

June 23, 2023

To,

BSE Limited The Corporate Relationship Department 1 st Floor, P.J. Towers, Dalal Street Fort, Mumbai – 400 001 Scrip Code: 532799	National Stock Exchange of India Limited The Listing Department Exchange Plaza, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 Symbol: HUBTOWN
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Sub: Intimation pursuant to Regulation 30 read with Para (A) (1) (ii) (a) of Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations')

Dear Sir / Madam,

Pursuant to Para (A) (1) (ii) (a) of Part A of Schedule III of the SEBI Listing Regulations, read with SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015, we write to inform you that, in discharge of the obligations and liabilities undertaken by the Company under the Consent Terms filed with Bombay High Court by the Company, Shareholders of Vinca Developer Private Limited ("Vinca") & Others, the Company was obligated to purchase shares of Vinca from the Vinca's Shareholder (who was holding 99% of the Class A Equity Shares of Vinca) as per the terms of the Consent Terms.

Accordingly, the Board of Directors at their meeting held on June 14, 2023, has approved the execution of Share Purchase Agreement to acquire 11,08,305 Class A equity shares at a price of Rs.1995.39 per share aggregating to Rs. 221,15,00,000/-, in the share capital of Vinca constituting 99.00% of the Class A Equity share capital of Vinca as per the details given in the prescribed format enclosed hereto as Annexure – I.

The said shares were transferred on June 16, 2023 and by acquisition of the aforesaid shares, Vinca became a subsidiary of the Company.

You are requested to take the above information on record.

Thanking you,

Yours faithfully,
For **Hubtown Limited**

Sadanand Lad
Company Secretary & Compliance Officer

Encl.: a/a

Disclosure Pursuant to Regulation 30 read with Para A (1) of Part A of Schedule III to SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

a)	Name of the target entity, details in brief such as size, turnover etc.;	<p>Vinca Developer Private Limited ("Vinca") is a Company incorporated under the provisions of the Companies Act, 1956, having its Registered Office in Mumbai, Maharashtra.</p> <p>Capital details:- Authorised Share Capital: Rs.21,27,00,000/- divided into 12,70,000 Class A Equity Shares of Rs.10/- each. 2,00,00,000 Class B Equity Shares of Rs. 10/- each.</p> <p>Paid-up Share Capital: Rs.13,61,95,000/- divided into 11,19,500 Class A Equity Shares of Rs.10/- each. 1,25,00,000 Class B Equity Shares of Rs. 10/- each.</p> <p>Turnover: Nil (as per the Audited Financial Statements for the Financial Year ended March 31, 2023)</p>
b)	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arm's length";	No
c)	Industry to which the entity being acquired belongs;	Real Estate
d)	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity ;)	After acquisition of shares, Vinca Developer Private Limited became a subsidiary of the Company.
e)	Brief details of any governmental or regulatory approvals required for the acquisition;	Not Applicable
f)	Indicative time period for completion of the acquisition;	Not Applicable

g)	Nature of consideration - whether cash consideration or share swap and details of the same;	Cash Consideration
h)	Cost of acquisition or the price at which the shares are acquired;	Rs. 1995.39/- per shares Total : Rs. 221,15,00,000/- (Rupees Two Hundred Twenty One Crores Fifteen Lakhs Only)
i)	Percentage of shareholding / control acquired and / or number of shares acquired;	99.00% of A Class Equity Share Capital of Vinca Developer Private Limited 11,08,305 Class A Equity Shares acquired
j)	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	Name: Vinca Developer Private Limited Date of incorporation: August 4, 2008. Product/line of business: Real Estate Last 3 years turnover: Nil Country: India Any other significant information: None