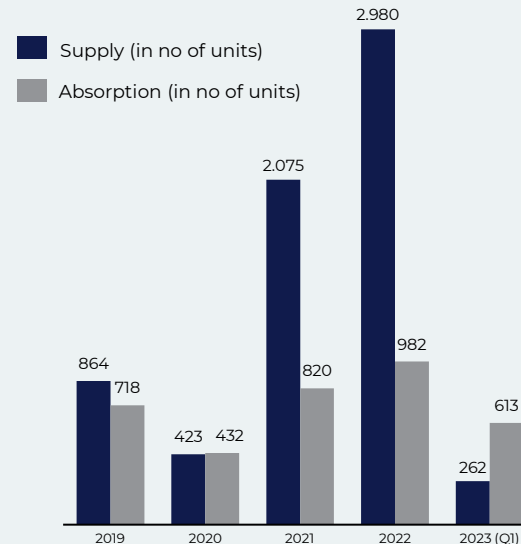
**87%**  
Share of redevelopment projects in Suraj's portfolio

SCM Absorption\* (In units)

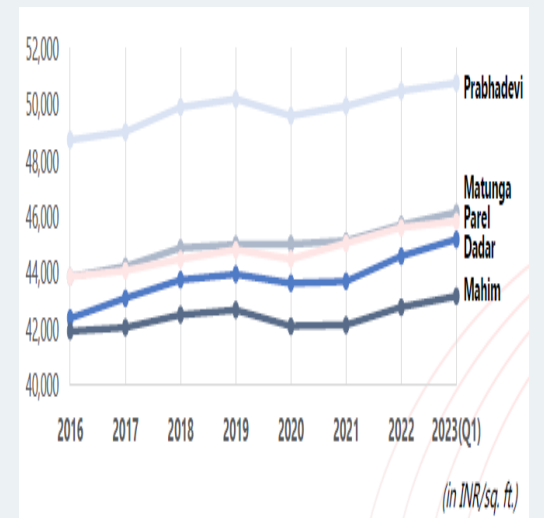


**8%**  
Suraj's market share in redevelopment project launches

Major Launches since 2021



Gradually improving pricing



Source: Company Commissioned Anarock Report. MHADA

\* Combined Markets include sub-markets Mahim, Matunga, Dadar, Prabhadevi and Parel; cumulative from 2016 to 2023(Q1)

\*\* cessed buildings redevelopment or housing societies redevelopment

# Experienced Board Of Directors

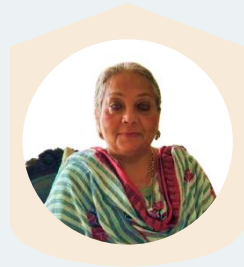
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S U R A J



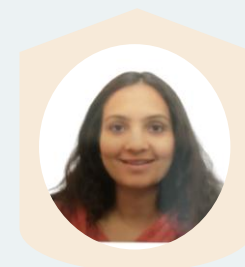
**Rajan Meenathakonil Thomas**  
Promoter, Chairperson & MD



**Sujatha R. Thomas**  
Non-Executive Director



**Rahul Rajan Jesu Thomas**  
Whole - Time Director



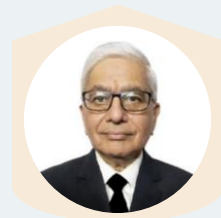
**Elizabeth Lavanya Rajan Thomas**  
Non-Executive Director



**Dr. Ananta Singh Raghuvanshi**  
Independent Director



**Dr. Satyendra Shridhar Nayak**  
Independent Director



**Sunil Pant**  
Independent Director



**Jitendra Shantilal Mehta**  
Independent Director



**Vinod Prabhudas Chitore**  
Independent Director

# Senior Key Managerial Personnel

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S U R A J



**Shreepal Shah**  
Chief Financial Officer



**Mukesh Gupta**  
Company Secretary



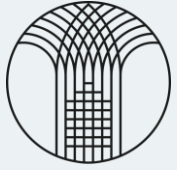
**Gopal Barve**  
Chief Engineer Of Subsidiary Of The  
Company, Accord Estates Private Limited



**Sunny Soni**  
Vice President & Business Head  
- Sales



**Jitendra Gupta**  
Head Project Management



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# Key Business Strategies

[surajestate.com](http://surajestate.com)





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# Key Business Strategies

## 1. Enhance Market Leading Position in SCM

Upcoming projects to consolidate our positioning in SCM and expand in to Bandra sub-market

**13.65 lakh sq. ft.**

Developable area completed from 2016 to FY26

**7.55 lakh sq. ft.**

Sale carpet area under Ongoing Projects (2023-2026)

**12.12 lakh sq. ft.**

Carpet area under Upcoming Projects

**Source:** Company Commissioned Anarock Report

**Note:** Upcoming and ongoing projects as of May 31, 2023

**Note:** Part OC received for CCIL Bhavan for 7<sup>th</sup> & 8<sup>th</sup> floor

## 2. Continue to pursue our differential product offerings in value luxury segment

Strengthen presence in value luxury segment, currently witnessing a strong demand trend, resulting in better sales volume and velocity

## 3. Expand Land Reserves in SCM and Other MMR Sub-markets

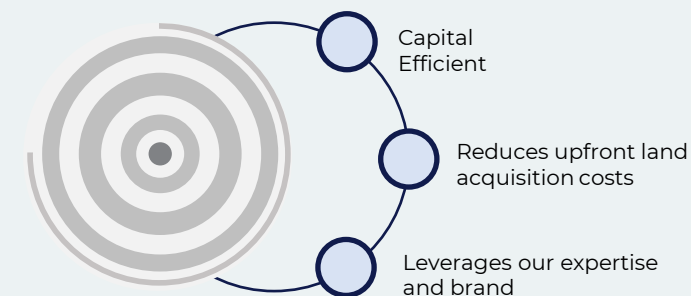
- Follow flexible land acquisition strategies (outright purchase, JVs, JDs, and development management) to benefit from emerging consolidation opportunities
- Land parcels situated at Bandra (West) and Santacruz (East) for future development
- FSI potential of more than index 2.0
- Consolidation in the real estate industry creating opportunities

## 4. Selectively develop commercial projects in the SCM region

Take advantage of increasing demand for smaller independent offices and develop commercial spaces to create value through complimentary asset classes

## 5. Continue to focus on redevelopment projects through asset light model

Follow asset light strategy to reduce upfront land acquisition costs



- Asset light model for redevelopment of co-operating housing society buildings under DPCR 33(7)(B)
- Focus on SCM
- Suraj has concluded agreements for redevelopment schemes with two co-operative societies in the recent past
- Opens up significant opportunity to expand into other micro-markets in MMR

# Awards and Accolades





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# Historical Financials

[surajestate.com](http://surajestate.com)



# Consolidated Profit and Loss Statement



S U R A J

₹ Crs.

Particulars	FY26	FY25	FY24	FY23	FY22
Revenue from operations	555.9	549.1	412.2	305.7	272.7
Other income	5.1	4.1	3.5	2.1	1.2
<b>Total income</b>	<b>561.0</b>	<b>553.2</b>	<b>415.7</b>	<b>307.9</b>	<b>273.9</b>
<b>Expenses</b>					
Operating and project expenses	327.7	461.5	222.0	166	180.7
Changes in inventories of construction work in progress	-41.2	-164.9	-86.9	-31.3	-55.7
Employee benefit expenses	25.0	24.3	14.5	11.6	9.7
Other expenses	26.7	25.6	29.7	8.4	6.2
<b>Total expenses</b>	<b>338.1</b>	<b>346.4</b>	<b>179.3</b>	<b>154.7</b>	<b>141</b>
<b>*EBITDA</b>	<b>222.9</b>	<b>206.7</b>	<b>236.4</b>	<b>153.1</b>	<b>132.9</b>
<i>EBITDA Margin (%)</i>	<i>39.7%</i>	<i>37.4%</i>	<i>56.9%</i>	<i>49.7%</i>	<i>48.5%</i>
Finance costs	92.5	65.7	138.9	107.4	93.1
Depreciation and amortisation	4.7	5.0	3.7	2.6	3.7
<b>PBT</b>	<b>125.7</b>	<b>136.1</b>	<b>93.9</b>	<b>43.2</b>	<b>36.2</b>
Tax expense:					
- Current tax	39.2	33.1	28.1	13.6	10
- Income Tax for earlier period	-0.1	0.0	1.3		
- Deferred tax charge/ (credit)	-3.6	2.8	-3.0	-2.4	-0.4
<b>Total tax expense</b>	<b>35.4</b>	<b>35.9</b>	<b>26.4</b>	<b>11.1</b>	<b>9.6</b>
<b>Profit after tax</b>	<b>90.3</b>	<b>100.2</b>	<b>67.5</b>	<b>32.0</b>	<b>26.5</b>
EPS	19.51	21.8	19.4	10.1	0.8

# Consolidated Balance Sheet

₹ Crs.

Particulars	Mar-26	Mar-25	Mar-24	Mar-23	Mar-22
<b>ASSETS</b>					
<b>Non-current assets</b>					
a) Property, plant and equipment	53.9	22.2	22.5	3.4	3.8
b) Intangible assets	9.2	10.4	10.8	12.1	12.7
c) Right-of-use-asset	2.8	4.2	4.1	0.3	1.2
d) Capital work-in-progress	0.2	0.0			
i) Investments	0.0	0.0	0.0	8.9	0.1
ii) Other financial assets	13.3	8.9	11.1	22.7	4.5
e) Deferred tax assets (Net)	7.0	3.3	6.5	3.5	1.1
<b>Total Non-Current Assets</b>	<b>86.3</b>	<b>49.1</b>	<b>55.1</b>	<b>50.8</b>	<b>23.4</b>
<b>Current assets</b>					
a) Inventories	945.3	904.1	739.2	652.3	621
b) Financial assets					
i) Current Investments	4.1	2.9	1.4	-	-
ii) Trade receivables	117.0	56.5	106.7	77.2	93.2
iii) Cash and cash equivalents	40.1	14.0	5.0	12.1	7.7
iv) Bank balances	9.7	25.1	105.3	15.9	15.9
v) Loans	61.5	21.6	6.9	8.2	24.1
vi) Other financial assets	3.0	3.2	3.2	3.9	2.1
c) Other current assets	692.4	669.1	266.7	183.0	76.1
d) Current income tax assets (Net)	1.9	0.9	0.9	0.8	0.5
<b>Total Current Assets</b>	<b>1,875.0</b>	<b>1,697.4</b>	<b>1,235.3</b>	<b>953.4</b>	<b>840.6</b>
<b>TOTAL ASSET</b>	<b>1,961.3</b>	<b>1,746.6</b>	<b>1,290.4</b>	<b>1,004.2</b>	<b>864.0</b>

Particulars	Mar-26	Mar-25	Mar-24	Mar-23	Mar-22
<b>EQUITY AND LIABILITIES</b>					
<b>Equity</b>					
a) Equity share capital	23.1	23.1	21.4	15.9	15.9
b) Other equity					
- Other reserves	986.9	896.5	511.7	71.7	39.4
- Capital reserve related to business	-17.0	-17.0	-17.0	-16.1	-16.1
<b>Total Share Capital</b>	<b>993.0</b>	<b>902.7</b>	<b>516.2</b>	<b>71.4</b>	<b>39.2</b>
Non-Controlling Interest	0.03	0.03	0.0	0.1	0.2
<b>Total Equity</b>	<b>993.1</b>	<b>902.7</b>	<b>516.2</b>	<b>71.5</b>	<b>39.4</b>
<b>Liabilities</b>					
<b>Non-current liabilities</b>					
a) Financial liabilities					
i) Borrowings	532.0	343.0	240.3	345.7	396.6
ii) Lease liabilities	2.4	3.3	3.5	0	0.4
iii) Other financial liabilities	10.7	8.0	6.4	4.6	4.5
b) Provisions	2.0	1.6	1.6	1.1	1
<b>Total Non-Current liabilities</b>	<b>547.1</b>	<b>356.0</b>	<b>251.8</b>	<b>351.4</b>	<b>402.5</b>
<b>Current liabilities</b>					
a) Financial liabilities					
i) Short term borrowings	110.0	113.3	185.3	247.4	241.6
ii) Trade payables					
- Amount due to Micro & small enterprises	0.0	0.0	0.0	0.1	0.2
- Amount due to other than Micro and small enterprises	37.9	42.9	35.9	26.8	19.1
iii) Other financial liabilities	13.7	20.5	61.4	48.7	45.0
iv) Lease liabilities	1.0	1.3	0.6	0.4	1
b) Other current liabilities	208.5	279.5	222.3	243.7	108.2
c) Provisions	0.2	0.2	0.1	0.1	0.1
d) Income tax liabilities (Net)	50.0	30.2	16.8	14.1	6.8
<b>Total Current liabilities</b>	<b>421.1</b>	<b>487.9</b>	<b>522.4</b>	<b>581.3</b>	<b>422.1</b>
<b>TOTAL LIABILITIES</b>	<b>1961.3</b>	<b>1746.6</b>	<b>1,290.4</b>	<b>1,004.2</b>	<b>864.0</b>



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# Annexures

[surajestate.com](http://surajestate.com)

Actual sample apartment photographed at 'The Palette'



# Ongoing Residential Projects



S U R A J



## The Palette | Dadar West

- This project is in Luxury Segment and comprises of 2 BHK flats and 3 BHK flats which are sea facing apartments
- One of the main USP of this project is the floor to floor height of 12 feet 6 inches
- The development will include facilities and amenities such as clubhouse, swimming pool and landscaped garden, amongst others
- It is strategically located between Portuguese Church and Siddhivinayak Temple



## Ocean Star – I | Dadar West

- This project is in the Luxury Segment and comprises of 3 BHK sea facing apartments with just 2 units per floor with floor to floor height is 12 feet 6 Inches
- It is strategically located in the close proximity of Dadar Beach



## Vitalis | Mahim

- This project is in the Value Luxury Segment
- It is a 38- storey tower and comprises of 1 BHK flats and 2 BHK sea facing apartments. This project has a dedicated 7-level podium parking. It is strategically located at Lady Jamshedji Road, Mahim (West) and is in the close proximity of Mumbai's Shivaji Park
- This development will include a dedicated amenities floor admeasuring of a 1,000 square feet gymnasium, kids play area, banquet hall, jogging track, amongst others



## Emmanuel | Dadar West

- This project is in the Value Luxury Segment and comprises of a Ground + 20 storey tower and having 1 BHK flats and compact 2 BHK boutique sea facing apartments
- It strategically located off Cadell Road and is in close proximity of commercial hubs at Lower Parel and Worli, malls, theatres and parks
- The development will include gymnasium and all other essential amenities

# Ongoing Residential Projects



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## Suraj Eterna | Mahim

- This project is in the Value Luxury Segment. It is a 20- storey tower and comprises of 1 BHK flats and 2 BHK sea facing apartments
- This project has a separate mechanized tower car parking. It is strategically located in between the Lady Jamshedji Road and Tulsi Pipe Road, Mahim (West) and is in the close proximity to the upcoming Sitladevi Metro Station
- This development will include gymnasium, kids play area, yoga / meditation area amongst others



## Suraj Lumina | Mahim

- The project comprises of both 2BHK and 3BHK configurations
- It 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
- It 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.



## Suraj Park View I | Dadar West

- A value luxury project with round the clock security, elevators, podium parking, elegant interiors and more
- 1& 2BHK sea facing apartments
- G+29 storey building
- Project is in the verdant Shivaji Park neighbourhood



## Suraj Aureva | Prabhadevi

- The project comprises of both 1BHK and 2BHK configurations
- This is the only building in the area that offers 2 BHKs with a private balcony.
- It has close proximity to some of the key landmarks. Dadar beach is just 750 metres away.

# Ongoing Commercial Projects



SURAJ



## Suraj One Business Bay | Mahim

- This project is a premium commercial segment and comprises 182 premium office units along with retail, F&B and breakout zones
- This development features 2 basement levels along with 8 levels of podium parking, a double-height grand lobby and premium office floor heights of ~15 ft floor-to-floor
- The project is equipped with high-speed destination-controlled elevators and modern commercial infrastructure catering to premium office requirements
- The project is strategically located at Senapati Bapat Marg with strong connectivity and close proximity to BKC, further enhancing its commercial attractiveness



## CCIL Bhavan Phase 2 | Dadar West

- Commercial development built exclusively for The Clearing Corporation of India Ltd. (CCIL)
- Strategically located on S.K. Bole Road, Dadar (West), Mumbai
- Serves as the registered office of CCIL
- Total saleable area of approximately 60,000 sq. ft., with an additional 2.5 floors being added to the development
- Received Part OC for 7<sup>th</sup> & 8<sup>th</sup> floor



## Saraswat Bank Bhavan | Prabhadevi

- Commercial development constructed exclusively for Saraswat Co-operative Bank Ltd.
- Strategically located on an arterial road at Prabhadevi, Mumbai
- Additional 2.5 floor being added to the development

# Summary of Ongoing Projects



S U R A J

Particulars	Remarks
Area Sold (Lakh Sq Ft)	5.66
Average Realisation Achieved (₹ per sq ft)	45,775
Collections Received (₹Cr)	1,589
<b>Balance Receivable (₹Cr)</b>	<b>~1,004</b>

Particulars	Remarks
Total Unsold Area (Lakh Sq Ft)	1.88
Average Estimated Realisation Of Unsold Area (₹ Per Sq Ft)	58,470
Estimated GDV of unsold area (₹cr)	<b>~1,100</b>

**Estimated Sold and Unsold Receivables from Ongoing Projects ~₹2,105 Cr**



SURAJ

# Completion Targets for Ongoing Projects

Balance receivables of ₹ 1,004 Cr from sold area of ongoing projects

GDV of ₹ 1,100 Cr from unsold area of ongoing projects

Total Balance receivables of ₹ 2,105 Cr to flow from FY26-FY31E



FY 27

FY 29

FY 31

# Ongoing Projects



SURAJ

Sr. No.	Project Name	Location	Type	Segment	Redevelopment	Completion Date (As Filed with RERA)	Developable Area	Sale Carpet Area	Area Sold	Unsold Area	Sales Achieved	Avg Realisation	Collections Received	Balance Receivables
							LSF	LSF	LSF	LSF	Cr.	Rs./SF	Cr.	Cr.
1	Vitalis	Mahim (W)	Residential	Value Luxury	Redevelopment	31-12-2026	3.49	0.81	0.81	-	338.39	41,762	167.38	171.01
2	Suraj Eterna	Mahim (W)	Residential	Value Luxury	Redevelopment	31-12-2026	0.61	0.33	0.32	0.02	119.52	37,881	91.89	27.63
3	Palette	Dadar (W)	Residential	Luxury	Redevelopment	30-09-2026	4.96	1.80	1.77	0.03	824.73	46,655	685.01	139.72
4	Ocean Star-I	Dadar (W)	Residential	Luxury	Redevelopment	30-06-2026	2.52	0.60	0.60	-	316.05	52,343	225.57	90.48
5	CCIL Bhavan (Phase-II-Additional 2.5 floors)#	Dadar (W)	Commercial	Commercial	Redevelopment	04-06-2026	0.27	0.24	0.24	-	96.51	40,068	61.29	35.22
6	Suraj Parkview 2	Dadar (W)	Residential	Value Luxury	Redevelopment	31-12-2026	0.64	0.21	0.21	-	92.56	44,343	61.85	30.71
7	Saraswat Bank Bhavan (Additional 2.5 Floors)	Prabhadevi	Commercial	Commercial	Redevelopment	Not Applicable	0.22	0.17	0.17	-	107.65	61,999	94.90	12.75
8	Mestry House	Mahim (W)	Residential	Value Luxury	Redevelopment	Not Applicable	0.17	0.01	0.01	-	4.53	34,932	1.94	2.60
9	Emmanuel	Dadar (W)	Residential	Value Luxury	Vacant Land	30-12-2026	0.79	0.28	0.28	-	110.96	39,434	84.96	25.99
10	Suraj Lumina	Mahim (W)	Residential	Value Luxury/Luxury	Redevelopment	31-12-2028	1.04	0.22	0.16	0.06	75.54	46,418	19.77	55.77
11	Suraj Aureva	Prabhadevi	Residential	Value Luxury/Luxury	Redevelopment	31-12-2031	1.14	0.24	0.17	0.07	67.67	40,243	24.14	43.53
12	Suraj Parkview 1	Dadar (W)	Residential	Value Luxury/Luxury	Redevelopment	31-12-2031	3.08	0.53	0.39	0.14	183.96	47,049	33.09	150.87
13	Suraj One Business Bay*	Mahim (W)	Commercial	Commercial	Vacant Land	31-12-2031	4.60	2.09	0.53	1.56	254.89	48,298	36.90	217.99
							<b>23.54</b>	<b>7.55</b>	<b>5.66</b>	<b>1.88</b>	<b>2,592.95</b>	<b>45.775</b>	<b>1,588.69</b>	<b>1,004.26</b>

\*Company has entered into a MOU for acquisition of development rights of the adjoining land parcel, the total land area for Suraj One Business Bay is expected to increase to ~5,941 sq. m., while total saleable area is expected to increase to ~3.59 lakh sq. ft. The project's combined GDV potential is estimated to increase to ~ ₹2,000 crore from ~₹1,200 crore.

# Received Part OC for 7<sup>th</sup> & 8<sup>th</sup> floor of CCIL Bhavan

# Strong Project Pipeline and Cashflow Trends



S U R A J

Sr. No.	Project Name	Location	Type	Segment	Estimated Carpet Area for sale* (lakh sq.ft)
1	JRU Property	Byculla (E)	Residential	Value Luxury/ Luxury	0.21
2	Gudekar House, Irani Building and Ratnabhumi Bld	Dadar (W)	Residential	Value Luxury	0.33
3	Madonna Wing B	Dadar (W)	Residential	Value Luxury	0.14
4	Lumiere Phase 2	Dadar (W)	Residential	Value Luxury	0.2
5	Lucky Chawl	Mahim (W)	Residential	Value Luxury	0.15
6,7 & 8	Bandra Project# 1,2&3	Bandra (W)	Residential	Luxury	2.76
9	Marinagar Phase** -2 & 3	Mahim (W)	Residential	Value Luxury	1.71
10	Marinagar Phase** -2 & 3	Mahim (W)	Commercial	Commercial	2.85
11	Lobo Villa & Ellis Villa*	Mahim (W)	Residential	Value Luxury	0.47
12	Girgaonkarwadi	Mahim (W)	Residential	Value Luxury	2.00
13	Ambavat Bhawan & RK Mansion	Lower Parel (E)	Residential	Value Luxury	0.32
14	Norman House	Dadar (W)	Residential	Value Luxury	0.07
15	Nanabhai Manzil	Mahim (W)	Residential	Value Luxury	0.2
16	Shivaji Park	Dadar (W)	Residential	Luxury	0.16
17	Prabhadevi	Prabhadevi	Residential	Value Luxury/ Luxury	0.36
18	New Plot at Dadar	Dadar (West)	Residential	Value Luxury	0.18
	<b>Total</b>				<b>12.12</b>

Notes : Estimated Carpet Area has been calculated based on certain assumptions and estimates made by us. The actual Carpet Area may vary from the estimated Carpet Area presented herein based on plans approved by the Brihanmumbai Municipal Corporation (BMC).

\*The company plans to utilise FSI benefits under Regulations 33(7) and 33(12) of DCPR 2034, leading to an increase in saleable carpet area from 0.30 lakh sq. ft. to 0.47 lakh sq. ft.

\*\* The Company is eligible to utilise additional FSI benefits under the Transit Oriented Development (TOD) Metro FSI Scheme as per Regulation 33(23) of DCPR 2034.

#The company is considering options to develop the project under regulation 33(9), 33(10), 33(11), 33(12) and 33(17), which is estimated to increase sale carpet area from 1.69 lakhs sq ft to 2.76 lakh sq ft

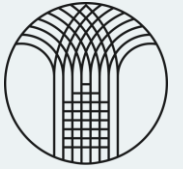
# Land Reserves



SURAJ

Sr. No.	Location	Name of company/entity that is the developer of the project	Company's /Entity's effective stake in the project (%)	Leased/Owned/Development Rights	Plot Area
					Square Meters
1	C.T.S.No.918 Mount Mary, Hill Road, Bandra (W)	Accord Estates Pvt. Ltd.	100	Leasehold Rights	1,173.57
2	C.T.S.No.930 Mount Mary, Hill Road, Bandra (W)	Accord Estates Pvt. Ltd.	100	Owned	364.21
3	C.T.S. No 917 Mount Mary, Hill Road, Bandra (W)	Accord Estates Pvt. Ltd.	100	Development Rights	3,884.91
4	C.T.S. No 929 Mount Mary, Hill Road, Bandra (W)	Accord Estates Pvt. Ltd.	100	Owned	1,740.12
5	C.T.S. No 931 Mount Mary, Hill Road, Bandra (W)	Accord Estates Pvt. Ltd.	100	Owned	890.29
6	C.T.S. No 916 Mount Mary, Hill Road, Bandra (W)	Accord Estates Pvt. Ltd.	100	Development Rights	1,578.25
		<b>Total Bandra (W)</b>			<b>9,631.35</b>
7	CS No 3429, 3430 and 3262 - Kole Kalyan Property, Santacruz (E)	Suraj Estate Developers Ltd.	100	Development Rights	728.42
		<b>Total Santacruz (E)</b>			<b>728.42</b>
	<b>Total</b>				<b>10,359.77</b>

# Completed Projects



SURA J

Sr. No	Project Name	Location	Type and configuration	Name of company/entity that is the developer of the project	Company's / respective entity's stake in project	Developed Area		Date of Occupation certificate	Occupation certificate for all floors
						(%)	(square meter)		(square feet)
1	Louisandra	Dadar (W)	Residential	Suraj Estate Developers	100	5,886	63,360	13/05/2024	Yes (Part OC Received)
2	Ave Maria	Dadar (W)	Residential	Suraj Estate Developers	100	16,446	1,77,021	Awaited	No
3	Nirvana**	Parel (East)	Residential	Suraj Estate Developers	100	29,908	3,21,882	11-01-2025	Yes ( Except for 10 flats)
4	Tranquil Bay-II	Dadar (W)	Residential	Suraj Estate Developers	100	2,756.27	29,668.49	13-03-2019/17-10-2022	Yes
5	Tranquil Bay-I	Dadar (W)	Residential	Suraj Estate Developers	100	356.22 (FSI area)	3,834.35 (FSI area)	15-10-2011	Yes
6	Ocean Star-II	Dadar (W)	Residential	Suraj Estate Developers	100	1,038.86 (FSI area)	11,182.29	26-02-2019	Yes (Except for 4 Flats)
7	Mon Desir	Dadar (W)	Commercial / Residential	Suraj Estate Developers	100	2,749.03	29,590.56	27-08-2019	Yes
8	Mangirish	Dadar (W)	Residential	Accord Estates	100	5,850	62,973	06-12-2021	Yes
9	St Anthony Apartments	Mahim (W)	Residential	Suraj Estate Developers	100	1,839.62	19,801.67	27-08-2021/29-04-2022	Yes
10	Brahmsidhhi CHS	Prabhadevi	Residential	Suraj Estate Developers	100	8,402.50	90,444.51	22-03-2006	Yes
11	Saraswat Bank Bhavan (Phase-1-upto 7th floor)	Prabhadevi	Commercial	Suraj Estate Developers	100	3,986.24	42,907.89	16-10-2010	Yes
12	Suraj Height -I,II,III	Goregaon (E)	Commercial / Residential	Suraj Estate Developers	100	5,882.07 (FSI area)	63,314.60 (FSI area)	08-02-1996	Yes
13	Christina Apartments	Santacruz (E)	Commercial / Residential	Suraj Estate Developers	100	408.8 (FSI area)	4,400.32 (FSI area)	23-04-2003	Yes
14	Suraj Muktiyash	Dadar (W)	Residential	Suraj Estate Developers	100	1,441.67 (FSI area)	15,518.14 (FSI area)	12-03-1996	Yes
15	Suraj Sadan	Mahim (W)	Residential	Suraj Estate Developers	100	499.69 (FSI area)	5,378.66 (FSI area)	19-01-1994	Yes
16	CCIL Bhavan (Phase-I-up to 6th floor)	Dadar (W)	Commercial	Suraj Estate Developers	100	5,949.68 (FSI area)	64,042.35 (FSI area)	13-02-2012	Yes
17	Godavari Sadan	Dadar (W)	Residential	Accord Estates	100	773.50 (FSI area)	8,325.95 (FSI area)	21-07-2003	Yes
18	Rahul-1	Dadar (W)	Residential	Suraj Estate Developers	100	1,562.51 (FSI area)	16,818.85 (FSI area)	14-07-1997	Yes

(\*\*Total Carpet Area for Sale reflects Group's share in Project Nirvana as per JDA and the Developable Area reflects Group's pro-rata share of Total Developable Area of Project Nirvana as per the JDA)

# Completed Projects



SURAJ

Sr. No	Project Name	Location	Type and configuration	Name of company/entity that is the developer of the project	Company's / respective entity's stake in project	Developed Area		Date of Occupation certificate	Occupation certificate for all floors
					(%)	(square meter)	(square feet)		Yes/ No
19	Rahul-11	Dadar (W)	Residential	Suraj Estate Developers	100	1,278.07 (FSI area)	13,757.15 (FSI area)	20-04-1993	Yes
20	Vinayak Darshan	Dadar (W)	Residential	Suraj Estate Developers	100	866.25 (FSI area)	9,324.32 (FSI area)	03-12-1992	Yes
21	Bobby Apartments	Mahim (W)	Residential	Suraj Estate Developers	100	373.75 (FSI area)	4,023.05 (FSI area)	22-05-2003	Yes
22	Suraj Venture-A	Mahim (W)	Residential	Suraj Estate Developers	100	1,250 (FSI area)	13,455 (FSI area)	03-11-1990	Yes
23	Suraj Venture-B	Mahim (W)	Residential	Suraj Estate Developers	100	1,909.89 (FSI area)	20,558.05 (FSI area)	14-01-1992	Yes
24	Hallmark	Wadala (E)	Residential	Suraj Estate Developers	100	450.8 (FSI area)	4,852.41 (FSI area)	30-11-2016	Yes
25	Harmony	Dadar (W)	Commercial / Residential	Suraj Estate Developers	100	370.09 (FSI area)	3,983.65 (FSI area)	06-04-2010	Yes (Except for 4 Flats)
26	Neat House	Dadar (W)	Residential	Suraj Estate Developers	100	1,812.95 (FSI area)	19,514.59 (FSI area)	18-09-2000	Yes
27	Madonna Wing A	Dadar (W)	Residential	Suraj Estate Developers	100	995.3 (FSI area)	10,713.40 (FSI area)	07-08-1999	Yes
28	Our Lady of Vailankanni & Our Lady of Perpetual Succour	Mahim (W)	Residential	Suraj Estate Developers	100	7,025.43 (FSI area)	75,621.72 (FSI area)	15-11-2003	Yes
29	Our Lady of Lourdes	Mahim (W)	Residential	Suraj Estate Developers	100	1,680.48 (FSI area)	18,088.69 (FSI area)	07-10-1996	Yes
30	Jacob Apartments	Dadar (W)	Commercial / Residential	Suraj Estate Developers	100	1,087.69 (FSI area)	11,707.90 (FSI area)	16-03-2006	Yes (Except for 4 Flats)

# Completed Projects



SURAJ

Sr. No	Project Name	Location	Type and configuration	Name of company/entity that is the developer of the project	Company's / respective entity's stake in project	Developed Area		Date of Occupation certificate	Occupation certificate for all floors
					(%)	(square meter)	(square feet)		Yes/ No
31	Gloriosa Apartments	Dadar (W)	Residential	Suraj Estate Developers	100	3,343.56 (FSI area)	35,990.08 (FSI area)	01-04-2005	Yes (Except for 4 Flats)
32	Lavanya Apartments	Dadar (W)	Residential	Suraj Estate Developers	100	1,610.80 (FSI area)	17,338.65 (FSI area)	12-03-2003	Yes
33	Shweta Apartments	Dadar (W)	Residential	Suraj Estate Developers	100	1,265.26 (FSI area)	13,619.26 (FSI area)	25-04-1996	Yes
34	Sujatha Apartments	Dadar (W)	Residential	Suraj Estate Developers	100	800.15 (FSI area)	8,612.81 (FSI area)	27-04-2001	Yes
35	Suraj Eleganza -I	Mahim (W)	Residential	Suraj Estate Developers	100	1,302.47 (FSI area)	14,019.79 (FSI area)	25-07-2005	Yes
36	Suraj Eleganza -II	Mahim (W)	Residential	Suraj Estate Developers	100	1,635.36 (FSI area)	17,603.01 (FSI area)	03-01-2007	Yes
37	Eternity Apartments	Mahim (W)	Residential	Suraj Estate Developers	100	552 (FSI area)	5,941.73 (FSI area)	22-04-2010	Yes
38	ICICI Apartments	Dadar (W)	Residential	Suraj Estate Developers	100	1,333.57 (FSI area)	14,354.54 (FSI area)	31-03-2000	Yes
39	ICICI Apartments	Prabhadevi	Residential	Suraj Estate Developers	100	1,631.48 (FSI area)	17,561.25 (FSI area)	30-03-2007	Yes
40	Diomizia Apartments	Dadar NJ)	Residential	Suraj Estate Developers	100	1,375.61 (FSI area)	14,807.06 (FSI area)	14-02-2011	Yes
41	Elizabeth Apartment	Dadar NJ)	Commercial/ Residential	Suraj Estate Developers	100	3,769.84 (FSI area)	40,578.56 (FSI area)	27-03-2020	Yes
42	Lumiere	Dadar NJ)	Commercial/ Residential	New Siddharth Enterprises	100	3,880.06 (FSI area)	41,764.97 (FSI area)	30-12-2020/29-09-2022	Yes
43	Mahadevachiwadi CHS	Parel	Commercial/ Residential	Accord Estates	100	9,061.85 (FSI area)	97,541.75 (FSI area)	27-10-2015	Yes
44	Suraj Vista	Dadar (W)	Residential	Suraj Estate Developers	100	473.3 (FSI area)	5,094.60 (FSI area)	18-09-1996	Yes
45	Elizabeth Apartment	Elphinstone Road	Residential	Suraj Estate Developers	100	2,593.20 (FSI area)	27,913.20 (FSI area)	23-10-1992	Yes
	<b>Total</b>					<b>97,225.31</b>	<b>10,46,543.20</b>		

## For Further Information, Please Contact



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