



AMBA AUTO SALES AND SERVICES LIMITED

(Formerly known as Amba Auto Sales and Services Private Limited)

**Registered Address : Sy. No. 442/2A, 443/2B, 7, Hongasandra,
Bangalore, Karnataka, India, 560068**

CIN: U05010KA2005PLC035690

Email: cs@ambabajaj.com Tel.: +91-9900367421 Website : www.ambaauto.com

(Authorised Dealer of Bajaj Auto Limited)

Date : 11th July, 2026

To,
National Stock Exchange of India Limited
Mumbai

Script Code : AMBAAUTO

ISIN : INE293601014

Sub: Sub: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Execution of Lease Agreement

Dear Sir/Madam,

Pursuant to **Regulation 30** of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with the applicable **SEBI Circulars** and the **Company's Policy** on Determination of Materiality of Events and Information, we hereby inform you that the Company has executed a **Lease Agreement** on **10th July, 2026** for opening of 3 new show rooms as per details below :

The key terms of the Lease Agreement are as follows:

1) For Chetak vehicles

Particular	Details
Date of Execution	10th July, 2026
Nature of Agreement	Lease Agreement
Purpose	Commercial premises for sale of 2-Wheeler Chetak vehicles of Bajaj Auto Limited
Lease Term	10 years
Property Address	Survey No. 121/1A and 124/1A, situated at Dommasandra-Ramsagar Road, Near Chandapura Circle, Bengaluru – 560099
Area Leased	2,550 Sq. Ft.

Monthly Rent	₹68,850/- (calculated at ₹27 per Sq. Ft.) with increment of 10% after 2 years
Security Deposit	Refundable security Deposit of Rs. 9.00 Lacs.

2) For KTM Vehicles

Particular	Details
Date of Execution	10th July, 2026
Nature of Agreement	Lease Agreement
Purpose	Commercial premises for sale of 2-Wheeler KTM vehicles of Bajaj Auto Limited
Lease Term	10 years
Property Address	Survey No. 121/1A and 124/1A, situated at Dommasandra–Ramsagar Road, Near Chandapura Circle, Bengaluru – 560099
Area Leased	2,550 Sq. Ft.
Monthly Rent	₹68,850/- (calculated at ₹27 per Sq. Ft.) with increment of 10% after 2 years
Security Deposit	Refundable security Deposit of Rs. 10.50 Lacs.

3) For 3 Wheeler

Particular	Details
Date of Execution	10th July, 2026
Nature of Agreement	Lease Agreement
Purpose	Commercial premises for sale of 3-Wheeler vehicles of Bajaj Auto Limited
Lease Term	10 years
Property Address	Survey No. 121/1A and 124/1A, situated at Dommasandra–Ramsagar Road, Near Chandapura Circle, Bengaluru – 560099
Area Leased	3,825 Sq. Ft.
Monthly Rent	₹ 1,03,275/- (calculated at ₹27 per Sq. Ft.) and additional lumpsum of Rs. 15,000 for back up area with increment of 10% after 2 years
Security Deposit	Refundable security Deposit of Rs. 10.50 Lacs.

The aforesaid lease has been executed in the ordinary course of business for expansion of the Company's business operations.

Kindly take the above information on your records.

Thanking You
For, Amba Auto Sales and Services Limited

Managing Director
Rakesh Kumar Lohia
DIN : 01884538