



Ar. Priyanka Rajaram Rahate
B.Arch

Architects & Interior Designer

Designing and Planning

Date: 24th November 2023

To,

Suraj Estate Developers Limited
3rd Floor, Aman Chambers,
Veer Savarkar Marg, Opp. Bengal Chemicals,
Prabhadevi, Mumbai – 400 025,
Maharashtra, India

To

ITI Capital Limited
ITI House, 36, Dr. R K Shirodkar Road,
Parel, Mumbai 400 012
Maharashtra, India

Anand Rathi Advisors Limited
11th Floor, Times Tower,
Kamla Mills Compound, Senapati Bapat Marg,
Lower Parel, Mumbai – 400 013
Maharashtra, India

(ITI Capital Limited and Anand Rathi Advisors Limited are hereinafter referred to as the "Book Running Lead Managers" / "BRLMs")

Dear Sir,

Re: Proposed initial public offering of equity shares of face value of ₹ 5/- each (the "Equity Shares") of Suraj Estate Developers Limited (the "Company" and such offering the "Issue")

The Company has engaged us to examine and report on various projects, as detailed in the Annexures to this certificate hereto, which are categorized as Completed Projects, Ongoing Projects and Upcoming Projects (the "Projects" and each a "Project"). Such Projects have been developed, are being developed or are under planned development by the Company or by persons that directly or indirectly, control or are controlled by or are under common control with the Company or by persons in which the Company has a significant influence or which has significant influence over the Company (collectively, the "Entities"), either directly or jointly with other third parties. The Company has made available to us a list of such Entities and the same has been annexed herewith as **Annexure A**.

For the purpose of this opinion, the terms listed below shall have the following meanings:

Building No-01, Flat No-402, Sidharth Nagar, SRA Sarafar Nagar, 1 SionKoliwada, Mumbai 400 022



For the purpose of this opinion, the terms listed below shall have the following meanings:

1. **“Completed Projects”** are those projects where the Company and/ or subsidiaries of the Company and/ or associates/ joint ventures of the Company have completed development; and in respect of which the occupancy/completion certificate, as applicable, has been obtained.
2. **“Ongoing Projects”** are those projects in respect of which (i) all title or development rights, or other interest in the land is held either directly or indirectly by the Company/subsidiaries of the Company / associates/ joint ventures of the Company; (ii) Development work is ongoing/started; and (iii) the requisite approvals for commencement of development have been obtained as of 31st October 2023.
3. **“Upcoming Projects”** are those projects where the land (or rights thereto) has been acquired, the business plan of the project is being finalized, the design development and pre-construction activities and the process for seeking necessary approvals for the development of the project or part thereof has commenced. The construction and sales of the planned projects have not yet commenced as of 31st October 2023.
4. **“Land Reserve”** comprises land on which any of the Company/subsidiaries of the Company/associates/joint ventures of the Company (as applicable) owns development rights/MOU/similar documents or where development right agreements are in the process of execution, but on which the Company/subsidiaries of the Company/associates/joint ventures of the Company (as applicable) have not planned any construction or development and sales of the planned projects have not yet commenced as of 31st October 2023.
5. **“Developable Area/ Developed Area”** Developable Area / Developed Area is the total construction area of the project.

This is inclusive of the total built-up area as per Floor Space Index & the area which is not included in the Floor Space Index e.g. Balconies, cupboards, staircases, passages, service areas, clubhouse, podiums, amenities, etc., according to the prevailing D.C. Rules & Regulations of the sanctioning authority.

6. **“Value Luxury”** refers to the Projects with ticket sizes ranging between ₹ 10 million and upto ₹ 30 million in the Mumbai Metropolitan Region (“MMR”).
7. **“Luxury”** refers to the Projects with ticket sizes ranging above ₹ 30 million and upto ₹ 130 million.

In order to confirm the following opinion, I have reviewed documents made available to us by the company including Development Control Rules & Regulations, approval certificates (commencement certificates, Occupation certificates, Environment Clearance, Consent to Establish from MPCB), master plans, layout plans as applicable, Information given by Suraj Estates Developers Limited *via* communications and correspondences between 1st November 2023 and 23rd November 2023 and such other documents as I have deemed appropriate.

Based on our review of those documents, I confirm the following:

1. The details regarding the units sold/ registered /number of bookings in Ongoing Projects, as specified in **Annexure B**, are true and correct.
2. The details regarding the Carpet Area referred in Ongoing and Upcoming Projects include RERA Carpet Area along with Balcony, Internal Staircase and Other areas which are counted in FSI as specified in **Annexure C**, are true and correct.



3. The details regarding the agreement value of units sold / registered / booked in respect of Completed Projects and Ongoing Projects as specified in **Annexure D**, are true and correct as of 31st October 2023.
4. The details regarding the Completed Projects, Ongoing Projects, Upcoming Projects and Land Reserves, as specified in **Annexure E**, are true and correct as of 31st October 2023.
5. The details regarding key operational information relating to the projects, as specified in **Annexure F**, are true and correct as of 31st October 2023.

I confirm that a review of the documents mentioned above did not cause me to believe that any of the confirmations being provided above are erroneous or incorrect or incomplete in any manner.

I confirm that I am an independent architect, registered with the Council of Architecture under the Architects Act, 1972 and am in no way connected with any of the Entities. I further confirm that I am not related in any manner to the Promoters/Promoter Group or Directors of the Company.

I hereby consent to be named as an expert under Section 2(38) and other applicable provisions of the Companies Act, 2013, in relation to the statements contained herein and proposed to be included in the addendum to the Draft Red Herring Prospectus, the Red Herring Prospectus, the Prospectus and, any presentations or releases and additional documents issued by the Company in relation to the Offer ("**Offer Documents**").

I hereby confirm that this letter and the information contained herein neither contain any untrue statement of a material fact nor omit to state any material fact necessary in order to make the statements herein. This letter can also be relied upon by the BRLM and the legal counsel to each of the Company and the BRLM in relation to the Offer. I also consent to the submission of this letter as may be necessary, to any regulatory authority and/or for the records to be maintained by the BRLMs in connection with the Offer and in accordance with applicable law.

I also consent to the inclusion of this letter and the information contained herein including relevant details relating to us, in the Offer Documents.

The following details can be included in the Offer Documents:

Name: **Arch. Priyanka Rajaram Rahate**
Address: **Building No. 01, Flat No. 402, Siddharth Nagar, 1 Sion Koliwada, Mumbai 400022.**
Tel: **9860663138**
Email: **rahatepriyanka85@gmail.com**
Registration No. **CA/16/76549**

Encl.

1. Annexure A – Information of the Projects of the Company, its subsidiaries and partnership firms ("**Suraj Group**")
2. Annexure B – Details regarding the units sold/ registered / number of bookings in Ongoing and Completed Projects
3. Annexure C - Details regarding the Carpet Area sold/registered in Ongoing Projects and Completed
4. Annexure D – Details regarding the agreement value of units sold/registered/booked in Ongoing and Completed Projects
5. Annexure E - Details regarding Completed Projects, Ongoing Projects, Upcoming



- and Land Reserves
6. Annexure F – Details regarding key operational information relating to the projects.

Yours truly




Arch. Priyanka Rahate

cc:

Legal Counsel to the Company

M/s. Crawford Bayley & Co.,
State Bank Building, 4th Floor
NGN Vaidya Marg,
Fort, Mumbai – 400 023

Annexure A - Information of the Projects of Suraj Group

| Sr. No | Name of the Entity | Stake/Share holding of the Entity in the Project | Project Name | Location |
|--------|--|--|---|------------|
| | SURAJ ESTATE DEVELOPERS LIMITED | | | |
| 1. | | 100 | Tranquil Bay-II | Dadar |
| 2. | | 100 | Tranquil Bay-I | Dadar |
| 3. | | 100 | Ocean Star-II | Dadar |
| 4. | | 100 | Mon Desir | Dadar |
| 5. | | 100 | St. Anthony Apartments | Dadar |
| 6. | | 100 | Brahmsidhhi CHS | Dadar |
| 7. | | 100 | Saraswat Bank Bhavan | Prabhadevi |
| 8. | | 100 | Suraj Height- I, II, III | Goregaon |
| 9. | | 100 | Christina Apartments | Santacruz |
| 10. | | 100 | Suraj Muktiyash | Dadar |
| 11. | | 100 | Suraj Sadan | Mahim |
| 12. | | 100 | CCIL Bhavan- (Phase-I Ground + 6 Storey) | Dadar |
| 13. | | 100 | Rahul-I | Dadar |
| 14. | | 100 | Rahul-II | Dadar |
| 15. | | 100 | Vinayak Darshan | Dadar |
| 16. | | 100 | Bobby Apartments | Mahim |
| 17. | | 100 | Suraj Venture-A | Mahim |
| 18. | | 100 | Suraj Venture-B | Mahim |
| 19. | | 100 | Hallmark | Wadala |
| 20. | | 100 | Harmony | Dadar |
| 21. | | 100 | Neat House | Dadar |
| 22. | | 100 | Madonna Wing A | Dadar |
| 23. | | 100 | Our Lady of Vailankaini & Our Lady of Perpetual Succour | Mahim |
| 24. | | 100 | Our Lady of Lourdes | Mahim |
| 25. | | 100 | Jacob Apartments | Dadar |
| 26. | | 100 | Gloriosa Apartments | Dadar |
| 27. | | 100 | Lavanya Apartments | Dadar |
| 28. | | 100 | Shweta Apartments | Dadar |
| 29. | | 100 | Sujatha Apartments | Dadar |
| 30. | | 100 | Suraj Eleganza-I | Dadar |
| 31. | | 100 | Suraj Eleganza-II | Dadar |
| 32. | | 100 | Eternity Apartments | Dadar |
| 33. | | 100 | ICICI Apartment | Dadar |
| 34. | | 100 | ICICI Apartment | Prabhadevi |



Annexure A - Information of the Projects of Suraj Group

| Sr. No | Name of the Entity | Stake/Share holding of the Entity in the Project | Project Name | Location |
|--------|---------------------------------|--|--|-------------|
| 35. | | 100 | Diomizia Apartments (Parkside) | Dadar |
| 36. | | 100 | Suraj Vista | Dadar |
| 37. | | 100 | Elizabeth Apartment | Prabhadevi |
| 38. | | 100 | Elizabeth Apartment | Dadar |
| 39. | | 100 | Louisandra | Dadar |
| 40. | | 100 | Ave Maria | Dadar |
| 41. | | 100 | Palette | Dadar |
| 42. | | 100 | Ocean Star-I | Dadar |
| 43. | | 100 | Final Plot No 964 known as "Kowliwadi" | Prabhadevi |
| 44. | | 100 | CCIL Bhavan Phase-II (7 th & 8 th Floor) | Dadar |
| 45. | | 100 | Vitalis | Mahim |
| 46. | | 100 | Suraj Eterna | Mahim |
| 47. | | 100 | Saraswat Bank Bhavan (Phase 2 - Additional Two Floors) | Prabhadevi |
| 48. | | 100 | FP No 702-704 | Dadar |
| 49. | | 100 | Madonna Wing B (FP No 766 B) | Dadar |
| 50. | | 100 | Lucky Chawl (FP No 103) | Mahim |
| 51. | | 100 | Mestry House (FP No 471) | Mahim |
| 52. | | 100 | JRU Property (CS No 692) | Byculla |
| 53. | | 100 | Ambavat Bhavan (CS No 177) | Lower Parel |
| 54. | | 100 | CTS No 920 | Bandra |
| 55. | | 100 | Giragaokarwadi (FP No 393) | Mahim |
| 56. | | 100 | Marinagar Phase -2 (FP No 557) | Mahim |
| 57. | | 100 | Norman House (FP No 846) | Dadar |
| 58. | | 100 | CTS No 920 | Bandra |
| 59. | | 100 | CS No 3429, 3430 and 3262 - Kole Kalyan Property | Santacruz |
| 60. | | 100 | Suraj Parkview 2 | Dadar |
| 61. | | 100 | CCIL (Additional Floors Balance Area) | Dadar |
| 62. | | 100 | F.P. No. 963 Kakasaheb Gadgil Marg, Prabhadevi | Prabhadevi |
| | ACCORD ESTATES PVT. LTD. | | | |
| 63. | | 100 | Mangirish Apartments | Dadar |
| 64. | | 100 | Mahadevachiwadi CHS | Parel |
| 65. | | Area Share as per JDA | Nirvana | Parel |
| 66. | | 100 | Godavari Sadan | Dadar |
| 67. | | 100 | CTS No 948-949 | Band |



| | | | | |
|-----|--|-----|--|--------|
| 68. | | 100 | CTS No 933 & CTS No 915 | Bandra |
| 69. | | 100 | CTS No 924 | Bandra |
| 70. | | 100 | CTS No 918 | Bandra |
| 71. | | 100 | CTS No 930 | Bandra |
| 72. | | 100 | CTS No 917 | Bandra |
| 73. | | 100 | CTS No 929 | Bandra |
| 74. | | 100 | CTS No 931 | Bandra |
| 75. | | 100 | CTS No 916 | Bandra |
| | | | | |
| | NEW SIDDHARTH ENTERPRISE S | | | |
| 76. | | 100 | Lumiere (FP No 782) | Dadar |
| 77. | | 100 | Lumiere Phase 2 (FP No 782 - Balance Area) | Dadar |
| | SKYLINE REALTY PVT. LTD. | | | |
| 78. | | 100 | Emmanuel | Dadar |
| | | | | |
| | UDITI PREMISES PVT. LTD. | | | |
| 79. | | 100 | Pednekarwadi (FP No 70) | Mahim |
| | | | | |
| | Mulani & Bhagat Associates | | | |
| 80. | | 100 | Nanabhai Manzil (FP No 638) | Mahim |
| | | | | |
| | S.R. ENTERPRISE S | | | |
| 81. | | 100 | Gudekar House (FP No 280) | Dadar |
| 82. | | 100 | Irani Building (FP No 281) | Dadar |
| | | | | |
| | ICONIC PROPERTY DEVELOPER S PVT. LTD. | | | |
| 83. | | 100 | Final Plot No 426-B | Mahim |



Annexure B

Following are details regarding the number of units sold/ registered /number of bookings in the Ongoing and Completed Projects:

| Type of Project | Fiscal 2019 | Fiscal 2020 | Fiscal 2021 | Fiscal 2022 | Fiscal 2023 | For the Period starting from 1 April 2023 to 31 st October 2023 |
|-----------------|-------------|-------------|-------------|-------------|-------------|--|
| Value Luxury | 26 | 29 | 105 | 86 | 88 | 41 |
| Luxury | 8 | 9 | 37 | 33 | 51 | 19 |
| Commercial | - | - | - | - | 3 | - |
| Total | 34 | 38 | 142 | 119 | 142 | 60 |

Annexure C

Following are details regarding the Carpet Area sold / registered /number of bookings in the Ongoing and Completed Projects:

| Type of Project | Fiscal 2019 | Fiscal 2020 | Fiscal 2021 | Fiscal 2022 | Fiscal 2023 | For the Period starting from 1 April 2023 to 31 st October 2023 |
|-----------------|---------------|---------------|-----------------|---------------|-----------------|--|
| | (square feet) | | | | | |
| Value Luxury | 15,515 | 13,469 | 79,845 | 48,020 | 53,107 | 19,936 |
| Luxury | 9,395 | 11,389 | 46,957 | 41,929 | 49,937 | 28,950 |
| Commercial | - | - | - | - | 39,773 | - |
| Total | 24,910 | 24,858 | 1,26,802 | 89,949 | 1,42,817 | 48,886 |



Annexure D

Following are details regarding the agreement value sold / registered in the Ongoing and Completed Projects is as under:

| Type of Project | Fiscal 2019 | Fiscal 2020 | Fiscal 2021 | Fiscal 2022 | Fiscal 2023 | For the Period starting from 1 April 2023 to 31 st October 2023 |
|---------------------|-----------------|---------------|-----------------|-----------------|-----------------|--|
| | INR in Millions | | | | | |
| Value Luxury | 358.35 | 434.66 | 1,958.14 | 1,780.99 | 2,129.87 | 798.92 |
| Luxury | 389.32 | 493.47 | 1,785.83 | 1,819.93 | 2,241.23 | 1,386.51 |
| Commercial | - | - | - | - | 1,974.32 | - |
| Total | 747.66 | 928.13 | 3,743.97 | 3,600.92 | 6,345.43 | 2,185.43 |

Annexure E

Following are details of the portfolio of Completed Projects and Ongoing Projects as of 31st October 2023:

| Particular | Completed Projects | Ongoing Projects |
|--|-------------------------------------|---------------------------------------|
| No of Projects | | |
| MMR | 42 | 13 |
| Total | 42 | 13 |
| Developed Area / Developable Area | Developed Area (Square feet) | Developable Area (Square feet) |
| MMR | 10,46,543 | 20,34,434.40 |
| Total | 10,46,543 | 20,34,434.40 |



Following are details of the portfolio of Upcoming Projects as of 31st October 2023:

| Particular | Upcoming Projects |
|--------------------------------|-------------------|
| No of Projects | |
| MMR | 16 |
| Total | 16 |
| Estimated Carpet Area for Sale | (Square feet) |
| MMR | 7,44,149 |
| Total | 7,44,149 |



Following are details regarding the Completed Projects as of 31st October 2023:

| Sr. No. | Project Name | Location | Project Type | Nature of Project | Name of company/ entity that is the developer of the project | Company's / respective entity's stake in Project | Developed Area | | Date of Occupation certificate | Financial Year of Completion | Occupation certificate for all floors | Unsold Plots |
|---------|--|---|--------------------------|-------------------|--|--|--------------------|---------------------------------|--------------------------------|------------------------------|---------------------------------------|--------------|
| | | | | | | | (%) | (square meters) / (square feet) | | | | |
| 1. | Tranquil Bay-II | F.P. No.1181/182, Keshavnath Dhara Road, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 2756.27 | 29668.49 | 11/03/2019 / 13/10/2022 | 2023 | Yes | NIL |
| 2. | Tranquil Bay-I | F.P. No.1181/182, Keshavnath Dhara Road, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 356.72 (FSI area) | 3834.35 (FSI area) | 55/10/2011 | 2012 | Yes | NIL |
| 3. | Ganga Sra-II | F.P. No.1190/195, Keshavnath Dhara Road, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1038.86 (FSI area) | 11182.29 (FSI area) | 26/02/2019 | 2019 | Yes (Except for 4 No of Floors) | NIL |
| 4. | Min Dear | F.P. No.625, S.V.S. Marg, Dadar (W) | Commercial/ Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 2749.03 | 29590.36 | 27/08/2019 | 2020 | Yes | NIL |
| 5. | Mangrakh | F.P. No.1170, Keshavnath Dhara Road, Dadar (W) | Residential | Redevelopment | Accord Estates Pvt. Ltd. | 100 | 5856.37 | 62973.38 | 06/12/2020 | 2022 | Yes | NIL |
| 6. | S. Anthony Apartments | F.P. No.451, MMC Cross Road No.2, Malin (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1839.62 | 19801.67 | 27-08-2021 / 29/04/2022 | 2023 | Yes | NIL |
| 7. | Brahmavathi CHS | F.P. No. 953, Appasaheb Marathe Marg, Prabhadevi | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 8402.50 | 90446.51 | 22/03/2008 | 2009 | Yes | NIL |
| 8. | Saraj at Back Bhandra (Phase-I upto 7 th floor) | F.P. No. 953, Appasaheb Marathe Marg, Prabhadevi | Commercial | Redevelopment | Saraj Estate Developers Ltd. | 100 | 3986.24 | 42907.89 | 01/10/2010 | 2011 | Yes | NIL |
| 9. | Saraj Height -I, II, III | CTS No. 552, 552/1 to 20, Village Palsadi Gungoon (E), Wai Blue Road, | Commercial / Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1882.07 (FSI area) | 43514.60 (FSI area) | 08/02/1996 | 1996 | Yes | NIL |
| 10. | Christna Apartments | CTS No. 637/1 to 5/74, Village Kulkarni, Santacruz (E). | Commercial / Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 408.80 (FSI area) | 4409.32 (FSI area) | 23/04/2003 | 2004 | Yes | NIL |
| 11. | Saraj Moktyaan | F.P. No.1165A, Keshavnath Dhara Road, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Pvt. Ltd. | 100 | 1441.67 (FSI area) | 13511.14 (FSI area) | 12/03/1996 | 1996 | Yes | NIL |
| 12. | Saraj Sahin | F.P. No.651, Kapil Bazar Road, Malin (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 495.69 (FSI area) | 5378.66 (FSI area) | 03/01/1994 | 1994 | Yes | NIL |
| 13. | CCIL Bhandra (Phase-I up to 7 th floor) | F.P. No. 822, Govindrao Patwardhan Road, Dadar (W) | Commercial | Redevelopment | Saraj Estate Developers Ltd. | 100 | 3949.68 (FSI area) | 44047.35 (FSI area) | 13/02/2012 | 2012 | Yes | NIL |
| 14. | Godavan Saha | F.P. No. 1185, Keshavnath Dhara Road, Dadar (W) | Residential | Redevelopment | Accord Estates Pvt. Ltd. | 100 | 773.50 (FSI area) | 8325.93 (FSI area) | 21/07/2003 | 2004 | Yes | NIL |
| 15. | Rahul-I | F.P. No.441, Babasaheb Parulkar Marg, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1562.51 (FSI area) | 16818.85 (FSI area) | 14/07/1997 | 1998 | Yes | NIL |
| 16. | Rahul-II | F.P. No.441, Babasaheb Parulkar Marg, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1278.07 (FSI area) | 13737.13 (FSI area) | 20/04/1993 | 1994 | Yes | NIL |
| 17. | Vinayak Dhabhar | F.P. No.1175, D0 Canal Road, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 866.25 (FSI area) | 9324.32 (FSI area) | 03/12/1992 | 1993 | Yes | NIL |
| 18. | Bobby Apartments | F.P. NO.215, L.J. Road, Malin (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 373.75 (FSI area) | 4021.03 (FSI area) | 22/05/2003 | 2004 | Yes | NIL |
| 19. | Saraj Venture-A | F.P. NO.494-C & E, Bhagoji Keer Marg, Malin (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1250.00 (FSI area) | 13455 (FSI area) | 03/11/1990 | 1991 | Yes | NIL |
| 20. | Saraj Venture-B | F.P. NO.494-C & E, Bhagoji Keer Marg, Malin (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1909.89 (FSI area) | 20558.03 (FSI area) | 14/01/1992 | 1992 | Yes | NIL |
| 21. | Hallmark | C.S.No.104, Shukh, Minoy Karna Road, Wadala (E) | Residential | Vacant Land | Saraj Estate Developers Ltd. | 100 | 430.80 (FSI area) | 4852.41 (FSI area) | 30/11/2016 | 2017 | Yes | NIL |
| 22. | Hamroy | F.P.No.694,Ranade Road, Dadar (W) | Commercial / Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 370.00 (FSI area) | 3983.63 (FSI area) | 16/08/2010 | 2011 | Yes (Except for 4 Floors) | NIL |
| 23. | Sun House | F.P.No.766-A, GovindRao Patwardhan Marg, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1,812.98(FSI area) | 19,514.59 (FSI area) | 18/09/2000 | 2001 | Yes | NIL |
| 24. | Madona Wing A | F.P.No.766-B, GovindRao | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 991.30(FSI area) | 1,0713.40 (FSI area) | 07/08/1999 | 2000 | Yes | NIL |



| Sr. No. | Project Name | Location | Project Type | Nature of Project | Name of company/entity that is the developer of the project | Company's/ respective entity's stake in Project (%) | Developed Area | | Date of Occupation certificate | Financial Year of Completion | Occupation certificate for all floors Yes/ No | Unsold Flats |
|---------|--|--|-------------------------|-------------------|---|---|---------------------|----------------------|--------------------------------|------------------------------|---|--------------|
| | | | | | | | (square meters) | (square feet) | | | | |
| | | Patwardhan Marg, Dadar (W) | | | | | area) | area) | | | | |
| 25 | Our Lady of Valankanni & Our Lady of Perpetual Succour | F.P.No.557,Mani Nagar, Malindi(W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 7,021.43(FSI area) | 7,5621.72(FSI area) | 11/11/2003 | 2004 | Yes | NIL |
| 26 | Our Lady of Lourdes | F.P.No.557,Mani Nagar, Malindi(W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1,680.48 (FSI area) | 18,088.09 (FSI area) | 07/10/1998 | 1997 | Yes | NIL |
| 27 | Jacob Apartments | F.P.No.439, Babasaheb Parulkar Marg, Dadar(W) | Commercial/ Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1,087.69 (FSI area) | 11,707.90 (FSI area) | 16/03/2008 | 2006 | Yes (Except for 4 Shops) | NIL |
| 28 | Gloriosa Apartments | F.P.No.857-A, N.M. Kote Marg, Dadar(W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 3,343.56 (FSI area) | 35,990.08 (FSI area) | 01/04/2005 | 2006 | Yes (Except for 4 Flats) | NIL |
| 29 | Lavanya Apartments | F.P.No.514, Prof. V.S. Agasthe Road, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1,810.80 (FSI area) | 17,338.65 (FSI area) | 12/03/2003 | 2003 | Yes | NIL |
| 30 | Sweta Apartments | F.P.No.865-A, Off. S.K. Boile Road, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1,265.26 (FSI area) | 13,619.26 (FSI area) | 28/08/1996 | 1997 | Yes | NIL |
| 31 | Sapata Apartments | F.P.No.437, Babasaheb Parulkar Marg, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 808.15 (FSI area) | 8,612.81 (FSI area) | 27/04/2001 | 2002 | Yes | NIL |
| 32 | Saraj Elegance-I | F.P.No.470, Pitarner Lane, Malindi(W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1,302.47 (FSI area) | 14,019.79 (FSI area) | 25/07/2005 | 2006 | Yes | NIL |
| 33 | Saraj Elegance-II | F.P.No.470, Pitarner Lane, Malindi(W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1,635.36 (FSI area) | 17,600.01 (FSI area) | 08/01/2007 | 2007 | Yes | NIL |
| 34 | Demity Apartments | F.P.No.469, Pitarner Lane, Malindi(W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 552.00 (FSI area) | 5,940.73 (FSI area) | 22/04/2010 | 2011 | Yes | NIL |
| 35 | ICICI Apartments | F.P. No.1165B, Kachinath Dhara Road, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1,332.57 (FSI area) | 14,384.34 (FSI area) | 31/03/2009 | 2009 | Yes | NIL |
| 36 | ICICI Apartments | F.P.No. 967, Shankar Ghoshkar Marg, Prabhadevi, Mumbai | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1,631.48 (FSI area) | 17,561.25 (FSI area) | 30/03/2007 | 2007 | Yes | NIL |
| 37 | Dionizio Apartments | F.P. No.888, Gokhale Road (South), Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 1,373.61 (FSI area) | 14,807.06 (FSI area) | 14/02/2011 | 2011 | Yes | NIL |
| 38 | Elizabeth Apartment | F.P. No.198, Gokhale Road (South), Dadar (W) | Commercial/ Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 3,767.84 | 40,578.56 | 27/05/2020 | 2020 | Yes | NIL |
| 39 | Lumiere | F.P. No.782, Gokhale Road (North), Dadar (W) | Commercial/ Residential | Redevelopment | New Siddhanti Enterprise | 100 | 3,880.06 | 41,764.97 | 30/12/2020/ 26/09/2022 | 2023 | Yes | NIL |
| 40 | Mahadevachandra CHS | C.S. No.662, G.D. Ambolkar Marg, Paad | Commercial/ Residential | Redevelopment | Accord Estates Pvt. Ltd. | 100 | 9,061.83 (FSI area) | 87,541.75 (FSI area) | 27/10/2013 | 2016 | Yes | 3 |
| 41 | Saraj Vista | F.P. No. 1184, Off. Kachinath Dhara Road, Dadar (W) | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 473.30 (FSI area) | 5,094.60 (FSI area) | 18/09/1996 | 1997 | Yes | NIL |
| 42 | Elizabeth Apartment | C.S. No. 2/644, Casdi Road, Elphinstone Road | Residential | Redevelopment | Saraj Estate Developers Ltd. | 100 | 2,894.20 (FSI area) | 37,913.20 (FSI area) | 23/10/1992 | 1993 | Yes | NIL |
| | Total | | | | | | 97,225.31 | 10,46,543.20 | | | | 5 |

| Name of the Completed Project | Reason for In-ability of the Company for obtaining Full Occupation Certificate |
|---|--|
| "Jacob Apartments" situated at F.P.439, TPS IV, Malindi Division, Babasaheb Parulkar Marg, Dadar West, Mumbai-400 028 | The initial building plan approvals with 100 for FSI 2.50 Index was approved by MCGM, Mumbai, under Notification dated 21/5/2011, the project became entitled for FSI 3.00. Accordingly, MHADA issued its revised NOC for FSI 3.00 dated 24/02/2017 vide no R/NOC/F-10572604/MBR23B and revised NOC revalidation dated 15/07/2022 vide no R/NOC/F-10375454/MBR23B-2022. We are yet to utilize the enhanced FSI and no sooner than the same is obtained, we shall apply for full OC of the said constructed building. |
| "Gloriosa Apartments" situated at F.P.857-A, TPS IV, Malindi | The initial building plan approvals with 100 for FSI 2.50 Index was approved by MCGM, Mumbai, under Notification dated 21/5/2011, the project became entitled for FSI 3.00. Accordingly, MHADA issued its revised NOC for FSI 3.00 dated 24/02/2017 vide no R/NOC/F-10572604/MBR23B and revised NOC revalidation dated 15/07/2022 vide no R/NOC/F-10375454/MBR23B-2022. We are yet to utilize the enhanced FSI and no sooner than the same is obtained, we shall apply for full OC of the said constructed building. |



| | |
|---|--|
| Division S.M. Kade Marg, Dadar West, Mumbai 400 028 | for full OC of the said constructed building. |
| "Hammers Apartments" situate at F.P.694, TPS IV, Mahim Division Bandra Road Extension, Dadar West, Mumbai 400 028 | <p>The initial building plan approvals with R/O for FSI 2.00 index was approved by MCGM as per MHADA NOC vide its letter no R/NOCT/F-1143/2166/MBRRB dated 04/07/2002. Subsequently MHADA issued revised NOC for FSI 2.5 vide letter no R/NOCT/F-1143/1944 dated 15/12/2011. Meanwhile, under Notification dated 21/3/2011, the project became entitled for FSI 3.00 and accordingly MHADA issued its revised NOC vide its letter no R/Revised NOCT/F-1143/6075/MBRRB-2023 dated 11/07/2023.</p> <p>We are yet to utilize the enhanced FSI and as soon as the same is consumed, we shall apply for full OC of the said constructed building.</p> |
| Ocean Star-II Apartments" situate at F.P.1139/1359, TPS IV, Mahim Division Kharibagh, Dhurva Road, Dadar West, Mumbai 400 028 | <p>The initial initial building plan approvals with R/O for FSI 2.00 was approved by MCGM as per MHADA NOC bearing no R/NOCT-F-1364/3544/MBRRB-04 dated 07-08-2004. The building plans were further amended for FSI 2.50 pursuant to revised MHADA NOC bearing no R/NOCT/F-1364/3168/MBRRB-11 dated 09/03/2011.</p> <p>Meanwhile, under Notification dated 21/5/2011, the project became entitled for FSI 3.00 however in view of CRZ restrictions, the plans for the said proposal with FSI 3.00 could not be approved.</p> <p>Further, on account of relaxations in the CRZ norms, MHADA NOC issued its revised NOC for FSI 3.00 vide Revised NOCT-F-1364/7846/MBRRB-15 dated 12/10/2015 as per which surplus area is required to be surrendered to M.B.R. & R. Board. These surplus lands are proposed in Ocean Star-I, which is presently under construction. Upon the construction of the said building and surplus area being handed over to M.B.R. & R. Board the full OC of the balance 4 nos. of flats in Ocean Star - II will be issued by MCGM.</p> |

[Signature]

CA/16/76549

Prityanka Rajaram Rahate
Mumbai

Following are details regarding the Ongoing Projects as of 31st October 2023:

| Sr. No. | Project Name | Location | Project Type | Nature of Project | Nature of Rights | Segment | Details of registration certificate under RERA | Company's/ Entity's effective stake in Project | Developable Area (square feet) | Carpet Area for Sale (square feet) | Start Date | Completion % | Unit details | | | | Expected Completion Date As filed with RERA | Ticket Size (in ₹ million) | |
|--|--|--|--------------|-------------------|--------------------|-----------------------|--|--|--------------------------------|------------------------------------|------------------------|--------------|----------------------|------|--------|-----------------|---|----------------------------|--|
| | | | | | | | | | | | | | Total units for sale | Sold | Unsold | % of units sold | | | |
| [A] Soraq Estate Developers Limited | | | | | | | | | | | | | | | | | | | |
| 1. | Lokhandra | F.P. No. 1/274, Gokhale Road (North), Dadar (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury | PS1900010078 | 100 | 63,360.13 | 28,800 | 26/11/2019 | 95.00% | 60 | 60 | - | 100.00% | 30/06/2024 | 15 to 40 | |
| 2. | Aye Mata | F.P. No. 822, Govindao Patwardhan Road, Dadar (W) | Residential | Redevelopment | Development Rights | Value Luxury | PS1900021954 | 100 | 1,77,820.55 | 23,061 | 24/06/2019 | 95.00% | 44 | 42 | 2 | 95.45% | 30/12/2024 | 15 to 30 | |
| 3. | Vitalis | F.P. No. 107, L.J. Road, Malton (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury | PS1900031447 | 100 | 1,49,410.20 | 8,027 | 13/10/2021 | 25.00% | 142 | 68 | 74 | 47.89% | 31/12/2026 | 17 to 30 | |
| 4. | Soraq Eternia | F.P. No. 406-407, 2 nd L.J. Cross Road, Malton (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury | PS1900032173 | 100 | 61,616.26 | 33,431 | 15/11/2021 | 25.00% | 66 | 40 | 26 | 60.61% | 31/12/2026 | 15 to 30 | |
| 5. | Paleno | F.P. No. 823, B.H.S.K. Bole Road, Dadar (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury | PS1900038207 | 100 | 4,95,329.10 | 1,79,672 | 10/18/2017 | 55.00% | 146 | 103 | 41 | 70.55% | 29/06/2024 | 45 to 80 | |
| 6. | Ocean Star-1 | F.P. No. 1198-1199 & F.P. No. 1200, Keshavnagar Marg, Dadar (W) | Residential | Redevelopment | Development Rights | Value Luxury | PS1900007257 | 100 | 2,51,722.46 | 69,381 | 01/09/2017 | 60.00% | 48 | 37 | 11 | 77.08% | 30/06/2024 | 60 to 80 | |
| 7. | CCB Bhavan (Phase-II- additional 2.5 floors) | F.P. No. 822, Govindao Patwardhan Road, Dadar (W) | Commercial | Redevelopment | Development Rights | Commercial | PS1900021953 | 100 | 27,278.60 | 22,410 | Pre-Construction Stage | 0.00% | 2 | 2 | - | 100.00% | 30/12/2024 | 55 to 70 | |
| 8. | Soraq Parkview 2 | F.P. No. 702-704, Anant Patil Road, Near Shivaji Park, Dadar (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury | PS1900047891 | 100 | 64,396.28 | 20,879 | 26/08/2022 | 30.00% | 46 | 32 | 14 | 69.57% | 31/12/2026 | 15 to 30 | |
| 9. | Sarasvat Bank Bhavan (additional 2.5 floors) | F.P. No. 952, Agashikh Marathe Marg, Pashchimdevi | Commercial | Redevelopment | Development Rights | Commercial | Not Applicable | 100 | 21,734.46 | 17,363 | 18/11/2022 | 30.00% | 1 | 1 | - | 100.00% | Not Applicable | 500 to 1,200 | |
| 10. | Misty House | F.P. No. 471, Dhanoo Lane, Malton (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury | Not Applicable | 100 | 17,343.87 | 1,298 | 04/09/2023 | 0.00% | 3 | - | 3 | 0.00% | Not Applicable | 15 to 30 | |
| Sub-Total - [A] | | | | | | | | | 15,29,631.91 | 4,68,318 | | | 558 | 405 | 153 | 72.58% | | | |
| [B] Accord Estates Private Limited | | | | | | | | | | | | | | | | | | | |
| 11. | Nivara** | C.S. No.002, G.D. Ambekar Marg, Parel | Residential | Redevelopment | Conveyance Rights | Value Luxury / Luxury | PS1900010500 | Share of Area as per Joint Development Agreement | 3,21,881.83** | 91,096** | 16/12/2013 | 85.00% | 84 | 38 | 26 | 69.05% | 30/12/2024 | 25 to 30 | |
| Sub-Total - [B] | | | | | | | | | 3,21,881.83 | 91,096 | | | 84 | 38 | 26 | 69.05% | | | |
| [C] Skyline Realty Private Limited | | | | | | | | | | | | | | | | | | | |
| 12. | Emmanuel | F.P. No. 751-752, MTNL | Residential | Vacant Land | Conveyance | Value | PS1900028729 | 100 | 78,577.20 | 28,138 | 19/03/2021 | 32.00% | 35 | 37 | 2 | 96.61% | 30/12/2024 | 15 to 30 | |



| Sr. No. | Project Name | Location | Project Type | Nature of Project | Nature of Rights | Segment | Details of registration certificate under RERA | Company's Equity's effective stake in Project | Developable Area (square feet) | Carpet Area for Sale (square feet) | Start Date | Completion % | Unit details | | | | Expected Completion Date As filed with RERA | Ticket Size (in ₹ million) |
|---------|---|--|--------------|-------------------|-------------------|-----------------------|--|---|-----------------------------------|---------------------------------------|------------|--------------|----------------------|------|--------|-----------------|---|-------------------------------|
| | | | | | | | | | | | | | Total units for sale | Sold | Unsold | % of units sold | | |
| | | Lane, Dadr (W) | | | Rights | Luxury | | | 78,577.28 | 28,138 | | | 59 | 57 | 2 | 96.41% | | |
| | Sub-Total - (C) | | | | | | | | | | | | | | | | | |
| [D] | Uditi Promises Private Limited | | | | | | | | | | | | | | | | | |
| 13. | Sara Luminia | F.P. No. 76, Pednekarwadi, Off. S.V.S. Road, Near D-Bella Cafe Station (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury / Luxury | RERA Registration under Process | 100 | 1,04,343.45 | 22,376 | 22/06/2025 | 5.80% | 35 | - | 35 | 100% | 31/12/2028 | 20 to 40 |
| | Sub-Total - (D) | | | | | | | | 1,04,343.46 | 22,376 | | | 35 | - | 35 | 100% | | |
| | Grand Total - (E) = (A) + (B) + (C) + (D) | | | | | | | | 29,34,434.40 | 6,09,928 | | | 736 | 520 | 216 | 70.65% | | |

(**Total Carpet Area for Sale reflects Accord Estates Private Limited's share in Project Nirvana as per Joint Development Agreement and the Developable Area reflects Accord Estates Private Limited's pro-rata share of Total Developable Area of Project Nirvana as per the Joint Development Agreement)

(# The RERA dates mentioned herein stands extended by a cumulative period of 12 months as per notifications No. MahaRERA / Secy / Order / 26 / 2020 dated 18th May 2020 and No. MahaRERA / Secy / File No. 27 / 117 / 2021 dated 08th August 2021 issued by Maharashtra Real Estate Regulatory Authority (Maha RERA).

(@ Extended by a period of 12 months by RERA)

(@@ Extended by a period of 12 months by RERA)

(@@@ Extended by a period of 36 months by RERA)



Following are details regarding Upcoming Projects as of 31st October 2023:

| Sr. No. | Project Name | Location | Project Type | Nature of Project | Nature of Rights | Segment | Name of company/ entity that is the developer of the project | Company's/ Entity's stake in Project | |
|--------------|-------------------------------------|---|--------------|-------------------|--------------------|-----------------------|--|--------------------------------------|-----------------|
| | | | | | | | | (%) | (Sq.Ft) |
| 1. | Kowlashi & Kripasiddhi Building | F.F. No. 965-966 Karamnagar-Gadgil Marg, Frahtadevi | Residential | Redevelopment | Development Rights | Value Luxury | Suraj Estate Developers Ltd. | 100 | 23,887 |
| 2. | Maderna Wing B | F.F.No.766-B Govind Rao Patwardhan Marg, Dabra (W) | Residential | Redevelopment | Development Rights | Value Luxury | Suraj Estate Developers Ltd. | 100 | 13,660 |
| 3. | Gatecracker House and Iron Building | F.F. No. 280-281, R.D.S.K. Bole Road, Dabra (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury | S.R. Enterprises | 100 | 22,915 |
| 4. | Lucky Chawl | F.F. No. 100, L.J. Road, Mahim (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury | Suraj Estate Developers Ltd. | 100 | 11,351 |
| 5. | Airbora Bhumai | C.S. No. 177, N.M. Joshi Marg, Lower Parel | Residential | Redevelopment | Conveyance Rights | Value Luxury | Suraj Estate Developers Ltd. | 100 | 17,018 |
| 6. | Marineagar Phase-2 | F.F.No.557 Mar Nagar, Mahim (W) | Residential | Redevelopment | Development Rights | Value Luxury | Suraj Estate Developers Ltd. | 100 | 54,747 |
| 7. | Norman House | F.F. No. 846, R.D.S.K. Bole Road, Dabra (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury | Suraj Estate Developers Ltd. | 100 | 7,074 |
| 8. | Namdhari Manzil | F.F. No. 638, L.J. Road, Mahim (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury | Muhari & Bhagat Associates | 100 | 20,150 |
| 9. | Lumiere Phase 2 | Plot No 782, TPS IV of Mahim Division, Gokhale Road, Dabra (West) | Residential | Redevelopment | Conveyance Rights | Value Luxury | New Siddharth Enterprises | 100 | 19,677 |
| 10. | Gingarkarwadi | F.F. No. 393, Staladevi Temple Road, Mahim (W) | Residential | Redevelopment | Development Rights | Value Luxury | Suraj Estate Developers Ltd. | 100 | 2,08,489 |
| 11. | Suraj Parkview 1 | Plot No 702-705-704, Anant Puri Road, Near Shivaji Park, Dabra (W) | Residential | Redevelopment | Conveyance Rights | Value Luxury | Suraj Estate Developers Ltd. | 100 | 33,053 |
| 12. | Bandra Project 3 | C.T.S.No.920 Mount Mary, Hill Road, Bandra (W) | Residential | Vacant Land | Conveyance Rights | Luxury | Suraj Estate Developers Ltd. | 100 | 34,385 |
| | | Accord Estates Pvt. Ltd. | | | | | 100 | | |
| 13. | JRD Property | C.T.S.No.924 Mount Mary, Hill Road, Bandra (W) | Residential | Redevelopment | Development Rights | Value Luxury/ Luxury | Suraj Estate Developers Ltd. | 100 | 21,344 |
| | | C.S. No. 692, Dadaji Khandale Marg, Byralia (E) | | | | | Accord Estates Pvt. Ltd. | 100 | |
| 14. | Bandra Project 1 | C.T.S.No. 948-949, Mount Mary, Hill Road, Bandra (W) | Residential | Vacant Land | Conveyance Rights | Value Luxury / Luxury | Accord Estates Pvt. Ltd. | 100 | 41,264 |
| 15. | Bandra Project 2 | C.T.S.No.933 Mount Mary, Hill Road, Bandra (W) & C.T.S.No.933 Mount Mary, Hill Road, Bandra (W) | Residential | Redevelopment | Development Rights | Value Luxury / Luxury | Accord Estates Pvt. Ltd. | 100 | 80,283 |
| 16. | Final Plot No 426-B | F.F. No. 426B, Senapati Bapat Marg, Talai Pore Road, Mahim (W) | Commercial | Vacant Land | Conveyance Rights | Commercial | Iconic Property Developers Pvt. Ltd. | 100 | 1,01,559 |
| Total | | | | | | | | | 7,44,149 |

(*Estimated Carpet Area has been calculated based on certain assumptions and estimates made by us. The actual Carpet Area may vary from the estimated Carpet Area presented herein on the basis of plans approved by the Municipal Corporation of Greater Mumbai (MCGM).

Following are details regard the Land Reserves as of 31st October 2023:

| Sr. No. | Location | Name of company/entity that is the developer of the project | Company's/ Entity's effective stake in the project (%) | Leased/ Owned/Development Rights | Plot Area |
|----------------------------|---|---|--|----------------------------------|------------------|
| | | | | | Square Meters |
| 1 | C.T.S.No.918 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Leasehold Rights | 1,173.57 |
| 2 | C.T.S.No.930 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Owned | 364.21 |
| 3 | C.T.S. No 917 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Development Rights | 3,884.91 |
| 4 | C.T.S. No 929 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Development Rights | 1,740.12 |
| 5 | C.T.S. No 931 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Development Rights | 890.29 |
| 6 | C.T.S. No 916 Mount Mary, Hill Road, Bandra (W) | Accord Estates Pvt. Ltd. | 100 | Development Rights | 1,578.25 |
| Total Bandra (W) | | | | | 9,671.35 |
| 7 | CS No 3429, 3430 and 3262 - Kote Kalyan Property, Santacruz (E) | Suraj Estate Developers Ltd. | 100 | Development Rights | 728.42 |
| Total Santacruz (E) | | | | | 728.42 |
| Total | | | | | 10,399.77 |

Following are details regarding the project-wise breakup of the Total Sale Carpet Area, Sale Carpet Area Sold in respect of residential projects as of 31st October 2023:



| Project Name | Total Sale Carpet Area (lakhs square feet) | Sale Carpet Area sold, as of October 31, 2023 (lakhs square feet) | % of Sale Carpet Area sold, as of October 31, 2023 | Sale Carpet Area sold prior to the receipt of the OC (lakhs square feet) | % of Sale Carpet Area sold prior to the receipt of the OC |
|---------------------|---|---|--|---|--|
| Value Luxury | | | | | |
| Louisandra | 0.29 | 0.29 | 100.00% | 0.29 | 100.00% |
| Emmanuel | 0.28 | 0.27 | 96.84% | 0.27 | 96.84% |
| Ave Maria | 0.23 | 0.22 | 96.80% | 0.22 | 96.86% |
| Vitalis | 0.81 | 0.48 | 59.75% | 0.48 | 59.75% |
| Suraj Eterna | 0.33 | 0.18 | 54.62% | 0.18 | 54.62% |
| Nirvana* | 0.91* | 0.67 | 73.42% | 0.67 | 73.42% |
| Suraj Parkview 2 | 0.21 | 0.15 | 69.65% | 0.15 | 69.65% |
| | | | | | |
| Luxury | | | | | |
| Palette | 1.80 | 1.22 | 67.89% | 1.22 | 67.89% |
| Ocean Star-1 | 0.60 | 0.42 | 70.13% | 0.42 | 70.13% |
| | | | | | |
| Total | 5.47 | 3.91 | 71.51% | 3.91 | 71.51% |

(*Total Sale Carpet Area and the Sale Carpet Area sold reflects Accord Estates Private Limited's share in Project Nirvana as per the Joint Development Agreement)



ANNEXURE F

The table below sets forth certain key operational information relating to our projects as of 31st October 2023:

Completed Projects

| Number of Projects | Developed Area |
|--------------------|----------------|
| | (square feet) |
| 42 | 10,46,543.20 |

Ongoing Projects

| Number of Projects | Developable Area | Carpet Area for Sale |
|--------------------|------------------|----------------------|
| | (square feet) | (square feet) |
| 13 | 20,34,434.49 | 6,09,928 |

Upcoming Projects

| Number of Projects | Estimated Carpet Area for Sale ⁽¹⁾ |
|--------------------|---|
| | (square feet) |
| 16 | 7,44,149 |

(1) Estimated Carpet Area for Sale has been calculated based on certain assumptions and estimates made by us. The actual Estimated Sale Carpet Area may vary from the estimated Carpet Area for Sale presented herein on the basis of plans approved by the Municipal Corporation of Greater Mumbai (MCGM).

Land Reserves

| Owned/ Development Rights | Plot Size |
|---------------------------|------------------|
| | (Square Meters) |
| Owned - [1] | 364.21 |
| Leasehold Rights - [1] | 1,173.57 |
| Development Rights [5] | 8,821.99 |
| Total - [7] | 10,359.77 |

Yours Faithfully,

Priyanka R. Rahate


Signature and name (AR. PRIYANKA R RAHATE)
of L.S. / Architect with (License No. CA/16/76549)