

# Khilen V. Shah

Floor 9 2 Divinity, Keshavrao Khadye Marg, Near Lala Lajpatrai College, Tardeo, Mumbai - 400034

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October 06, 2025

|                                                                                                                                                                              |                                                                                                                                                                                       |                                                                                                                                                  |
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| <b>BSE Limited</b><br>The Corporate<br>Relationship Department<br>1 <sup>st</sup> Floor, P.J. Towers, Dalal<br>Street Fort, Mumbai – 400<br>001<br><b>Scrip Code: 532799</b> | <b>National Stock Exchange of<br/>India Limited</b><br>The Listing Department<br>Exchange Plaza, Bandra Kurla<br>Complex Bandra (East), Mumbai<br>– 400 051<br><b>Symbol: HUBTOWN</b> | <b>Hubtown Limited</b><br>Hubtown Seasons, CTS<br>NO. 469-A, Opp. Jain .<br>Temple, R. K. Chemburkar<br>Marg, Chembur (East),<br>Mumbai – 400071 |
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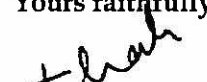
Dear Sir,

Pursuant to Regulation 29 (3) 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,

  
Khilen V. Shah

**Format for disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011**

|                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------|
| Name of the Target Company (TC)                                                                                                                                           | Hubtown Limited                                                                                                                                                                                                                                                                                                                       |                                                             |                                                            |
| Name(s) of the acquirer / disposer                                                                                                                                        | Khilen V. Shah                                                                                                                                                                                                                                                                                                                        |                                                             |                                                            |
| Persons Acting in Concert (PAC) with the acquirer                                                                                                                         | Hemant M. Shah<br>Hemant M. Shah HUF<br>Kunjal H. Shah<br>Kushal H. Shah<br>Mahipatray V. Shah HUF<br>Vyomesh M. Shah<br>Falguni V. Shah<br>Rushank V. Shah<br>Vyomesh M. Shah HUF<br>Hemant M. Shah / Vyomesh M. Shah<br>Meha Shah<br>Pratiti Shah<br>Ukay Valves And Founders Private Limited<br>High Scale Trading Private Limited |                                                             |                                                            |
| Whether the acquirer / disposer belongs to Promoter / Promoter group                                                                                                      | Yes                                                                                                                                                                                                                                                                                                                                   |                                                             |                                                            |
| Name(s) of the Stock Exchange(s) where the shares of TC are Listed                                                                                                        | BSE Limited (BSE)<br>National Stock Exchange of India Limited (NSE)                                                                                                                                                                                                                                                                   |                                                             |                                                            |
| Details of the acquisition/disposal as follows                                                                                                                            | Number                                                                                                                                                                                                                                                                                                                                | % w.r.t. total share/voting capital wherever applicable (*) | % w.r.t. total diluted share/voting capital of the TC (**) |
| <b>Before the acquisition/ disposal-under consideration, holding of:</b>                                                                                                  |                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                            |
| a) Shares carrying voting rights                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                            |
| - Khilen V. Shah                                                                                                                                                          | 4148974                                                                                                                                                                                                                                                                                                                               | 3.00                                                        | 2.92                                                       |
| - Others                                                                                                                                                                  | 30232757                                                                                                                                                                                                                                                                                                                              | 21.89                                                       | 21.28                                                      |
| b) Shares in the nature of encumbrance (pledge/lien/non disposal undertaking /others)                                                                                     |                                                                                                                                                                                                                                                                                                                                       |                                                             |                                                            |
| - Khilen V. Shah                                                                                                                                                          | 0                                                                                                                                                                                                                                                                                                                                     | 0                                                           | 0                                                          |
| - Others                                                                                                                                                                  | 11675000                                                                                                                                                                                                                                                                                                                              | 8.45                                                        | 8.22                                                       |
| c) Voting rights (VR) otherwise than by shares                                                                                                                            | Nil                                                                                                                                                                                                                                                                                                                                   | Nil                                                         | Nil                                                        |
| d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category) | @                                                                                                                                                                                                                                                                                                                                     | @                                                           | @                                                          |
| e) Total (a+b+c+d)                                                                                                                                                        | 46056731                                                                                                                                                                                                                                                                                                                              | 33.34                                                       | 32.41                                                      |

| <b>Details of acquisition/sale/gift/transmission</b>                                                                                                                                     |                                                                                                          |       |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-------|-------|
| a) Shares carrying voting rights acquired/sold                                                                                                                                           | 1581747                                                                                                  | 1.13  | 1.11  |
| b) VRs acquired/sold otherwise than by shares                                                                                                                                            | Nil                                                                                                      | Nil   | Nil   |
| c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category)acquired/sold    | @                                                                                                        | @     | @     |
| d) Shares encumbered /invoked/released by the acquirer                                                                                                                                   | Nil                                                                                                      | Nil   | Nil   |
| e) Total (a+b+c+d)                                                                                                                                                                       | 1581747                                                                                                  | 1.13  | 1.11  |
| <b>After the acquisition/sale/gift/transmission, holding of:</b>                                                                                                                         |                                                                                                          |       |       |
| a) Shares carrying voting rights                                                                                                                                                         |                                                                                                          |       |       |
| - Khilen V. Shah                                                                                                                                                                         | 5730721                                                                                                  | 4.10  | 4.03  |
| - Others                                                                                                                                                                                 | 30232757                                                                                                 | 21.64 | 21.28 |
| b) Shares encumbered with the acquirer                                                                                                                                                   |                                                                                                          |       |       |
| - Khilen V. Shah                                                                                                                                                                         | 0                                                                                                        | 0     | 0     |
| - Others                                                                                                                                                                                 | 11675000                                                                                                 | 8.36  | 8.22  |
| c) VRs otherwise than by shares                                                                                                                                                          | Nil                                                                                                      | Nil   | Nil   |
| d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category)afteracquisition | @                                                                                                        | @     | @     |
| e) Total (a+b+c+d)                                                                                                                                                                       | 47638478                                                                                                 | 34.10 | 33.52 |
| Mode of acquisition /sale/ disposal (e.g. open market/off-market/ public issue/ rights issue /preferential allotment/ inter-se transfer etc).                                            | Due to Conversion of Warrants                                                                            |       |       |
| Date of acquisition /sale of shares/ Transmission /VR or date of receipt of intimation of allotment of shares, whichever is applicable                                                   | 03/10/2025                                                                                               |       |       |
| Equity share capital/total voting capital of the TC before the said acquisition/ sale                                                                                                    | Number of shares: <b>138136974</b><br>Amount (in Rs.) (face value of Rs.10 per share): <b>1381369740</b> |       |       |
| Equity share capital/total voting capital of the TC after the said acquisition/ sale                                                                                                     | Number of shares: <b>139718721</b><br>Amount (in Rs.) (face value of Rs.10 per share): <b>1397187210</b> |       |       |
| Total diluted share/voting capital of the TC after the said acquisition                                                                                                                  | Number of shares: <b>142100657</b><br>Amount (in Rs.) (face value of Rs.10 per share): <b>1421006570</b> |       |       |

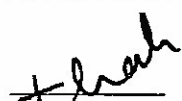
(\*) Total share capital / voting capital to be taken as per the latest filing done by the company to the Stock Exchange under Regulation 31 of LODR.

(\*\*) Diluted share / voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants in to equity shares of the TC.

@ Note:

1. The Company had issued 125,00,000 warrants on preferential basis to the members of promoter group. Out of the said warrants, 10368064 warrants are converted into equity shares. As on 03/10/2025, 2131936 warrants are pending for conversion.

2. 250000 CCDs are allotted to the Public and CCDs are pending for conversion.

  
KHILEN V. SHAH