

# VYOMESH M. SHAH HUF

Floor 6 2, Divinity, Keshavrao Khadye Marg, Near Lala Lajpatrai College, Tardeo, Tulsivadi, Mumbai - 400034

January 03, 2026

To,

<b>Hubtown Limited</b> Hubtown Seasons, CTS NO. 469-A, Opp. Jain Temple, R. K. Chemburkar Marg, Chembur (East), Mumbai – 400071	<b>BSE Limited</b> Pheroze Jeejeebhoy Towers, Dalal Street, Fort Mumbai 400 001  Scrip Code : 532799	<b>The National Stock Exchange of India Limited</b> 'Exchange Plaza', Bandra Kurla Complex, Bandra (East), Mumbai 400 051  Scrip Code : HUBTOWN
---	---	--

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,



Vyomesh M. Shah  
Karta - Vyomesh M. Shah HUF

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						03-01-2026					
Name of the Promoter or PAC on whose shares encumbrance has been created / released / invoked						Vyomesh M. Shah HUF					
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
	Number	% of total share capital	Number	% 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 **	Number	% of total share capital	Name of the entity in whose favour shares encumbered
Vyomesh M. Shah	5181349	3.65	4500000	3.17	NA	NA	NA	NA	0	0.00	NA
Kushal H. Shah	3943739	2.78	2800000	1.97	NA	NA	NA	NA	0	0.00	NA
Vyomesh M. Shah HUF	3925000	2.76	2775000	1.95	Release	02-01-2026	Pledge	Pledge created as collateral security for loan availed by Hubtown Limited	1063830	0.75	Pledge created in favour of Edelweiss Investment Advisors Limited
Hemant M. Shah	3670000	2.58	1600000	1.13	NA	NA	NA	NA	0	0.00	NA
Hemant M. Shah /	190000	0.13	0	0.00	NA	NA	NA	NA	0	0.00	NA
Vyomesh M. Shah											0
Hemant M. Shah HUF	3700050	2.60	0	0.00	NA	NA	NA	NA	0	0.00	NA
Khilen V. Shah	5730721	4.03	0	0.00	NA	NA	NA	NA	0	0.00	NA
Kunjal H. Shah	4306739	3.03	0	0.00	NA	NA	NA	NA	0	0.00	NA
Rushank V. Shah	5749550	4.05	0	0.00	NA	NA	NA	NA	0	0.00	NA
Meha R. Shah	3600000	2.53	0	0.00	NA	NA	NA	NA	0	0.00	NA

Pratiti M. Shah	3600000	2.53	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Mahipatray V. Shah HUF	1720000	1.21	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Falguni V. Shah	3853266	2.71	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
Ukay Valves and Founders Private Limited	300000	0.21	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
High Scale Trading Private Limited	300000	0.21	0	0.00	NA	NA	NA	NA	0	0.00	NA	0	0.00
<b>Total</b>	<b>49770414</b>	<b>35.02</b>	<b>11675000</b>	<b>8.22</b>					<b>1063830</b>	<b>0.75</b>		<b>10611170</b>	<b>7.47</b>

	<p>Signature of the Authorised Signatory</p> 
	<p>For Vyomesh M. Shah HUF        Place : Mumbai        Date : 03-01-2026</p>

(\*\*) 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.