SURAJ

November 21, 2026

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.: Intimation under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('SEBI (LODR) Regulations, 2015')-Press Release for launch of new project

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 launch new project.

Kindly take the aforesaid information on record and oblige.

Thanking you,

Yours sincerely,

For Suraj Estate Developers Limited

Mukesh Kumar Gupta

Digitally signed by Mukesh Kumar Gupta
Date: 2026.11.21 18:31:21 +05'30'

Mukesh Gupta
Company Secretary & Compliance officer
ICSI Membership No.: F6959

Suraj Estate Launches ₹175 Crore 'Suraj Nova' in Mahim (West)

G+21 storey tower with MahaRERA registration offers efficiently planned homes in one of the island city's most connected micro-market

Mumbai, 21st November 2026: Suraj Estate Developers Limited, a Mumbai-based real estate developer, has announced the launch of Suraj Nova, its residential development in Mahim West, with an estimated Gross Development Value (GDV) of approximately ₹175 crore. The project marks another addition to the company's residential portfolio in Mumbai's established South-Central neighbourhoods, bringing a new residential offering to one of the city's well-connected micro-markets.

Located off Lady Jamshedji Rd (LJ. Road) and close to the iconic Mahim Church, Suraj Nova enjoys a strategic location with seamless connectivity to Bandra, Dadar, Prabhadevi, Worli and South Mumbai, as well as key business districts such as BKC and Lower Parel. The neighbourhood is supported by established social infrastructure, including reputed educational institutions, healthcare facilities, shopping destinations and entertainment hubs, making it a well-connected residential address.

A contemporary residential development in Mahim



Spread across a G+21-storey tower, Suraj Nova has been conceptualised as a contemporary residential development comprising thoughtfully planned 1 and 2 Bed Homes. The residences feature carpet areas of approximately 374 sq. ft. and 600 sq. ft., respectively, with an emphasis on efficient layouts and functional living spaces.

The development features six levels of podium parking, with residential habitable floors commencing from the seventh level. Lifestyle amenities include a gymnasium and a welcoming entrance lobby, complemented by dedicated podium parking facilities. The project has received its MahaRERA registration PR1170002602806, enabling its formal market launch.

Speaking on the development, Mr. Rahul Thomas, Whole Time Director, Suraj Estate Developers Limited, said,

"Mahim is an established residential neighbourhood that continues to hold relevance because of its location, connectivity and social infrastructure. With Suraj Nova, we aim to bring a thoughtfully planned residential offering to this micro-market, catering to homebuyers looking to upgrade to well-planned homes while staying connected to the city's key destinations. Mahim continues to be one of the most desirable locations in South Central Mumbai, offering residents access to business districts, healthcare, education, retail, etc, making it an attractive proposition for those seeking a well-connected address in Mumbai."

With an estimated GDV of ₹175 crore, Suraj Nova adds to Suraj Estate Developers' development pipeline and reinforces its focus on opportunities across Mumbai's established residential micro-markets.

About Suraj Estate Developers Limited

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 segments. 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 is in the redevelopment of tenanted properties. Since most of the land parcels in the South-Central Mumbai market are 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 45+ projects with a developed area of more than 16.09 lakh 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 23.54 lakh square feet and saleable RERA carpet area 7.57 lakh square feet and 18 upcoming Projects with an estimated carpet area of 13.46 lakh 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.

For further details please contact:

Company	Investor Relations Advisors
Suraj Estate Developers Limited CIN - L99999MH1986PLC040873 suraj@surajestate.com www.surajestate.com	**Strategic Growth Advisors Pvt. Ltd.** CIN - U74140MH2010PTC204285 Mr. Rahul Agarwal/Mr. Devraj Ghatge rahul.agarwal@sgapl.net/ devraj.ghatge@sgapl.net +91- 9821438864 /+91-9168723907 www.sgapl.net