

Suratwwala

Promising Excellence

SURATWWALA BUSINESS GROUP LTD.

(Formerly Know as 'Suratwwala Business Group Pvt. Ltd.' & ' Suratwala Housing Pvt. Ltd.')

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SURATWWALA BUSINESS GROUP LIMITED

PUNE'S



**REAL ESTATE
COMPANY**

LISTED ON BSE SME PLATFORM

SURATWWALA BUSINESS GROUP LIMITED (A BSE SME LISTED COMPANY)

MahaREPA Registration No.: P521C0017764 | <http://maharera.mahaonline.gov.in> | * Terms and Conditions Apply

Key Milestones

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- Company incorporated on 2008
- First Award winning debut Residential project Sweet 16 at Baner awarded for being among the top three nominated project at CREDAI Real-estate Award 2012

- Commercial projects started at Hindjewadi during 2013 - 2017 and completed Phase I
- Acquired land at Mulshi Lavasa Road during 2011-2012 , size 166 acres,

- 2nd Phase of Commercial projects started at Hindjewadi in 2017 and to be complete in 2021
- Start Acquired land at village Lavale for integrated Low Housing Project in 2015-16, 5 Acres land is acquired till date.

- Company converted to Public Company in 2019
- Got official ‘in principle’ approval for listing with BSE- SME platform in 2020
- Listing with BSE on 14th Aug 2020.

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Executive Summary:

Company's Overview

- Suratwala Business Group Limited (SBGL), is an integrated a real estate development company primarily focusing on development of residential and commercial projects in the Pune district. Their business activities comprise of development and sale of residential as well as commercial properties (the "Development Business") and Lease out and maintenance of the properties developed by them (the "Maintenance Business").
- Founded in 2008 by promoters Shri Jatin Dhansukhlal Suratwala, Shri Manoj Dhansukhala Suratwala and Mrs. Hema Pankaj Sukhadia.

Business Mix & Projects Undertaken:

- Commercial Projects & Residential Projects Including Bungalow Projects.
- Their Company has so far completed one commercial and one residential project, both of which are located in the Pune district. Their Commercial Project, namely, Suratwala Mark Plazzo – Phase I, located in Hinjawadi, Pune is built on land area of 4525 sq. mts. and comprises of 9 floors having space for 95 offices, 5 Multipurpose showrooms which can be used as restaurant, shops or showrooms and one roof top restaurant.
- Their Residential Project, Suratwala Sweet 16 was their first real estate project undertaken by their Company in September, 2008 which was completed in June, 2010. The project includes 16 one BHK Apartments which are available in size of saleable area of around 678 sq. ft to 712 sq. ft. The total land area of the project is 870 sq. mtrs.
- The Development Business spans all activities related to real estate development, which begins from the identification and acquisition of land till through the planning, execution and sales of their developed projects. They use their knowledge, experience and information from internal and external sources in making decision relating to land acquisition, development and lease / sales decisions.
- The company emphasizes more on quality design and quality construction and work with different domestic architects and contractors in order to ascertain the best possible design and amenities which can be provided to the customers. They believe that this has helped them in providing the scalability required to undertake the development work and also enable them to focus on the core area of operations.

Executive Summary:

Business Mix & Overview:

- **Real Estate Development** – Our project portfolio comprises of both Commercial and premium housing consisting of luxury, high-end and aspirational developments. With the concept of development of villa Resorts, they intend to convert the surroundings of a location into attractive destinations for people across various income groups.
- **Renting Service** – We also facilitate renting service to our esteem buyers to rent out their properties. Apart from this we received rent from Internet Service Provider Companies by giving them infrastructure to install their System to provide internet. Also received rent from companies towards advertise their products in the premises, we provide space for their promotion. Renting service involve leasing out of the unsold vacant space of the project.
- **Maintenance Service** –We also undertake the maintenance of the projects developed by us. Maintenance services involve providing power backup to the occupant /residents, security and guard service, housekeeping service, maintenance of the parking and other related services. For providing these services we charge fees from the owners of the units of each project. Currently we are providing maintenance service at Mark Plazzo Phase I.

➤ **Key Projects:**

- Sweet 16
- Suratwwala Mark Plazzo A
- Suratwwala Mark Plazzo B
- Bramha Chaitanya

About SBGL

- ***SURATWWALA BUSINESS GROUP LIMITED*** is not just a brand we want to build but we would like to see us emerging as a symbol for quality and trust, our customers and stakeholders would like to associate. Our passion towards perfection will lead us to leave an important mark in the pages of construction history among other real estate firms in Pune. Our future dream to construct Pune city with pride and grandeur will eventually empower us with our rich and extensive experience in construction and real estate. Starting from the project conceptualization till project handover, we integrate each and every step cautiously to surpass our customers need and expectation.
- We count success neither in terms of number of projects accomplished nor in terms of measuring the building heights, however, success for us is the smile that reflects in every customer's face to see his/her dream coming true so vividly and with such perfection.
- Finally we are not a construction company for fixing bricks and mortars, we mix experience with innovation towards perfection.

City's Potential

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Pune holds an important place for both Maharashtra and India:

- 1. 08th in Country in terms of Population**
- 2. Rs. 1,065 Billion GDP Value, ranks 5th in the Country**
- 3. 6 Million estimated population by 2030**
- 4. 02nd in India in Software Export, Contributes 9%**
- 5. 02nd Best city in the Country in terms of Quality of Life**
- 6. 11% Contribution of Maharashtra's GDP**

Growth Strategy

City's health can be evaluated along three core parameters:

1. Livability

- **Housing and access to household:** Services, Water per capita, Households with tap water, Population living in slums, Households having toilets within premises, Households having electricity connection.
- **Core civic services:** Households covered by sewerage and SWM, Sewage treated, Municipal waste segregated, Coverage area of drains as a % of road length.
- **Enabling services:** GER, tertiary, Pupil teacher ratio, primary, Hospital beds/1,000 persons, Crime/1,000 people, Share of Public transport, Vehicular congestion, Buses fleet per capita

2. Competitiveness:

- Labor force participation rate, % share of high productive, sector employment, Civic services: transparency and accountability, online services, Ease of doing business, Economic growth & Unemployment rate.

3. Sustainability

- Air Pollution – PM10, % of untreated sewage released into rivers, Green space per capita, Groundwater level, CO2 emissions per capita, % of energy from renewable sources, Noise pollution in residential areas.

Way Forward – Infrastructure

- Affordable Housing has been granted “Infrastructure” status, serving as a stimulus to the infrastructure segment.
- Central Government has targeted the construction of 10 Mn houses per annum with demand growing at 6-7 Mn per year due to population growth and nuclearization of families in India, which sees a huge growth in the coming years for Infrastructure in India.
- Potential addressable market may rise 3x 5x to in 5-7 years horizon.
- Maharashtra plans housing scheme for construction workers, Plans to build 1 lakh houses for construction workers, which is another area of growth for the Infrastructure industry.
- Smart Cities Mission for the development of 100 cities all over the country, making them citizen friendly and sustainable.
- CUI opportunities across transportation infrastructure, sewerage, waste management, and other social infrastructure.
- Pune’s economy has strong fundamentals, which are not fully leveraged in it’s Current Growth Trajectory, which is positive sign for the Company’s Growth in other infrastructure sector that only Residential and Commercial.

Recognition

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Debut Residential project Sweet 16 at Baner
Awarded for being among the top three nominated project at CREDAI Real-estate Award
2012

Founders & Directors



Jatin Dhansukhlal Suratwala – (Managing Director and Chairman)

Mr. Jatin Suratwala, Chairman & Managing Director holds a diploma degree in Metallurgy from Government Polytechnic, Pune. He started his career in 1990. His role and responsibilities include business development, land procurement, Legal and liaison along with funding requirements of the group. He is also responsible for new business planning and strategies. Under his leadership, the company is taking strides towards achieving a goal of making "SURATWALA Group" a renowned name in Real Estate Development in Pune and other states. He has a total experience of more than 28 years in diversified areas.

Founders & Directors



Manoj Dhansukhlal Suratwala – (Whole-Time Director)

Mr. Manoj Suratwala, Whole-Time Director, holds B. Com degree Pune University. He started his career in 2008 with SURATWALA Group. His role and responsibilities include handling of Execution of Construction Projects, all procurement for Real Estate Project and day-to-day Construction related operations of the company. He has a total experience of more than 20 years in Real Estate Development.

Founders & Directors



Hemaben Pankajkumar Sukhadia – (Whole-Time Director)

Mrs. Hema Sukhadia, Whole-Time Director, has started her career with SURATWALA Group in 2008. Her role and responsibilities include handling of all Human Resource & Administrative activities of the Company. She has a total experience of more than 10 years.

Board of Directors



Pramod Jain – (Independent Director)

Mr. Pramod Kumar Jain, Independent Director is a Qualified Chartered Accountant, Cost and Work Accountant and Company Secretary. He also holds degree of Bachelor of Law from Pune university and Masters of Business Administration from University of Pune. He has 20 years' rich corporate experience as "Finance Head, Legal Head and Company Secretary. He is also renown public speaker. Has authored two popular books, "Finance For Value Creation" and "You Are A Born Winner". And currently practicing as a Chartered Accountant, Insolvency Professional and Business Valuation Professional (SFA), based in Pune.

Board of Directors



Dimple Kirit Sanghvi – (Independent Director)

Ms. Dimple Kirit Sanghvi, Independent Director has completed her Master of Commerce from Osmania University. She is a Neuro Linguistic Practitioner by Profession. She is Business transformation leader with 19+ years of experience in defining strategy and leading business transformation initiatives, training, Lean Six Sigma, Data Science, build Machine Learning models. She was associated with various big corporates in a leadership role.

Board of Directors



Pankajkumar Rameshchandra Sukhadia – (Non – Executive Director)

Mr. Pankajkumar Rameshchandra Sukhadia, Non-Executive Director holds a Bachelor of Commerce and Bachelor of Law Degree from University of South Gujarat, Surat. He has vast experience of 20 years in the field of Legal and Conveyance Practice.

Key Team Members



Ruchi Mehta – (Chief Financial Officer)

Ms. Ruchi Mehta, is a Qualified Chartered Accountant from The Institute of Chartered Accountants of India. She has graduated from JDB Girls College, Kota and also holds a Master's degree in commerce from University of Pune. She started her career in 2009 and has a significant experience of 13 years in the Real Estate and Infrastructure sectors. She has competences and experience in managing wide-ranging and vital functions such as Finance, Budgeting, MIS, Funds Planning, Taxation, Finalization of Accounts, Treasury Functions, Liaising with Banks and Financial Institutions.

Key Team Members



Prathama Nitin Gandhi – (Company Secretary)

Ms. Prathama Gandhi has graduated from Symbiosis College of Arts and Commerce. She is Law Graduate from University of Pune and qualified Company Secretary from the Institute of Company Secretaries of India. She has started her career in 2016. Her role and responsibilities include working as a compliance officer in the area of Legal and Secretarial.

Key Team Members



- **Rajan Thorat** – (General Manager)

Mr. Rajan Thorat , graduated from University of Pune. He has 15 years of rich experience in full gamut of Real Estate industry. His experience of handling Customers, Government liaison, providing input for strategic Business Decision is amazing. He is with the group since 2008.

Our CSR Initiative

Activities carried out by Company during the time of Covid 19 pandemic period : (Distribution of Food to labourers)



Our CSR Initiative

Precautionary measures taken by the Company during the time of Covid 19 pandemic period : (At Hinjewadi site)



THANK YOU !

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