



Date:- 18.11.2025

To,  
**The Manager – Listing Compliance**  
National Stock Exchange of India Limited  
Exchange Plaza, Plot No. C/1, G Block,  
Bandra Kurla Complex, Bandra (E),  
Mumbai – 400051

**Symbol:** SUBA  
**Series:** EQ

**Subject: Intimation under Regulation 30 of SEBI (LODR) Regulations, 2015 – Execution of Revenue Share Leave & License Agreement for Hotel Property at Dapoli, Maharashtra**

Dear Sir/Madam,

Pursuant to **Regulation 30** of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“SEBI LODR Regulations”), read with Part A of Schedule III, we wish to inform that **Suba Hotels Limited** (“the Company”) has on **18<sup>th</sup> November 2025** executed a **Revenue Share Leave & License Agreement** (“Agreement”) with **M/s Ashtavinayak Developers & Hospitality Pvt Ltd**, for taking on license a hotel property located at **Dapoli, Ratnagiri, Maharashtra**, to be operated under the brand “**Comfort Inn Emerald**”.

This Agreement results in the conversion of the existing franchise-operated property into a revenue share model, thereby enabling the Company to directly manage and operate the hotel under its midscale brand portfolio. Under the Agreement, the Company will operate and manage the existing hotel comprising 27 guest rooms, a restaurant, permit room, conference hall, and associated service areas and facilities.

The **key terms of the Agreement** are enclosed as **Annexure A**.

This disclosure is being made in accordance with Regulation 30 of SEBI LODR Regulations.

You are requested to take the above information on record.

**For and on behalf of Suba Hotels Limited**  
**(Formerly known as Suba Hotels Private Limited and Hotel Suba Star Private Limited)**

**Sonam Aggarwal**  
**Company Secretary**  
**Email Id: [compliance@subahotels.com](mailto:compliance@subahotels.com)**  
**Tel No: 022-24825101**



**Registered Office :** Judges Bungalow Road, Near Akash Tower, Bodakdev, Opp. Premchand Nagar, Ahmedabad - 380 015.

T: +91 79 66 04 9777 / W: [www.subahotels.com](http://www.subahotels.com) **CIN No. :** U99999GJ1997PLC120713

**Correspondence Office :** B2-1004, Marathon Nextgen Innova, Off Ganpat Rao Kadam Marg, Lower Parel, Mumbai - 400 013, Maharashtra, India.  
T: +91 22 66820707 / W: [www.subahotels.com](http://www.subahotels.com)

## Annexure A –

**\*\*Key Terms of the Revenue Share Leave & License Agreement executed with M/s Ashtavinayak Developers & Hospitality Pvt Ltd, for taking on license a hotel property located at Dapoli, Ratnagiri, Maharashtra\*\***

Sr. No.	Particulars	Details
1	<b>Parties</b>	Licensor: M/s Ashtavinayak Developers & Hospitality Pvt Ltd Licensee: Suba Hotels Limited
2	<b>Nature of Arrangement</b>	Revenue Share Leave & License Agreement for operating and managing a hotel property
3	<b>Brand</b>	“Comfort Inn Emerald” (or such other mutually agreed brand)
4	<b>Location</b>	Dapoli, Ratnagiri District, Maharashtra
5	<b>Property Description</b>	Existing hotel building comprising 27 guest rooms, a multi-cuisine restaurant, Restro-Bar, banquet / games room and supporting facilities
6	<b>Land Parcel</b>	Approx. 549 sq. mtrs. situated at Dapoli Harne Road, Maharashtra State Highway 4, near KKV Information Centre
7	<b>Total Area</b>	Approx. 10,000 sq. ft. (built-up area)
8	<b>Tenure</b>	Long-term Leave & License arrangement
9	<b>Lock-in Period</b>	Applicable lock-in period for both parties as per the Agreement
10	<b>Operational Date</b>	The hotel is expected to be operational from <b>1st December 2025</b>
11	<b>Obligations</b>	Both parties shall perform their respective roles and responsibilities relating to property upkeep, operational management, staffing, compliance, and maintenance, as customary for hotel operating arrangements and as mutually outlined in the Agreement.
12	<b>Termination &amp; Other Rights</b>	Standard termination, notice, indemnity and force-majeure provisions applicable to such arrangements
13	<b>Strategic Rationale</b>	The arrangement strengthens the Company’s presence in Maharashtra and supports its asset-light expansion strategy

## Note:

This disclosure is made pursuant to **Regulation 30(6)** read with **Para A of Part A of Schedule III** of SEBI (LODR) Regulations, 2015.



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