HUBTOWN

Regd. Office: Plaza Panchsheel, "A" Wing, 5th floor, Hughes Road, Behind Dharam Palace, Grant Road (West), Mumbai - 400007 INDIA
Tel.: +91-22-67037400 • Fax: +91-22-67037403 • www.hubtown.co.in. • CIN:L45200MH1989PLC050688

October 7, 2019

To,

The Corporate Relationship Department **BSE Limited** P. J. Towers, Dalal Street Fort, Mumbai 400001 **Scrip Code: 532799**	The Listing Department **The National Stock Exchange of India Limited** Exchange Plaza, Bandra Kurla Complex Bandra (East), Mumbai 400051 **Symbol: HUBTOWN**	**To** **The Company Secretary** **Hubtown Limited** Plaza Panchsheel, "A" Wing, 5th Floor, Hughes Road, Behind Dharam Palace, Grant Road (West), Mumbai - 400007

Dear Sir,

Sub: **Disclosure of reasons for encumbrance by promoter of listed Companies**

We are enclosing herewith disclosure of reason for encumbrance by promoter of listed Companies under regulation 31 read with Regulation 28(3) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulation, 2011, duly signed by the authorized signatory on behalf of all the promoters.

You are requested to kindly take the same on your records and acknowledge the receipt of the same.

For **Hubtown Limited**

HUBTOWN LIMITED

Vyomesh Shah
Promoter / Authorised Signatory

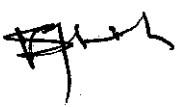
Encl: a/a

Annexure - II

Disclosure of reasons for encumbrance

Name of listed company	Hubtown Limited
Name of the recognised stock exchanges where the shares of the company are listed	BSE Limited National Stock Exchange of
Name of the promoter(s) / PACs whose shares have been encumbered	1. Hemant M. Shah 2. Kunjal H. Shah 3. Kushal H. Shah 4. Hemant M. Shah (HUF) 5. Mahipatray V. Shah (HUF) 6. Hemant M. Shah / Vyomesh M. Shah 7. Vyomesh M. Shah 8. Falguni V. Shah 9. Rushank V. Shah 10. Khilen V. Shah 11. Vyomesh M. Shah (HUF)
Total promoter shareholding in the listed company :	
No. of shares -	38101236
% of total share capital -	52.38

	Name of the Promoter(s) / PACs	No. of shares Pledged	% of pledged shares on Promoter Holding
	Hemant M Shah	5170000	13.57
	Kunjal H. Shah	2720956	7.14
	Kushal H. Shah	3500000	9.19
	Hemant M. Shah (HUF)	4178450	10.97
	Mahipatray V. Shah (HUF)	1692000	4.44
	Hemant M. Shah / Vyomesh M. Shah	140000	0.37
	Vyomesh M. Shah	7525000	19.75
	Falguni V. Shah	3032000	7.96
	Rushank V. Shah	1261950	3.31
	Khilen V. Shah	1930119	5.07
	Vyomesh M. Shah (HUF)	3925000	10.30
	Total	**35075475**	**92.06**
Encumbered shares as a % of promoter shareholding		92.06	
Whether encumbered share is 50% or more of promoter shareholding		YES	
Whether encumbered share is 20% or more of total share capital		YES	



Details of all the existing events/ agreements pertaining to encumbrance

			Encumbrance 1	Encumbrance 2	Encumbrance 3	Encumbrance 4	Encumbrance 5	Encumbrance 6	Encumbrance 7	Encumbrance 8	Encumbrance 9
Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance)			Pledge	Pledge	Pledge	Pledge	Pledge	Pledge	Pledge	Pledge	Pledge
		Date of creation of encumbrance	From 29-03-2010 to 10-04-2018	02-05-2012 & 15-02-2013	11-08-2014	28-06-2017	From 20-06-2018 to 14-09-2018	28-09-2018 & 11-06-2019	04-05-2015 & 05-05-2015	26-03-2013 & 01-04-2013	23-12-2014
		Number of shares encumbered	8337450	1500000	7500000	1170000	3000000	4750000	3733025	4855000	230000
		% of total share capital	11.46	2.06	10.31	1.61	4.12	6.53	5.13	6.67	0.32
Specific details about the encumbrance	Name of the entity in whose favour shares encumbered (X)		SICOM LTD	ECL Finance Ltd	Techno Electric & Engineering Company Ltd	SKS Fincap Private Limited	Ashika Credit Capital Limited	Mayank Jashwantlal Shah	L&T Fincorp Limited	Edelweiss Investment Advisors Limited	Vistra ITCL (India) Limited
	Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing finance company? If No, provide the nature of the business of the entity.	YES/ NO	Public Financial Institution	NBFC	Body Corporate	NBFC	NBFC	Individual	NBFC	NBFC	Independent corporate trust
	Names of all other entities in the agreement	Listed company and its group companies (if any)	N.A.	1. Vishal Techno Commerce Limited 2. Heet Builders Private Limited 3. Citygold Education Research Limited 4. Sunstream City Private Limited	N.A.	N.A.	N.A.	N.A.	1. Giraffe Developers Private Limited 2. Citywood Builders Private Limited	N.A.	N.A.
		Other entities (if any)	-	-	-	-	-	-	-	-	-
	Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating	YES / NO If yes,	No	No	No	No	No	No	No	No	No
		1. Name of the issuer	-	-	-	-	-	-	-	-	-
		2. Details of the debt instrument	-	-	-	-	-	-	-	-	-
		3. Whether the debt instrument is listed on stock exchanges?	-	-	-	-	-	-	-	-	-
		4. Credit Rating of the debt instrument	-	-	-	-	-	-	-	-	-
		5. ISIN of the instrument	-	-	-	-	-	-	-	-	-
Security Cover / Asset Cover	Value of shares on the date of event / agreement (A)		846668048	152100000	2766750000	136422000	197250000	194275000	357997098	537448500	48369000
	Amount involved (against which shares have been encumbered) (B) (As per the sanction letter)		495000000	2600000000	625000000	50000000	90000000	150000000	1000000000	1030000000	1000000000
	Ratio of A / B		1.71	0.06	4.43	2.73	2.19	1.30	0.36	0.52	0.05
End use of money	Borrowed amount to be utilized for what purpose – (a) Personal use by promoters and PACs (b) For the benefit of listed company Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc. (a) Any other reason (please specify)	1. Except Loan mentioned in Coloumn Encumbrance 6 has been utilized by the Company towards general corporate purposed and has not been used directly or indirectly for any other purpose other than for which it has been sanctioned 2. The shares pledged by the Promoter of the Company as a Corporate Gurantor for the loan taken by the group companies of the Company and which has been utilised by that group companies for General Corporate Purpose. 3. Loan mentioned in Coloumn Encumbrance 6 has been taken on individual capacity									

For Hubtown Limited

Promoter / Authorised Signatory

Place : Mumbai

Date : 07/10/2019