



SPECIALITY
RESTAURANTS LTD.

Morya Land Mark – 1, 4th Floor, B-25, Veera Industrial Estate, Off New Link Road, Andheri (W), Mumbai - 53
Tel No. (022) 3341 6700 Fax No. (022) 3340 6878 Website. www.speciality.co.in

December 29, 2016

To,

**General Manager,
Listing Operations,
BSE Limited,
P.J. Tower, Dalal Street,
Mumbai - 400 001.**

✓ **Vice President,
Listing Compliance Department,
National Stock Exchange of India Limited,
'Exchange Plaza', Bandra Kurla Complex,
Bandra (E), Mumbai - 400 051.**

Dear Sir/ Madam,

Sub: Disclosure of events under Part B of Schedule III to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

This is further to our letter dated July 4, 2016 for the transfer/ assignment of leasehold rights subject to receipt of requisite approvals in respect of Plot No.F-27A admeasuring 2.48 acres situated at Sudha Ras Food Park II, Sankrail, Howrah ("Property").

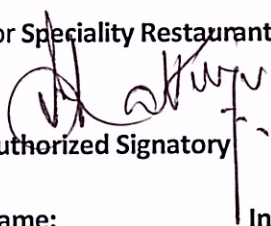
In accordance with Regulation 30 of, and Part B of Schedule III to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations") and the materiality policy adopted by the Board of Directors of the Company on November 30, 2015, kindly note that our Company has entered into a deed of assignment with West Bengal Industrial Development Corporation Limited (WBIDC) and M/s. Sumash Developers Private Limited on December 28, 2016 to transfer leasehold rights of our Company in respect of the property.

The terms and conditions of the transaction is enclosed in Annexure A to this letter.

We request you to take the above information on record.

Thanking you.
Yours sincerely,

For Speciality Restaurants Limited


Authorized Signatory

Name: Indranil Chatterjee
Designation: Director – Commercial Operations



Encl: As above



SPECIALITY

RESTAURANTS LTD.

Morya Land Mark – 1, 4th Floor, B-25, Veera Industrial Estate, Off New Link Road, Andheri (W), Mumbai - 53
Tel No. (022) 3341 6700 Fax No. (022) 3340 6878 Website. www.speciality.co.in

Annexure - A

As required under Regulation 30 of the Listing Regulations, as amended, read with SEBI circular no. CIR/CFD/CMD/4/2015 dated September 9, 2015 details are given below:-

Sr. No.	Particulars	Comments
a)	Name(s) of parties with whom the agreement is entered	Sumash Developers Private Limited and West Bengal Industrial Development Corporation Limited.
b)	Purpose of entering into the agreement	Transfer / assignment of leasehold rights in the Property.
c)	Size of agreement	₹ 4.43 crore
d)	Shareholding, if any, in the entity with whom the agreement is executed	N.A.
e)	Significant terms of the agreement (in brief) special rights like right to appoint directors, first right to share subscription in case of issuance of shares, right to restrict any change in capital structure etc.	N.A.
f)	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	No
g)	Whether the transaction would fall within related party transactions? If yes, whether the same is done at "arms length"	No
h)	In case of issuance of shares to the parties, details of issue price, class of shares issued	N.A.
i)	In case of loan agreements, details of lender, nature of the loan, total amount of loan granted, total amount outstanding, date of execution of the loan agreement/sanction letter, details of the security provided to the lenders for such loan	N.A.
j)	Any other disclosures related to such agreements, viz., details of nominee on the board of directors of the listed entity, potential conflict of interest arising out of such agreements, etc	N.A.





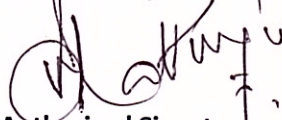
SPECIALITY

RESTAURANTS LTD.

Morya Land Mark – 1, 4th Floor, B-25, Veera Industrial Estate, Off New Link Road, Andheri (W), Mumbai - 53
Tel No. (022) 3341 6700 Fax No. (022) 3340 6878 Website. www.speciality.co.in

k)	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): i. Name of parties to the agreement ; ii. Nature of the agreement; iii. Date of execution of the agreement; iv. Details of amendment and impact thereof or reasons of termination and impact thereof.	N.A.
----	---	------

For Speciality Restaurants Limited


Authorized Signatory



Name: Indranil Chatterjee
Designation: Director – Commercial Operations