VYOMESH M. SHAH

Floor 6 2, Divinity, Keshavrao Khadye Marg, Near Lala Lajpatrai College, Tardeo, Tulsiwadi, Mumbai - 400034

January 6, 2025

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

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,

Vyomesh M. 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	06-01-2025
Name of the Promoter or PAC on whose shares encumbrance has been ~~created~~ / released / ~~invoked~~	Vyomesh M. 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**	**4.01**	**5100000**	**3.94**	**Release**	**03-01-2025**	**Pledge**	**Pledge created as collateral security for loan availed by Hubtown Limited**	**600000**	**0.46**	**Pledge created in favour of ECL Finance Ltd.**	**4500000**	**3.48**
Kushal H. Shah	3943739	3.05	2800000	2.16	NA	NA	NA	NA	0	0.00	NA	2800000	2.16
Vyomesh M. Shah HUF	**3925000**	**3.03**	**3925000**	**3.03**	**Release**	**03-01-2025**	**Pledge**	**Pledge created as collateral security for loan availed by Hubtown Limited**	**900000**	**0.70**	**Pledge created in favour of ECL Finance Ltd.**	**3025000**	**2.34**

Hemant M. Shah	3670000	2.84	3020000	2.33	NA	NA	NA	NA	0	0.00	NA	3020000	2.33
Hemant M. Shah / Vyomesh M. Shah	190000	0.15	140000	0.11	NA	NA	NA	NA	0	0.00	NA	140000	0.11
Hemant M. Shah HUF	3700050	2.86	3698000	2.86	NA	NA	NA	NA	0	0.00	NA	3698000	2.86
Khilen V. Shah	2567227	1.98	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Kunjal H. Shah	2397598	1.85	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Rushank V. Shah	1485679	1.15	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Meha R. Shah	3600000	2.78	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Pratiti M. Shah	3600000	2.78	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Mahipatray V. Shah HUF	1720000	1.33	1462000	1.13	NA	NA	NA	NA	0	0.00	NA	1462000	1.13
Falguni V. Shah	689772	0.53	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Ukay Valves and Founders Private Limited	300000	0.23	0	0	NA	NA	NA	NA	0	0.00	NA	0	0.00
High Scale Trading Private Limited	300000	0.23	0	0	NA	NA	NA	NA	0	0.00	NA	0	0.00
Total	**37270414**	**28.81**	**20145000**	**15.57**					**1500000**	**1.16**		**18645000**	**14.41**

	Signature of the Authorised Signatory For Vyomesh M. Shah Place : Mumbai Date : 06-01-2025

(**) 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.