

HEMANT M. SHAH

Floor 13 2, Divinity, Keshavrao Kadhya Marg, Near Lala Lajpatrai College, Tardeo, Tulsiwadi, Mumbai - 400034

April 03, 2026

To,

The Audit Committee Hubtown Limited Hubtown Seasons, CTS NO. 469- A, Opp. Jain Temple, R.K.Chemburkar Marg, Chembur (East), Mumbai - 400071	BSE Limited The Corporate Relationship Department 1 st Floor, P.J. Towers, Dalal Street,Fort, Mumbai – 400 001	National Stock Exchange of India Limited The Listing Department Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051
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Dear Sir/Madam,

Subject: Declaration in terms of Regulation 31(4) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

Pursuant to Regulation 31(4) of Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, I the promoter (on behalf of myself and the other promoters & promoter group) along with the Persons Acting in Concert with me (as listed below), hereby declare that, I, along with Person Acting Concert, have not created any encumbrance on the shares of Hubtown Limited held by us, either directly or indirectly, other than those already disclosed during the Financial Year ended March 31, 2026.

Details of Entities/Persons on whose behalf the declaration is being submitted:

Name of Entity/person	Category
Hemant M. Shah	Promoter
Vyomesh M. Shah	Promoter
Hemant M. Shah HUF	Promoter Group
Mahipatray V. Shah HUF	Promoter Group
Vyomesh M. Shah HUF	Promoter Group
Kunjal H. Shah	Promoter Group
Falguni V. Shah	Promoter Group
Rushank V. Shah	Promoter Group
Khilen V. Shah	Promoter Group
Kushal V. Shah	Promoter Group
Meha Shah	Promoter Group
Pratiti Shah	Promoter Group
High Scale Trading Private Limited	Promoter Group
Ukay Valves and Founders Private Limited	Promoter Group

We request you to kindly take the same on records.

Thanking You

Yours faithfully,

Hemant M. Shah