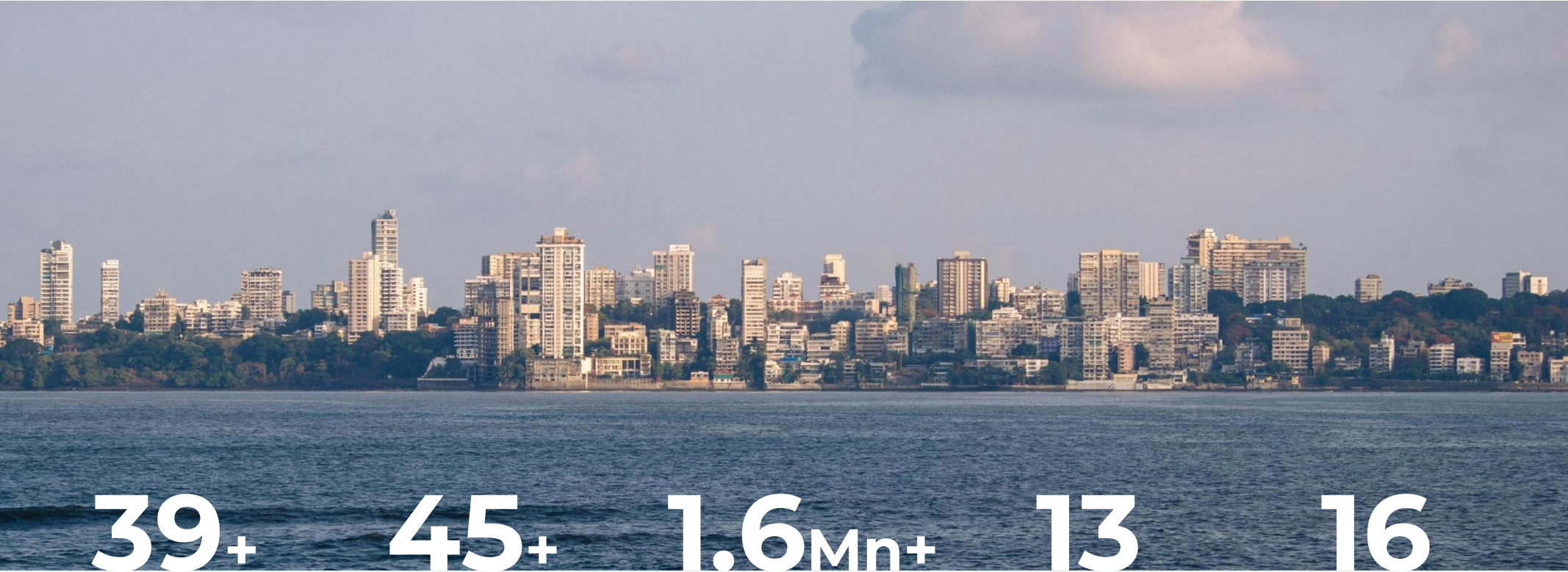


S U R A J

LIFE BEGINS HERE

Suraj Estate Developer Limited | Growth Journey So Far



39+

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

45+

**projects
completed** across
residential and
commercial segments

1.6Mn+

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

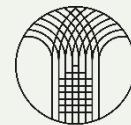
13

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

16

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

Suraj Leadership



SURAJ



Mr. Thomas Rajan | Chairman and Managing Director

A Graduate of the Arts and a licensed Pilot, Mr. Thomas founded Suraj in 1986. With a vision to develop premium real estate offerings in high-demand parts of Mumbai, he has developed the Suraj brand to focus on quality, commitment, and responsibility. He is the Managing Director and under his vision, Suraj Estate Developers Limited (NSE: SURAJEST) has become a pioneer in the industry, being among the market leaders in the segment. Mr. Thomas has been recognized with the The Economic Times Lifetime Achievement Awards in 2022.

Mr. Rahul Thomas | Whole-Time Director

Mr. Rahul Thomas has been a pivotal force in the day-to-day operations of Suraj Estate Developers Limited for over 15 years. Holding a Master's in Family Business Management from NMIMS and a Corporate Finance Degree from Harvard University, USA., he actively contributes to all business areas. He brings extensive experience, a global perspective and a passion for community development. Under his leadership the company successfully navigated its IPO Journey and got listed in December 2023. Recognized for his achievements, he received the "40 Under 40" award from Realty+ in 2022.

Experienced Board Of Directors



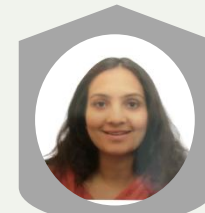
Thomas Rajan
Promoter, Chairman & MD



Sujatha R. Thomas
Non-Executive Director



Rahul Thomas
Whole - Time Director



Elizabeth Lavanya Rajan Thomas
Non-Executive Director



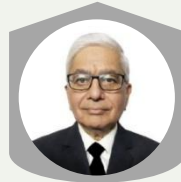
Dr. Ananta Singh Raghuvarshi
Independent Director

Ex ED-DLF, MRICS, PhD and TEDx speaker. Currently, President at Krisumi Corporation (Sumitomo).



Dr. Satyendra Shridhar Nayak
Independent Director

Served as a board member at Bharat Wire Ropes Limited and Ex. President of UTI.



Sunil Pant
Independent Director

Member of the Indian Institute of Bankers and the All India Management Association. Served as CGM at SBI and Consultant for the Gerson Lehrman Group, USA.



Jitendra Shantilal Mehta
Independent Director

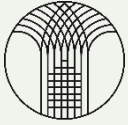
Fellow member of ICAI, ICSI and ICWA. Ex. CFO Sunteck Realty Ltd, Kanakia Spaces, Puranik Developers.



Vinod Prabhudas Chitore
Independent Director

Ex. Director of MahaRERA and Chief Engineer at the Municipal Corporation of Greater Mumbai.

Senior Key Managerial Personnel



S U R A J



Shreepal Shah
Chief Financial Officer



Mukesh Gupta
Company Secretary



Gopal Barve
Chief Engineer



Subrato Chowdhury
AVP & Business Head



Jitendra Gupta
Head Project Management

The IPO Moment

Listed on the Stock Exchanges

26th December, 2023

Soaring to new heights as we celebrate our IPO success, marking the beginning of an extraordinary chapter!

ISSUE SIZE ₹400 CRORES –
OVERSUBSCRIBED BY 15.7 TIMES



Completed Projects

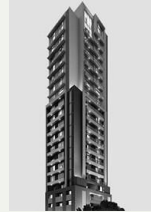


45+

Completed Projects



**Vinayak
Darshan**
Dadar



TRANQUIL BAY
Prabhadev



Suraj Vista



Suraj MuktiYash
Dadar West



Suraj Eleganza



**Sujatha
Apartments**
Dadar West



ST. ANTHONY'S
Dadar West



**Shwetha
Apartments**
Dadar West



ELIZABETH
Dadar West



**Rahul
Apartments**
Dadar



Parkside
Dadar West



**Our Lady of
Vailankanni**
Mahim West



**Our Lady of
Lourdes**
Mahim West



Neat House
Dadar West



Mon Desir
Shivaji Park



MANGIRISH
Prabhadevi



LUMIERE
Gokhale Road



CCIL Bhavan
Dadar West



**Lavanya
Apartments**
Dadar West



**Jacob
Apartments**
Dadar West



**ICICI
Apartments**
Dadar West



HallMark
Wadala



**Grand Haven -
Tenant Building**
Wadala



Godavari sadan
Dadar West



**Gloriosa
Apartments**
Dadar West



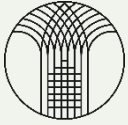
**Eternity
Apartment**
Mahim West



**Bobby
Apartments**
Mahim

...and more

Landmark Deliveries | Built-To-Suit



SURAJ



SARASWAT BANK HQ | PRABHADEVI
Built exclusively for Saraswat Co-operative Bank Ltd. It is a landmark building, and it is the Head Office of the Bank.

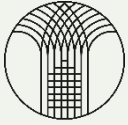


CCIL BHAVAN | DADAR WEST
Built for The Clearing Corporation of India Ltd, (promoted by SBI, ICICI Bank, HDFC Bank and LIC). This functions as CCIL's Registered Office.



NEAT HOUSE | DADAR WEST
Built in 2000, Neat House is a 7-story building which houses senior executives from NSE.

Ongoing projects



SURA J

13

Ongoing Projects

Gross Area Under Development

23.54 Lakh Sq. Ft.

Carpet Area

7.55 Lakh Sq. Ft.

- RESIDENTIAL PROJECTS
- COMMERCIAL PROJECTS



Ongoing Projects (1/2)



THE PALETTE
DADAR WEST
RESIDENTIAL



OCEAN STAR
PRABHADEVI
RESIDENTIAL



VITALIS
MAHIM
RESIDENTIAL



ETERNA
MAHIM
RESIDENTIAL



PARK VIEW 2
SHIVAJI PARK
RESIDENTIAL



EMMANUAL
DADAR WEST
RESIDENTIAL

Ongoing Projects (2/2)



SURAJ AUREVA
PRABHADEVI

RESIDENTIAL



LUMINA
MAHIM

RESIDENTIAL



SURAJ PARK VIEW 1
SHIVAJI PARK

RESIDENTIAL



CCIL
DADAR WEST

COMMERCIAL



ONE BUSINESS BAY
SENAPATI BAPAT MARG

COMMERCIAL



SARASWAT BANK
DADAR WEST

COMMERCIAL

Upcoming projects



SURA J

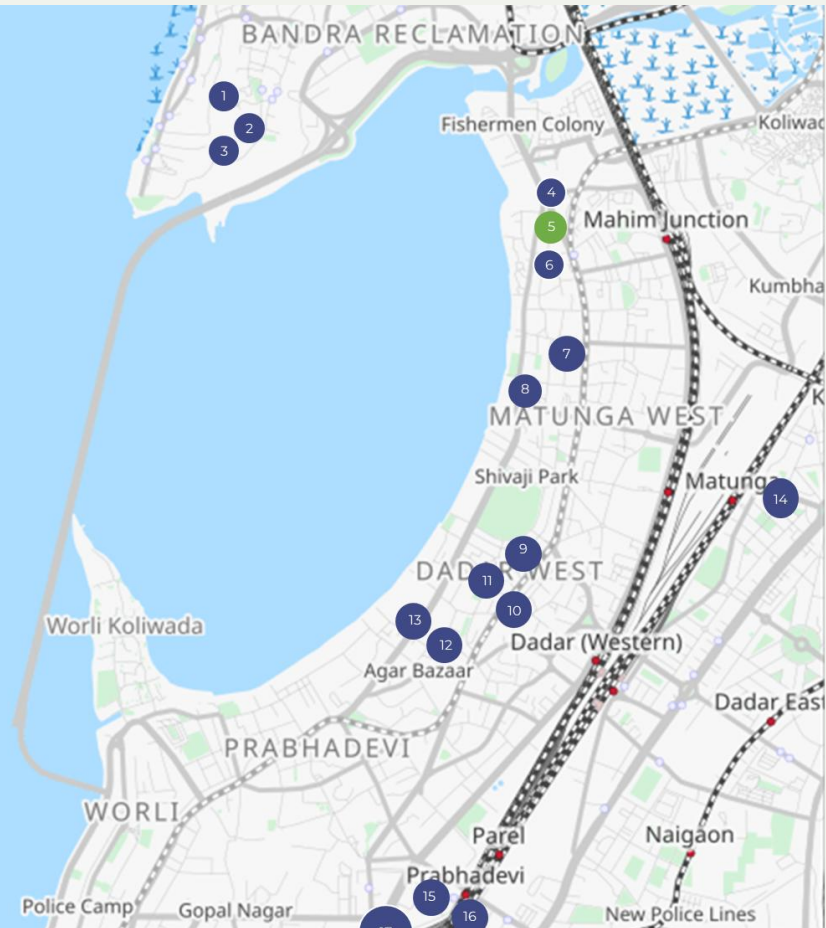
16

Upcoming Projects

Estimated Carpet Area

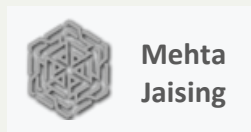
11.57 Lakh Sq. Ft.

- RESIDENTIAL PROJECTS
- COMMERCIAL PROJECTS



Partners | Supporting Our Vision For Growth

Contractor



Architects



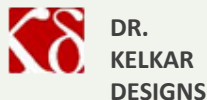
**Architect
Hafeez
Contractor**

Olivier Dwek
ARCHITECTURES

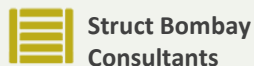
**Chandrasekhar
Kanetkar
Architects**



Structural Engineer



STERLING



Key Lenders

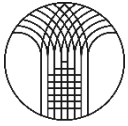


IndusInd Bank



LENDER TO
ONE BUSINESS BAY

Awards & Accolades



SURAJ





ONE BUSINESS BAY

BY SURAJ ESTATE

SENAPATI BAPAT MARG | MATUNGA WEST



Strategic. Connected. Limitless. A new landmark stands.

Rising in Mumbai's vibrant heart, **One Business Bay** offers a distinct presence, driven by vision, not just size. Strategically positioned in Mumbai's vibrant heart, it's where connections, culture, and commerce converge.

Here, where the skyline embraces the shoreline, panoramic sea views and the iconic Bandra-Worli Sea Link paint an inspiring horizon. **One Business Bay** embodies Mumbai's dynamic spirit and its forward-thinking design ethos, offering a prestigious address where ideas flourish and businesses truly soar.

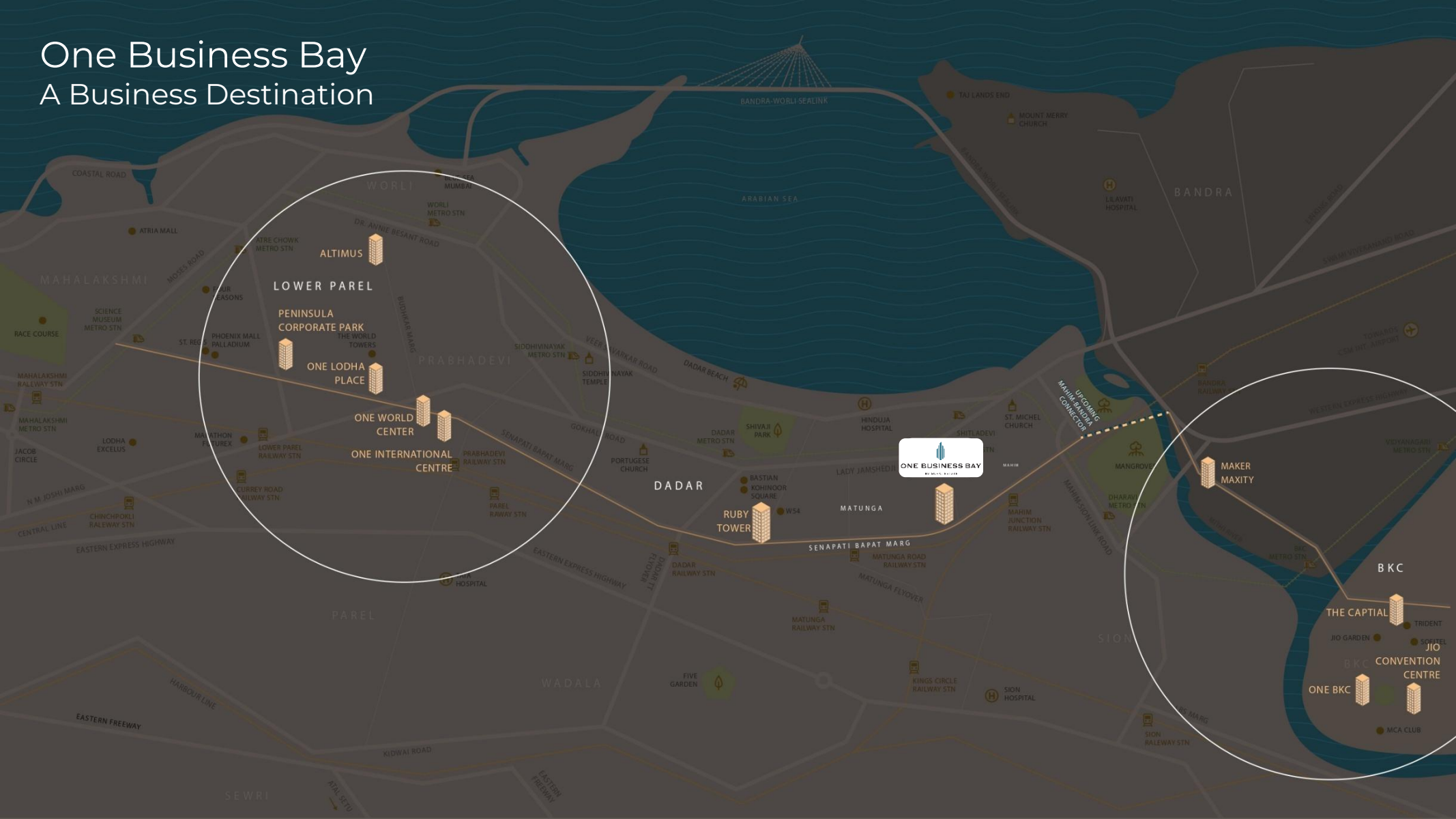


Location Map

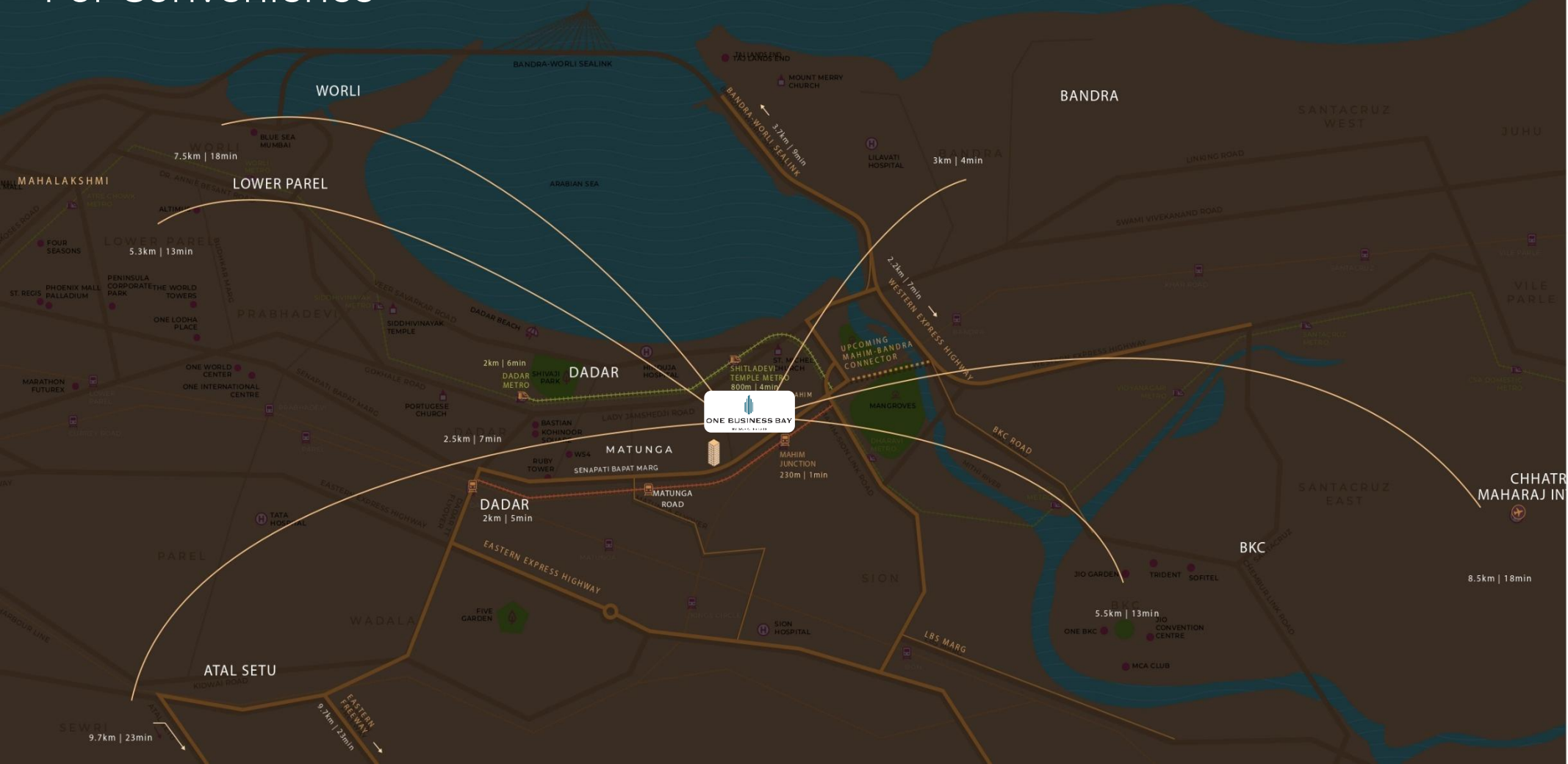


One Business Bay

A Business Destination



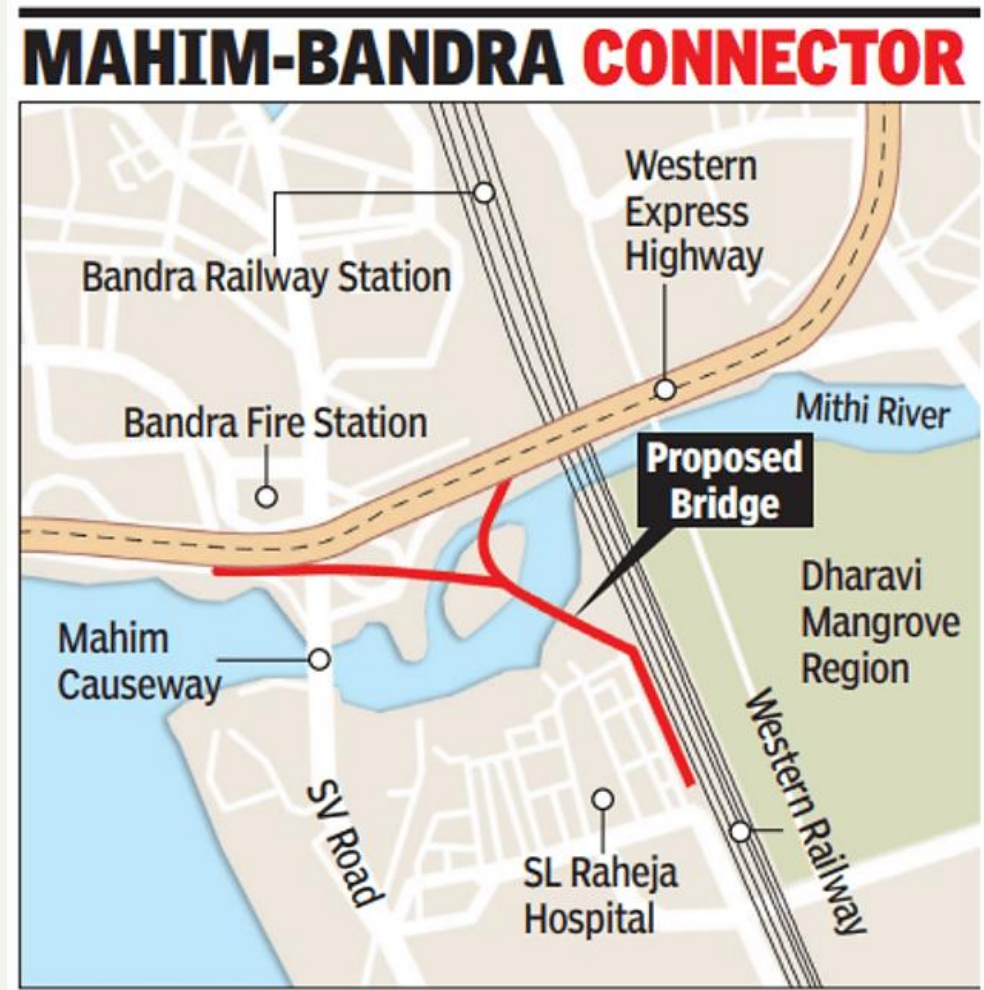
Strategically Located For Convenience



Senapati Bapat Marg – WEH Connector

Key Points

- The connector will act as an alternative to the Mahim causeway, **reducing travel distance by about 1.7 km** to WEH.
- It is **expected to ease congestion** at St Michael Church junction and save up to 30 minutes during peak hours.
- The project will **include four-lane elevated road**, main stretch of 420 meters - Two arms: 319 metres (towards WEH) and 512 metres (towards Bandra cloverleaf & Sea Link)
- The road will also **improve access** to BKC, Bandra-Worli Sea Link, and major east–west traffic corridors.



Source: <https://www.mid-day.com/mumbai/mumbai-news/article/mahims-traffic-woes-to-ease-with-new-elevated-road-23499819>



ONE BUSINESS BAY

BY SURAJ ESTATE

DESIGN OF DISCTINCTION

PRINCIPAL ARCHITECT

Hafeez Contractor

India's foremost architect and a visionary reshaping the urban skyline.
Awarded the **Padma Bhushan** in 2016 by the Government of India.



IL&FS | Mumbai



India Bulls One | Mumbai



Mumbai Airport



DY Patil Stadium



Infosys | Bangalore


ONE BUSINESS BAY
BY SURAJ ESTATE
Latest Masterpiece



ONE BUSINESS BAY

BY SURAJ ESTATE

**ONE NEXUS.
INFINITE
OPPORTUNITIES.**

One Business Bay, a striking new office landmark on Mumbai's Senapati Bapat Marg- Matunga, is the address for ambition.

Offering premium Grade A workspaces alongside vibrant lifestyle amenities.



Artist's Impression

3.5 Lakh sq.ft. of Grade-A Development

Free Hold

1.20 acres of Commercial Plot

Fully approved

for Commercial Use

Ownership & Conveyance

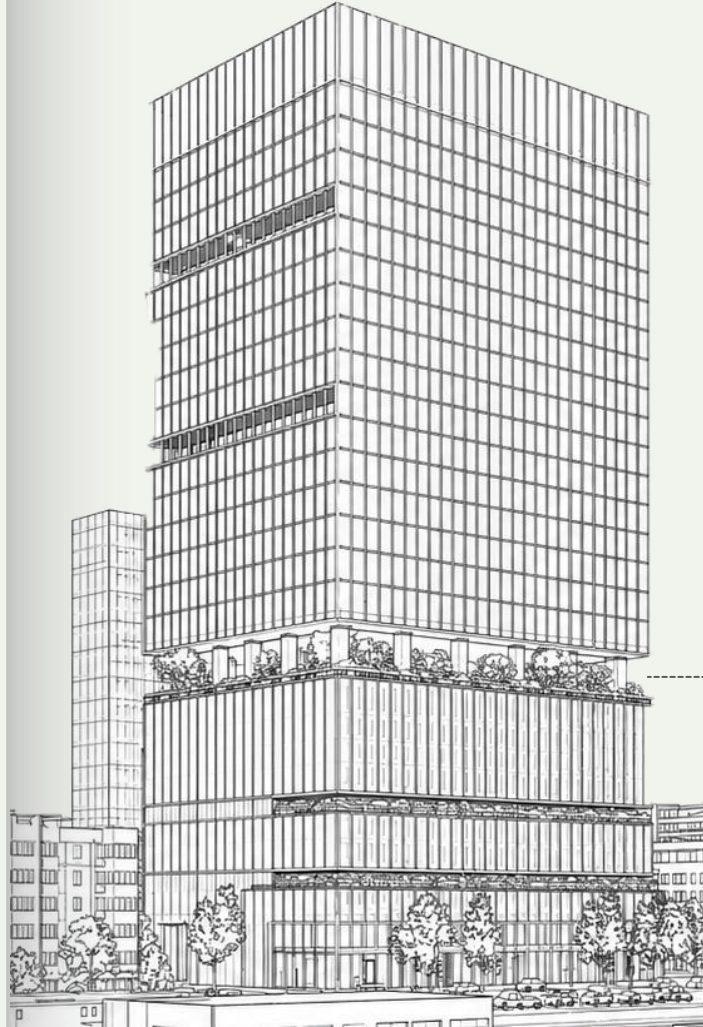
of both land and building

~400 ft.

Commanding the skyline

40%

Open space



15 levels of offices

- 24,500 sq.ft. floor plate
- 4.2 m slab-to-slab ht.

E-deck level

Over 24,500 sq.ft.

2B + 9 levels of surface parking with ramp



High-Street
Retail

9 Levels of
Surface
Parking with
Ramp



Double Height
E-Deck Level
Over 24,500 sq.ft.

8.4 m
double height




ONE BUSINESS BAY
BY SURAJ ESTATE

Just 500m
from the sea

Artist's Impression

The Daily Horizon

Aerial Tour





ONE BUSINESS BAY

BY SURAJ ESTATE

PROPOSED PLANS

Site Plan

Bound by access roads on **three sides:**

- Senapati Bapat Marg
- Bhagoji Keet Road
- Mogul Lane

Depth of **242 feet**

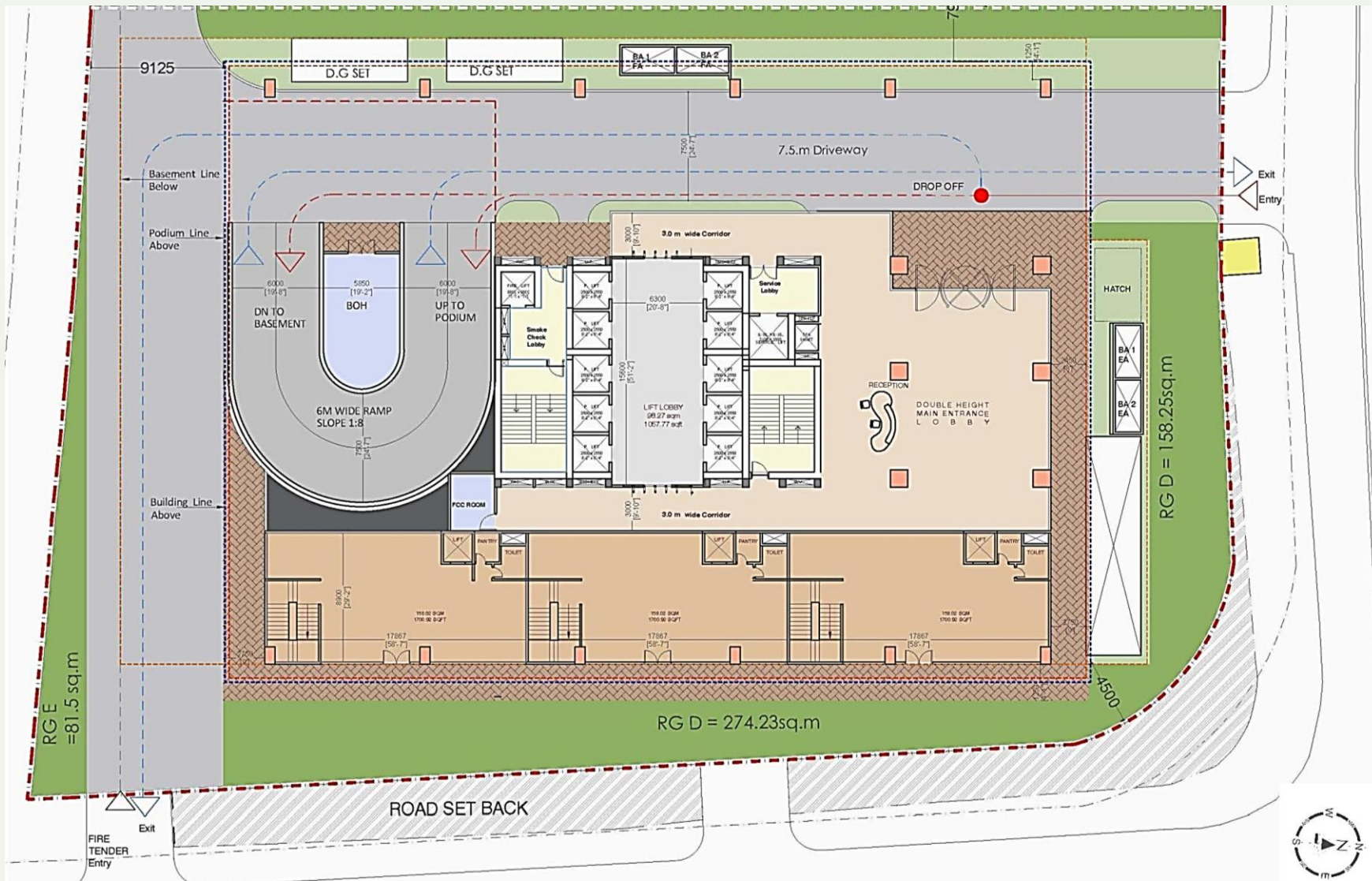
Plot frontage on Senapati Bapat Marg has a **length of 273 feet**



The proposed building has a frontage of **195 feet**

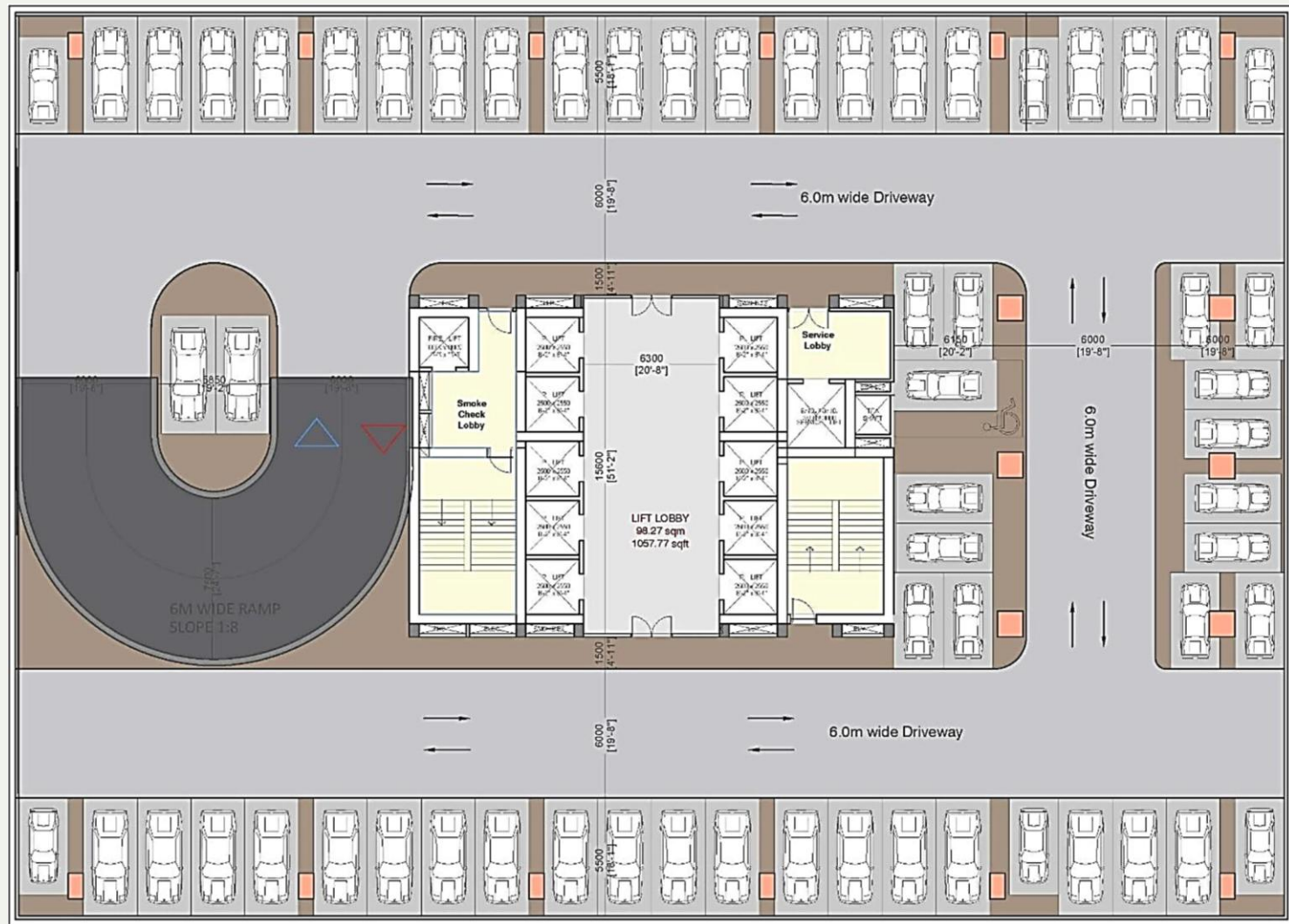
Architectural floor plan of the 15th floor of the National Library of Medicine. The plan shows a large central corridor (15000) running vertically, flanked by various rooms. On the left side, there are several large rooms labeled 'Office' and 'Lab'. On the right side, there are several large rooms labeled 'Office' and 'Lab'. The plan also shows a 'Terrace' at the top left and a 'Plinth Lvl' at the bottom right. The overall layout is symmetrical around the central corridor.

Ground Floor Plan



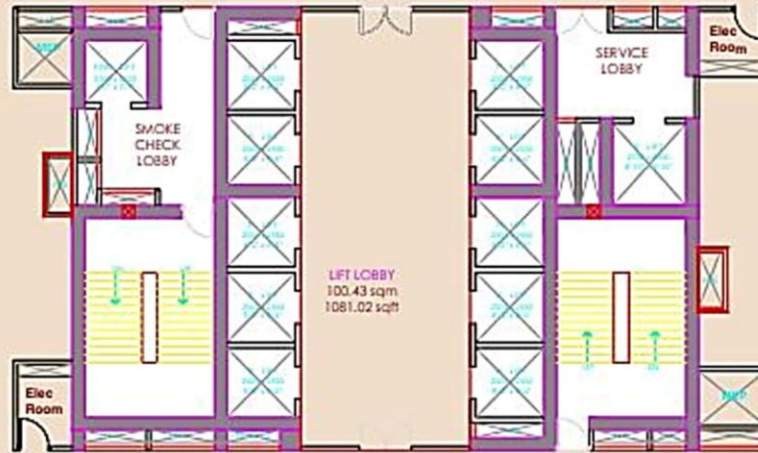
Typical Parking Floor

Provision for
600+ Car Parks



Premium Office Spaces

Over 24,500 Sq.ft.
of useable carpet
area on each floor



TOTAL USABLE AREA
24539.01 sqft





ONE BUSINESS BAY

BY SURAJ ESTATE

AMENITIES

Main Entrance

ACCESS THE EXTRAORDINARY

Enter a space that embodies the spirit of tomorrow. This main entrance is more than just an access point; it's a statement of intent. Discover a commercial environment designed for success and driven by innovation.



Prestigious
Drop-Off

BUSINESS CLASS WELCOME

Arrive comfortably at 'One Business Bay' with fully sheltered drop-off. The design accentuates a deep overhang to provide excellent shade and cross ventilation.



Double-Height Lobby

ELEVATE FIRST IMPRESSIONS

Offer your clientele an experience that transcends the ordinary. The soaring double-height lobby provides a sense of spaciousness and architectural brilliance, enhancing the perception of your brand and creating a memorable point of entry.



Coffee
Conversations

BREWING IDEAS

Beyond business, find common ground. Our dedicated lounge offers the perfect setting for informal discussions and networking, all sparked by the aroma of freshly brewed coffee.



Empowered
Access

ENGAGED COMMUNITY

Beyond the grand entrance,
a vibrant ecosystem thrives
— connecting innovators,
creators, and leaders in an
environment built for
collaboration and growth.



Representational Image

Large Conference Room

SPACIOUS BOARDROOM

The spacious boardroom offers employees a state-of-the-art conference space, blending advanced technology and comfort to inspire collaboration and productivity.

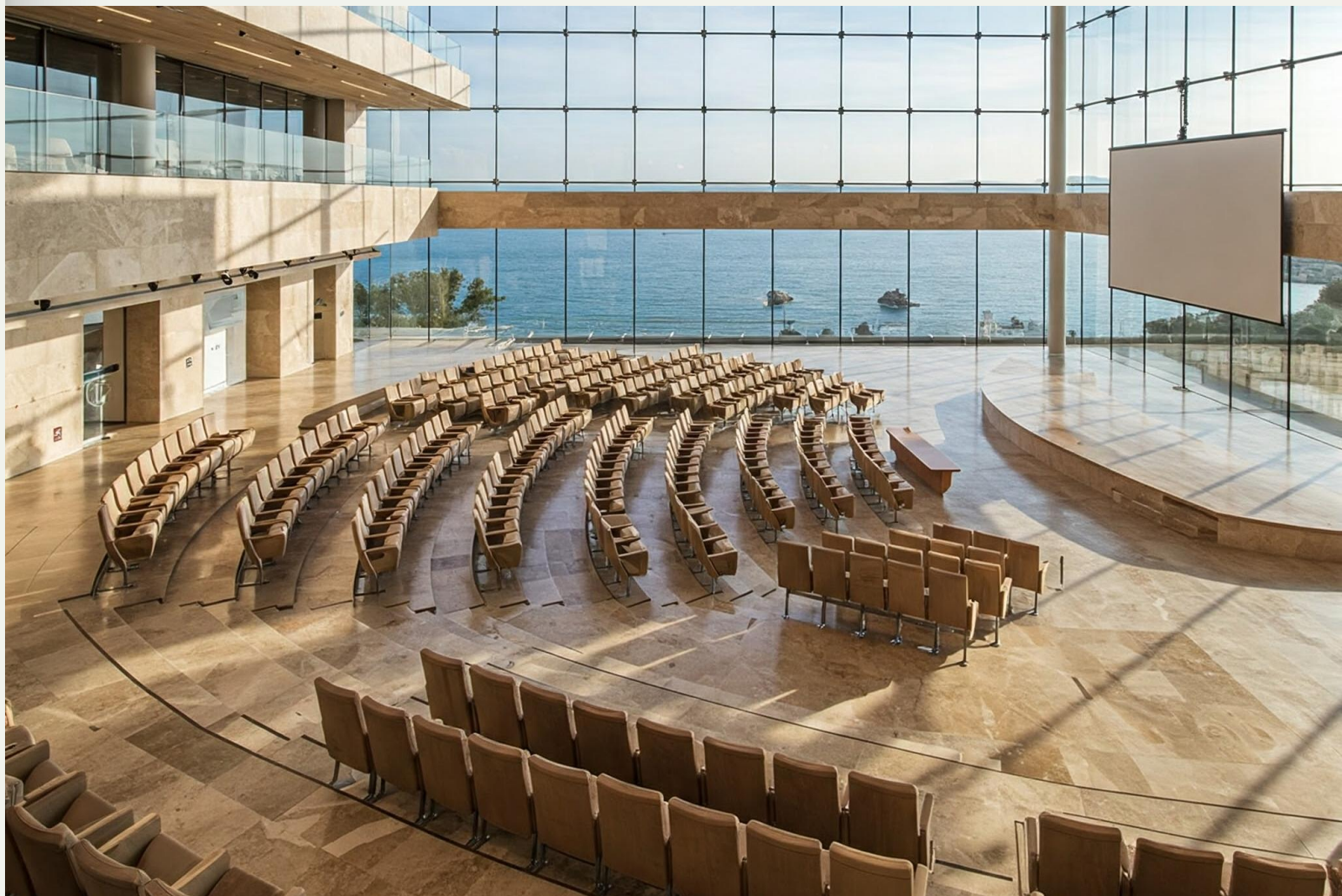


The Vertex

Perched 120 ft. above ground level

CELEBRATE SUCCESS

Designed for corporate gatherings, milestone events, and networking moments, the office banquet blends sophistication with functionality. A dynamic venue where businesses can host, connect, and leave lasting impressions in a setting that mirrors their ambition.



Rooftop-Turf

CORE TURF RETREAT

Experience the ultimate turf at our state-of-the-art commercial development, designed to inspire active lifestyles. This vibrant space offers employees a unique blend of fitness and relaxation, right at the workplace.



Gymnasium

FITNESS ZONE

Key factor to boost your
confidence and charisma is
to keep yourself fit.



Yoga Space

WELLNESS AT WORK

A quiet space within the office to stretch, breathe, and recharge.



Daycare

FAMILY MATTERS

A thoughtfully designed daycare enabling parents to stay focused, knowing their children are close by.



Representational Image



ONE BUSINESS BAY

BY SURAJ ESTATE

AT A GLANCE



ONE BUSINESS BAY

BY SURAJ ESTATE

At a
glance

120_m

HEIGHT

15

LEVELS OF
OFFICES

27

TOTAL FLOOR OF
THE BUILDING

~
5000_{sq.m}

FREEHOLD LAND PLOT

11

SURFACE
PARKING
LEVELS WITH
RAMP

2 BASEMENT + 9 PODIUM

12

ELEVATORS

10 + 1 + 1

PASSENGER SERVICE FIRE

One Business Bay is fully approved for **Commercial Use**.

This will allow the building to be used for offices, retail, and other commercial businesses, in compliance with standard municipal and planning regulations, without IT-specific restrictions or conditions.



ONE BUSINESS BAY

BY SURAJ ESTATE

At a
glance

1.2_{acres}

FREE HOLD LAND

10_m x 10_m

COLUMN GRID (APPROX.)

600₊

TOTAL NO. OF CAR RAMP PARKING

7.8_m

DOUBLE-HEIGHT
LOBBY

4.2_m

FLOOR-TO-
CEILING HEIGHT

40_%

OPEN SPACE

With the evolving ways we work today, **One Business Bay** is at the forefront of sustainability and productivity. Not only designed to grow your business, **One Business Bay** empowers the workforce by creating an environment that helps to attract and retain talent in our fast-paced, fast-changing world.

OUR PARTNERS

Built on Trust, Delivered with Excellence.

Our partners bring unmatched expertise, ensuring every detail during construction meets the highest standards of quality and precision.



DESIGN ARCHITECT



MEP CONSULTING ENGINEERS

MEP CONSULTANT



STRUCTURAL CONSULTANT



VERTICAL TRANSPORT



LEGAL



LENDER

Miyawaki Forest at One Business Bay

Pioneering the Latest Trend in Urban Reforestation

What is Miyawaki Forest?

A methodology invented by a renowned **botanist Akira Miyawaki** creating ultra-dense, biodiverse native forests in small urban spaces (min. 3 species). Unlike traditional landscaping, these mimic mature natural forests.

LATEST GLOBAL TREND

Hailed in the 2020s as a critical solution for net-zero goals. Adopted by Paris, Tokyo, and New York to combat heat islands and capture carbon rapidly.

ONE BUSINESS BAY is integrating this cutting-edge solution to create a self-sustaining ecosystem that actively offsets the project's carbon footprint, enhancing the commercial environment.

10x Faster Growth
RAPID ESTABLISHMENT

100x Biodiversity
ECOSYSTEM RESTORATION

Superior Carbon Sink
CLIMATE IMPACT

Zero Maintenance
OPERATIONAL EFFICIENCY



Source: Miyawaki Method Research;
Wikipedia (Pocket Forest)

Representational Image

Proposed.

LEED PLATINUM CERTIFICATION



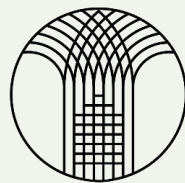
We are committed to creating a space that not only fosters business growth but also minimizes its environmental impact. As part of this commitment, we are actively pursuing LEED Platinum certification.

LEED (Leadership in Energy and Environmental Design) is a globally recognized rating system for green buildings.¹ Achieving LEED Platinum signifies that our development will meet rigorous standards across several key areas, including **energy efficiency, water conservation, sustainable site development, materials selection, and indoor environmental² quality.**

Potential to achieve LEED Platinum, subject to client requirement and adherence to applicable guidelines.

1. https://blog.luxerone.com/architect_leed_credit_mf_properties

2. <https://wowtot.com/green-building-and-sustainable-construction-the-future-of-the-industry/>



S U R A J

LIFE BEGINS HERE