

MAHIPATRAY V SHAH (HUF)

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

May 31, 2021

Hubtown Limited Hubtown Seasons, CTS NO. 469-A, Opp. Jain Temple, R. K. Chemburkar Marg, Chembur (East), Mumbai – 400071	BSE Limited PherozeJeejeebhoy Towers, Dalal Street, Fort Mumbai 400 001 Scrip Code : 532799
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Dear Sir,

Sub : Discrepancy in disclosure under Regulation 31 of SEBI (SAST) Regulations 2011.

HubtownLtd :532799

With reference to your mail dated 28/05/2021 on caption subject and your query we would like to state that :

1. Query :1 Post Event holding of encumbered shares not tallying. :

Our Reply :

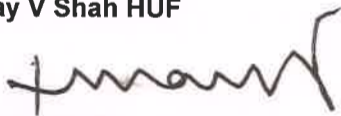
1. On 23/12/2014 we have pledged 2500000 equity shares of Hubtown Limited to Vistra ITCL (India) Limited (Formerly known as IL& FS Trust Company Limited)
 2. Out of these pledged shares 20000 shares were invoked by Vistra and those shares were transferred from the account of Mahipatray V Shah HUF to the account of Vistra and pledged mark against these shares have been removed due to invocation. Disclosure of the same has been given to you vide our letter dated 27/09/2017 and 22/09/2018.
 3. On 31/03/2021 these invoked shares were retransferred by Vistra in the account of Mahipatray V Shah HUF.
 4. There were only the changes in the holding of Mahipatray V Shah HUF took place and no changes in the pledge figure of Mahipatray V Shah HUF.
2. Revised disclosure as per Regulation 31(1) and 31(2) of SEBI (Substantial Acquisition of Shares & Takeovers) Regulations, 2011.

I request you to kindly take the same on your records.

Thanking you,

Yours faithfully,

For **Mahipatray V Shah HUF**



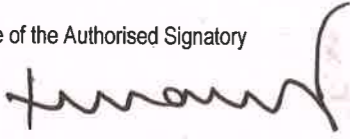
Hemant M Shah - Karta

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					MAY 31, 2021								
Name of the Promoter or PAC on whose shares encumbrance has been created / released / invoked					MAHIPATRAY V. SHAH HUF – PERSON ACTING IN CONCERT (PAC)								
Details of the creation 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 [(1)-(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	0.26	140000	0.19	N.A.	N.A.	N.A.		0	N.A.	N.A.	140000	0.19
Hemant M. Shah HUF	4980500	6.85	4978450	6.84	N.A.	N.A.	N.A.		0	N.A.	N.A.	4978450	6.84
Hemant M. Shah	5470000	7.52	5420000	7.45	N.A.	N.A.	N.A.		0	N.A.	N.A.	5420000	7.45
Vyomesh M. Shah	7540000	10.37	7525000	10.35	N.A.	N.A.	N.A.		0	N.A.	N.A.	7525000	10.35
Mahipatray V. Shah HUF	1700000	2.34	1692000	2.33	Release	31.03.2021	Others	Re-transferred of the shares which were invoked by the Lender to the demat account of the concerned PAC	20000	0.027	Visra ITCL (India) Limited (Formerly known as IL& FS Trust Company Limited) – Trustee ILMS Homepark Private Limited and C S Vaidyanathan- Lenders	1692000	2.33
Vyomesh M. Shah HUF	3925000	5.40	3925000	5.40	N.A.	N.A.	N.A.		0	N.A.	N.A.	3925000	5.40
Kunjal H. Shah	2730931	3.75	2720956	3.74	N.A.	N.A.	N.A.		0	N.A.	N.A.	2720956	3.74
Falguni V. Shah	1039772	1.43	1032000	1.42	N.A.	N.A.	N.A.		0	N.A.	N.A.	1032000	1.42
Rushank V. Shah	1800184	2.47	1261950	1.73	N.A.	N.A.	N.A.		0	N.A.	N.A.	1261950	1.73
Khilen V. Shah	2900560	3.99	1930119	2.65	N.A.	N.A.	N.A.		0	N.A.	N.A.	1930119	2.65
Kushal V. Shah	4263739	5.86	3500000	4.81	N.A.	N.A.	N.A.		0	N.A.	N.A.	3500000	4.81
Vyomesh M. Shah	25000	0.03	0	0	N.A.	N.A.	N.A.		0	N.A.	N.A.	0	0
	36565686	50.27	34125475	46.92					20000	0.027		34125475	46.92

Signature

	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
	36565686	50.27	34125475	46.92					20000	0.027		34125475	46.92
Ukay Valves and Founders Private Limited	300000	0.41	0.00	0.00	N.A.	N.A.	N.A.		0	N.A.	N.A.	0.00	0.00
Vishwajeet Consultancy Private Limited	300000	0.41	0.00	0.00	N.A.	N.A.	N.A.		0	N.A.	N.A.	0.00	0.00
Total	37165686	51.10	34125475	46.92					20000	0.027		34125475	46.92

	<p>Signature of the Authorised Signatory</p>  <p>For Mahipatray V. Shah HUF - Hemant M. Shah – Karta</p> <p>Place : Mumbai</p> <p>Date : May 31, 2021</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.

** For example, for the purpose of collateral for loans taken by the company, personal borrowing, third party pledge, etc.

***This would include name of both the lender and the trustee who may hold shares directly or on behalf of the lender.