



# PHOENIX TOWNSHIP LIMITED

CIN : L67190GA1993PLC001327

Date: 06.12.2023

To,  
Department of Corporate Services,  
BSE Limited, Mumbai  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Mumbai - 400001.

Dear Sir/Ma'am,

**Sub: Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Dear Sir/Madam,

We refer to our outcome dated 29<sup>th</sup> June,2023, 03<sup>rd</sup> August,2023 whereby we had informed that the company has entered into transaction of sell /mortgage /lease /pledge/ hypothecation/ create encumbrances of the whole or substantially the whole of the Property of the company situated at Premises bearing Survey No. 501/1A and 503/1A admeasuring about 3,16,000 Sq. Mtrs, situated at Thivim, Bardez, Goa, [consisting of area admeasuring approximately 50,000 Sq. Mtr. already converted as Institutional Land ("Institutional Land") and the balance land shall be circa 2,66,000 Sq. Mtrs. ("Balance Land")] to OKAS HOMES PRIVATE LIMITED(Purchaser) and DMI ALTERNATIVE INVESTMENT FUND - SPECIAL OPPORTUNITIES FUND 2

Further with reference to outcome dated 31<sup>st</sup> October,2023 the Company has issued Unlisted, Secured, Redeemable, Non-Convertible Debentures ("NCDs") upto INR 30,00,00,000/- (Indian Rupees Thirty Crore only) against the security of this land to DMI ALTERNATIVE INVESTMENT FUND - SPECIAL OPPORTUNITIES FUND 2.

In this regard, we would like to inform you the company is not in position to meet their precondition of the sale transaction like conversion of land from agriculture to non-agriculture and removal of high extension wire on immediate basis, therefore, both the parties has decided to cancel this transaction. Further the Company has also decided to pay debenture amount of Rs.

**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 29048  
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



MEMBER  
**HEDE BUSINESS GROUP**

30 crore within the period of 48 months issued against security of this land.

Kindly take the same on record.

**Thanks & Regards,  
For PHOENIX TOWNSHIP LIMITED**

**SAMIT HEDE  
Managing Director  
DIN: 01411689**