



**SPECIALITY  
RESTAURANTS LIMITED**

CIN: L55101WB1999PLC090672 Email: corporate@speciality.co.in

Morya Land Mark - 1, 4th Floor, B-25, Veera Industrial Estate, Off New Link Road, Andheri (W), Mumbai 400 053

Tel. No. (022) 62686700 Website-www.speciality.co.in

November 26, 2025

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.

**Scrip Code : 534425**

**Scrip Code : SPECIALITY**

Dear Sir/ Madam,

**Sub: Disclosure in terms of Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 - Update on Development of leasehold land at Bhubaneswar, Orissa.**

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations") and in continuation to the Company's letter dated September 16, 2025, we wish to inform you that Speciality Restaurants Limited ("Promoter"), Speciality Hotels India Private Limited, Wholly Owned Subsidiary company of the Promoter ("WOS") and Esensos Services and Solutions LLP ("Investor") had signed Strategic Collaboration and Investment Agreement, Share Subscription Agreement, Shareholders' Agreement ("Transaction Documents") on November 26, 2025 for the development of the land measuring about 0.960 acres situated at Bhubaneswar, Orissa.

Pursuant to Regulation 30 of the Listing Regulations read along with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 is enclosed as Annexure A.

We request you to kindly take the above on record.

Yours sincerely,

For **Speciality Restaurants Limited**

**Avinash Kinhikar**  
**Company Secretary and Legal Head**

**Encl : Annexure A**

**Registered Office: 'Uniworth House' 3A, Gurusaday Road, Kolkata - 700019.**



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#### Annexure A

Disclosure of information pursuant to Regulation 30 of Listing Regulations read with SEBI Circular No.

SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024.

Sr. No.	Particulars	Description
1	Name(s) of parties with whom the agreement is entered;	Speciality Restaurants Limited ("Promoter"), Speciality Hotels India Private Limited, Wholly Owned Subsidiary company of the Promoter ("WOS") and Esensos Services and Solutions LLP ("Investor").
2	Purpose of entering into the agreement;	<p>The Promoter, WOS and the Investor have entered into a Strategic Collaboration and Investment Agreement, Share Subscription Agreement, Shareholders' Agreement ("<b>Transaction Documents</b>").</p> <p>The Investor has agreed to invest in WOS and participate in the development / construction of the world class food, beverages and retail complex by the WOS in respect of leasehold land situated at Plot No. F/101 measuring 0.960 acres (Revenue Plot No. 44(P), Khata No. 612 (HAL)/472 (SABIK), Mouza Chandrasekharapur, Tahasil Bhubaneswar, District - Khurda, Orissa.</p>
3	Size of agreement	The Investor has agreed to cumulatively invest Rs.20,00,00,000/- (Rupees Twenty Crores only) in the equity share capital of the WOS over the construction period towards subscription of equity shares as per the Share Subscription Agreement.
4	Shareholding, if any, in the entity with whom the agreement is executed;	As on date, Promoter holds 100% equity share capital of WOS.
5	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.;	The Investor shall be entitled to nominate upto one (1) director on the Board of WOS company in the event the shareholding of the Investor is less than 50% of the entire issued and paid-up share capital of the WOS. The Investor shall be entitled to affirmative voting rights in case of issuance of shares and any change in capital structure.

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6	Whether, the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship;	Investor is not related to the promoter/ promoter group / group companies in any manner.
7	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”;	The transaction does not fall within the purview of related party transactions.
8	In case of issuance of shares to the parties, details of issue price, class of shares issued;	The Investor has agreed to cumulatively invest Rs.20,00,00,000/- (Rupees Twenty Crores only) in the equity share capital of the WOS over the construction period towards subscription of equity shares as per the Share Subscription Agreement and the WOS has agreed to issue and allot 2,38,501 equity shares of face value of Rs.100/- each to the Investor in tranches at a cumulative price of Rs.838.57 (Rupees Eight Hundred and Thirty Eight and Fifty Seven Paise Only) per share.
9	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.	Not Applicable
10	<div>In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s): a) name of parties to the agreement; b) nature of the agreement; c) date of execution of the agreement; d) details of amendment and impact thereof or reasons of termination and impact thereof.</div>	Not Applicable

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