SURAJ

Date: 20-11-2026

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** **21st Floor, Dalal Street, Mumbai – 400 001**
NSE Symbol: SURAJEST	**BSE Scrip Code: 544054**

Subject: Outcome of the Board Meeting held on November 20, 2026

Dear Sir/Madam,

Pursuant to Regulation 30 read with Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), we hereby inform you that the Board of Directors of **Suraj Estate Developers Limited** ("the Company"), at its meeting held today, **November 20, 2026**, inter alia, considered and approved the following:

1. Acquisition of Gratique Realty Private Limited

Acquisition of the entire issued, subscribed and paid-up equity share capital of **Gratique Realty Private Limited**, comprising **10,000 equity shares of ₹10 each**, at a consideration of **₹10 per equity share**, aggregating to **₹1,00,000 (Rupees One Lakh only)**, from its existing shareholders, subject to the terms and conditions approved by the Board and applicable approvals.

Upon completion of the acquisition, Gratique Realty Private Limited will become a **wholly owned subsidiary of the Company**, with the entire beneficial ownership of its equity share capital vesting in the Company.

The requisite particulars concerning the proposed acquisition are enclosed as **Annexure A**.

2. Incorporation of a wholly owned subsidiary

Incorporation of a wholly owned subsidiary in India under the proposed name **"EPOCH Properties Private Limited"**, or such other name as may be approved by the Ministry of Corporate Affairs/Registrar of Companies, and subscription to its equity share capital for an aggregate amount of **₹1,00,000/-** on the terms approved by the Board.

The proposed subsidiary will undertake Real Estate Business activities

The Company will beneficially hold **100% of its equity share capital**, including shares, if any, held through its nominee to meet the statutory minimum membership requirement.

The requisite particulars concerning the proposed incorporation and subscription are enclosed as **Annexure B**.

3. Reconstitution of the Nomination and Remuneration Committee

Reconstitution of the **Nomination and Remuneration Committee** by appointing **Mr. Vinod Prabhudas Chithore (DIN: 10829556)** as a member, with effect from **November 20, 2026**.

Consequently, the composition of the Nomination and Remuneration Committee shall be as follows:

Sr. No.	Name	Position
1	Mr. Jitendra Mehta	Chairman
2	Mrs. Sujatha Thomas	Member
3	Mr. Sunil Pant	Member
4	Mr. Vinod Prabhudas Chithore	Member

The Board Meeting commenced at **05:00 p.m.** and concluded at **05:30 p.m.**

The above information will also be made available on the Company's website at www.surajestate.com.

Kindly take the above information on record.

Thanking you,

For Suraj Estate Developers Limited

Mukesh Kumar Gupta

Digitally signed by Mukesh Kumar Gupta
Date: 2026.11.20 17:50:20 +05'30'

Mukesh Gupta
Company Secretary and Compliance Officer
Membership No.: FCS 6959

Encl.: Annexures A and B

SURAJ

ANNEXURE A

Details of the proposed acquisition of Gratique Realty Private Limited

Sr. No.	Particulars	Details
1	Name of the target entity and brief details, including size and turnover	**Gratique Realty Private Limited** ("Gratique"). Its paid-up equity share capital is **₹1,00,000**, comprising **10,000 equity shares of ₹10 each**. Turnover (other income) for the latest audited financial year: Rs. **4,64,61,534/-**
2	Whether the acquisition constitutes a related-party transaction; interest of the promoter/promoter group/group companies; and arm's-length position	Yes, The acquisition involves the purchase of equity shares of Gratique Realty Private Limited **("Gratique")** from Mr. Rajan Thomas, Mr. Rahul Thomas and Mrs. Sujatha Thomas, who are related parties of Suraj Estate Developers Limited **("the Company")**. The Company and Gratique are under common management and have common directors. The Audit Committee and the Board of Directors approved the transaction on an arm's-length basis and considered the agreed purchase price of ₹10 per equity share to be fair. In approving the consideration, they took into account the negative net asset value reflected in the valuation report, as well as Gratique's future expansion prospects and potential business opportunities.
3	Industry to which the target entity belongs	**Real Estate Business Activities.**
4	Objects and impact of the acquisition	The expansion of the Company's Business. Upon completion, Gratique will become a wholly owned subsidiary of the Company.
5	Governmental or regulatory approvals required	**NO**
6	Indicative period for completion	Within 10 **days** from the approval of the **Board i.e. November 20, 2021**.

SURAJ

Sr. No.	Particulars	Details
7	Nature of consideration	**Cash consideration**, payable through banking channels.
8	Cost of acquisition and price per share	**₹1,00,000**, being **10,000 equity shares at ₹10 each**.
9	Percentage of shareholding/control to be acquired and number of shares	**100% of the equity share capital**, comprising **10,000 equity shares**, including any share registered in the name of the Company's nominee solely for its benefit.
10	Brief background, incorporation date, products/business, last three years' turnover and country of presence	Date of incorporation: **December 25, 2019,** CIN: **U45500MH2019PTC335015.** Business: **Real Estate Business** Country of presence: **India.** Turnover **(Total income)** details are provided below. FY 2023-24-NIL FY 2024-25 Rs.1,39,97,369/- FY 2025-26-Rs. 4,64,61,534/-

Seller-wise acquisition details

Seller	Equity shares	Consideration
Mr. Rajan Thomas	4,000	₹40,000
Mr. Rahul Thomas	4,000	₹40,000
Mrs. Sujatha Thomas	2,000	₹20,000
Total	**10,000**	**₹1,00,000**

Valuation and pricing

The Company has considered the valuation report dated **November 16, 2026**, issued by **Mr. Ram Naresh Gupta, FCA, IBBI Registered Valuer (SFA), Registration No. IBBI/RV/05/2018/10188, Mumbai**, with valuation as on **October 31, 2026**. Although the valuation report reflects a negative net asset value, the audit Committee and Board approved the agreed consideration of ₹10 per equity share, taking into account the Company's future expansion plans and potential business opportunities.

Mukesh Kumar Gupta

Digitally signed by Mukesh Kumar Gupta
Date: 2026.11.20 17:53:49 +05'30'

SURAJ

ANNEXURE B

Details of the proposed incorporation of a wholly owned subsidiary

Sr. No.	Particulars	Details
1	Name, incorporation date and country	Proposed name: **EPOCH Properties Private Limited**, or such other name as may be approved by the Ministry of Corporate Affairs/Registrar of Companies. Country: **India**. The entity is yet to be incorporated; its incorporation date and CIN will be disclosed upon incorporation.
2	Holding company and relationship with the listed entity	**Suraj Estate Developers Limited** will be the holding company. The proposed entity will be its wholly owned subsidiary.
3	Industry	**Real Estate Activities**
4	Brief background and proposed business	The proposed subsidiary will undertake Real Estate Business.
5	Governmental or regulatory approvals required	Incorporation and name approval from the Ministry of Corporate Affairs/Registrar of Companies.
6	Nature of consideration	**Cash subscription**, payable through banking channels.
7	Cost of subscription and subscription price	Initial subscription of **₹1,00,000/-**, comprising 10,000 **equity shares of ₹10 each**, at a subscription price of **₹ 10 per share**.
8	Percentage of shareholding/control and number of shares	The Company will beneficially own **100% of the equity share capital**, comprising 10,000 **equity shares**, including shares held through its nominee solely on its behalf, where required.

Mukesh Kumar Gupta

Digitally signed by Mukesh Kumar Gupta
Date: 2026.11.20 17:58:44 +05'30'