

KUSHAL H. SHAH

Akruti 23- F, Doongersey Road, Walkeshwar, Mumbai 400 006

April 20, 2023

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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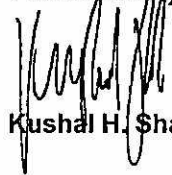
Dear Sir,

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,



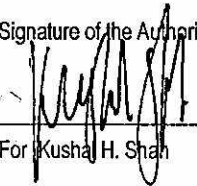
Kushal H. Shah

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					APRIL 20, 2023								
Name of the Promoter or PAC on whose shares encumbrance has been created / released / invoked					KUSHAL H. 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	
	No. of shares	% of total share capital	No. of shares	% 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 **	No. of shares	% of total share capital	Name of the entity in whose favour shares encumbered	No. of shares	% of total share capital
Hemant M. Shah and Vyomesh M. Shah	190000	0.25	140000	0.18	N.A.	N.A.	N.A.		0	N.A.	N.A.	140000	0.18
Hemant M. Shah HUF	3700050	4.85	3698000	4.84	N.A.	N.A.	N.A.		0	N.A.	N.A.	3698000	4.84
Hemant M. Shah	3670000	4.81	3020000	3.96	N.A.	N.A.	N.A.		0	N.A.	N.A.	3020000	3.96
Vyomesh M. Shah	5156349	6.75	5100000	6.68	N.A.	N.A.	N.A.		0	N.A.	N.A.	5100000	6.68
Mahipatray V. Shah HUF	1720000	2.25	1462000	1.92	N.A.	N.A.	N.A.		0	N.A.	N.A.	1462000	1.92
Vyomesh M. Shah HUF	3925000	5.14	3925000	5.14	N.A.	N.A.	N.A.		0	N.A.	N.A.	3925000	5.14
Kunjal H. Shah	2730931	3.58	1220956	1.60	N.A.	N.A.	N.A.		0	N.A.	N.A.	1220956	1.60
Falguni V. Shah	689772	0.90	0	0	N.A.	N.A.	N.A.		0	N.A.	N.A.	0	0
Rushank V. Shah	1800184	2.36	1261950	1.65	N.A.	N.A.	N.A.		0	N.A.	N.A.	1261950	1.65
Khilen V. Shah	2900560	3.80	1930119	2.53	N.A.	N.A.	N.A.		0	N.A.	N.A.	1930119	2.53
Kushal V. Shah	3943739	5.17	2800000	3.67	Creation	19-04-2023	Pledge	Encumbrance created by way of pledge of shares for loan availed by Hubtown Limited	1100000	1.44	Encumbrance created in favour of Indeed Advisory Private Limited	3900000	5.11
Vyomesh M. Shah	25000	0.03	0	0	N.A.	N.A.	N.A.		0	N.A.	N.A.	0	0
	30451585	39.89	24558025	32.17					1100000	1.44		25658025	33.61



	No. of shares	% of total share capital (*)	No. of shares	% 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	No. of shares	% of total share capital	Name of the entity in whose favour shares encumbered	No. of shares	% of total share capital
Meha Rushank Shah	1800000	2.36	0.00	0.00	N.A.	N.A.	N.A.		0	N.A.	N.A.	0.00	0.00
Pratiti Mayank Shah	1800000	2.36	0.00	0.00	N.A.	N.A.	N.A.		0	N.A.	N.A.	0.00	0.00
Ukay Valves and Founders Private Limited	300000	0.39	0.00	0.00	N.A.	N.A.	N.A.		0	N.A.	N.A.	0.00	0.00
High Scale Trading Private Limited	300000	0.39	0.00	0.00	N.A.	N.A.	N.A.		0	N.A.	N.A.	0.00	0.00
Total	34651585	45.39	24558025	32.17					1100000	1.44		25658025	33.61

	<p>Signature of the Authorised Signatory</p>  <p>For Kushal H. Shah</p> <p>Place : Mumbai</p> <p>Date : April 20, 2023</p>
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(**) 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.