



# PHOENIX TOWNSHIP LIMITED

CIN : L67190GA1993PLC001327

05<sup>th</sup> August, 2024

To  
BSE Limited  
P. J. Towers, Dalal Street,  
Mumbai - 400001

Scrip Code: 537839

**Subject: Outcome of Board Meeting under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, ('Listing Regulations').**

Dear Sir/Madam,

Further to our intimation dated July 31<sup>st</sup>, 2024 and pursuant to Regulation 30 of the Listing Regulations as amended read with SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015, we wish to inform you that the Board of Directors of Phoenix Township Limited ("Company") at their Meeting held today considered and approved the following:

1. The issuance of 44,70,000 Convertible Warrants to Promoters/Promoter Group on preferential basis subject to approval of members;
2. 17,00,000 Convertible warrants to Non- Promoters on preferential basis subject to approval of members;
3. The issuance of 8,10,000 Equity Shares to Non - Promoters on preferential basis subject to approval of members;
4. Notice of Extra-Ordinary General meeting of the members of the Company which is scheduled on Tuesday, September 03, 2024 at 3:30 PM IST through video conference / other audio-visual means.

The meeting of the Board of Directors of the Company commenced at 03:00 P.M. and concluded at 08:05 P.M.

The information required to be submitted pursuant to SEBI Circular No. CIR/CFD/CMD/4/2015 dated September 9, 2015 is provided in the Annexure as enclosed.

Kindly take the same on your records.

Thanking you,  
Yours faithfully,

**For PHOENIX TOWNSHIP LIMITED**

**Samit Prafulla Hede**  
**Managing Director**  
**DIN: 01411689**

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**Park Inn by Radisson**  
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**Phoenix Island Resort**  
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**REGD. OFF. :** Durga Bhavan,  
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**MEMBER**  
**HEDE BUSINESS GROUP**

**Annexure 1**

<b>Sr. No.</b>	<b>Particulars of Securities</b>	<b>Details of Securities</b>
i)	Type of securities proposed to be issued	i) 44,70,000 Convertible Warrants ii) 17,00,000 Convertible Warrants iii) 8,10,000 Equity Shares
ii)	Type of issuance	Preferential issue in accordance with Chapter V of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirement) Regulations, 2018 ("ICDR Regulations") and other applicable laws
iii)	Total number of securities proposed to be issued or the total amount for which the securities which will be issued	i) Convertible Warrants 44,70,000 convertible warrants at a price of Rs. 143 per warrant including a premium of Rs. 133 per warrant, each warrant being convertible into 1 equity share of the Company within a period of 18 months from the date of allotment  ii) Convertible Warrants 17,00,000 convertible warrants at a price of Rs. 143 per warrant including a premium of Rs. 133 per warrant, each warrant being convertible into 1 equity share of the Company within a period of 18 months from the date of allotment  iii) Equity Shares 8,10,000 equity shares at a price of Rs. 143 per equity share including a premium of Rs. 133 per equity share
	Additional details in case of preferential issue:	
iv)	Name of the Investors	Please refer <b>Schedule I, II,III</b>
v)	Post allotment of securities - outcome of the subscription	Please refer <b>Schedule IV</b>
vi)	Issue price / allotted price (in case of convertibles),	Rs. 143
vii)	Number of investors	For warrants - 22 For Equity Shares - 42
viii)	In case of convertibles - intimation on conversion of securities or on lapse of the tenure of the instrument	Each warrant shall be convertible into 1 (one) equity shares within a period of 18 (eighteen) months from the date of allotment in one or more tranches, as the case may be and on such other terms and conditions as applicable upon exercise of option of conversion by the warrant holder.  25% of the total consideration will be paid at the time of issuance of the warrants and the remaining 75% of the total consideration shall

		be paid upon the exercise/ conversion of each warrant within a period of 18 months of allotment of warrants.
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**Schedule I**

**List of allottees: Promoter**

<b>Sr. No</b>	<b>Names of the Promoter and Promoter Group</b>	<b>Category</b>	<b>Number of Equity shares to be allotted</b>
1	Glacier Trade Private Limited	Promoter Group	10,00,000
2	Star Galaxy Trade Private Limited	Promoter Group	10,00,000
3	Hede Consultancy Private Limited	Promoter	14,80,000
4	Hede Navigation Private Limited	Promoter	9,90,000

**Schedule II**

**List of Allotees: Convertible Warrants (Non- Promoter)**

<b>Sr .No</b>	<b>Names of the Proposed Allotees</b>	<b>Category</b>	<b>Number of Convertible Warrants shares</b>
<b>1</b>	Neeru Nitin Shah	Non-Promoter	20,000
<b>2</b>	Chintan Nitin Shah	Non-Promoter	20,000
<b>3</b>	Manish Hathiramani	Non-Promoter	1,00,000
<b>4</b>	APR Properties Pvt Ltd	Non-Promoter	75,000
<b>5</b>	Basukinath Properties Pvt Ltd	Non-Promoter	75,000
<b>6</b>	RR Food Import Llp	Non-Promoter	1,00,000
<b>7</b>	Rachit Poddar	Non-Promoter	2,00,000
<b>8</b>	Alka Taparia	Non-Promoter	1,00,000
<b>9</b>	Pratima Baid	Non-Promoter	1,00,000
<b>10</b>	Kharag Singh Dudhoria	Non-Promoter	1,00,000
<b>11</b>	Nishith Atulbhai Shah	Non-Promoter	50,000
<b>12</b>	SVI Consolidated Pvt Ltd	Non-Promoter	1,00,000
<b>13</b>	Varun Surendra Jiwrajka	Non-Promoter	50,000
<b>14</b>	Shivang Garg	Non-Promoter	30,000
<b>15</b>	Gopal Dass Garg	Non-Promoter	30,000
<b>16</b>	Meenaxi Kishore Bhatia	Non-Promoter	1,00,000
<b>17</b>	Black Hawk Properties Pvt Ltd	Non-Promoter	3,00,000
<b>18</b>	Silver Stalion (FII)	Non-Promoter	1,50,000
<b>Total</b>			<b>17,00,000</b>

**Schedule III**

**List of Allotees: Equity shares (Non-promoter)**

<b>Sr. No</b>	<b>Names of the Proposed Allotees</b>	<b>Category</b>	<b>Number of Equity shares</b>
1	Vinit Vijay Kumar	Non-Promoter	1,00,000
2	Sandeep Shridhar Ghatе	Non-Promoter	50,000
3	Rakesh Khanna	Non-Promoter	25,000
4	Jyoti Ketan Vakharia	Non-Promoter	20,000
5	NERGIS GAURAV PARIKH	Non-Promoter	20,000
6	Guhapriya Sridhar	Non-Promoter	20,000
7	Sahaj Parekh	Non-Promoter	20,000
8	Rohan Vinay Pai	Non-Promoter	15,000
9	Novamod Trading Company Private Limited	Non-Promoter	15,000
10	Aakash Haresh Savlani	Non-Promoter	15,000
11	KUNAL DEEPAK AGASHE	Non-Promoter	15,000
12	Dsouza Brian	Non-Promoter	10,000
13	Priti Shamsundar Bhattad	Non-Promoter	7,500
14	Nishant M Hundiwala	Non-Promoter	7,500
15	Padma Ratankumar Mohta	Non-Promoter	7,500
16	Hukum Parasmal Parakh	Non-Promoter	7,500
17	Rahul Hemantkumar Mehta	Non-Promoter	7,500
18	Suyash Pravin Badjate	Non-Promoter	8,500
19	Deepak Agashe HUF	Non-Promoter	5,000
20	Sanjay Eknath Bhosale	Non-Promoter	4,000
21	Mandip Singh	Non-Promoter	2,000
22	Purva Pravin Badjate	Non-Promoter	2,000
23	Trupti Liladhar Bhutada	Non-Promoter	2,000

24	Shivani Gaurav Mali	Non-Promoter	2,000
25	Siddarth Murali Konthath	Non-Promoter	12,000
26	Pooja Manik	Non-Promoter	19,200
27	Kimsuk Krishna Sinha	Non-Promoter	6,000
28	Malik Amirbhai Charaniya	Non-Promoter	21,000
29	Shirin Nazim Charania	Non-Promoter	17,500
30	Sajid Umedali Dhrolia	Non-Promoter	35,000
31	Shalini Ashok Chawla	Non-Promoter	3,900
32	Mohit Yakub Gunja	Non-Promoter	10,000
33	Bhavna Gothi	Non-Promoter	31,000
34	Abhay Oberoi	Non-Promoter	20,000
35	Divya Oberoi	Non-Promoter	10,000
36	Nova Global Opportunities Fund PCC- Touchstone	Non-Promoter	70,300
37	Mansha Nikhil Chawla	Non-Promoter	11,600
38	Manoj S Laungani HUF	Non-Promoter	6,000
39	Amit J Dholakia HUF	Non-Promoter	38,500
40	Nikhilkumar Rupchand Jain	Non-Promoter	1,00,000
41	Brijpaldas Maheswari	Non-Promoter	7,000
42	Dharmesh Govindbhai Vora	Non-Promoter	3,000
<b>Total</b>			<b>8,10,000</b>

**Schedule IV**

Sr. No.	Name of Allottees	Pre Preferential Shareholding		Post preferential shareholding and after exercise of warrants	
		No. of Share	%	No. of Share	%
1	Vinit Vijay Kumar	-	0.00	1,00,000	0.48
2	Sandeep Shridhar Ghate	-	0.00	50,000	0.24
3	Rakesh Khanna	-	0.00	25,000	0.12
4	Jyoti Ketan Vakharia	-	0.00	20,000	0.10
5	NERGIS GAURAV PARIKH	-	0.00	20,000	0.10
6	Guhapriya Sridhar	-	0.00	20,000	0.10
7	Sahaj Parekh	-	0.00	20,000	0.10
8	Rohan Vinay Pai	-	0.00	15,000	0.07
9	Novamod Trading Company Private Limited	-	0.00	15,000	0.07
10	Aakash Haresh Savlani	-	0.00	15,000	0.07
11	Kunaal Agashe	-	0.00	15,000	0.07
12	Brian Andre Dsouza	-	0.00	10,000	0.05
13	Priti Shamsundar Bhattad	-	0.00	7,500	0.04
14	Nishant M Hundiwala	-	0.00	7,500	0.04
15	Padma Ratankumar Mohta	-	0.00	7,500	0.04
16	Hukum Parasmal Parakh	-	0.00	7,500	0.04
17	RAHUL HEMANTKUMAR MEHTA	-	0.00	7,500	0.04
18	SUYASH PRAVIN BADJATE	-	0.00	8,500	0.04
19	Deepak Agashe HUF	-	0.00	5,000	0.02
20	Sanjay Bhosale	-	0.00	4,000	0.02
21	Mandip Singh	-	0.00	2,000	0.01
22	PURVA PRAVIN BADJATE	-	0.00	2,000	0.01
23	TRUPTI LILADHAR BHUTADA	-	0.00	2,000	

					0.01
24	SHIVANI GAURAV MALI	-	0.00	2,000	0.01
25	SIDDARTH MURALI KONTHATH	-	0.00	12,000	0.06
26	POOJA MANIK	-	0.00	19,200	0.09
27	KIMSUK KRISHNA SINHA	-	0.00	6,000	0.03
28	MALIK AMIRBHAI CHARANIYA	-	0.00	21,000	0.10
29	SHIRIN NAZIM CHARANIA	-	0.00	17,500	0.08
30	SAJID UMEDALI DHROLIA	-	0.00	35,000	0.17
31	Shalini Ashok Chawla	1,060	0.01	4,960	0.02
32	Mohit Yakub Gunja	-	0.00	10,000	0.05
33	Bhavna Gothi	-	0.00	31,000	0.15
34	ABHAY OBEROI	1,453	0.01	21,453	0.10
35	DIVYA OBEROI	1,200	0.01	11,200	0.05
36	Nova Global Opportunities Fund PCC- Touchstone	-	0.00	70,300	0.34
37	Mansha Nikhil Chawla	-	0.00	11,600	0.06
38	MANOJ S LAUNGANI HUF	500	0.00	6,500	0.03
39	AMIT J DHOLAKIA HUF	-	0.00	38,500	0.18
40	Nikhilkumar Rupchand Jain	-	0.00	1,00,000	0.48
41	BRIJPALDAS MAHESWARI	-	0.00	7,000	0.03
42	DHARMESH GOVINDBHAI VORA	-	0.00	3,000	0.01
43	NEERU NITIN SHAH	-	0.00	20,000	0.10
44	CHINTAN NITIN SHAH	-	0.00	20,000	0.10
45	MANISH HATHIRAMANI	-	0.00	1,00,000	0.48
46	APR PROPERTIES PVT LTD	-	0.00	75,000	0.36
47	BASUKINATH PROPERTIES PVT LTD	-	0.00	75,000	0.36
48	RR FOOD IMPORT LLP	-	0.00	1,00,000	0.48
49	RACHIT PODDAR	-	0.00	2,00,000	0.95
50	ALKA TAPARIA	-	0.00	1,00,000	0.48
51	PRATIMA BAID	-	0.00	1,00,000	0.48
52	KHARAG SINGH DUDHORIA	-	0.00		

				1,00,000	0.48
53	NISHITH ATULBHAI SHAH	-	0.00	50,000	0.24
54	SVI CONSOLIDATED PVT LTD	-	0.00	1,00,000	0.48
55	VARUN SURENDRA JIWRAJKA	-	0.00	50,000	0.24
56	SHIVANG GARG	-	0.00	30,000	0.14
57	GOPAL DASS GARG	-	0.00	30,000	0.14
58	MEENAXI KISHORE BHATIA	-	0.00	1,00,000	0.48
59	BLACK HAWK PROPERTIES PVT LTD	-	0.00	3,00,000	1.43
60	SILVER STALION (FII)	-	0.00	1,50,000	0.72
61	Glacier Trade Private Limited	2,10,700	1.51	12,10,700	5.78
62	Star Galaxy Trade Private Limited	2,12,807	1.52	12,12,807	5.79
63	Hede Consultancy Private Limited	22,42,880	16.04	37,22,880	17.76
64	Hede Navigation Private Limited	39,81,803	28.47	49,71,803	23.72