

22nd May 2026.

The Corporate Filing Department,
The National Stock Exchange of India Ltd.,
"Exchange Plaza",
C-1, Block – G,
Bandra Kurla Complex,
Bandra (East),
Mumbai – 400051
Scrip Symbol: **SPECIALITY (INE247M01014)**

Disclosure under Regulation 29(2) of the Securities Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 (SEBI SAST Regulations) in respect of M/s Speciality Restaurant Ltd ("Target Company")

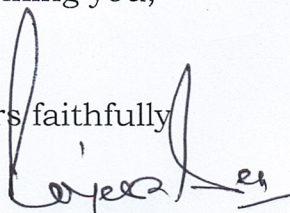
Dear Sir/Madam,

Please find attached herewith the disclosure under Regulation 29(2) of the Takeover Code for acquisition of Equity Share by FCA Rajesh Seth & FCMA Chander Bhatia along with PACs.

The attached disclosure under Regulation 29(2) of the Takeover Code from FCA Rajesh Seth & FCMA Chander Bhatia along with PACs are self-explanatory.

Kindly take the above information on record.

Thanking you,

Yours faithfully


(FCA Rajesh Seth)

E. rajeshseth@seerspms.com

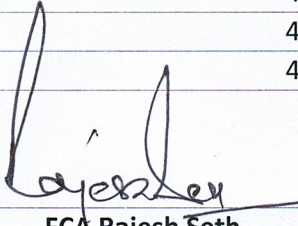
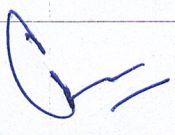


(FCMA Chander Bhatia)

E. chanderbhatia@seerspms.com

Enclosure: As above.

Disclosure under Regulation 29(2) of SEBI (SAST) Regulations, 2011

Name of the Target Company (TC)	Speciality Restaurants Limited		
Name(s) of the acquirer and PAC	FCA Rajesh Seth & FCMA Chander Bhatia along with PACs		
Whether promoter/promoter group	No		
Stock Exchanges where listed	NSE & BSE		
Before acquisition/disposal	Number	% w.r.t. total share/Voting Capital	% w.r.t. total diluted share/Voting Capital of the TC
Shares carrying voting rights	33,74,537	6.996%	6.996%
Encumbered shares	0	0	0
Voting rights otherwise than by shares	0	0	0
Convertible securities/warrants	0	0	0
Total	33,74,537	6.996%	6.996%
Details of acquisition/sale	Number	% w.r.t. total share/Voting Capital	% w.r.t. total diluted share/Voting Capital of the TC
Shares acquired/sold	1,33,750	0.277%	0.277%
VR acquired/sold otherwise than by shares	0	0	0
Convertible securities acquired/sold	0	0	0
Shares encumbered/invoked/released	0	0	0
Total	1,33,750	0.277%	0.277%
After acquisition/disposal	Number	% w.r.t. total share/Voting Capital	% w.r.t. total diluted share/Voting Capital of the TC
Shares carrying voting rights	35,08,287	7.273%	7.273%
Encumbered shares	0	0	0
Voting rights otherwise than by shares	0	0	0
Convertible securities/warrants	0	0	0
Total	35,08,287	7.273%	7.273%
Mode of acquisition/sale	Market Purchase		
Date of acquisition/sale	20th May 2026 & 21st May 2026		
Equity share capital before acquisition/sale	48.24 Cr		
Equity share capital after acquisition/sale	48.24 Cr		
Total diluted capital after acquisition/sale	48.24 Cr		
Authorized Signatory	 		
Name	FCA Rajesh Seth FCMA Chander Bhatia		
Designation	Investors along with PACs		
Place	Noida		
Date	22nd May 2026		

Name	PAN Number	QTY 19May26	Acq 20May26	Acq 21May26	QTY 21May26	Tot %
Chander Bhatia		15,50,492	0	60,000	16,10,492	3.339%
Meena Bhatia		2,06,883	5,000	0	2,11,883	0.439%
Manya Bhatia		7,775	0	0	7,775	0.016%
Anahita Bhatia		17,119	0	0	17,119	0.035%
Rajesh Seth		10,56,915	3000	38850	10,98,765	2.278%
Rajesh Seth HUF		500	0	0	500	0.001%
Anita Seth		, 89,170	0	0	89,170	0.185%
Sawarn Kanta Seth		5,000	0	0	5,000	0.010%
Sahil Seth		20,775	0	0	20,775	0.043%
Tapsi Kumar		4,200	0	0	4,200	0.009%
Shaleen Seth		7,800	0	2900	10,700	0.022%
Abha Sadana		1,45,800	0	0	1,45,800	0.302%
Mammohan Sadana		14,400	0	0	14,400	0.030%
Aman Sadana		12,250	0	0	12,250	0.025%
Simran Sadana		7,000	0	0	7,000	0.015%
Seers Fund Management Pvt Ltd		2,28,458	24000	0	2,52,458	0.523%
		33,74,537	32,000	1,01,750	35,08,287	7.273%
		6.996%	0.066%	0.211%	7.273%	

Total Paid up Eq. Shares

4,82,35,657

Signature

Signature