

Form No. MGT-7

Form language

 English Hindi**Annual Return (other than OPCs and Small Companies)**

[Pursuant to sub-section (1) of section 92 of the Companies Act, 2013 and sub-rule (1) of rule 11 of the Companies (Management and Administration) Rules, 2014]

All fields marked in * are mandatory

Refer instruction kit for filing the form

I REGISTRATION AND OTHER DETAILS

i *Corporate Identity Number (CIN)

L45200MH1989PLC050688

ii (a) *Financial year for which the annual return is being filed (From date) (DD/MM/YYYY)

01/04/2024

(b) *Financial year for which the annual return is being filed (To date) (DD/MM/YYYY)

31/03/2025

(c) *Type of Annual filing

 Original Revised

(d) SRN of MGT-7 filed earlier for the same financial years

iii

Particulars	As on filing date	As on the financial year end date
Name of the company	HUBTOWN LIMITED	HUBTOWN LIMITED
Registered office address	Hubtown Seasons, CTS NO. 469- A,Opp. Jain Temple, R.K.Chemburkar Marg, Chembur (East),NA,Mumbai,Mumbai City,Maharashtra,India,400071	Hubtown Seasons, CTS NO. 469- A,Opp. Jain Temple, R.K.Chemburkar Marg, Chembur (East),NA,Mumbai,Mumbai City,Maharashtra,India,400071
Latitude details	19.032801	19.032801
Longitude details	72.896355	72.896355

(a) *Photograph of the registered office of the Company showing external building and name prominently visible

Registered Office Image.pdf

(b) *Permanent Account Number (PAN) of the company

AA*****1D

(c) *e-mail ID of the company

*****l.kapoor@hubtown.co.in

(d) *Telephone number with STD code

02*****00

(e) Website

iv *Date of Incorporation (DD/MM/YYYY)

16/02/1989

v (a) *Class of Company (as on the financial year end date)

(Private company/Public Company/One Person Company)

Public company

(b) *Category of the Company (as on the financial year end date)

(Company limited by shares/Company limited by guarantee/Unlimited company)

Company limited by shares

(c) *Sub-category of the Company (as on the financial year end date)

(Indian Non-Government company/Union Government Company/State Government Company/
Guarantee and association company/Subsidiary of Foreign Company)

Indian Non-Government company

vi *Whether company is having share capital (as on the financial year end date)

Yes

No

vii (a) Whether shares listed on recognized Stock Exchange(s)

Yes

No

(b) Details of stock exchanges where shares are listed

S. No.	Stock Exchange Name	Code
1	Bombay Stock Exchange (BSE)	A1 - Bombay Stock Exchange (BSE)
2	National Stock Exchange (NSE)	A1024 - National Stock Exchange (NSE)

viii Number of Registrar and Transfer Agent

1

CIN of the Registrar and Transfer Agent	Name of the Registrar and Transfer Agent	Registered office address of the Registrar and Transfer Agents	SEBI registration number of Registrar and Transfer Agent
U67190MH1999PTC118368	MUFG INTIME INDIA PRIVATE LIMITED	C-101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg, Vikhroli (West),,,Mumbai,Mumbai City,Maharashtra,India,400083	INR000004058

ix * (a) Whether Annual General Meeting (AGM) held

Yes

No

(b) If yes, date of AGM (DD/MM/YYYY)

25/09/2025

(c) Due date of AGM (DD/MM/YYYY)

30/09/2025

(d) Whether any extension for AGM granted

Yes

No

(e) If yes, provide the Service Request Number (SRN) of the GNL-1 application form filed for extension

(f) Extended due date of AGM after grant of extension (DD/MM/YYYY)

(g) Specify the reasons for not holding the same

II PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

i *Number of business activities

1

S. No.	Main Activity group code	Description of Main Activity group	Business Activity Code	Description of Business Activity	% of turnover of the company
1	L	Real Estate activities	68	Real Estate activities	100

III PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES (INCLUDING JOINT VENTURES)

i *No. of Companies for which information is to be given

22

S. No.	CIN /FCRN	Other registration number	Name of the company	Holding/ Subsidiary/Associate/Jo int Venture	% of shares held
1	U51909MH1999PTC176073		ACKRUTI SAFEGUARD SYSTEMS PRIVATE LIMITED	Subsidiary	88.27
2	U80100MH2006PLC158595		TWENTY FIVE ESTATES DEVELOPMENT LIMITED	Subsidiary	2.86
3	U45202MH2009PTC191711		CITYWOOD BUILDERS PRIVATE LIMITED	Subsidiary	100
4	U70100MH1995PTC087713		TWENTY FIVE ESTATES REALTY PRIVATE LIMITED	Subsidiary	100

5	U70102GJ2007PLC050966		GUJARAT AKRUTI - TCG BIOTECH LIMITED	Subsidiary	74
6	U45202MH2008PTC183715		JOYNEST PREMISES PRIVATE LIMITED	Subsidiary	62.07
7	U70102MH2000PTC126999		RARE TOWNSHIPS PRIVATE LIMITED	Subsidiary	72.22
8	U51909MH2009PTC204748		RUBIX TRADING PRIVATE LIMITED	Subsidiary	99.94
9	U45200MH1995PLC085167		VAMA HOUSING LIMITED	Subsidiary	100
10	U45200MH2006PTC159794		VEGA DEVELOPERS PRIVATE LIMITED	Subsidiary	100
11	U45200MH1986PLC041348		VISHAL TECHNO COMMERCE LIMITED	Subsidiary	100
12	U45201KA2009PTC052006		YANTTI BUILDCON PRIVATE LIMITED	Subsidiary	100
13	U45202MH2008PTC185408		VINCA DEVELOPER PRIVATE LIMITED	Subsidiary	8.18
14	U70100MH2006PTC159241		SHUBHSIDDHI BUILDERS PRIVATE LIMITED	Associate	50
15	U70100MH1994PLC082882		WHITEBUD DEVELOPERS LIMITED	Associate	50
16	U51900MH2006PTC159247		GIRAFFE DEVELOPERS PRIVATE LIMITED	Associate	7.2
17	U45203GJ2008PTC069636		HUBTOWN BUS TERMINAL (ADAJAN) PRIVATE LIMITED	Associate	47.28
18	U60200GJ2009PTC058763		HUBTOWN BUS TERMINAL (AHMEDABAD) PRIVATE LIMITED	Associate	46.3
19	U45400GJ2008PTC069638		HUBTOWN BUS TERMINAL (MEHSANA) PRIVATE LIMITED	Associate	42.86
20	U45203GJ2008PTC069640		HUBTOWN BUS TERMINAL (VADODARA) PRIVATE LIMITED	Associate	47.22
21	U70100MH1995PLC092856		TWENTY FIVE DOWNTOWN REALTY LIMITED	Associate	25
22	U99999MH2006PTC182177		SUNSTREAM CITY PRIVATE LIMITED	Associate	40.67

IV SHARE CAPITAL, DEBENTURES AND OTHER SECURITIES OF THE COMPANY**i SHARE CAPITAL****(a) Equity share capital**

Particulars	Authorised Capital	Issued capital	Subscribed capital	Paid Up capital
Total number of equity shares	500000000.00	135760231.00	135600657.00	135600657.00
Total amount of equity shares (in rupees)	5000000000.00	1357602310.00	1356006570.00	1356006570.00

Number of classes

1

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital
Equity shares without differential rights				
Number of equity shares	500000000	135760231	135600657	135600657
Nominal value per share (in rupees)	10	10	10	10
Total amount of equity shares (in rupees)	5000000000.00	1357602310.00	1356006570	1356006570

(b) Preference share capital

Particulars	Authorised Capital	Issued capital	Subscribed capital	Paid Up capital
Total number of preference shares	0.00	0.00	0.00	0.00
Total amount of preference shares (in rupees)	0.00	0.00	0.00	0.00

Number of classes

0

Class of shares	Authorised Capital	Issued capital	Subscribed Capital	Paid Up capital

Number of preference shares				
Nominal value per share (in rupees)				
Total amount of preference shares (in rupees)				

(c) Unclassified share capital

Particulars	Authorised Capital
Total amount of unclassified shares	0

(d) Break-up of paid-up share capital

Particulars	Number of shares			Total Nominal Amount	Total Paid-up amount	Total premium
	Physical	DEMAT	Total			
(i) Equity shares						
At the beginning of the year	17	79935854	79935871.00	799358710	799358710	
Increase during the year	0.00	55664786.00	55664786.00	556647860.00	556647860.00	0
i Public Issues	0	0	0.00	0	0	
ii Rights issue	0	0	0.00	0	0	
iii Bonus issue	0	0	0.00	0	0	
iv Private Placement/ Preferential allotment	0	49414786	49414786.00	494147860	494147860	
v ESOPs	0	0	0.00	0	0	
vi Sweat equity shares allotted	0	0	0.00	0	0	
vii Conversion of Preference share	0	0	0.00	0	0	
viii Conversion of Debentures	0	0	0.00	0	0	
ix GDRs/ADRs	0	0	0.00	0	0	
x Others, specify						
Conversion of Warrant into Equity Shares	0	6250000	6250000.00	62500000	62500000	
Decrease during the year	0.00	0.00	0.00	0.00	0.00	0
i Buy-back of shares	0	0	0.00	0	0	

Particulars	Number of shares			Total Nominal Amount	Total Paid-up amount	Total premium
ii Shares forfeited	0	0	0.00	0	0	
iii Reduction of share capital	0	0	0.00	0	0	
iv Others, specify <input type="text" value="0"/>	0	0	0.00		0	
At the end of the year	17.00	135600640.00	135600657.00	1356006570.00	1356006570.00	
(ii) Preference shares						
At the beginning of the year	0	0	0.00	0	0	
Increase during the year	0.00	0.00	0.00	0.00	0.00	0
i Issues of shares	0	0	0.00	0	0	
ii Re-issue of forfeited shares	0	0	0.00	0	0	
iii Others, specify <input type="text" value="0"/>	0	0	0.00	0	0	
Decrease during the year	0.00	0.00	0.00	0.00	0.00	0
i Redemption of shares	0	0	0.00	0	0	
ii Shares forfeited	0	0	0.00	0	0	
iii Reduction of share capital	0	0	0.00	0	0	
iv Others, specify <input type="text" value="0"/>	0	0	0.00		0	
At the end of the year	0.00	0.00	0.00	0.00	0.00	

ISIN of the equity shares of the company

ii Details of stock split/consolidation during the year (for each class of shares)

Class of shares

Before split / Consolidation	Number of shares	
	Face value per share	
After split / consolidation	Number of shares	
	Face value per share	

iii Details of shares/Debentures Transfers since closure date of last financial year (or in the case of the first return at any time since the incorporation of the company)

Nil

Number of transfers

Attachments:

1. Details of shares/Debentures Transfers

iv Debentures (Outstanding as at the end of financial year)

(a) Non-convertible debentures

*Number of classes

1

Classes of non-convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
Secured, Unlisted Non convertible Debenture	428	1000000	428000000.00
Total	428.00	1000000.00	428000000.00

Classes of non-convertible debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Secured, Unlisted Non convertible Debenture	0	428	0	428.00
Total	0.00	428.00	0.00	428.00

(b) Partly convertible debentures

*Number of classes

0

Classes of partly convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
Total			

Classes of partly convertible debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Total				

(c) Fully convertible debentures

*Number of classes

1

Classes of fully convertible debentures	Number of units	Nominal value per unit	Total value (Outstanding at the end of the year)
Compulsorily and Mandatorily Convertible Debenture	250000	200	50000000.00
Total	250000.00	200.00	50000000.00

Classes of fully convertible debentures	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Compulsorily and Mandatorily Convertible Debenture	0	250000	0	250000.00
Total	0.00	250000.00	0.00	250000.00

(d) Summary of Indebtedness

Particulars	Outstanding as at the beginning of the year	Increase during the year	Decrease during the year	Outstanding as at the end of the year
Non-convertible debentures	0.00	428.00	0.00	428.00
Partly convertible debentures	0.00	0.00	0.00	0.00

Fully convertible debentures	0.00	250000.00	0.00	250000.00
Total	0.00	250428.00	0.00	250428.00

v Securities (other than shares and debentures)

1

Type of Securities	Number of Securities	Nominal Value of each Unit	Total Nominal Value	Paid up Value of each Unit	Total Paid up Value
Convertible Warrants	6250000	220	1375000000	55	343750000
Total	6250000		1375000000		343750000

V Turnover and net worth of the company (as defined in the Companies Act, 2013)

i *Turnover

2375634000

ii * Net worth of the Company

26412831000

VI SHARE HOLDING PATTERN

A Promoters

S. No	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1	Individual/Hindu Undivided Family				
	(i) Indian	42920414	31.65	0	0.00
	(ii) Non-resident Indian (NRI)	0	0.00	0	0.00
	(iii) Foreign national (other than NRI)	0	0.00	0	0.00
2	Government				
	(i) Central Government	0	0.00	0	0.00
	(ii) State Government	0	0.00	0	0.00

	(iii) Government companies	0	0.00	0	0.00
3	Insurance companies	0	0.00	0	0.00
4	Banks	0	0.00	0	0.00
5	Financial institutions	0	0.00	0	0.00
6	Foreign institutional investors	0	0.00	0	0.00
7	Mutual funds	0	0.00	0	0.00
8	Venture capital	0	0.00	0	0.00
9	Body corporate (not mentioned above)	600000	0.44	0	0.00
10	Others <input type="text"/>	0	0.00	0	0.00
	Total	43520414.00	32.09	0.00	0

Total number of shareholders (promoters)

B Public/Other than promoters

S. No	Category	Equity		Preference	
		Number of shares	Percentage	Number of shares	Percentage
1	Individual/Hindu Undivided Family				
	(i) Indian	43128629	31.81	0	0.00
	(ii) Non-resident Indian (NRI)	3527720	2.60	0	0.00
	(iii) Foreign national (other than NRI)	0	0.00	0	0.00
2	Government				
	(i) Central Government	5	0.00	0	0.00
	(ii) State Government	0	0.00	0	0.00

	(iii) Government companies	0	0.00	0	0.00
3	Insurance companies	0	0.00	0	0.00
4	Banks	0	0.00	0	0.00
5	Financial institutions	0	0.00	0	0.00
6	Foreign institutional investors	6659548	4.91	0	0.00
7	Mutual funds	0	0.00	0	0.00
8	Venture capital	0	0.00	0	0.00
9	Body corporate (not mentioned above)	32264093	23.79	0	0.00
10	Others Tust,LLP,HUF,OCB,FII	6500248	4.79	0	0.00
	Total	92080243.00	67.9	0.00	0

Total number of shareholders (other than promoters)

29634

Total number of shareholders (Promoters + Public/Other than promoters)

29648.00

Breakup of total number of shareholders (Promoters + Other than promoters)

Sl.No	Category	
1	Individual - Female	5299
2	Individual - Male	10274
3	Individual - Transgender	0
4	Other than individuals	14075
	Total	29648.00

C Details of Foreign institutional investors' (FIIs) holding shares of the company

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Name of the FII	Address	Date of Incorporation	Country of Incorporation	Number of shares held	% of shares held
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INTUITIVE ALPHA INVESTMENT FUND PCC - CELL 1	ORBIS FINANCIAL CORPORATION LTD 4 A, OCUS TECHNOLIS GOLF CLUB ROAD, SECTOR-54 GURGAON	17/10/2022	Mauritius	1861702	1.37
KINGSMAN WEALTH FUND PCC KIF - II	SBI-SG GLOBAL SECURITIES SERVICES PL JEEVAN SEVA EXTENSION BUILDING GROUND FLOOR S V ROAD SANTACRUZ WEST MUMBAI	14/05/2014	Mauritania	26595	0.02
NORTHERN TRUST COLLECTIVE GLOBAL REAL ESTATE INDEX FUND- NON LENDING	CITIBANK N.A. CUSTODY SERVICES FIFC- 9TH FLOOR, G BLOCK PLOT C-54 AND C-55, BKC BANDRA - EAST, MUMBAI	17/12/2020	United States	17842	0.01
UNICO GLOBAL OPPORTUNITIES FUND LIMITED	ICICI BANK LTD 1ST FLOOR EMPIRE COMPLEX 414 S B MARG LOWER PAREL MUMBAI MAHARASHTRA	05/06/2024	Mauritius	25000	0.02
BELGRAVE INVESTMENT FUND	SUITE 208, 2ND FLOOR, NG TOWER EBENE CYBERCITY MAURITIUS	19/02/2019	Mauritius	2819148	2
EMERGING MARKETS EX CHINA CORE EQUITY PORTFOLIO OF DFA INVESTMENT DIMENSIONS GROUP INC.	CITIBANK N.A. CUSTODY SERVICES FIFC- 9TH FLOOR, G BLOCK PLOT C-54 AND C-55, BKC BANDRA - EAST, MUMBAI	15/11/2019	United States	5074	0.01
UTAH STATE RETIREMENT SYSTEMS	CITIBANK N.A. CUSTODY SERVICES FIFC- 9TH FLOOR, G BLOCK PLOT C-54 AND C-55, BKC BANDRA - EAST, MUMBAI	01/02/1969	United States	5338	0.01
WORLD ALLOCATION 60/40 FUND OF DIMENSIONAL FUNDS PLC	CITIBANK N.A. CUSTODY SERVICES FIFC- 9TH FLOOR, G BLOCK PLOT C-54 AND C-55, BKC BANDRA - EAST, MUMBAI	17/10/2019	Ireland	10109	0.01
VANGUARD GLOBAL EX-U.S. REAL ESTATE INDEX FUND	DEUTSCHE BANK AG, DB HOUSE HAZARIMAL SOMANI MARG, P.O.BOX NO. 1142, FORT MUMBAI	01/11/2010	United States	155993	0.12

PERDU PETROCHEMICALS TRADING L.L.C	ORBIS FINANCIAL CORPORATION LIMITED 4A OCUS TECHNOPLIS GOLF CLUB ROAD SECTOR 54 GURGAON	01/10/2020	United Arab Emirates	10000	0.01
AMICORP CAPITAL (MAURITIUS) LIMITED	SBI-SG GLOBAL SECURITIES SERVICES PL JEEVAN SEVA EXTENSION BUILDING GROUND FLOOR S V ROAD SANTACRUZ WEST MUMBAI	05/04/2021	Mauritius	77000	0.06
DOVETAIL INDIA FUND CLASS 5 SHARES	DBS BANK INDIA LTD FIRST FLOOR EXPRESS TOWERS NARIMAN POINT	15/02/2017	Mauritius	179200	0.13
EMERGING MARKETS CORE EQUITY FUND OF DIMENSIONAL FUNDS ICVC	DEUTSCHE BANK AG, DB HOUSE HAZARIMAL SOMANI MARG, P.O.BOX NO. 1142, FORT MUMBAI	23/09/2023	United Kingdom	6902	0.01
OVATA EQUITY STRATEGIES MASTER FUND	SBI SG GLOBAL SECURITIES SERVICES PL JEEVAN SEVA EXTENSION BUILDING GROUND FLOOR S V ROAD SANTACRUZ WEST MUMBAI	07/08/2017	Cayman Islands	797872	0.59
NEXPACT LIMITED	ORBIS FINANCIAL SERVICES LTD 4A, OCUS TECHNOPOLIS SECTOR 54, GOLF CLUB ROAD GURGAON	05/06/2017	Mauritius	15000	0.01
AMERICAN CENTURY ETF TRUST-AVANTIS EMERGING MARKETS EQUITY ETF	DEUTSCHE BANK AG, DB HOUSE, HAZARIMAL SOMANI MARG, P.O.BOX NO. 1142, FORT MUMBAI	19/09/2018	United States	16816	0.01
DIMENSIONAL FUNDS PLC - MULTI-FACTOR EQUITY FUND	DEUTSCHE BANK AG, DB HOUSE HAZARIMAL SOMANI MARG, P.O.BOX NO. 1142, FORT MUMBAI	17/12/1997	Ireland	5091	0.01
BNP PARIBAS FINANCIAL MARKETS - ODI	BNP PARIBAS HOUSE 1 NORTH AVENUE, MAKER MAXITY BANDRA KURLA COMPLEX, BANDRA EAST MUMBAI	23/05/2000	France	11315	0.01
CITADEL SECURITIES SINGAPORE PTE. LIMITED	JP Morgan Chase Bank N.A, India Sub Custody 3rd Flr,JP MORGAN TOWER,OFF CST ROAD KALINA, SANTACRUZ - EAST, MUMBAI	15/10/2010	Singapore	8948	0.01

QUADRATURE CAPITAL VECTOR SP LIMITED	JP Morgan Chase Bank N.A, India Sub Custody 3rd Flr,JP MORGAN TOWER,OFF CST ROAD KALINA, SANTACRUZ - EAST, MUMBAI	14/01/2002	Cayman Islands	346934	0.26
EMERGING MARKETS SUSTAINABILITY CORE EQUITY FUND OF DIMENSIONAL FUNDS PLC	CITIBANK N.A. CUSTODY SERVICES FIFC- 9TH FLOOR, G BLOCK PLOT C-54 AND C-55, BKC BANDRA - EAST, MUMBAI	28/01/2022	United Kingdom	4494	0.01
MORGAN STANLEY ASIA (SINGAPORE) PTE. - ODI	CITIBANK N.A. CUSTODY SERVICES FIFC- 9TH FLOOR, G BLOCK PLOT C-54 AND C-55, BKC BANDRA - EAST, MUMBAI	21/11/1992	Singapore	54552	0.04
COPTHALL MAURITIUS INVESTMENT LIMITED - ODI ACCOUNT	JP Morgan Chase Bank N.A, INDIA SUB CUSTODY 3rd Flr,JP MORGAN TOWER,OFF CST ROAD KALINA, SANTACRUZ - EAST, MUMBAI	14/03/2014	Mauritius	36	0.01
SOMERVILLE TRADING ENTERPRISES, LLC	JP Morgan Chase Bank N.A, India Sub Custody 3rd Flr,JP MORGAN TOWER,OFF CST ROAD KALINA, SANTACRUZ - EAST, MUMBAI	27/06/2013	United States	13070	0.01
BOFA SECURITIES EUROPE SA - ODI	CITIBANK N.A. CUSTODY SERVICES FIFC- 9TH FLOOR, G BLOCK PLOT C-54 AND C-55, BKC BANDRA - EAST, MUMBAI	25/09/2018	France	185517	0.14

VII NUMBER OF PROMOTERS, MEMBERS, DEBENTURE HOLDERS

[Details of Promoters, Members (other than promoters), Debenture holders]

Details	At the beginning of the year	At the end of the year
Promoters	14	14
Members (other than promoters)	25426	29634
Debenture holders	0	10

VIII DETAILS OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A Composition of Board of Directors

Category	Number of directors at the beginning of the year		Number of directors at the end of the year		Percentage of shares held by directors as at the end of year	
	Executive	Non-executive	Executive	Non-executive	Executive	Non-executive
A Promoter	2	0	2	0	6.53	0
B Non-Promoter	0	4	0	4	0.00	0.00
i Non-Independent	0	0	0	0	0	0
ii Independent	0	4	0	4	0	0
C Nominee Directors representing	0	0	0	0	0.00	0.00
i. Banks and FIs	0	0	0	0	0	0
ii Investing institutions	0	0	0	0	0	0
iii Government	0	0	0	0	0	0
iv Small share holders	0	0	0	0	0	0
v Others	0	0	0	0	0	0
Total	2	4	2	4	6.53	0.00

*Number of Directors and Key managerial personnel (who is not director) as on the financial year end date

8

B (i) Details of directors and Key managerial personnel as on the closure of financial year

Name	DIN/PAN	Designation	Number of equity shares held	Date of cessation (after closure of financial year : If any) (DD/MM/YYYY)
HEMANT MAHIPATRAY SHAH	00009659	Whole-time director	3670000	
KARTIK RUPAREL	08865104	Director	0	
VYOMESH MAHIPATRAY SHAH	00009596	Managing Director	5181349	
BHAKTI JAYWANT KOTHARE	07381095	Director	0	
MILIN JAGDISH RAMANI	07697636	Director	0	

JIGNESH HANSRAJ GALA	07463896	Director	0	
SHIVIL KAPOOR	CQPPK0561B	Company Secretary	0	
SUNIL BRIJBHUSHAN MAGO	AHDPM3990K	CFO	1	

B (ii) *Particulars of change in director(s) and Key managerial personnel during the year

2

Name	DIN/PAN	Designation at the beginning / during the financial year	Date of appointment/ change in designation/ cessation (DD/MM/YYYY)	Nature of change (Appointment/ Change in designation/ Cessation)
SADANAND SITARAM LAD	ACCPL5833A	Company Secretary	16/12/2024	Cessation
SHIVIL KAPOOR	CQPPK0561B	Company Secretary	13/03/2025	Appointment

IX MEETINGS OF MEMBERS/CLASS OF MEMBERS/ BOARD/COMMITTEES OF THE BOARD OF DIRECTORS

A MEMBERS/CLASS /REQUISITIONED/NCLT/COURT CONVENED MEETINGS

*Number of meetings held

2

Type of meeting	Date of meeting (DD/MM/YYYY)	Total Number of Members entitled to attend meeting	Attendance	
			Number of members attended	% of total shareholding
Extra Ordinary General Meeting	24/08/2024	27754	68	28.87
Annual General Meeting	30/09/2024	28685	74	33.43

B BOARD MEETINGS

*Number of meetings held

8

S.No	Date of meeting (DD/MM/YYYY)	Total Number of directors as on the date of meeting	Attendance	
			Number of directors attended	% of attendance
1	22/04/2024	6	6	100

2	24/05/2024	6	6	100
3	30/07/2024	6	6	100
4	13/08/2024	6	6	100
5	14/11/2024	6	5	83.33
6	14/02/2025	6	6	100
7	13/03/2025	6	6	100
8	17/03/2025	6	5	83.33

C COMMITTEE MEETINGS

Number of meetings held

15

S.No	Type of meeting	Date of meeting (DD/MM/YYYY)	Total Number of Members as on the date of meeting	Attendance	
				Number of members attended	% of attendance
1	Audit and Compliance Committee	22/04/2024	4	4	100
2	Audit and Compliance Committee	24/05/2024	4	4	100
3	Audit and Compliance Committee	13/08/2024	4	4	100
4	Audit and Compliance Committee	14/11/2024	4	3	75
5	Audit and Compliance Committee	14/02/2025	4	4	100
6	Nomination and Remuneration Committee	24/05/2024	4	4	100
7	Nomination and Remuneration Committee	14/11/2024	4	4	100
8	Nomination and Remuneration Committee	13/03/2025	4	4	100
9	Stakeholder and Relationship Committee	24/05/2024	3	3	100
10	Committee of Director	23/05/2024	4	4	100

11	Committee of Director	10/07/2024	4	4	100
12	Committee of Director	15/09/2024	4	4	100
13	Committee of Director	01/10/2024	4	4	100
14	Committee of Director	13/12/2024	4	4	100
15	Committee of Director	28/03/2025	4	4	100

D ATTENDANCE OF DIRECTORS

S. No	Name of the Director	Board Meetings			Committee Meetings			Whether attended AGM held on 25/09/2025 (Y/N/NA)
		Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	Number of Meetings which director was entitled to attend	Number of Meetings attended	% of attendance	
1	KARTIK RUPAREL	8	8	100	15	15	100	Yes
2	MILIN JAGDISH RAMANI	8	8	100	8	8	100	Yes
3	VYOMESH MAHIPATRAY SHAH	8	8	100	11	11	100	Yes
4	BHAKTI JAYWANT KOTHARE	8	7	87	12	11	91	Yes
5	JIGNESH HANSRAJ GALA	8	8	100	3	3	100	Yes
6	HEMANT MAHIPATRAY SHAH	8	7	87	10	10	100	Yes

X REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

Nil

A *Number of Managing Director, Whole-time Directors and/or Manager whose remuneration details to be entered

2

S. No.	Name	Designation	Gross salary	Commission	Stock Option/Sweat equity	Others	Total amount
1	HEMANT MAHIPATRAY SHAH	Whole-time director	9318400	0	0	0	9318400.00
2	VYOMESH MAHIPATRAY SHAH	Managing Director	9318400	0	0	0	9318400.00

	Total		18636800.00	0.00	0.00	0.00	18636800.00
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B *Number of CEO, CFO and Company secretary whose remuneration details to be entered

3

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	SHIVIL KAPOOR	Company Secretary	200864	0	0	0	200864.00
2	SADANAND SITARAM LAD	Company Secretary	2160000	0	0	0	2160000.00
3	SUNIL BRIJBHUSHAN MAGO	CFO	6000000	0	0	0	6000000.00
	Total		8360864.00	0.00	0.00	0.00	8360864.00

C *Number of other directors whose remuneration details to be entered

4

S. No.	Name	Designation	Gross salary	Commission	Stock Option/ Sweat equity	Others	Total amount
1	BHAKTI JAYWANT KOTHARE	Director	0	0	0	560000	560000.00
2	MILIN JAGDISH RAMANI	Director	0	0	0	620000	620000.00
3	JIGNESH HANSRAJ GALA	Director	0	0	0	470000	470000.00
4	KARTIK RUPAREL	Director	0	0	0	650000	650000.00
	Total		0.00	0.00	0.00	2300000.00	2300000.00

XI MATTERS RELATED TO CERTIFICATION OF COMPLIANCES AND DISCLOSURES

A *Whether the company has made compliances and disclosures in respect of applicable provisions of the Companies Act, 2013 during the year

Yes

No

B If No, give reasons/observations

XII PENALTY AND PUNISHMENT – DETAILS THEREOF

A *DETAILS OF PENALTIES / PUNISHMENT IMPOSED ON COMPANY/
DIRECTORS/OFFICERS

Nil

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order (DD/MM/YYYY)	Name of the Act and section under which penalised / punished	Details of penalty/ punishment	Details of appeal (if any) including present status

B *DETAILS OF COMPOUNDING OF OFFENCES

Nil

Name of the company/ directors/ officers	Name of the court/ concerned Authority	Date of Order (DD/MM/YYYY)	Name of the Act and section under which offence committed	Particulars of offence	Amount of compounding (in rupees)

XIII Details of Shareholder / Debenture holder

Number of shareholder/ debenture holder

29658

XIV Attachments

(a) List of share holders, debenture holders

Details of Shareholder or
Debenture holder (2).xlsm

(b) Optional Attachment(s), if any

MGT-8 HL_24-25_Signed.pdf
Clarification_MGT-7.pdf

XV COMPLIANCE OF SUB-SECTION (2) OF SECTION 92, IN CASE OF LISTED COMPANIES

In case of a listed company or a company having paid up share capital of Ten Crore rupees or more or turnover of Fifty Crore rupees or more, details of company secretary in whole time practice certifying the annual return in Form MGT-8.

I/We certify that:

- (a) The return states the facts, as they stood on the date of the closure of the financial year aforesaid correctly and adequately.
- (b) Unless otherwise expressly stated to the contrary elsewhere in this return, the Company has complied with applicable provisions of the Act during the financial year.
- (c) The company has not, since the date of the closure of the last financial year with reference to which the last return was submitted or in the case of a first return since the date of incorporation of the company, issued any invitation to the public to subscribe for any securities of the company.
- (d) Where the annual return discloses the fact that the number of members, (except in case of one person company), of the company exceeds two hundred, the excess consists wholly of persons who under second proviso to clause (ii) of sub-section (68) of section 2 of the Act are not to be included in reckoning the number of two hundred.

I/ We have examined the registers, records and books and papers of HUBTOWN LIMITED as required to be maintained under the Companies Act, 2013 (the Act) and the rules made thereunder for the financial year ended on (DD/MM/YYYY) 31/03/2025

In my/ our opinion and to the best of my information and according to the examinations carried out by me/ us and explanations furnished to me/ us by the company, its officers and agents, I/ we certify that:

A The Annual Return states the facts as at the close of the aforesaid financial year correctly and adequately.

B During the aforesaid financial year the Company has complied with provisions of the Act & Rules made there under in respect of:

- 1 its status under the Act;
- 2 maintenance of registers/records & making entries therein within the time prescribed therefor;
- 3 filing of forms and returns as stated in the annual return, with the Registrar of Companies, Regional Director, Central Government, the Tribunal, Court or other authorities within/beyond the prescribed time;
- 4 calling/ convening/ holding meetings of Board of Directors or its committees, if any, and the meetings of the members of the company on due dates as stated in the annual return in respect of which meetings, proper notices were given and the proceedings including the circular resolutions and resolutions passed by postal ballot, if any, have been properly recorded in the Minute Book/registers maintained for the purpose and the same have been signed;
- 5 closure of Register of Members / Security holders, as the case may be.
- 6 advances/loans to its directors and/or persons or firms or companies referred in section 185 of the Act;
- 7 contracts/arrangements with related parties as specified in section 188 of the Act;
- 8 issue or allotment or transfer or transmission or buy back of securities/ redemption of preference shares or debentures/ alteration or reduction of share capital/ conversion of shares/ securities and issue of security certificates in all instances;
- 9 keeping in abeyance the rights to dividend, rights shares and bonus shares pending registration of transfer of shares in compliance with the provisions of the Act
- 10 declaration/ payment of dividend; transfer of unpaid/ unclaimed dividend/other amounts as applicable to the Investor Education and Protection Fund in accordance with section 125 of the Act;
- 11 signing of audited financial statement as per the provisions of section 134 of the Act and report of directors is as per sub - sections (3), (4) and (5) thereof;
- 12 constitution/ appointment/ re-appointments/ retirement/ filling up casual vacancies/ disclosures of the Directors, Key Managerial Personnel and the remuneration paid to them;
- 13 appointment/ reappointment/ filling up casual vacancies of auditors as per the provisions of section 139 of the Act;
- 14 approvals required to be taken from the Central Government, Tribunal, Regional Director, Registrar, Court or such other authorities under the various provisions of the Act;
- 15 acceptance/ renewal/ repayment of deposits;
- 16 borrowings from its directors, members, public financial institutions, banks and others and creation/ modification/ satisfaction of charges in that respect, wherever applicable;
- 17 loans and investments or guarantees given or providing of securities to other bodies corporate or persons falling under the provisions of section 186 of the Act ;

18 alteration of the provisions of the Memorandum and/ or Articles of Association of the Company;

To be digitally signed by

Name

MIHEN HALANI & ASSOCIATES

Date (DD/MM/YYYY)

06/11/2025

Place

Mumbai

Whether associate or fellow:

Associate Fellow

Certificate of practice number

1*0*5

XVI Declaration under Rule 9(4) of the Companies (Management and Administration) Rules, 2014

* (a) DIN/PAN/Membership number of Designated Person

00009659

* (b) Name of the Designated Person

HEMANT MAHIPATRAY SHAH

Declaration

I am authorised by the Board of Directors of the Company vide resolution number* dated*
(DD/MM/YYYY) to sign this form and declare that all the requirements of Companies Act, 2013

and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I further declare that:

- 1 Whatever is stated in this form and in the attachments thereto is true, correct and complete and no information material to the subject matter of this form has been suppressed or concealed and is as per the original records maintained by the company.
- 2 All the required attachments have been completely and legibly attached to this form.

*To be digitally signed by

*Designation

(Director /Liquidator/ Interim Resolution Professional (IRP)/Resolution Professional (RP))

Director

*DIN of the Director; or PAN of the Interim Resolution Professional (IRP) or Resolution Professional (RP) or Liquidator

0*0*9*5*

***To be digitally signed by**

Company Secretary Company secretary in practice

***Whether associate or fellow:**

Associate Fellow

Membership number

1*8*5

Certificate of practice number

Note: Attention is drawn to provisions of Section 448 and 449 of the Companies Act, 2013 which provide for punishment for false statement / certificate and punishment for false evidence respectively.

For office use only:

eForm Service request number (SRN)

AB8618056

eForm filing date (DD/MM/YYYY)

06/11/2025

This eForm has been taken on file maintained by the Registrar of Companies through electronic mode and on the basis of statement of correctness given by the company