



February 12, 2024

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.: Outcome of the Board Meeting under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations')

With reference to the captioned subject, please be informed that the Board of Directors of the Company at its meeting held today, i.e., February 12, 2024, *inter alia*, considered and approved the following:

- Unaudited (Consolidated and Standalone Financial) Results along with Limited Review Reports issued by M/s SKLR & Co.LLP., (FRN: W100362), Chartered Accountants, Statutory Auditors for the quarter and nine months ended December 31, 2023, which have been duly reviewed and recommended by the Audit Committee of the Company;
- Appointment of M/s Sharma and Trivedi LLP, (LLPIN-AAW6850), Practicing Company Secretaries as Secretarial Auditors of the Company for the Financial Year 2023-24.

The Unaudited (Consolidated and Standalone Financial) Results along with Limited Review Reports will also be made available on the Company's website www.surajestate.com

The meeting of the Board of Directors commenced at 03:30 p.m. and concluded at 06:00 p.m.

Kindly take the aforesaid information on record and oblige.

Thanking you,

Yours sincerely,

For Suraj Estate Developers Limited

Shivil Kapoor

Company Secretary & Compliance officer

ICSI Membership No.: F11865



SURAJ ESTATE DEVELOPERS LIMITED

Aman Chambers, 3rd Floor, Century Bazaar, Prabhadevi, Mumbai, Maharashtra 400025
Call + 91 022 2437 7877 / +91 022 2436 0802 / +91 022 2432 7656 / +91 022 2436 3471

CIN no. U99999MH1986PLC040873

www.surajestate.com

Encl.:

- 1) Unaudited (Consolidated and Standalone Financial) Results along with Limited Review Reports for the quarter and nine months ended December 31, 2023
- 2) Disclosure of information pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Circular No. SEBI/HO/CFD/CFD-PoD-I/P/CIR/2023/123 dated 13th July, 2023. - **Annexure A and B**





INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL RESULTS

**TO THE BOARD OF DIRECTORS OF SURAJ ESTATE DEVELOPERS LIMITED
(Formerly known as Suraj Estate Developers Private Limited)**

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of Suraj Estate Developers Limited (formerly known as "Suraj Estate Developers Private Limited") ("the Company") for the quarter and nine months ended December 31, 2023 ("the Statement") being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in paragraph 3 above, nothing has come to our attention, that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed including the manner in which it is to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. The audit of standalone financial statements for the year ended March 31, 2023 were carried out by another auditor who had expressed an unmodified opinion vide their audit report dated July 11, 2023. This report has been furnished to us and has been relied upon by us, for the purpose of our review of the statement. Our conclusion is not modified in respect of this matter.



6. As stated in the note 1 to the Statement, the comparative financial information for the quarter and nine months period ended December 31, 2022 has not been presented by the Company.

Our conclusion on the Statement is not modified in respect of above matter.

For M/s. SKLR & CO LLP
Chartered Accountants
Firm Registration no. W100362

Bhainseli

Rakesh Jain
Partner
Membership No: 123868
UDIN: *24123868BKFNQY4574*



Date: February 12, 2024
Place: Mumbai

SKLR & CO LLP, Chartered Accountants

407, Sej Plaza, Marve Road, Near Nootan School, Malad (West), Mumbai – 400 064.
Tel.: 022- 4601 5515: Email: SKLR@SKLR.IN : Website: WWW.SKLR.IN



S U R A J

Suraj Estate Developers Limited

(Formerly known as Suraj Estate Developers Private Limited)

CIN: U99999MH1986PLC040873

Regd Off. 301, 3rd Floor, Aman Chambers.

Veer Savarkar Marg, Opp. Bengal Chemicals

Prabhadevi Mumbai, Maharashtra - 400025

Standalone Statement of Unaudited Financial Result for the Quarter and Nine months ended December 31, 2023

(₹ in Millions except earnings per share)

Sr. No.	Particulars	Quarter ended		Nine months ended	Year ended
		31-Dec-23	30-Sep-23	31-Dec-23	31-Mar-23
		(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income				
	(a) Revenue from operations	996.58	960.62	2,837.46	2,460.13
	(b) Other income	1.63	2.84	7.93	11.14
	Total income	998.21	963.46	2,845.39	2,471.27
2	Expenses				
	(a) Operating and project expenses	674.35	314.46	1,177.82	1,376.93
	(b) Changes in inventories of construction work in progress	(107.94)	39.24	48.76	(424.59)
	(c) Employee benefits expenses	19.18	18.15	55.04	64.72
	(d) Finance costs	180.76	244.43	602.14	852.31
	(e) Depreciation and amortisation expense	2.39	5.72	12.86	18.60
	(f) Other expenses	10.36	82.86	155.59	72.38
	Total expenses	779.10	704.86	2,052.21	1,960.35
3	Profit before tax (1-2)	219.11	258.60	793.18	510.92
4	Tax expense				
	Current tax	49.51	68.79	199.00	131.65
	Deferred tax - charge/ (credit)	4.47	(0.07)	3.46	(0.34)
	Total tax expenses	53.98	68.72	202.46	131.31
5	Profit for the period / year (3-4)	165.13	189.88	590.72	379.61
6	Other Comprehensive Income				
	(a) Items that will not be reclassified to profit or loss:				
	- Remeasurement of defined benefit liability	(0.05)	0.19	0.01	0.71
	- Income tax relating to above	0.01	(0.05)	(0.00)	(0.18)
	Total Other Comprehensive Income, net of tax	(0.04)	0.14	0.01	0.53
7	Total Comprehensive Income for the period / year (5+6)	165.09	190.02	590.73	380.14
8	Paid-up equity share capital (Face Value Rs. 5/- per share)	221.81	166.25	221.81	166.25
9	Other equity				576.24
10	Earnings per share (Face Value Rs. 5/- per share)				
	(a) Basic (₹)	4.79	5.71	17.59	11.42
	(b) Diluted (₹)	4.79	5.71	17.59	11.42

SIGNED FOR IDENTIFICATION BY



SKLR & CO. LLP
MUMBAI.





S U R A J

Suraj Estate Developers Limited

(Formerly known as Suraj Estate Developers Private Limited)

CIN: U99999MH1986PLC040873

Regd Off. 301, 3rd Floor, Aman Chambers,

Veer Savarkar Marg, Opp. Bengal Chemicals

Prabhadevi Mumbai, Maharashtra - 400025

Notes to standalone unaudited financial results:

- 1 The above standalone unaudited financial results have been reviewed and recommended by Audit Committee and approved by the Board of Directors at their respective meetings held on February 12, 2024. The statutory auditors of the Company have carried out limited review of the results for the quarter and nine months ended December 31, 2023.
- 2 The above standalone unaudited financial results have been prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 ("the Act"), as amended, read with relevant rules thereunder.
- 3 During the quarter ended December 31, 2023, the Company has completed Initial Public Offering (IPO) of ₹ 4,000 Million (Fresh Issue) comprise of 11,111,111 equity shares of ₹ 5 each at an issue price of ₹ 360 per share. The equity shares of the Company have been listed on National Stock Exchange Limited and BSE Limited (hereinafter referred as "Stock Exchanges") w. e. f. December 26, 2023.
Since the Company was listed on December 26, 2023, the standalone unaudited financial results for the corresponding quarter and nine months ended December 31, 2022 were not required to be prepared in accordance with the requirement of regulation 33 of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulations, 2015, as amended, accordingly the figures for the quarter and nine months ended December 31, 2022 have not been reported.
- 4 During the quarter ended December 31, 2023, the Income Tax Department ("ITD") has conducted a "search, survey and seizure operation" during the period from 6th October 2023 to 10th October 2023 pursuant to authorizations issued under Sections 132 of the Income Tax Act, 1961 at the Registered and Corporate Office of the Company and certain documents/ books of accounts [including back-up of the accounting software and hardware copies] and cash of ₹ 2.14 mn were seized. Panchnama report has been received by the Company. However, proceedings under search, survey and seizure operations are yet to be concluded, during which the Company, Promoters, Directors and Key Managerial Personnel may be required to share other additional documents or information as may be asked by the ITD from time to time. There are currently no tax demands levied consequent to such operations.
- 5 The Utilisation of net IPO proceeds (net of share issue expenses) is summarized below:

Objects of the issue as per prospectus	Proceeds of IPO	Utilisation upto December 31, 2023	Balance unutilised amount*
Repayment /prepayment of the aggregate outstanding borrowings	2,850.00	2,850.00	-
Acquisition of land or land development rights	350.00	-	350.00
Issue expenses	352.66	100.71	251.95
General corporate purpose	447.34	263.50	183.84
Total	4,000.00	3,214.21	785.79

*IPO proceeds which were unutilised as December 31, 2023 are kept in current bank accounts / fixed deposits with scheduled banks and liquid mutual funds pending utilisation for intended purpose.

- 6 The Company is exclusively operating in the business of Real Estate and other allied activities. This in the context of Indian Accounting Standard (Ind AS - 108) - " Operating Segment" constitutes single operating segment. The Company does not have operations outside India, hence Geographical Segment is not applicable.
- 7 The figures for the previous period/ year have been regrouped or rearranged or reclassified wherever considered necessary.

For and on behalf of the Board
Suraj Estate Developers Limited (Formerly known as
Suraj Estate Developers Private Limited)

Thomas Rajan
Chairman & Managing Director
(DIN : 00634576)



Place: Mumbai
Date: February 12, 2024

SIGNED FOR IDENTIFICATION BY

SKLR & CO. LLP
MUMBAI.



INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL RESULTS

**TO THE BOARD OF DIRECTORS OF SURAJ ESTATE DEVELOPERS LIMITED
(Formerly known as Suraj Estate Developers Private Limited)**

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of Suraj Estate Developers Limited (formerly known as "Suraj Estate Developers Private Limited") ("the Parent") and its subsidiaries and partnership firms (the Parent and its subsidiaries and partnership firms together referred to as "the Group") and its share of the net profit/loss after tax, for the quarter and nine months ended December 31, 2023 ("the Statement") being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33(8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes results of the following entities:

Name of the Company	Relationship
Suraj Estate Developers Limited	Holding Company
Skyline Realty Private Limited	Subsidiary Company
Accord Estates Private Limited	Subsidiary Company
Iconic Property Developers Private Limited	Subsidiary Company
Uditi Premises Private Limited	Subsidiary Company
New Siddhartha Enterprises	Partnership Firm



Name of the Company	Relationship
S R Enterprises	Partnership Firm
Mulani & Bhagat Associates	Partnership Firm

5. Based on our review conducted as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention, that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed including the manner in which it is to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the interim financial information/ financial results of 3 subsidiaries and 3 partnership firms included in the Statement, whose interim financial information/ financial result reflect total revenue of ₹ 68.62 million and ₹ 201.17 million for the quarter and nine month ended December 31, 2023, respectively, total net profit after tax of ₹ 20.68 million and ₹ 38.41 million for the quarter and nine month ended December 31, 2023, respectively, total comprehensive income of ₹ 20.74 million and ₹ 38.71 million for the quarter and nine month ended December 31, 2023, respectively for the nine-month ended December 31, 2023, as considered in the Statement.

These interim financial information/ financial result have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of above matter with respect to our reliance on the work done and the reports of the other auditors.

7. The audit of consolidated financial statements for the year ended March 31, 2023 were carried out by another auditor who had expressed an unmodified opinion vide their audit report dated July 11, 2023. This report has been furnished to us and has been relied upon by us, for the purpose of our review of the statement. Our conclusion is not modified in respect of this matter.



SKLR & CO LLP, Chartered Accountants

407, Sej Plaza, Marve Road, Near Nootan School, Malad (West), Mumbai – 400 064.

Tel.: 022- 4601 5515 : Email: SKLR@SKLR.IN : Website: WWW.SKLR.IN

8. As stated in the note 1 to the Statement, the comparative financial information for the quarter and nine months period ended December 31, 2022, has not been presented by the Parent.

Our conclusion on the Statement is not modified in respect of above matter

For M/s. SKLR & CO LLP

Chartered Accountants

Firm Registration no. W100362

Rakesh Jain



Rakesh Jain

Partner

Membership No: 123868

UDIN: **24123868BKFNQX9061**

Date: February 12, 2024

Place: Mumbai

SKLR & CO LLP, Chartered Accountants

407, Sej Plaza, Marve Road, Near Nootan School, Malad (West), Mumbai – 400 064.

Tel.: 022- 4601 5515 : Email: SKLR@SKLR.IN : Website: WWW.SKLR.IN



SURAJ

Suraj Estate Developers Limited
(Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873

Regd Off. 301, 3rd Floor, Aman Chambers,
Veer Savarkar Marg, Opp Bengal Chemicals,
Prabhadevi Mumbai, Maharashtra - 400 025

Consolidated Statement of Unaudited Financial Result for the Quarter and Nine months ended December 31, 2023

(₹ in Millions except earnings per share)

Sr. No.	Particulars	Quarter ended		Nine months ended	Year ended
		31-Dec-23	30-Sep-23	31-Dec-23	31-Mar-23
		(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income				
	(a) Revenue from operations	1,059.85	1,034.60	3,118.55	3,057.44
	(b) Other income	1.64	2.43	8.10	21.46
	Total income	1,061.49	1,037.03	3,126.65	3,078.90
2	Expenses				
	(a) Operating and project expenses	710.90	431.99	1,423.12	1,659.96
	(b) Changes in inventories of construction work in progress	(397.21)	(159.23)	(374.83)	(312.95)
	(c) Employee benefits expenses	33.44	32.81	99.59	116.00
	(d) Finance costs	470.47	396.81	1,139.17	1,073.54
	(e) Depreciation and amortisation expense	6.08	8.21	20.04	25.83
	(f) Other expenses	16.87	97.66	176.13	84.40
	Total expenses	840.55	808.25	2,483.22	2,646.78
3	Profit before tax (1-2)	220.94	228.78	643.43	432.12
4	Tax expense				
	Current tax	57.34	70.38	214.50	135.71
	Deferred tax - charge/ (credit)	(2.14)	(10.83)	(51.32)	(24.23)
	Total tax expenses	55.20	59.55	163.18	111.48
5	Profit for the period / year (3-4)	165.74	169.23	480.25	320.64
6	Other Comprehensive Income				
	(a) Items that will not be reclassified to profit or loss:				
	- Remeasurement of defined benefit liability	(0.01)	0.22	0.32	0.92
	- Income tax relating to above	0.00	(0.06)	(0.08)	(0.23)
	Total Other Comprehensive Income, net of tax	(0.01)	0.16	0.24	0.69
7	Total Comprehensive Income for the period / year (5+6)	165.73	169.37	480.49	321.33
8	Profit for the period/ year attributable to				
	- Owners of the Group	165.82	169.61	482.48	321.60
	- Non-controlling interest	(0.08)	(0.39)	(2.23)	(0.96)
9	Other comprehensive income for the period / year attributable to				
	- Owners of the Group	(0.00)	0.16	0.24	0.69
	- Non-controlling interest	(0.00)	0.00	(0.00)	-
10	Total comprehensive income for the period / year attributable to				
	- Owners of the Group	165.81	169.77	482.72	322.29
	- Non-controlling interest	(0.08)	(0.38)	(2.23)	(0.96)
11	Paid-up equity share capital (Face Value ₹ 5/- per share)#	214.31	158.75	214.31	158.75
12	Other equity				715.13
13	Earnings per share (Face Value ₹ 5/- per share) - Not annualized				
	(a) Basic (₹)	5.03	5.34	15.00	10.10
	(b) Diluted (₹)	5.03	5.34	15.00	10.10
	See accompanying notes to the Consolidated Unaudited Financial Results				

Net off elimination on consolidation due to equity shares held by subsidiary company.

SIGNED FOR IDENTIFICATION BY


SKLR & CO. LLP
MUMBAI.





SURAJ

Suraj Estate Developers Limited

(Formerly known as Suraj Estate Developers Private Limited)
CIN: U99999MH1986PLC040873

Regd Off, 301 3rd Floor, Aman Chambers,
Veer Savarkar Marg, Opp. Bengal Chemicals,
Prabhadevi Mumbai, Maharashtra - 400 025

Notes to consolidated unaudited financial results:

- The above consolidated unaudited financial results have been reviewed and recommended by Audit Committee and approved by the Board of Directors at their respective meetings held on February 12, 2024. The statutory auditors of the Company have carried out limited review of the results for the quarter and nine months ended December 31, 2023.
- The above consolidated unaudited financial results have been prepared in accordance with recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 ("the Act"), as amended, read with relevant rules thereunder.
- During the quarter ended December 31, 2023, the Company has completed Initial Public Offering (IPO) of ₹ 4,000 Million (Fresh Issue) comprise of 11,111,111 equity shares of ₹ 5 each at an issue price of ₹ 360 per share. The equity shares of the Company have been listed on National Stock Exchange Limited and BSE Limited (hereinafter referred as "Stock Exchanges") w. e. f. December 26, 2023. Since the Company was listed on December 26, 2023, the consolidated unaudited financial results for the corresponding quarter and nine months ended December 31, 2022 were not required to be prepared in accordance with the requirement of regulation 33 of Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulations, 2015, as amended, accordingly the figures for the quarter and nine months ended December 31, 2022 have not been reported.
- During the quarter ended December 31, 2023, the Income Tax Department ("ITD") has conducted a "search, survey and seizure operation" during the period from 6th October 2023 to 10th October 2023 pursuant to authorizations issued under Sections 132 of the Income Tax Act, 1961 at the Registered and Corporate Office of the Company and certain documents/ books of accounts [including back-up of the accounting software and hardware copies] and cash of ₹ 2.14 mn were seized. Panchnama report has been received by the Company. However, proceedings under search, survey and seizure operations are yet to be concluded, during which the Company, Promoters, Directors and Key Managerial Personnel may be required to share other additional documents or information as may be asked by the ITD from time to time. There are currently no tax demands levied consequent to such operations.
- The Utilisation of net IPO proceeds (net of share issue expenses) is summarized below:

Objects of the issue as per prospectus	Proceeds of IPO	Utilisation upto December 31, 2023	Balance unutilised amount*
Repayment /prepayment of the aggregate outstanding borrowings	2,850.00	2,850.00	-
Acquisition of land or land development rights	350.00	-	350.00
Issue expenses	352.66	100.71	251.95
General corporate purpose	447.34	263.50	183.84
Total	4,000.00	3,214.21	785.79

*IPO proceeds which were unutilised as December 31, 2023 are kept in current bank accounts / fixed deposits with scheduled banks and debt mutual funds pending utilisation for intended purpose.

- The Group is exclusively operating in the business of Real Estate and other allied activities. This in the context of Indian Accounting Standard (Ind AS - 108) - " Operating Segment" constitutes single operating segment. The Group does not have operations outside India, hence Geographical Segment is not applicable.
- The figures for the previous period/ year have been regrouped or rearranged or reclassified wherever considered necessary.

For and on behalf of the Board
Suraj Estate Developers Limited (Formerly known as
Suraj Estate Developers Private Limited)

Thomas Rajan
Chairman & Managing Director
(DIN : 00634576)



Place: Mumbai
Date: February 12, 2024

SIGNED FOR IDENTIFICATION BY

SKLR & CO. LLP
MUMBAI.



Annexure – A

Disclosure of information pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13th July, 2023.

Sr. No.	Particulars	Details
1.	Reason for Change viz., appointment.	Appointment: to comply with the Companies Act, 2013 and the requirements under the SEBI (LODR) Regulations, 2015
2.	Date of Appointment/ cessation and terms of appointment	12 th February, 2024 Sharma and Trivedi LLP, Company Secretaries is appointed as Secretarial Auditor of the Company for the financial year 2023-24
3.	Brief profile (in case of appointment)	Please Refer Annexure B
4.	Disclosure of relationships between Directors (in case of appointment of a director).	None



SURAJ ESTATE DEVELOPERS LIMITED

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

Call + 91 022 2437 7877 / +91 022 2436 0802 / +91 022 2432 7656 / +91 022 2436 3471

CIN no. U99999MH1986PLC040873

www.surajestate.com

SHARMA AND TRIVEDI LLP

(Registered with Limited Liability)

Company Secretaries, LLPIN: AAW-6850

C-316, 3rd Floor, Avior Corporate Park, Nirmal Galaxy, L.B.S. Marg, Mulund (W), Mumbai – 400 080

Tel: (+91 22) 2591 3041. email id- csllp108@gmail.com

Date: 26th December, 2023

To,
The Board of Directors
Suraj Estate Developers Limited
301, 3rd Floor, Aman Chambers, Veer Savarkar Marg
Opp. Bengal Chemicals, Prabhadevi, Mumbai - 400025

Dear Sir,

Sub: Consent to act as Secretarial Auditors of the Company for the Financial Year 2023-24

This has with reference to the telecom had with Mr. Shivil Kapoor, Company Secretary and Compliance Officer of your Company, on the captioned subject, regarding our appointment as Secretarial Auditors of your Company for the financial year 2023-24.

We hereby give our consent to act as Secretarial Auditors pursuant to Section 204(1) of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

We express our gratitude for the opportunity given to us.

Thanking you

Yours Faithfully
For Sharma and Trivedi LLP
Company Secretaries

H. Vishwanath



Vishwanath
Designated Partner
DIN: 09566878

SHARMA AND TRIVEDI LLP

(Registered with Limited Liability)

Company Secretaries, LLPIN: AAW-6850

C-316, 3rd Floor, Avior Corporate Park, Nirmal Galaxy, L.B.S. Marg, Mulund (W), Mumbai – 400 080

Tel: (+91 22) 2591 3041, email id- cslp108@gmail.com

PROFILE

Name of the Company	SHARMA AND TRIVEDI LLP
Registered Office Address	C-316, NIRMAL AVIOR-GALAXY, NEAR DEEP MANDIR THEATRE, L.B.S. MARG, MULUND WEST, MUMBAI – 400 080
Contact	Phone: 022 2591 3041/51 e-mail: cslp108@gmail.com
Designated Partners:	Mr. Dinesh Kumar Trivedi, ACS Mr. Sachin Hukumchand Sharma, B.com, ACS Mr. Vishwanath, M.com, ACS

SHARMA AND TRIVEDI LLP

(Registered with Limited Liability)

Company Secretaries, LLPIN: AAW-6850

C-316, 3rd Floor, Avior Corporate Park, Nirmal Galaxy, L B S Marg, Mulund (W), Mumbai – 400 080

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Nature of activities of the LLP	<p>A) Petition to High Courts with respect to Amalgamation and merger of companies, winding-up of companies, Demerger and reduction of capital of the company.</p> <p>B) Advisory Services relating to Preferential Issues, Take-overs, Buy-backs, Implementation of ESOP, Listing / Delisting of shares with Stock Exchanges and Corporate Governance, other compliances as per SEBI (LODR) Regulations, 2015.</p> <p>C) Filing of returns with respect to creation/modification and satisfaction of charges with the Registrar of Companies, obtaining registration documents;</p> <p>D) Incorporation of Private, Public Limited Companies, Limited Liability Partnership, Conversion of LLP to Companies, creation and satisfaction of Charges, Change of name for various companies.</p> <p>E) Petitions to Regional Director for shifting of Registered Office and to Company Law Board for Compounding of Offences under Companies Act, condonation of delay in filing returns of creation / modification/ satisfaction of charges, Inspection / denial of inspection of statutory records;</p> <p>F) Certification of Annual Return and transfers of Unpaid Dividend etc. various companies to Central Government / Investor Education and Protection Fund & under the Listing Agreement of the Stock Exchanges.</p> <p>G) Remittance of proceeds to Foreign Companies on sale of shares / Refund of excess share application amount subsequent to allotment. Compliances under FEMA with respect to Foreign Direct Investments and incorporation of subsidiaries abroad.</p> <p>H) Compliance Certificate, Corporate Governance and other certifications under Listing Agreement and Secretarial Audit Report, in terms of Companies Act, Listing Agreement and SEBI Regulations.</p> <p>I) Scrutinizing Postal Ballot and e-Voting in AGM/EGM</p> <p>I) Other Legal Advisory services on all corporate / commercial laws, providing all legal services viz.</p> <ul style="list-style-type: none"><input type="checkbox"/> Joint Venture Agreement, FIPB compliances<input type="checkbox"/> Trade Mark, Copy Rights, and other Commercial Laws<input type="checkbox"/> ECB conversion and other FEMA compliances<input type="checkbox"/> Court, NCLT, Tribunal matters for Commercial Laws.
	The detail of existing clients on retainership will be provided on request.