

July 30, 2024

To,

BSE Limited The Corporate Relationship Department 1 st Floor, P.J. Towers, Dalal Street Fort, Mumbai – 400 001 Maharashtra, India. Scrip Code: 532799	National Stock Exchange of India Limited The Listing Department Exchange Plaza, Bandra Kurla Complex Bandra (East), Mumbai – 400 051 Maharashtra, India. Symbol: HUBTOWN
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Ref: Prior intimation dated July 25, 2024.

Sub: Disclosure of event pursuant to Regulation 30 read with Schedule III of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), 2015, as amended read with the applicable circulars issued thereto (“SEBI LODR Regulations”).

Dear Sir/ Madam,

With reference to the captioned subject, this disclosure is given pursuant to Regulation 30 of the SEBI LODR Regulations to inform that the board of directors of Hubtown Limited (“**Company**”) in their board meeting held today viz. Tuesday, July 30, 2024, has, inter alia, considered and approved matters listed below:

1. Increase in the authorised equity share capital and alteration of the capital clause of the memorandum of association of the Company:

The authorised equity share capital of the Company is increased from INR 1,25,00,00,000/- (Indian Rupees One Hundred and Twenty Five Crores Only) divided into 12,50,00,000 (Twelve Crores Fifty Lakhs) equity shares of INR 10/- (Indian Rupees Ten Only) each to INR 5,00,00,00,000/- (Indian Rupees Five Hundred Crores Only) divided into 50,00,00,000 Fifty Crore equity shares of INR 10/- (Indian Rupees Ten Only) each, by creation and addition of additional 37,50,00,000 (Thirty Seven Crores and Fifty Lakhs) equity shares of INR 10/- (Indian Rupees Ten Only) each in the existing authorised equity share capital of the Company and related amendment in the Memorandum of Association of the Company, subject to necessary approval of the members of the Company and other regulatory authorities, as applicable.

2. Issuance of equity shares to private investors by way of preferential issue:

Issuance of up to:

- (i) 4,97,33,933 (Four Crores Ninety Seven Lakhs Thirty Three Thousand Nine Hundred and Thirty Three) fully paid-up equity shares of the Company having face value of INR 10/- (Indian Rupees Ten Only) (**“Investors Equity Shares”**) at an issue price of INR 188/- (Indian Rupees One Hundred and Eighty Eight Only) each (**“Equity Issue Price”**) aggregating up to INR 934,99,79,404/- (Indian Rupees Nine Hundred and Thirty Four Crores Ninety Nine Lakhs Seventy Nine Thousand Four Hundred and Four Only) (**“Equity Issue Size”**); and
- (ii) 2,50,000 (Two Lakhs Fifty Thousand) fully paid-up Compulsorily and Mandatorily Convertible Debentures of the Company having face value of INR 10/- (Indian Rupees Ten Only) each convertible into, or exchangeable for, one equity share within the period of 12 (twelve months) from the date of allotment in accordance with the applicable laws (**“Investors CCDs”**), at an issue price of INR 200/- (Indian Rupees Two Hundred Only) each (**“CCD Issue Price”**) aggregating up to INR 5,00,00,000/- (Indian Rupees Five Crores Only) (**“CCD Issue Size”**);

aggregating to INR 939,99,79,404/- (Indian Rupees Indian Rupees Nine Hundred and Thirty Nine Crores Ninety Nine Lakhs Seventy Nine Thousand Four Hundred and Four Only Only) (**“Investors Issue Size”**) to persons, being private investors, whose details are provided in Annexure A (**“Proposed Investors”**) by way of preferential issue in accordance with the provisions of Section 42 and Section 62 of the Companies Act, 2013, as amended (**“Act”**) read with the Companies (Prospectus and Allotment of Securities) Rules, 2014, as amended (**“Rules”**), Chapter V of Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, as amended (**“SEBI ICDR Regulations”**), SEBI LODR Regulations and such other acts / rules / regulations as maybe applicable and subject to necessary approval of the members of the Company and other regulatory authorities including BSE Limited, National Stock Exchange of India Limited and Registrar of Companies, Maharashtra as maybe applicable (**“Investors Equity Issuance”**).

The name of the Proposed Investors and the maximum amount of investment proposed to be made by such Proposed Investors is set forth in **Annexure A**.

3. Issuance of warrants to persons forming part of the promoter and promoter group of the Company by way of preferential issue:

Issuance of upto 1,25,00,000 (One Crore Twenty Five Lakhs) warrants each convertible into, or exchangeable for, one equity share within the period of 18 (eighteen months) from the date of allotment in accordance with the applicable laws (**“Promoter Warrants”**) at a price of INR 220/- (Indian Rupees Two Hundred Twenty Only) each (including the Warrant Subscription Price and the Warrant Exercise Price, as defined below) (**“Warrant Issue Price”**) aggregating upto INR 275,00,00,000/- (Indian Rupees Two Seventy Five Crores Only) (**“Promoters Issue Size”**) to persons forming part of the promoter and promoter group of the Company whose details are provided in Annexure B (**“Identified Promoters”**) by way of preferential issue in accordance with the provisions of Section 42 and Section 62(1)(c) of the Companies Act, 2013, as amended (**“Act”**) read with Companies (Prospectus and Allotment of Securities) Rules, 2014, as amended (**“Rules”**), Chapter V of Securities and Exchange Board of India (Issue of Capital and Disclosure

Requirements) Regulations, 2018, Listing Regulations and such other acts / rules / regulations as maybe applicable and subject to necessary approval of the members of the Company and other regulatory authorities, as maybe applicable (**“Promoters Warrants Issuance”**). Upon issue of Warrants in accordance with above terms, an amount equivalent to 25% (twenty five per cent) of the Warrant Issue Price (**“Warrant Subscription Price”**) shall be called upfront from the Identified Promoters and upon exercise of the option to convert / exchange the Promoters Warrants for the Equity Shares of the Company, the Identified Promoters shall be required to make the payment of the balance Warrant Issue Price (**“Warrant Exercise Price”**).

The name of the Identified Promoters and the maximum amount of investment proposed to be made by such Proposed Investors is set forth in **Annexure B**.

4. To convene an Extra Ordinary General Meeting of the members of the Company on Saturday, August 24, 2024 for seeking the members approval in relation to the aforesaid matters, as applicable.

The specific disclosure required in relation to proposed issuance of the equity shares on preferential basis, as aforesaid, in terms of Regulation 30 and Para A of Part A of Schedule III of the SEBI LODR Regulations read with the SEBI Master Circular dated July 11, 2023 on compliance with the provisions of the SEBI LODR Regulations, is set forth in **Annexure C**.

We request you to kindly take this submission on your record and disseminate the same.

Board meeting commenced at 08:00 P.M and concluded at 11:30 P.M.

Thanking you,

Yours faithfully,

For **Hubtown Limited**

Sadanand Lad
Company Secretary & Compliance Officer

Enclosures: As above.

EQUITY SHARES TO BE ISSUED TO PRIVATE INVESTORS

SR. NO.	NAME	NUMBER OF EQUITY SHARES TO BE ALLOTTED	AMOUNT TO BE PAID FOR EQUITY SHARES (RS)
1	Uno Metals Limited	2,925,531	549,999,828
2	Belgrave Investment Fund	2,819,148	529,999,824
3	ALTIUS FINSERV PVT LTD	2,753,675	517,690,900
4	AMKOR ENTERPRISES PRIVATE LIMITED	2,234,042	419,999,896
5	INFRONT ENTERPRISES PRIVATE LIMITED	2,234,042	419,999,896
6	JUROX ENTERPRISES PRIVATE LIMITED	2,234,042	419,999,896
7	Ashibhadarsh Ventures Private Limited	2,127,659	399,999,892
8	Intuitive Alpha Investment fund - PCC - CELL 1	1,861,702	349,999,976
9	Pivotal Enterprises Private Limited	1,595,744	299,999,872
10	PRASHAM MAYANK SHAH; MAYANK JASHWANTLAL SHAH; SHRUTI MAYANK SHAH;	1,436,170	269,999,960
11	Capitalnest Advisors LLP	1,329,787	249,999,956
12	Jakson Assets Prviate Limited	1,063,829	199,999,852
13	HARDIK PATEL	1,063,829	199,999,852
14	Ajay Shiv Narayan Upadhyaya	1,063,829	199,999,852
15	Goodday Enterprises LLP	1,063,829	199,999,852
16	Ovata Equity Strategies Master Fund	797,872	149,999,936
17	Vishal Sanjay Shah	1,063,829	199,999,852
18	AJD FAMILY TRUST	851,063	159,999,844
19	Capri Global Holdings Private Limited	797,872	149,999,936
20	ANITA JAGETIA	638,297	119,999,836
21	ANKIT GOEL	531,914	99,999,832
22	SARTHAK GOYAL	531,914	99,999,832
23	ALPNA ENTERPRISES	531,914	99,999,832
24	MINAL B. PATEL	531,914	99,999,832
25	Suryashakti Management Services Pvt. Ltd.	531,914	99,999,832
26	Akshay Jayantilal Doshi	531,914	99,999,832
27	HARSHVARDHAN RAVI GOENKA	526,595	98,999,860
28	ANTIQUÉ SECURITIES PRIVATE LIMITED	500,000	94,000,000
29	KRISHNAKANT S PARIKH HUF	478,723	89,999,924
30	MADHU MANAGEMENT PVT. LTD.	425,531	79,999,828
31	NEHA BAGARIA	425,531	79,999,828
32	NIMIT K PARIKH HUF	398,936	74,999,968
33	Sharad Mittal	372,340	69,999,920
34	RADHEY RAMAN SHARMA	265,957	49,999,916
35	UDITI MURARKA	265,957	49,999,916
36	HEENA VINOD SHAH	265,957	49,999,916
37	Varsha Naresh Shah	250,000	47,000,000
38	Rinku Shroff	239,361	44,999,868
39	Raj Rashmin Rughani	212,765	39,999,820
40	Dhruvin Navin Shah	212,765	39,999,820
41	WCA SERVICES PRIVATE LIMITED	212,765	39,999,820
42	ALMONDZ GLOBAL SECURITIES LTD.	212,765	39,999,820
43	AVONMORE CAPITAL AND MANAGEMENT SERVICES PRIVATE LIMITED	212,765	39,999,820
44	Kiran Santosh Rathi	212,765	39,999,820

45	SANTHANA RAJAGOPALAN NANDAKUMAR	212,765	39,999,820
46	NHP Constructions LLP	212,765	39,999,820
47	PREMAL CHANDRAKANT DESAI	212,765	39,999,820
48	RAHUL MOHTA	212,765	39,999,820
49	SARITA ANIL KUMAR JAGTIYA	212,765	39,999,820
50	Lucrum Capital Advisors Private Limited	200,000	37,600,000
51	MANOJ MULJI CHHEDA	186,170	34,999,960
52	SI Investments & Broking Private Limited	159,574	29,999,912
53	Bondwell Corps Solutions Private Limited	159,574	29,999,912
54	AGELESS CAPITAL AND FINANCE PRIVATE LIMITED	159,574	29,999,912
55	Ganesh Dass Gupta	159,574	29,999,912
56	AMAR SUKHRAMDAS GANDHI	159,574	29,999,912
57	Shreyans Jashwantlal Shah	159,574	29,999,912
58	Rita Hitendra Haria	150,000	28,200,000
59	Pathik Gandotra	132,978	24,999,864
60	MEENA KAUSHIK SHAH	132,978	24,999,864
61	AMIT DHANKI	132,978	24,999,864
62	Navratri Share Trading Private Limited	106,382	19,999,816
63	Kiritkumar Champaklal Boradia	106,382	19,999,816
64	GIRISH SAREEN	106,382	19,999,816
65	VIVA SECURITIES LLP	106,382	19,999,816
66	ALL ROUNDER MARKETING PRIVATE LIMITED	106,382	19,999,816
67	Free India Assurance Services Limited	106,382	19,999,816
68	Anil Raika Family Trust	106,382	19,999,816
69	PARESH CHIMANLAL SHAH	106,382	19,999,816
70	PARESH CHIMANLAL SHAH HUF	106,382	19,999,816
71	URVISH RAMESHCHANDRA ARORA	100,000	18,800,000
72	Prabhudas Lilladher Advisory Services Private Limited	100,000	18,800,000
73	Dilip Bhavanji Shah	85,500	16,074,000
74	Anil Bhavanji Shah & Darshana Anil Shah	79,787	14,999,956
75	INDERJEETSINGH BHATIA	79,787	14,999,956
76	UNMESH YAGYA SHARMA	79,787	14,999,956
77	Sameer Hemant Barabde	79,787	14,999,956
78	Nitiket Investments Private Limited	53,191	9,999,908
79	Sidharth Bhatia	53,191	9,999,908
80	Suresh Bhatia HUF	53,191	9,999,908
81	MONEKA ANIL PODDAR	53,191	9,999,908
82	Apeksha Manoj Agarwal	53,191	9,999,908
83	Kajal Mahindra Shah	53,191	9,999,908
84	Anju Rajgarhia	53,191	9,999,908
85	Jitendra Rasiklal Sanghavi	53,191	9,999,908
86	Rajendra Nagin Agarwal	53,191	9,999,908
87	Bharat Taparia	53,191	9,999,908
88	SONIA SHARMA	53,191	9,999,908
89	SATYA NARAIN GOEL	53,191	9,999,908
90	Anup Gupta	53,191	9,999,908
91	Ashvi Ventures LLP	53,191	9,999,908
92	HARIT EXPORTS PVT. LTD	53,191	9,999,908
93	NEHA AMIT MEHTA	53,191	9,999,908
94	Nirag Ventures LLP	53,191	9,999,908
95	PARAG SURESHCHANDRA SHAH	53,191	9,999,908
96	PRAKASH K.SHAH SHARES & SECURITIES PRIVATE LIMITED	53,191	9,999,908
97	Pritesh Popatlal Godani	53,191	9,999,908

98	Rita Sharad Shah	53,191	9,999,908
99	Saumik Doshi	53,191	9,999,908
100	Ritu Garg	53,191	9,999,908
101	Shikha Saras Shah	53,191	9,999,908
102	MALA SAREEN	53,191	9,999,908
103	RANJANA ANIL GAGGAR	53,191	9,999,908
104	RNM Projects	53,191	9,999,908
105	Dhiraj Relli	53,191	9,999,908
106	KAPIL AHUJA	53,191	9,999,908
107	Kshitiz Jain	53,191	9,999,908
108	Sanjay Kirloskar	53,191	9,999,908
109	Nikhil Ghanshyam Daga	53,191	9,999,908
110	Algoquant Fintech Limited	53,191	9,999,908
111	Anu Jain	53,191	9,999,908
112	Krishiva Financials	53,191	9,999,908
113	MANISH JAIN AND SONS HUF	53,191	9,999,908
114	Milan Manharkant Ganatra	53,191	9,999,908
115	MUKESH KUMAR	53,191	9,999,908
116	NAZIR TRADING LLP	53,191	9,999,908
117	Parmeet Kaur	53,191	9,999,908
118	Preeti Agrawal	53,191	9,999,908
119	Kishor Gyanchand Gandhi	53,191	9,999,908
120	SWETSAM STOCKHOLDING PRIVATE LIMITED	53,191	9,999,908
121	UJJWAAL DUTT	53,191	9,999,908
122	BHUMIKA RAJESH VATNANI	53,191	9,999,908
123	ANUJ YOGESH PARIKH HUF	53,191	9,999,908
124	NVS Corporate Consultancy Services Pvt. Ltd	53,191	9,999,908
125	Harbhajan Singh	53,191	9,999,908
126	ANAND S JOSHI	53,191	9,999,908
127	Arjun Nishit Dhruva	53,191	9,999,908
128	Darshana Mehul Shah	53,191	9,999,908
129	JANITA SHAGUN SHAH	53,191	9,999,908
130	Jankee Jaymin Desai	53,191	9,999,908
131	Manav Surinder Malhotra	53,191	9,999,908
132	NPRS Financial Services Private Limited	53,191	9,999,908
133	PARAG NAVINCHANDRA BHANSALI ; NINA PARAG BHANSALI ; RAHIL PARAG BHANSALI ;	53,191	9,999,908
134	Rahul Sanghvi	53,191	9,999,908
135	RAJESH MANOHARLAL MAKHIJA	53,191	9,999,908
136	Sagar Atulkumar Shah	53,191	9,999,908
137	SAJIT RAGHAVA SUVARNA	53,191	9,999,908
138	Swati Sanghvi	53,191	9,999,908
139	Yash Nishit Dhruva	53,191	9,999,908
140	KETAN ANIL SHAH	53,191	9,999,908
141	Shiv Sehgal	53,191	9,999,908
142	SHREE CHATURBHUI CONSULTANTS PVT. LTD.	53,191	9,999,908
143	Manish Umed Doshi	53,191	9,999,908
144	Hina Jayesh Parekh	53,191	9,999,908
145	DALAL & BROACHA STOCK BROKING PVT. LTD.	39,893	7,499,884
146	Dharmesh Pravinchandra Shah HUF	26,595	4,999,860
147	KAMALESH NANALAL SHAH	26,595	4,999,860
148	SUSHIL LALCHAND PUNJABI	26,595	4,999,860

149	Aditya Sanjay Hirani	26,595	4,999,860
150	Anoop Jain	26,595	4,999,860
151	Harish Kumar Sharma	26,595	4,999,860
152	Harshit Jain	26,595	4,999,860
153	Kalpana Govind Singh	26,595	4,999,860
154	Radha Rani Gupta	26,595	4,999,860
155	ARUN GOYAL	26,595	4,999,860
156	USHA RANI	26,595	4,999,860
157	RAMESH NEBHNANI	26,595	4,999,860
158	RISHABH ARVIND JAIN	26,595	4,999,860
159	Kingsman Wealth Fund PCC KIF II	26,595	4,999,860
160	ASHWANI KUMAR	25,000	4,700,000
161	Ciera Advisors LLP	25,000	4,700,000
162	Jinay Dhanki	18,617	3,499,996
163	Bhagwanji Somchand Shah	13,297	2,499,836
164	Haresh Somchand Shah	13,297	2,499,836
165	Jigar Zaverchand Shah	13,297	2,499,836
166	Jitendra Somchand Shah	13,297	2,499,836
167	Muktaben Zaverchand Shah	13,297	2,499,836
168	Earthbound Ventures LLP	13,297	2,499,836
169	MANISH GUPTA	13,297	2,499,836
170	BHARAT VRAJLAL DHANKI	13,297	2,499,836
171	JAY A SHAH	13,297	2,499,836
172	Rakesh Setia	13,297	2,499,836
173	SURESH INDRAVADAN JAIN	13,297	2,499,836
174	Vinodkumar H Arora	13,297	2,499,836
175	Yogesh Paras Bathia	13,297	2,499,836
176	RAJKUMAR BHOJRAJ LULLA	10,638	1,999,944
177	SALIM PYARLI GOVANI	10,638	1,999,944
178	Shikha Gupta	10,638	1,999,944
179	SHYAM SHROFF	10,638	1,999,944
180	Sitaram Damodar Sinai Desai	10,638	1,999,944
181	Tejas Prakash Parekh	10,638	1,999,944
182	Vipul Jayant Chheda	10,638	1,999,944
183	VISHAL NITIN SAMPAT	10,638	1,999,944
184	FATEMA SHABBIR KACHWALA	10,638	1,999,944
185	POONAM RAKESH TANDON	10,638	1,999,944
186	RITESH SHYAMSUNDER KAPOOR HUF	10,638	1,999,944
187	J P Shah HUF	7,978	1,499,864
188	Hem Chand Jain	5,319	999,972
189	Kishan Lachhmandas Batra	5,319	999,972
190	Namrata Haresh Shah	5,319	999,972
191	Rajat Dilip Shah	5,319	999,972
192	Nehal Maulick Maniar	5,319	999,972
193	ANAND KUMAR GOEL	4,973	934,924
194	Dattatraya Vijaysingh Prabhu	2,659	499,892
	Total	49,733,933	9,349,979,404

COMPULSORILY CONVERTIBLE DEBENTURES (CCD) TO BE ISSUED TO PRIVATE INVESTOR

SR. NO.	NAME	NUMBER OF CCD TO BE ALLOTTED	AMOUNT TO BE PAID FOR CCD (RS)
1	Ovata Equity Strategies Master Fund	250,000	50,000,000
	Total	250,000	50,000,000
	Grand Total		9,399,979,404

WARRANTS TO BE ISSUED TO PROMOTER GROUP

SR. NO.	NAME	NUMBER OF WARRANTS TO BE ALLOTTED	AMOUNT TO BE PAID FOR WARRANTS (RS)	NUMBER OF SHARES TO BE ISSUED ASSUMING FULL CONVERSION OF WARRANTS
1	Rushank Vyomesh Shah	4,263,871	938,051,620	4,263,871
2	Khilen Vyomesh Shah	3,163,494	695,968,680	3,163,494
3	Falguni Vyomesh Shah	3,163,494	695,968,680	3,163,494
4	Kunjali Hemant Shah	1,909,141	420,011,020	1,909,141
			2,750,000,000	12,500,000

Annexure C

The specific disclosure required in relation to proposed issuance of the equity shares on preferential basis, as aforesaid, in terms of Regulation 30 and Para A of Part A of Schedule III of the SEBI LODR Regulations read with the SEBI Master Circular dated July 11, 2023 on compliance with the provisions of the SEBI LODR Regulations are as under:

Sr. No.	Particulars	Investors Equity Issuance (Equity Shares and CCDs)	Promoters Warrants Issuance
1.	Type of securities proposed to be issued (viz. equity shares, convertibles etc.)	(i) Equity Shares of the Company having face value of INR 10/- each at an issue price of INR 188/- each; and (ii) compulsorily and mandatorily convertible debentures of the Company having face value of INR 10/- at an issue price of INR 200/- each	Warrants each convertible into, or exchangeable for, one equity share at a price of INR 220/- each
2.	Type of issuance (further public offering, rights issue, depository receipts (ADR/GDR), qualified institutions placement, preferential allotment etc.)	Preferential issue	Preferential issue
3.	Total number of securities proposed to be issued or the total amount for which the securities will be issued (approximately) including the Issue Price	4,97,33,933 (Four Crores Ninety-Seven Lakhs Thirty Three Thousand Nine Hundred and Thirty Three) fully paid-up equity shares of the Company having face value of INR 10/- (Indian Rupees Ten Only) (“Investors Equity Shares”) at an issue price of INR 188/- (Indian Rupees One Hundred and Eighty Eight Only) each (“Equity Issue Price”). AND 2,50,000 (Two Lakhs Fifty Thousand) fully paid-up compulsorily convertible debentures of the Company having	Issuance of upto 1,25,00,000 (One Crore Twenty-Five Lakhs) warrants each convertible into, or exchangeable for, one equity share within the period of 18 (eighteen months) in accordance with the applicable laws (“Promoter Warrants”) at a price of INR 220/- (Indian Rupees Two Hundred Twenty Only)

		face value of INR 10/- (Indian Rupees Ten Only) (“Investors CCDs”) at an issue price of INR 200/- (Indian Rupees Two Hundred Only) each (“CCD Issue Price”)	
4.	In case of preferential issue, the listed entity shall disclose the following additional details to the stock exchange(s):		
a.	Names of the investors	As stated in Annexure A above.	As stated in Annexure B above.
b.	Category of investors	Private investors, who will be part of public shareholding	Identified Promoters, who will be part of the promoters and promoter group of the Company
c.	Pre-preferential allotment shareholding %	As stated in Annexure A above.	As stated in Annexure B above.
d.	Post-preferential allotment shareholding %	As stated in Annexure A above.	As stated in Annexure B above.
e.	Post allotment of securities - outcome of the subscription, issue price / allotted price (in case of convertibles), number of investors	Not applicable – to be done post allotment	Not applicable – to be done post allotment
f.	In case of convertibles - intimation on conversion of securities or on lapse of the tenure of the instrument	Not applicable	Not applicable
g.	Any cancellation or termination of proposal for issuance of securities including reasons thereof	Not applicable	Not applicable