

KUNJAL H. SHAH

Floor 13 2 Divinity Keshavrao Khadye Marg, Near Lala Lajpatrai College, Tardeo,
Mumbai- 400034

May 16, 2024

To,

Hubtown Limited Hubtown Seasons, CTS NO. 469-A, Opp. Jain Temple, R. K. Chemburkar Marg, Chembur (East), Mumbai – 400071	BSE Limited Pheroze Jeejeebhoy Towers, Dalal Street, Fort Mumbai 400 001 Scrip Code : 532799	The National Stock Exchange of India Limited 'Exchange Plaza', Bandra Kurla Complex, Bandra (East), Mumbai 400 051 Scrip Code : HUBTOWN
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Dear Sir,

Pursuant to Regulation 31 (2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, please find annexed disclosure thereto in the prescribed format.

I request you to kindly take the same on your records.

Thanking you,

Yours faithfully,

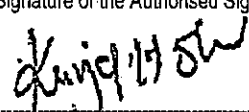

Kunjal H. Shah

DISCLOSURE BY THE PROMOTER(S) TO THE STOCK EXCHANGES AND TO THE TARGET COMPANY FOR ENCUMBRANCE OF SHARES / INVOCATION OF ENCUMBRANCE / RELEASE OF ENCUMBRANCE IN TERMS OF REGULATIONS 31 (1) AND 31 (2) OF SEBI (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011

Name of the Target Company (TC)					HUBTOWN LIMITED									
Names of the Stock Exchanges where the shares of the Target Company are listed					BSE LIMITED AND NATIONAL STOCK EXCHANGE OF INDIA LIMITED									
Date of Reporting					MAY 16, 2024									
Name of the Promoter or PAC on whose shares encumbrance has been created / released / invoked					KUNJAL H. SHAH									
Details of the creation / release / invocation of encumbrance														
Name of the promoter(s) or PACs with him / her (*)		Promoter holding in the target company (1)		Promoter holding already encumbered (2)		Details of events pertaining to encumbrance (3)						Post event holding of encumbered shares [creation [(2)+(3)] / release [(2)-(3)] / invocation [(2)-(3)]]		
		1		2		3						4		
	Number	% of total share capital	Number	% of total share capital	Type of event (creation / release / invocation)	Date of creation / release / invocation of encumbrance	Type of encumbrance (pledge / lien / non-disposal undertaking / others)	Reason for encumbrance **	Number	% of total share capital	Name of the entity in whose favour shares encumbered	Number	% of total share capital	
Vyomesh M. Shah	5181349	6.48	5100000	6.38	N.A.	N.A.	N.A.	N.A.	0	N.A.	N.A.	5100000	6.38	
Kushal H. Shah	3943739	4.93	3900000	4.88	N.A.	N.A.	N.A.	N.A.	0	N.A.	N.A.	3900000	4.88	
Vyomesh M. Shah HUF	3925000	4.91	3925000	4.91	N.A.	N.A.	N.A.	N.A.	0	N.A.	N.A.	3925000	4.91	
Hemant M. Shah	3860000	4.83	3160000	3.95	N.A.	N.A.	N.A.	N.A.	0	N.A.	N.A.	3160000	3.95	
Hemant Shah HUF	3700050	4.63	3698000	4.63	N.A.	N.A.	N.A.	N.A.	0	N.A.	N.A.	3698000	4.63	
Khilen V. Shah	2900560	3.63	1930119	2.41	Invocation	15-05-2024	Pledge	Note^	333333	0.42	Phoenix ARC Private Limited	1596786	1.99	
Kunjali H. Shah	2730931	3.42	1220956	1.53	Invocation	15-05-2024	Pledge	Note^	333333	0.42	Phoenix ARC Private Limited	887623	1.11	
Rushank V. Shah	1800184	2.25	1281950	1.58	Invocation	15-05-2024	Pledge	Note^	333334	0.42	Phoenix ARC Private Limited	928616	1.16	
Meha R. Shah	3600000	4.50	0	N.A.	N.A.	N.A.	N.A.	N.A.	0	N.A.	N.A.	0	0	
Pratiti M. Shah	3600000	4.50	0	N.A.	N.A.	N.A.	N.A.	N.A.	0	N.A.	N.A.	0	0	
Mahipatray V. Shah	1720000	2.15	1462000	1.83	N.A.	N.A.	N.A.	N.A.	0	N.A.	N.A.	1462000	1.83	
Falguni V. Shah	689772	0.86	0	N.A.	N.A.	N.A.	N.A.	N.A.	0	N.A.	N.A.	0	0	
	37651585	47.10	25658025	32.10					1000000	1.26		24658025	30.84	

	Number	% of total share capital	Number	% of total share capital	Type of event (creation / release / invocation)	Date of creation / release / invocation of encumbrance	Type of encumbrance (pledge / lien / non-disposal undertaking / others)	Reason for encumbrance **	Number	% of total share capital	Name of the entity in whose favour shares encumbered	Number	% of total share capital
Ukay Valves and Founders Private Limited	300000	0.38	0.00	0.00	N.A.	N.A.	N.A.		0	N.A.	N.A.	0.00	0.00
High Scale Trading Private Limited	300000	0.38	0.00	0.00	N.A.	N.A.	N.A.		0	N.A.	N.A.	0.00	0.00
Total	38251585	47.86	25658025	32.09					1000000	1.26		24658025	30.84

Note^A : The shares were pledged under Deed of Pledge dated April 30, 2015 as a security for financial assistance obtained by Citywood Builders Private Limited and Giraffe Developers Private Limited from L&T Finance Limited (who assigned the loan along with the rights, title, benefits and claims to Phoenix ARC Private Limited on September 28, 2018). Due to default in payment/ settlement of dues, the pledged shares were invoked by Phoenix ARC Private Limited through its trustee Catalyst Trusteeship Limited

	Signature of the Authorized Signatory  For Kunjal H. Shah Place : Mumbai Date : May 16, 2024
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(**) The names of all the promoters, their shareholding in the target company and their pledged shareholding as on the reporting date should appear in the table irrespective of whether they are reporting on the date of event or not.

(*) Total share capital to be taken as per the latest filing done by the company to the Stock Exchange under Regulation 29 of the LODR. Diluted share/voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.