

September 25, 2025

To,

BSE Limited The Corporate Relationship Department P. J. Towers, Dalal Street, Fort, Mumbai – 400 001 Scrip Code: 532799	National Stock Exchange of India Limited Exchange Plaza, Bandra - Kurla Complex, Bandra (East), Mumbai – 400 051 Symbol: HUBTOWN
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Sub: Disclosure of Voting Results and Consolidated Scrutinizer's Report on 37th Annual General Meeting (AGM) of Hubtown Limited

Ref: Regulation 44(3) of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015

Dear Sir/Madam,

The details of Voting Results of the 37th Annual General Meeting (AGM) of the Company held on Thursday, September 25, 2025 at 11.00 a.m. are enclosed as under in the format prescribed under Regulation 44(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Details of voting results in the format specified under Regulation 44 of the SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015 – **Annexure I**

The Scrutinizer's Report dated September 25, 2025 – **Annexure II**

The Voting Results along with the Scrutinizer's Report is available on the website of the Company at www.hubtown.co.in.

This information is submitted pursuant to Regulation 30 and Regulation 44(3) of the Listing Regulations.

You are requested to take the above information on record.

Thanking you,
Yours faithfully,

For **Hubtown Limited**

Shivil Kapoor
Company Secretary and Compliance Officer
Mem.No.: F11865

Encl: as above

General information about company	
Scrip code	532799
NSE Symbol	HUBTOWN
MSEI Symbol	NA
ISIN	INE703H01016
Name of the company	HUBTOWN LIMITED
Type of meeting	AGM
Date of the meeting / last day of receipt of postal ballot forms (in case of Postal Ballot)	25-09-2025
Start time of the meeting	11:00 AM
End time of the meeting	11:35 AM

Scrutinizer Details	
Name of the Scrutinizer	Mihen Halani
Firms Name	M/s. Mihen Halani & Associates
Qualification	CS
Membership Number	9926
Date of Board Meeting in which appointed	12-08-2025
Date of Issuance of Report to the company	25-09-2025

Voting results	
Record date	18-09-2025
Total number of shareholders on record date	34338
No. of shareholders present in the meeting either in person or through proxy	
a) Promoters and Promoter group	0
b) Public	0
No. of shareholders attended the meeting through video conferencing	
a) Promoters and Promoter group	23
b) Public	51
No. of resolution passed in the meeting	6
Disclosure of notes on voting results	

Resolution(1)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				No				
Description of resolution considered				To consider and adopt the audited financial statements (including consolidated financial statements) for the financial year March 31, 2025 and the reports of the Board of Directors and Auditors thereon				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	(6)= [(4)/(2)]*100	(7)= [(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47638478	28643376	60.1266	28643376	0	100	0
	Poll		18995102	39.8734	18995102	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47638478	47638478	100	47638478	0	100	0
Public- Institutions	E-Voting	2794473	437729	15.6641	0	437729	0	100
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2794473	437729	15.6641	0	437729	0	100
Public- Non Institutions	E-Voting	89285770	13865895	15.5298	13865895	0	100	0
	Poll		280538	0.3142	280538	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	89285770	14146433	15.844	14146433	0	100	0
Total		139718721	62222640	44.5342	61784911	437729	99.2965	0.7035
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Resolution(2)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				No				
Description of resolution considered				To appoint a director in place of Mr. Vyomesh M. Shah (DIN: 00009596), who retires by rotation and being eligible, has offered himself for re-appointment				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	(6)= [(4)/(2)]*100	(7)= [(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47638478	28643376	60.1266	28643376	0	100	0
	Poll		18995102	39.8734	18995102	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47638478	47638478	100	47638478	0	100	0
Public- Institutions	E-Voting	2794473	437729	15.6641	437729	0	100	0
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2794473	437729	15.6641	437729	0	100	0
Public- Non Institutions	E-Voting	89285770	13865895	15.5298	13865259	636	99.9954	0.0046
	Poll		280538	0.3142	280538	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	89285770	14146433	15.844	14145797	636	99.9955	0.0045
Total		139718721	62222640	44.5342	62222004	636	99.999	0.001
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Resolution(3)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				No				
Description of resolution considered				To consider the re-appointment of M/s. JBTM & Associates LLP, Chartered Accountants, (Firm Registration No. 100365W) as Statutory Auditors of the Company and authorized Board of Directors to fix the remuneration				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	(6)= [(4)/(2)]*100	(7)= [(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47638478	28643376	60.1266	28643376	0	100	0
	Poll		18995102	39.8734	18995102	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47638478	47638478	100	47638478	0	100	0
Public- Institutions	E-Voting	2794473	437729	15.6641	437729	0	100	0
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2794473	437729	15.6641	437729	0	100	0
Public- Non Institutions	E-Voting	89285770	13865895	15.5298	13865271	624	99.9955	0.0045
	Poll		280538	0.3142	280538	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	89285770	14146433	15.844	14145809	624	99.9956	0.0044
Total		139718721	62222640	44.5342	62222016	624	99.999	0.001
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Resolution(4)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				No				
Description of resolution considered				4 - To consider and approve the remuneration of the Cost Auditors of the Company for financial year 2025-26 .				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	(6)=[(4)/(2)]*100	(7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47638478	28643376	60.1266	28643376	0	100	0
	Poll		18995102	39.8734	18995102	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47638478	47638478	100	47638478	0	100	0
Public- Institutions	E-Voting	2794473	437729	15.6641	437729	0	100	0
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2794473	437729	15.6641	437729	0	100	0
Public- Non Institutions	E-Voting	89285770	13865895	15.5298	13865371	524	99.9962	0.0038
	Poll		280538	0.3142	280538	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	89285770	14146433	15.844	14145909	524	99.9963	0.0037
Total		139718721	62222640	44.5342	62222116	524	99.9992	0.0008
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Resolution(5)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				No				
Description of resolution considered				5 - To consider the appointment of M/s. Mihen Halani & Associates, Company Secretaries, (Mem. No. F12015; CP No. 9926) as Secretarial Auditors of the Company and authorized Board of Directors to fix the remuneration				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	(6)=[(4)/(2)]*100	(7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47638478	28643376	60.1266	28643376	0	100	0
	Poll		18995102	39.8734	18995102	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47638478	47638478	100	47638478	0	100	0
Public- Institutions	E-Voting	2794473	437729	15.6641	437729	0	100	0
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2794473	437729	15.6641	437729	0	100	0
Public- Non Institutions	E-Voting	89285770	13865895	15.5298	13865371	524	99.9962	0.0038
	Poll		280538	0.3142	280538	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	89285770	14146433	15.844	14145909	524	99.9963	0.0037
Total		139718721	62222640	44.5342	62222116	524	99.9992	0.0008
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								

Resolution(6)								
Resolution required: (Ordinary / Special)				Ordinary				
Whether promoter/promoter group are interested in the agenda/resolution?				Yes				
Description of resolution considered				To approve the revised limit of material related party transaction with Twenty Five Estates Realty Private Limited, a Subsidiary Company of Hubtown Limited under the Companies Act, 2013 and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015				
Category	Mode of voting	No. of shares held	No. of votes polled	% of Votes polled on outstanding shares	No. of votes – in favour	No. of votes – against	% of votes in favour on votes polled	% of Votes against on votes polled
		(1)	(2)	(3)=[(2)/(1)]*100	(4)	(5)	(6)=[(4)/(2)]*100	(7)=[(5)/(2)]*100
Promoter and Promoter Group	E-Voting	47638478	0	0	0	0	0	0
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	47638478	0	0	0	0	0	0
Public- Institutions	E-Voting	2794473	437729	15.6641	5338	432391	1.2195	98.7805
	Poll		0	0	0	0	0	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	2794473	437729	15.6641	5338	432391	1.2195	98.7805
Public- Non Institutions	E-Voting	89285770	13865895	15.5298	13865248	647	99.9953	0.0047
	Poll		280538	0.3142	280538	0	100	0
	Postal Ballot (if applicable)		0	0	0	0	0	0
	Total	89285770	14146433	15.844	14145786	647	99.9954	0.0046
Total		139718721	14584162	10.4382	14151124	433038	97.0308	2.9692
Whether resolution is Pass or Not.							Yes	
Disclosure of notes on resolution								



MIHEN HALANI & ASSOCIATES

Practicing Company Secretaries

Office No. 312, 3rd floor, Kalpataru Avenue, Akurli Rd, Opp. ESIS Hospital, Akurli Industry Estate,
Kandivali East, Mumbai - 400 101, Tel No.: 022 4516 5109, Email: mihenhalani@mha-cs.com

CONSOLIDATED SCRUTINIZER'S REPORT

To,
The Chairman,
HUBTOWN LIMITED ("the Company")

37th Annual General Meeting ("37th AGM / the meeting") of the members of Hubtown Limited ("the Company") held on Thursday, September 25, 2025 at 11:00 a.m. (IST) through Video Conferencing ("VC") or any Other Audio Visual Means (OAVM).

Dear Sir,

Sub: Combined Scrutinizer's Report on voting through electronic means in terms of section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management & Administration) Rules, 2014 for 37th AGM of the Company held through Video Conferencing (VC) / Other Audio Visual Means (OAVM).

We, M/s. Mihen Halani & Associates, Practicing Company Secretaries appointed by the Board of Directors of the Company as Scrutinizer to scrutinize the e-voting process in accordance with section 108 of the Companies Act, 2013 ("the Act") read with Rule 20 of the Companies (Management and Administration) Rules, 2014 and all other relevant circulars and notifications issued thereunder (MCA Circulars and SEBI Circulars), and applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI LODR Regulations"), Secretarial Standard on General Meetings ("SS-2") issued by the Institute of Company Secretaries of India and other applicable laws, rules and regulations (including any statutory modification or re-enactment thereof for the time being in force and as amended from time to time), for 37th AGM of the Company held through Video Conferencing ("VC").

1. As confirmed by the Company, the notice of 37th AGM, was sent through electronic mode to those members whose email addresses were registered with the Registrar and Share Transfer Agent of the Company/ Depository Participant(s).
2. The members of the Company as on cut-off date i.e. **Thursday, September 18, 2025** were entitled to vote on the resolutions (as set out in the notice of 37th AGM of the Company).
3. The Company had availed the e-voting facility provided by MUFG Intime India Private Limited ("the MUFG Intime") Registrar and Transfer Agents ("RTA"). The remote e-voting period commenced on Sunday, September 21, 2025 (9.00 a.m.) and ended on Wednesday, September 24, 2025 (5.00 p.m.) (both days inclusive) ("remote e-voting period").
4. The Company had also availed e-voting facility provided by the RTA to the members present at the AGM through VC and who had not cast their vote during the said remote e-voting period.

5. Post conclusion of the meeting, the votes cast during the remote e-voting period and during the meeting were unblocked in the presence of two witnesses, Ms. Aditi Khandewal and Ms. Sakshi Saxena who are not in the employment of the Company and counted thereafter. They have signed below in confirmation of the votes being unblocked in their presence.

Name : Ms. Aditi Khandewal
SD/-
Signature

Name: Ms. Sakshi Saxena
SD/-
Signature

6. On the basis of the votes exercised by the members of the Company by way of remote e-voting and e-voting at the AGM, we have issued the Combined Scrutiniser's Report dated September 25, 2025.
7. The register has been maintained electronically to record the assent or dissent, received, mentioning the particulars of name, address, folio number or DP ID / Client ID of the members, number of shares held by them and nominal value of such shares. There were no shares with differential voting rights in the Company. Hence, there is no requirement of maintaining the list of shares with differential voting rights.
8. The management of the Company is responsible for ensuring the compliance with the requirements of the Companies Act, 2013 and rules relating to voting through electronic means on the resolutions contained in the Notice of the 37th AGM of the Company. Our responsibility as the scrutinizer for the remote e-voting / e-voting process is restricted to make a Scrutinizer Report of the vote cast in favour / against the resolutions stated above, based on the reports generated from the e-voting system provided by the RTA, the authorized agency to provide e-voting facilities, engaged by the Company for the purpose.
9. The details containing, *inter alia*, list of equity shareholders, who voted "For" or "Against" each of the resolutions put to vote, were generated from the e-voting website of RTA i.e. <https://instavote.linkintime.co.in/> and based on such reports generated, the result of the combined / consolidated e-voting is as under;

Sr. No.	Particulars of Resolution as given in the Notice of 37 th AGM		Particulars of Votes Cast			Result Declared
			Members Voting			
			No. of members voted	No. of votes cast by them	% of total no. of votes cast	
ORDINARY BUSINESS						
1.	To consider and adopt the audited financial statements (including consolidated financial statements) for the financial year March 31, 2025 and the reports of the Board of Directors and Auditors thereon.	Votes Cast in favour	95	6,17,84,911	99.30	The resolution passed as an Ordinary Resolution
		Votes Cast against	12	4,37,729	0.70	

		Votes Cast invalid	-	-	-	
		Total	107	6,22,22,640	100	
2.	To appoint a director in place of Mr. Vyomesh M. Shah (DIN: 00009596), who retires by rotation and being eligible, has offered himself for re-appointment.	Votes Cast in favour	103	6,22,22,004	99.99	The resolution passed as an Ordinary Resolution
		Votes Cast against	4	636	0.01	
		Votes Cast invalid	-	-	-	
		Total	107	6,22,22,640	100	
3.	To consider the re-appointment of M/s. JBTM & Associates LLP, Chartered Accountants, (Firm Registration No. 100365W) as Statutory Auditors of the Company and authorized Board of Directors to fix the remuneration, and in this regard.	Votes Cast in favour	104	6,22,22,016	99.99	The resolution passed as an Ordinary Resolution
		Votes Cast against	3	624	0.01	
		Votes Cast invalid	-	-	-	
		Total	107	6,22,22,640	100	
SPECIAL BUSINESS						
4.	To consider and approve the remuneration of the Cost Auditors of the Company for financial year 2025-26	Votes Cast in favour	105	6,22,22,116	99.99	The resolution passed as an Ordinary Resolution
		Votes Cast against	2	524	0.01	
		Votes Cast invalid	-	-	-	
		Total	107	6,22,22,640	100	
5.	To consider the appointment of M/s. Miheh Halani & Associates, Company Secretaries, (Mem. No. F12015; CP No. 9926) as Secretarial Auditors of the Company and authorized Board of Directors to fix the remuneration.	Votes Cast in favour	105	6,22,22,116	99.99	The resolution passed as an Ordinary Resolution
		Votes Cast against	2	524	0.01	
		Votes Cast invalid	-	-	-	
		Total	107	6,22,22,640	100	
6.	To approve the revised limit of material related party transaction with Twenty-Five Estates Realty Private Limited,	Votes Cast in favour	68	1,41,51,124	97.04	The resolution passed as an Ordinary
		Votes Cast against	16	4,33,038	3.06	



	a Subsidiary Company of Hubtown Limited under the Companies Act, 2013 and the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015	Votes Cast invalid	-	-	-	Resolution
		Total	84	1,45,84,162	100	

Based on the above results of both remote e-voting and e-voting during the meeting, we hereby report that all the above Six (6) resolutions have been duly passed by the members of the Company with the requisite majority.

Notes:

1. Vote casted by related parties on aforesaid resolutions are not considered in the above results.
2. No. of votes cast does not include no. of votes abstained & invalid votes.
3. Number of shareholders are not grouped on the basis of PAN.
4. The percentages are rounded off to the nearest decimals.

**For Mihen Halani & Associates
(Practicing Company Secretaries)**

MIHEN
JYOTINDR
A HALANI

**Mihen Halani
(Proprietor)
FCS No: 9926
CP No: 12015**

**Date: September 25, 2025
Place: Mumbai
UDIN: F009926G001343051**