

KUNJAL H. SHAH

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

August 19, 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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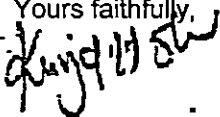
Dear Sir,

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

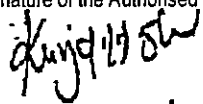
DISCLOSURE BY THE PROMOTER(S) TO THE STOCK EXCHANGES AND TO THE TARGET COMPANY FOR ENCUMBRANCE OF SHARES / INVOCATION OF ENCUMBRANCE / RELEASE OF ENCUMBRANCE IN TERMS OF REGULATIONS 31 (1) AND 31 (2) OF SEBI (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011

| 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 | | | | | AUGUST 19, 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)]] | |
| | 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 M. 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 | 1929512 | 2.41 | 680000 | 0.85 | Release of invoked shares\$ | 19-08-2024 | Others | Return due to settlement\$ | 637715 | 0.8 | Phoenix ARC Private Limited | 680000 | 0.85 |
| Kunjai H. Shah | 1759884 | 2.2 | 0 | 0 | Release of invoked shares\$ | 19-08-2024 | Others | Return due to settlement\$ | 637714 | 0.8 | Phoenix ARC Private Limited | 0 | 0 |
| Rushank V. Shah | 829135 | 1.04 | 0 | 0 | Release of invoked shares\$ | 19-08-2024 | Others | Return due to settlement\$ | 656544 | 0.82 | Phoenix ARC Private Limited | 0 | 0 |
| 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. | 1720000 | 2.15 | 1462000 | 1.83 | N.A. | N.A. | N.A. | N.A. | 0 | N.A. | N.A. | 1462000 | 1.83 |

| | | | | | | | | | | | | | |
|-----------------|----------|-------|----------|-------|------|------|------|------|------------|------|------|----------|-------|
| Shah | | | | | | | | | | | | | |
| Falguni V. Shah | 689772 | 0.86 | 0 | N.A. | N.A. | N.A. | N.A. | N.A. | 0 | N.A. | N.A. | 0 | 0 |
| | 34738441 | 43.44 | 21925000 | 27.43 | | | | | 1931973.00 | 2.42 | | 21925000 | 27.43 |

| | 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 | 35338441 | 44.20 | 21925000 | 27.43 | | | | | 1931973.00 | 2.42 | | 21925000 | 27.43 |

Note \$: 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 Graffe 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. However, the remaining outstanding dues towards the lender were paid and the lender released the pledged shares of the members of the promoter/ promoter group and also returned 1931973 equity shares of the members earlier invoked by the said lender.

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| Signature of the Authorised Signatory  |
| For Kunjal H. Shah |
| Place : Mumbai, India Date : August 19, 2024 |

(**) 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.