

# RUSHANK V. SHAH

Floor 6 2 Divinity Keshavrao Khadye Marg, Near Lala Lajpatrai College, Tardeo, Mumbai  
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August 19, 2024

To,

<b>Hubtown Limited</b> Hubtown Seasons, CTS NO. 469-A, Opp. Jain Temple, R. K. Chemburkar Marg, Chembur (East), Mumbai – 400071	<b>BSE Limited</b> Pheroze Jeejeebhoy Towers, Dalal Street, Fort Mumbai 400 001  Scrip Code : 532799	<b>The National Stock Exchange of India Limited</b> '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,



Rushank V. Shah

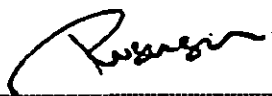
DISCLOSURE BY THE PROMOTER(S) TO THE STOCK EXCHANGES AND TO THE TARGET COMPANY FOR ENCUMBRANCE OF SHARES / INVOCATION OF ENCUMBRANCE / RELEASE OF ENCUMBRANCE IN TERMS OF REGULATIONS 31 (1) AND 31 (2) OF SEBI (SUBSTANTIAL ACQUISITION OF SHARES AND TAKEOVERS) REGULATIONS, 2011

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					RUSHANK V. 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 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	
Kunjali 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
<b>Total</b>	<b>35338441</b>	<b>45.22</b>	<b>21925000</b>	<b>27.43</b>					<b>1931973.00</b>	<b>2.42</b>		<b>21925000</b>	<b>27.43</b>

**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 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. 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.

	Signature of the Authorised Signatory  For Rushank V. Shah Place : Mumbai, India Date : August 19, 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.