



January 23, 2026

To,  
The General Manager  
**BSE Limited**  
P.J. Towers, Dalal Street,  
Mumbai – 400 001

**Scrip Code – 544514**

Dear Sir/Mam,

**Sub.: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Agreement for Sub-lease of Property**

Pursuant to Regulation 30 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, We hereby inform you that the Company has entered into a Sub-Lease Agreement with Shopxperia Lifestyle Private Limited on January 22, 2026, whereby the Company has taken on sub-lease a property for the purpose of carrying on its Hypermarket business, in accordance with the terms and conditions set out therein.

We further confirm that the above transaction does not constitute a related party transaction, and the counterparty is not related to the Promoter, Promoter Group, or any Key Managerial Personnel of the Company.

The disclosures as required under Regulation 30 of the Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 are provided in “**Annexure A**” enclosed herewith.

We request you to kindly take the above information on your records.

Thanking you,  
**For, Jay Ambe Supermarkets Limited**

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**Jignesh Amratbhai Patel**  
**Managing Director**  
**DIN: 08049321**

**JAY AMBE SUPERMARKETS LIMITED**

Registered Office: A001, SHUBH VIVID, POR KUDASAN,  
VILLAGE-KUDASAN, GANDHINAGAR, GUJARAT, INDIA, 382421

**GST No. : 24AAFCJ0184Q1Z8**

CIN: L74999GJ2020PLC1183

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**Annexure – A**

The details as per requirement of Regulation 30 of Listing Regulations read with SEBI circular SEBI/HO/CFD/PoD2/CIR/P/0155 dated November 11, 2024 is given below:

Sr. No.	Particulars	Details
1	Name(s) of parties with whom the agreement is entered	Shopxperia Lifestyle Private Limited
2	Purpose of entering into the agreement.	for the purpose of carrying on Hypermarket business
3	Shareholding, if any, in the entity with whom the agreement is executed	NIL
4	Significant terms of the agreement (in brief)	The Company has taken on sub-lease a property for the purpose of carrying on its Hypermarket business.
5	Extent and the nature of impact on management or control of the listed entity	Not Applicable
6	Details and quantification of the restriction or liability imposed upon the listed entity	Not Applicable
7	Whether the said parties are related to promoter/promoter group/ group companies in any manner. If yes, nature of relationship	No
8	Whether the transaction would fall within related party transactions If yes, whether the same is done at "arm's length"	No
9	In case of issuance of shares to the parties, details of issue price, class of shares issued	Not Applicable
10	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
11	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;	Not Applicable

	iv. details of amendment and impact thereof or reasons of termination and impact thereof.	
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