



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 24, 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 Agreement.

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 the Company on November 24, 2025 had received signed Development Agreement dated November 21, 2025 from Coal Mines Associated Traders Private Limited (“**Developer**”) for the development of the leasehold land admeasuring about 2.03 acres situated at Durgapur, West Bengal.

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



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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;	Coal Mines Associated Traders Private Limited (“ Developer ”)
2	Purpose of entering into the agreement;	The Company and the Developer have entered into a Development Agreement (“ Agreement ”) whereby the Company has granted development rights in respect of leasehold C.S. Plot No.3601 (P) admeasuring about 2.03 acres situated at Mouza Faridpur, J.L. No.74, Touzi No.20, Khaitan No.1362, Durgapur – 16, Dist. Burdwan, West Bengal, to the Developer for the purpose of development of land in the manner set out in the Agreement.
3	Size of agreement	The Company shall be entitled to 20% (Twenty percent) of the built up area in respect of the said land (including car parking areas) and 20% undivided share of the Common Areas and facilities in respect of the Said Land.
4	Shareholding, if any, in the entity with whom the agreement is executed;	No
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.;	Not Applicable
6	Whether, the said parties are related to promoter /promoter group/ group companies in any manner. If yes, nature of relationship;	Developer is not related to the promoter/ promoter group/group companies.
7	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”;	The said transaction does not fall within the purview of related party transaction.
8	In case of issuance of shares to the parties, details of issue price, class of shares issued;	Not Applicable
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	In case of termination or amendment of agreement, listed entity shall disclose additional details to the stock exchange(s):	Not Applicable
	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.	