

Regd. Office: Hubtown Seasons, CTS NO. 469-A, Opp. Jain Temple, R. K. Chemburkar Marg, Chembur (East), Mumbai-400071
Tel.: +91-22-2526 5000 • Fax: +91-22-2526 5099 • www.hubtown.co.in • CIN:L45200MH1989PLC050688

June 30, 2025

To,

BSE Limited

The Corporate Relationship Department
1st Floor, P.J. Towers, Dalal Street
Fort, Mumbai – 400 001

National Stock Exchange of India Limited

The Listing Department
Exchange Plaza, Bandra Kurla Complex,
Bandra (East), Mumbai – 400 051

Scrip Code: 532799

Symbol: HUBTOWN

Dear Sir/ Madam,

Sub: Overview of Project of proposed merging entity 25 West Realty Private Limited into Hubtown Limited

With reference to above subject matter, we enclosed herewith Overview of Project under proposed merging entity 25 West Realty Private Limited into Hubtown Limited.

The same is also being uploaded on the Company's website at www.hubtown.co.in.

Kindly take the aforesaid information on record and oblige.

Thanking you.

Yours faithfully,

For Hubtown Limited

Shivil
Kapoor

Shivil Kapoor
Company Secretary & Compliance Officer
ICSI Mem. No. - F11865

25 WEST

MOUNT MARY, BANDRA WEST

Brief details of the project owned by the company "25 WEST REALTY LIMITED" which is proposed to be amalgamated with Hubtown Limited.

June 2025

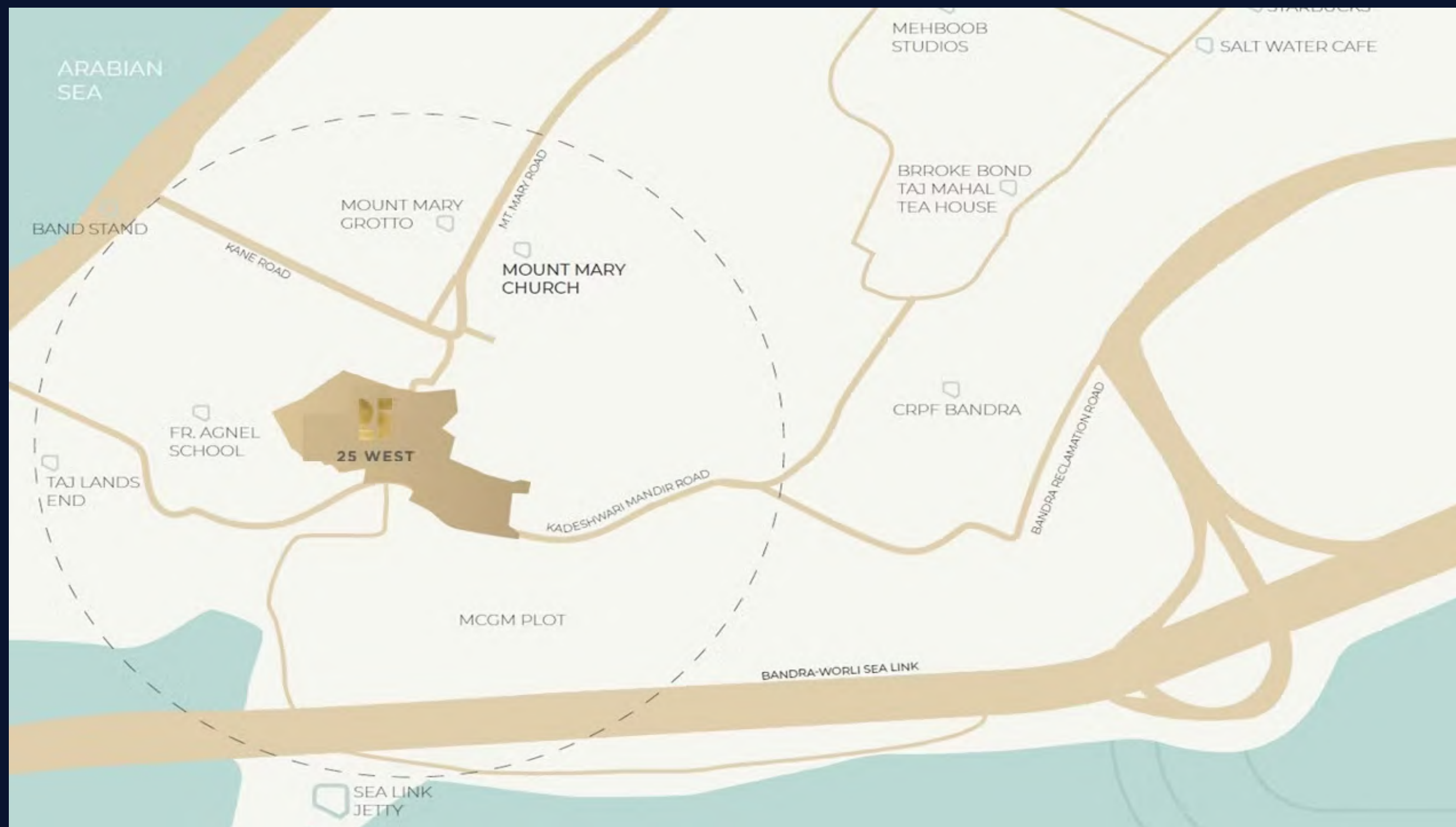


Project Summary

1. The most well-connected project in Bandra (W):
 - access from 3 sides - Mount Mary, Band Stand and from the Bandra Worli Sea Link
2. The project is an SRA project cum society redevelopment project.
 - The overall plot size is ~3.5 acres (SRA) + ~1 acre (Society Redevelopment), **of which ~2.5 acre is the sale plot and a ~1 acre garden.**
3. The sale wings consist of a proposed **~6 lac square feet of carpet area potential**, divided in 4 wings
 - 4 BHK, 5 BHK and higher configurations, with a minimum ticket size of INR 20 Cr+
 - Construction of the 1st Wing up to 15 floors (out of 34)
 - All apartments overlooking the Arabian Sea / Sea link and garden
4. RERA registration is in place for the first phase, and sales and construction for the first wing have commenced as well.
5. The total expected revenue from the project is **~Rs. 6,000 Cr. +**

Bandra (West)'s most well connected project

- 1 min from the Mount Mary Church
- 1 min from the Bandra Worli Sea Link
- 2 mins from Taj Land's End Hotel
- 4 mins from Lilavati Hospital
- 10 mins from BKC (through Sea Link connection)
- 15 mins to South Mumbai (via Sea Link)
- 20 mins from Mumbai Airport



External Facade in neighbourhood - Artists Impression



External Facade - Artists Impression



Project Amenities Highlights



BANQUET HALL



GYM



SPA AND SALON



KIDS PLAY AREA



PRIVATE CINEMA



POOL WITH CAFE