



# PHOENIX TOWNSHIP LIMITED

CIN : L67190GA1993PLC001327

Date: 31<sup>st</sup> October, 2023.

To  
**BSE Limited**  
P. J. Towers, Dalal Street,  
Fort, Mumbai-400 001

Dear Sir,

**Company Scrip ID / Code: PHOENIXTN /537839**

**Re: Outcome of the Board Meeting held today on October 31, 2023 pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

With reference to the above cited subject, we would like to inform you that the Board Meeting of the Company was held today, 31<sup>st</sup>, October, 2023 at 09.00 A.M through Video Conference/Other Audio-Visual Means have, inter-alia, approved issue of Unlisted, secured, Redeemable, Non-Convertible Debentures ("NCDs") upto INR 30,00,00,000/- (Indian Rupees Thirty Crore only) on private placement basis.

Attaching herewith **Annexure A** for further details of issue of Unlisted, Secured, Redeemable, Non-Convertible Debentures ("NCDs") upto INR 30,00,00,000/- (Indian Rupees Thirty Crore only) on private placement basis

Corp. Office : Hede House,  
14, BEST Marg, Colaba,  
Mumbai - 400 001.  
Tel. : ( 91-22 ) - 6159 0900  
E-mail : admin@hbgindia.com  
Website : www.hbgindia.com

Park Inn by Radisson  
Sequeira Vado, Candolim,  
Goa - 403515  
Tel. : (91-832) 6633 333 / 103  
E-mail : info@pirgoa.com

Phoenix Island Resort  
Pozhiyoor PO, Poovar,  
Thiruvananthapuram, Poovar,  
Kerala - 695 513.  
Tel.: +91 97471 29948  
bookings.poovar@phoenixresorts.in

REGD. OFF. : Durga Bhavan,  
Hede Centre, Tonca,  
Panaji, Goa - 403 001  
Tel.:(91-832)-6642724/6453265  
E-mail : hbggoa@yahoo.co.in

The Meeting of the Board of Directors commenced at 09.00 A.M. and concluded at 09.50 a.m.

Kindly take the same on record.

Thanking you,

**Yours' faithfully**

**For Phoenix Township Limited**

Samit Prafulla  
Hede

Digitally signed by  
Samit Prafulla Hede  
Date: 2023.10.31  
09:58:25 +05'30'

**Samit Hede**  
**Managing Director**  
**DIN: 1411689**



**MEMBER**  
**HEDE BUSINESS GROUP**



### Annexure A

| Sr. No. | Particulars  |   |
|---------|--|---|
| 1       | Type of securities proposed to be issued   | 3,000 unlisted, secured, redeemable, non-convertible debentures having a face value of INR 1,00,000/- (Indian Rupees One Lakh only).                                      |
| 2.      | Type of Issuance   | Issuance of NCDs through Private placement to the proposed persons.   |
| 3.      | Whether proposed to be listed?<br>If yes, Name of Stock exchange(s)                                | No  |
| 4       | Size of the Issue  | Up to maximum of value INR 30,00,00,000/- (Indian Rupees Thirty Crore only)   |
| 5.      | The change in control, if any, in the company that would occur consequent to the private placement | Not applicable  |
| 6.      | Duration, Rate of dividend / rate of interest, mode of payment and repayment                       | <ul style="list-style-type: none"><li>• Duration: 48 Months</li><li>• Coupon: 16% p.a. payable on Maturity Date or Final Settlement Date, whichever is earlier.</li></ul> |
| 7.      | Charge / Security, if any, created over the assets   | Exclusive equitable mortgage charge over land parcels by way of deposit of title deeds  |
| 8.      | Purpose and objects of the Issue   | General Corporate Purpose   |
| 9.      | Special right / interest / privileges attached to the instrument and                               | As may be decided by the Board of Directors / Committee thereof.  |



|     | changes thereof   |  |
|-----|---|--|
| 10. | Details of payment of interest / principal amount for a period of more than three months from the due date or default in payment of interest / principal  | NIL  |
| 11  | Details of any letter or comments regarding payment/non-payment of interest, principal on due dates, or any other matter concerning the security and /or the assets along with its comments thereon, if any | NIL  |
| 12. | Name of the Proposed Subscriber/investor  | DMI Special Opportunities Fund II (an alternative investment fund) |
| 13. | Number of Subscriber  | 1 (One)  |