

TRACK RECORD OF THE PUBLIC ISSUES MANAGED BY THE MERCHANT BANKER IN THE LAST 3 FINANCIAL YEARS

Name of the Issue: Suraj Estate Developers Limited

- 1 . **Type of Issue (IPO/FPO)** IPO
- 2 . **Issue Size (Rs. In million)** 4,000.00
- 3 . **Grade of issue along with name of the rating agency**

Name NA
Grade NA
- 4 . **Subscription Level (Number of times):** 16.36 times (Excluding Anchor investor portion and after removing multiple and duplicate bids and technical rejection cases)
Source – Minutes of Basis of Allotment
- 5 . **QIB Holding (as a % of outstanding capital) as disclosed to stock exchanges**

Particulars	Percentage
(i) allotment in the issue*	12.02%
(ii) at the end of the 1st Quarter immediately after the listing of the issue	11.14%
(iii) at the end of 1st FY (March 31, 2024)	8.77%
(iv) at the end of 2nd FY (March 31, 2025)	4.32%
(v) at the end of 3rd FY (March 31, 2026) ^	Not Available

(*) Shareholding pattern on NSE's website.

(^) QIB Holding not disclosed as reporting for relevant period / fiscal years has not been completed

6. Financials of the issuer (as per the annual financial results submitted to stock exchanges)

Parameters	(Rs. in Mn)		
	1st FY (March 31, 2024)	2nd FY (March 31, 2025)	3rd FY (March 31, 2026) *
Income from operations	4,122.14	5,490.92	N.A.
Net Profit for the period	674.91	1,001.52	N.A.
Paid-up equity share capital	214.31	231.37	N.A.
Reserves excluding revaluation reserves	4,947.58	8,795.65	N.A.

* Financials not disclosed as reporting for the relevant fiscal years has not been completed.

7. Trading Status in the scrip of the issuer

Company's Equity Shares are listed on both the BSE Limited and the National Stock Exchange of India Limited.

Particulars	Status
(i) at the end of 1st FY (March 31, 2024)	Active
(ii) at the end of 2nd FY (March 31, 2025)	Active
(iii) at the end of 3rd FY (March 31, 2026) *	N.A.

* Trading status not disclosed as reporting for the relevant fiscal years has not been completed

8. Change in Directors of issuer from the disclosures in the offer document

Particulars	Name of the Director	Appointed / Resigned
(i) at the end of 1st FY (March 31, 2024)	No Change	No change
(ii) at the end of 2nd FY (March 31, 2025)	1. Mrutyunjay Mahapatra 2. Jitendra Mehta 3. Vinod Prabhudas Chithore 4. Elizabeth Lavanya Rajan Thomas	Resignation Appointment Appointment Appointment
(iii) at the end of 3rd FY (March 31, 2026) *	N.A.	-

*Changes in directors not disclosed as reporting for relevant fiscal year has not been completed

9. Status of implementation of project/ commencement of commercial production

- (i) As disclosed in the offer document: December 21, 2023
Actual implementation: Refer pt. 10(ii)
Reasons for delay in implementation, if any: Not Applicable

10. Status of utilization of issue proceeds

- (i) As disclosed in the offer document:

(Rs. In Million)

Particulars	Total Estimated Cost	Amount to be funded from Net Proceeds	Estimated Schedule of deployment of Net Proceeds in Fiscal 2024	Estimated schedule of deployment of Net Proceeds in Fiscal 2025
Repayment/Prepayment of the aggregate outstanding borrowings of our Company and our Subsidiary, Accord Estates Private Limited, Iconic Property Developers Private Limited and Skyline Realty Private Limited	2,850.00	2,850.00	2,850.00	-
Acquisition of land or land development rights	350.00	350.00	225.00	125.00
General corporate purposes	447.34	447.34	447.34	-
Total	3,647.34	3,647.34	3,522.34	125.00

(ii) Actual Utilisation as on Fiscal 2025 - June 30, 2024

(Rs. in Million)

Particulars	Projected	Utilisation till quarter ended June 2024*	Pending for Utilisation
Repayment/Prepayment of the aggregate outstanding borrowings of our Company and our Subsidiary, Accord Estates Private Limited, Iconic Property Developers Private Limited and Skyline Realty Private Limited	2,850.00	2,850.00	Nil
Acquisition of land or land development rights	350.00	350.00	Nil
General corporate purposes	447.34	447.34	Nil
Total	3,647.34	3,647.34	Nil

*As per monitoring agency report filed with the Stock Exchanges

(iii) Reasons for deviation, if any: Not Applicable

11. Comments of monitoring agency, if applicable

(a) Comments on use of funds	
(b) Comments on deviation, if any, in the use of proceeds of the issue from the objects stated in the offer document	No deviation
(c) Any other reservations expressed by the monitoring agency about the end use of funds	No

As per monitoring agency report filed with the Stock Exchanges

12. Pricing Data

Issue Price (Rs.):

360

Designated Stock Exchange:

National Stock Exchange of India Ltd ("NSE")

Listing Date:

December 26, 2023

Price parameters	At close of listing day (i.e. 26-Dec-2023)	At close of 30th calendar day from listing day (25 Jan- 2024)	At close of 90th calendar day from listing day (26 Mar-2024)	As at the end of 1st FY after the listing of the issue (March 31, 2024)		
				Closing price	High (during the FY)	Low (during the FY)
Market Price on Designated Stock Exchange– NSE	334.50	329.45	264.15	312.95	367.00	255.80
Nifty	21441.35	21352.60	22004.70	22462	22529.95	21137.20
Sectoral Index	NA	NA	NA	NA	NA	NA

Price parameters	As at the end of 2nd FY after the listing of the issue (March 31, 2025)			As at the end of 3rd FY after the listing of the issue (March 31, 2026) *		
	Closing price	High (during the FY)	Low (during the FY)	Closing price	High (during the FY)	Low (during the FY)
Market Price on Designated Stock Exchange –NSE	320.75	847.00	264.90	NA	NA	NA
Nifty	23165.70	26277.35	21281.45	NA	NA	NA
Sectoral Index	NA	NA	NA	NA	NA	NA

Source: NSE Limited

** Pricing Data not disclosed as reporting for the relevant period/fiscal years has not been completed*

Stock Exchange data. Where the 30th day / 90th day/ March 31 of a particular year falls on a holiday, the immediately following trading day has been considered

13. Basis for Issue Price (Source of accounting ratios of peer group and industry average may be indicated; Source of the accounting ratios may generally be the same, however in case of different sources, reasons for the same may be indicated)

Accounting ratio		Face Value	As disclosed in the offer document ⁽¹⁾	At the end of 1st FY (March 31, 2024)	At the end of 2nd FY (March 31, 2025)	At the end of 3rd FY (March 31, 2026) ⁽²⁾
EPS	Issuer: Diluted	5	10.10	19.39	19.70	Not Available
	Peer Group:					
	Oberoï Realty Limited.	10	52.38	52.99	61.21	Not Available
	Sunteck Realty Limited	1	0.10	4.84	10.26	Not Available
	Keystone Realtors Limited	10	7.67	9.85	13.71	Not Available
	Shriram Properties Limited	10	3.88	4.44	4.53	Not Available
	Mahindra Lifespace Developers Limited	10	6.56	6.34	3.95	Not Available
	D B Realty Limited#	10	(2.94)	29.63	(2.33)	Not Available
	Hubtown Limited	10	4.16	(10.68)	4.25	Not Available
	Industry Avg.	-	10.26	13.91	13.65	Not Applicable
P/E	Issuer:	10	35.64	16.15	16.28	Not Available
	Peer Group:					
	Oberoï Realty Limited.	10	25.63	28.38	26.73	Not Available
	Sunteck Realty Limited	1	4536.00	88.01	38.12	Not Available
	Keystone Realtors Limited	10	70.83	64.37	33.79	Not Available
	Shriram Properties Limited	10	27.42	27.07	25.85	Not Available
	Mahindra Lifespace Developers Limited	10	77.87	97.83	75.72	Not Available
	D B Realty Limited#	10	-72.09	6.97	-65.72	Not Available
	Hubtown Limited	10	16.16	(12.45)	44.31	Not Available
	Industry Avg.	-	668.83	42.88	25.54	Not Available
RoNW (%)	Issuer:	10	58.18	13.07	11.09	Not Available
	Peer Group:					
	Oberoï Realty Limited.	10	16.83	13.91	14.17	Not Available
	Sunteck Realty Limited	1	0.62	2.27	4.61	Not Available
	Keystone Realtors Limited	10	6.29	6.24	6.76	Not Available
	Shriram Properties Limited	10	5.63	5.90	5.70	Not Available
	Mahindra Lifespace Developers Limited	10	5.64	5.24	3.23	Not Available

Accounting ratio		Face Value	As disclosed in the offer document ⁽¹⁾	At the end of 1st FY (March 31, 2024)	At the end of 2nd FY (March 31, 2025)	At the end of 3rd FY (March 31, 2026) ⁽²⁾
	D B Realty Limited#	10	(5.93)	26.30	(2.37)	Not Available
	Hubtown Limited	10	2.03	2.34	2.23	Not Available
	Industry Avg.	-	4.44	7.72	4.91	Not Applicable
NAV	Issuer:	10		120.44	189.00	Not Available
	Peer Group:					
	Oberoi Realty Limited.	10	335.81	380.76	431.93	Not Available
	Sunteck Realty Limited	1	198.45	213.28	222.54	Not Available
	Keystone Realtors Limited	10	146.59	157.54	220.95	Not Available
	Shriram Properties Limited	10	70.58	74.99	79.60	Not Available
	Mahindra Lifespace Developers Limited	10	116.75	120.83	122.27	Not Available
	D B Realty Limited#	10	60.69	94.58	90.87	Not Available
	Hubtown Limited	10	171.03	164.22	182.13	Not Available
	Industry Avg.	-	157.13	172.31	192.25	Not Applicable

Notes:

(1) Sourced from Prospectus dated December 21, 2023

(2) Not disclosed as the reporting for the relevant fiscal years has not been completed

Name of D B Realty Limited has been changed to Valor Estate Limited

14. Any other material information

Particulars	Date
Intimation of meeting of the Board of Directors of the Company scheduled on 15/01/2024, inter alia, to consider and approve to consider and approve Standalone and Consolidated un-audited financial results of the company for the quarter and half-year ended September 30, 2023	6-Jan-2024
Intimating that the Company has utilised a sum of Rs.285 Crores from the IPO proceeds towards Repayment/Prepayment of the aggregate outstanding borrowings of the Company and its Subsidiaries, Accord Estates Private Limited, Iconic Property Developers Private Limited and Skyline Realty Private Limited.	8-Jan-2024
Submission Of Un-Audited Financial Results (Consolidated and Standalone) For the Quarter and Half Year Ended September 30, 2023	15-Jan-2024
Intimation of Board Meeting for scheduled on February 12, 2024 for consideration of Standalone and Consolidated Un-Audited Financial Results of the Company for the Quarter Ended December 31, 2023.	01-Feb-2024
Release of press release for launch of its new residential project Suraj Lumina in Mumbai	08-Feb-2024
Declaration of unaudited Financial Results for the quarter ended December 31, 2023	12-Feb-2024
Appointment of M/s Sharma and Trivedi LLP, Practicing Company Secretaries for FY 2023-24	12-Feb-2024
Intimation of meeting of the Board of Directors of the Company scheduled on 29/02/2024, inter alia, to consider and approve Raising of Funds Through Unlisted, Secured NCDs	26-Feb-2024
Borrowing committee of the Board at its meeting held on 29/02/2024 approved the issue and allotment of 7 cr unlisted, secured, NCDs aggregating upto Rs. 70 crs to ICICI Ventures Fund Management Co. Ltd. on private placement basis	29-Feb-2024
Resignation of senior management personnel Mr. Dipen Sheth	08-Apr-2024
Appointment of senior management personnel Mr. Anand Vyas	12-Apr-2024

Particulars	Date
Press Release "Suraj Estate Developers Limited acquires freehold land admeasuring ~1,073 square meters with GDV of ~Rs. 120.00 Crores	22-Apr-2024
Intimation of meeting of the Board of Directors scheduled on 07/05/2024 ,inter alia, to consider and approve the Audited Standalone and Consolidated Financial Results for the Quarter And Year Ended March 31, 2024, Recommendation Of Dividend, If any for the Financial Year Ended March 31, 2024 and enabling resolution for raising of Fund	30-Apr-2024
Board of Directors of the Suraj Estate Developers Limited ('the Company') at its meeting held on May 07, 2024, inter-alia has approved the following: <ul style="list-style-type: none"> Audited Financial Results (Standalone and Consolidated) for the quarter and financial year ended March 31, 2024 Recommendation a final dividend of @20 % i.e. Re. 1/- per equity share of face value of 5/- each for the Financial Year 2023-24. subject to approval of shareholders approved a fund raise by way of issuance of Equity shares or any other equity linked or convertible securities or warrants approx. aggregating amount upto Rs. 500 Crores in one or more tranches, through all or any permissible mode or method, including, private placement, preferential issue, rights issue, qualified institution placement or such other modes 	07-May-2024
Dr. Mohit Ramsinghani appointed as Chief Business and Strategy Officer of the company with effect from June 3, 2024 and has been designated as one of the SMPs	03-June-2024
Ms. Palak Dani Mansotra appointed as Chief Marketing Officer of the company with effect from June 03, 2024 and has been designated as one of the SMPs	
Entered into definitive agreement for sale of Property over existing building of CCIL Bhavan covering carpet area 22,410 square feet valued at Rs. 89.78 crores	03-July-2024
Iconic Property Developers Ltd, subsidiary has redeemed the remaining high-cost NCDs (Series E) issued to the said India Housing Fund, amounting to Rs. 32 Crores, along with redemption premium of Rs. 18 Crores	04-July-2024
Intimation of settlement of Litigation	15-July-2024
Intimation of meeting of the Board of Directors scheduled for 01/08/2024, inter alia, to consider and approve the standalone and consolidated financial results for the quarter ended June 30, 2024	24-July-2024
Board of Directors at its meeting held on August 1, 2024, inter-alia has approved the financial results for the quarter ended June 30, 2024.	01-Aug-2024
Intimation of Board Meeting to be held on 19-Aug-2024 to consider Fund raising	09-Aug-2024
Board of Directors at its meeting held on August 19, 2024, inter-alia has approved the preferential issue of Equity Shares and Convertible Warrants.	19-Aug-2024
Notice of Extraordinary General Meeting to be held on September 14, 2024	22-Aug-2024
Notice of Shareholders Meeting for Annual General Meeting to be held on 26-Sep-2024	02-Sept-2024
Register of Members & Share Transfer Books of the Company will remain closed from 20-Sep-2024 to 26-Sep-2024 for the purpose of Dividend & Meeting	11-Sept-2024
Proceedings of Extraordinary General Meeting held on September 14, 2024.	14-Sept-2024
Proceedings of Annual General Meeting held on September 26, 2024	27-Sept-2024
Allotment of 1330000 securities pursuant to Preferential Issue at its meeting held on October 08, 2024	08-Oct-2024
Allotment of 1306810 securities pursuant to Preferential Issue at its meeting held on October 15, 2024	15-Oct-2024
Allotment of 2105467 securities pursuant to Preferential Issue at its meeting held on October 18, 2024.	18-Oct-2024
Intimation of Board Meeting to be held on 14-Nov-2024 to inter-alia consider and approve the Unaudited Financial results of the Company for the Quarterly ended September 2024	06-Nov-2024
Board of Directors at its meeting held on November 14, 2024, inter-alia has approved the financial results for the quarter ended September 30, 2024	14-Nov-2024
Intimation regarding Resignation of Independent Director, Mrutyunjay Mahapatra	03-Dec-2024
Meeting of the Board of Directors of the Company is scheduled on 08/01/2025, inter alia, to consider and approve the appointment of Independent Directors and Secretarial Auditor	03-Jan-2025

Particulars	Date
Board of Directors of the Company at its meeting held on January 08, 2025, inter alia considered and approved the following: 1. Appointment of Jitendra Mehta as Additional Director designated as an Independent Director 2. Appointment of Mr. Vinod Prabhudas Chithore as Additional Director designated as an Independent Director 3. Appointment of Mrs. Elizabeth Lavanya Rajan Thomas as an Additional Director designated as Non-Executive Director 4. Consequent to Resignation of Mr. Mrutyunjay Mahapatra, reconstituted the Audit Committee, Nomination and Remuneration Committee, Stakeholder Relationship Committee and Corporate Social Responsibility Committee, w.e.f 08th January, 2025 5. Appointed M/s. Rath & Associates, Practicing Company Secretaries, as Secretarial Auditors of the Company for the financial year 2024-25.	08-Jan-2025
Resignation of Senior Management Personnel - Dr. Mohit Ramsinghani, Chief Business and Strategy Officer	10-Jan-2025
Intimation of Board Meeting to be held on 10-Jan-2025 to inter-alia consider and approve the Unaudited Financial results of the Company for the Quarter ended December 2025	01-Feb-2025
Analyst Call intimation	04-Feb-2025
Approved the unaudited consolidated and standalone financials for quarter and nine months ended December 31, 2024 Took note of resignation of Shivil Kapoor, Company Secretary and Compliance Officer Appointment of Motilal & Associates LLP as Internal Auditors for the financial year 2024-25	10-Feb-2025
Intimation Of Receipt Of Listing Approval From Stock Exchanges for 13,06,810 equity shares of Rs. 5/- each at an issue price of Rs. 714/- per share allotted to the non-promoters on a preferential basis	12-Feb-2025
Intimation Of Receipt Of Listing Approval From Stock Exchanges 13,06,810 equity shares of Rs. 5/- each at an issue price of Rs. 714/- per share allotted to the non-promoters on a preferential basis	14-Feb-2025
Filing of Statement of Deviation or Variation in utilization of funds raised under Preferential Issue and monitoring agency report	14-Feb-2025
Intimation of Investor Meet	25-Feb-2025
Intimation of receipt of trading approval for preferential issue to promoters and non-promoters	28-Feb-2025
Notice for intimation of EGM scheduled on April 1, 2025	07-Mar-2025
Intimation of Investor Meet	18-Mar-2025
Approved the appointment of Jitendra Mehta , Vinod Prabhudas Chithore and Elizabeth Lavanya Rajan Thomas in the EGM held on April 1, 2025	01-Apr-2025
Approved the appointment of Mr. Mukesh Gupta as Company Secretary and Compliance Officer	09-May-2025
Submission of Monitoring agency report for preferential issue	15-May-2025
Meeting of the Board of Directors of the Company is scheduled on 27/05/2025 to consider and approve the Audited Standalone and Consolidated Financial Results of the Company for the Financial Year & Quarter ended March 31, 2025	20-May-2025
Intimation of investor/analyst meet for discussing the operational and financial performance of the Company for the quarter and Financial year ended March 31, 2025.	22-May-2025
Approved the unaudited consolidated and standalone financials for quarter and year ended March 31, 2025	27-May-2025
Filing of Statement of Deviation or Variation in utilization of funds raised under Preferential Issue for quarter ended March 31, 2025	28-May-2025
Outcome of Analyst/Investor call	28-May-2025
Intimation of Investor Meet	11-June-2025
Revised intimation of Analyst/Investor call	18-June-2025
Intimation of Investor Meet	21-June-2025

Particulars	Date
Investor Conference organized by Nirmal Bang at Mumbai scheduled on June 25, 2025 at 02:00 P.M. has been cancelled due to certain business exigencies.	24-June-2025
Intimation of Analyst/Investor meet	25-June-2025
Meeting of the Board of Directors of the Company is scheduled on 25/07/2025 ,inter alia, to consider and approve Unaudited Financial results (Standalone and Consolidated) of the Company for the quarter ended June 30, 2025	19-July-2025
Intimation of Analyst/Investor meet to be held on July 28, 2025	22-July-2025
Outcome of Board meeting - approved Financial results for the quarter ended June 30, 2025	25-July-2025
Submission of Monitoring agency report for preferential issue for quarter ended June 30, 2025	2-Aug-2025
The Exchange has sought clarification from Suraj Estate Developers Ltd on August 21, 2025, with reference to Movement in Volume.	21-Aug-2025
Clarification on Spurt in Volume	21-Aug-2025
Notice of 39th Annual General Meeting to be held on 19th September, 2025 at 12:30 PM (IST) through VC/OAVM Mode	26-Aug-2025
meeting of the Board of Directors of the Company is scheduled on 03/09/2025 to consider and approve Enabling resolution for raising of funds by way of issuance of Equity shares or any other equity linked or convertible securities or warrants through all or any permissible mode or method, including, private placement, preferential issue, rights issue, Qualified Institution Placement or such other modes as may be permitted under applicable law, subject to necessary regulatory/statutory approvals and, if applicable, the approval of shareholders of the Company, and to approve ancillary actions in this regard.	30-Aug-2025
Outcome of Board Meeting – 1. Increase in Authorized Capital from existing Rs. 30,00,00,000 divided into 6,00,00,000 Equity Shares of Rs. 5/- each to Rs. 34,00,00,000 divided into 6,80,00,000 Equity Shares of Rs. 5/- each. 2. Fund raising by way of issuance of Equity shares or any other equity-linked or convertible securities or warrants, up to ₹ 500 Crores in one or more tranches, through all or any permissible mode or method, including, private placement, preferential issue, rights issue, qualified institution placement (QIP) or such other modes as may be permitted, subject to approval of shareholders of the Company and subject to necessary regulatory/statutory approvals, as may be required.	30-Aug-2025
Board Comments on Fine levied by Exchange	04-Sept-2025
Appointment of Women Independent Director	10-Sept-2025
Resignation of Senior Managerial Personnel	12-Sept-2025
Press Release for new project	22-Sept-2025
proceedings of 39th Annual General Meeting of the Company held on Tuesday, September 30, 2025, at 12:30 P.M. (IST) and concluded at 01.00 P.M.	30-Sept-2025
The meeting of the Board of Directors of the Company is scheduled on 27/10/2025 to consider and approve Unaudited Financial results (Standalone and Consolidated) of the Company for the quarter and half year ended September 30, 2025	18-Oct-2025
Outcome of Board Meeting - Approved the following: 1 Unaudited (Consolidated and Standalone Financial) Results along with Limited Review Reports issued by M/s SKLR & Co. LLP., (FRN: W 100362), CA, Statutory Auditors for the quarter and half year ended September 30, 2025, which have been duly reviewed and recommended by the Audit Committee of the Company; 2 Notice of postal ballot for seeking shareholders' approval by way of a special resolution under the provisions of the Companies Act, 2013 and SEBI (LODR) Regulations, 2015 o Appointment of Scrutinizer for conducting Postal Ballot and e-Voting Process	27-Oct-2025
Intimation of Incorporation of Wholly Owned subsidiary company	03-Nov-2025

Updated as on November 3, 2025