

VYOMESH M. SHAH (HUF)

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

June 26, 2026

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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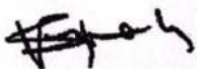
Dear Sir,

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,



Vyomesh M. Shah (HUF)

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					26-06-2026									
Name of the Promoter or PAC on whose shares encumbrance has been created / released / invoked					Vyomesh M. Shah (HUF)									
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	3.65	4500000	3.17	NA	NA	NA	NA	0	0.00	NA	4500000	3.17
Kushal H. Shah		2543739	1.79	1400000	0.99	NA	NA	NA	NA	0	0.00	NA	1400000	0.99
Vyomesh M. Shah HUF		2213830	1.56	0	0.00	Release of Invoked shares	25-06-2026	Others	The encumbrance created on 1711170 equity shares held by Vyomesh M. Shah HUF was invoked by Edelweiss Investment Advisors Limited ("the Lender") on March 27, 2026. Thereafter, pursuant to a part payment of the outstanding loan, 472354 equity shares were credited in the demat account of Vyomesh M. Shah HUF by the lender, resulting in an increase in its shareholding.	472354	0.33	Edelweiss Investment Advisors Limited	0	0.00
Hemant M. Shah		3670000	2.58	1600000	1.13	NA	NA	NA	NA	0	0.00	NA	1600000	1.13

Hemant M. Shah / Vyomesh M. Shah	190000	0.13	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Hemant M. Shah HUF	3700050	2.60	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Khilen V. Shah	5730721	4.03	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Kunjal H. Shah	4306739	3.03	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Rushank V. Shah	5749550	4.05	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Meha R. Shah	3600000	2.53	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Pratiti M. Shah	3600000	2.53	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Mahipatray V. Shah HUF	1720000	1.21	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Falguni V. Shah	3853266	2.71	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Ukay Valves and Founders Private Limited	300000	0.21	0	0	NA	NA	NA	NA	0	0.00	NA	0	0.00
High Scale Trading Private Limited	300000	0.21	0	0	NA	NA	NA	NA	0	0.00	NA	0	0.00
Total	46659244	32.84	7500000	5.28					472354	0.33		7500000	5.28

	Signature of the Authorised Signatory 
	For Vyomesh M. Shah (HUF) Place : Mumbai Date : 26-06-2026

(**) 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.