

Samit Hede

16.07.2025

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

Scrip Code: 537839

Scrip ID: PHOENIXTN

Sub: Intimation/Disclosures under SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Dear Sir,

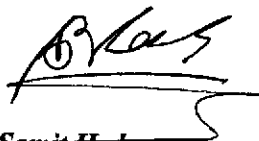
Pursuant to the provisions of Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and the amendments made therein, I, Samit Hede, belonging to the Promoter/ Promoter Group of Phoenix Township Limited ("the Company") would like to inform you that the promoter and promoter group have converted their warrant into equity share altogether 14,09,380 Equity Shares of Rs. 10/- of the Company on 15th July, 2025. Below are the details of the Conversion of warrant into equity:

Sr. No.	Name of the Acquirer	No. of warrant converted into equity share of the target company
1.	Glacier Trade Private Limited	300000
2.	Star Galaxy Trade Private Limited	300000
3.	Hede Consultancy Private Limited	444000
4.	Hede Navigation Private Limited	297000
	Total	13,41,000

Please find enclosed herewith the relevant information in the prescribed Format.

We request you to kindly take the above information on your record.

Thanking you,
Yours sincerely,



Samit Hede

On behalf of promoter and promoter group

Encl: As above

Disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	PHOENIX TOWNSHIP LIMITED		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Acquirers: 1. Glacier Trade Private Limited 2. Star Galaxy Trade Private Limited 3. Hede Consultancy Private Limited 4. Hede Navigation Private Limited		
Whether the acquirer belongs to Promoter/Promoter group	Yes, the acquirers belong to the Promoter and Promoter Group of the Company.		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	BSE Limited		
Details of the acquisition / disposal as follows	Number	% w.r.t. total share/voting capital wherever applicable(*)	% w.r.t. total diluted share/voting capital of the TC (**)
Before the acquisition under consideration, holding of :			
a) Shares carrying voting rights			
1. Glacier Trade Private Limited	910700	4.91	4.34
2. Star Galaxy Trade Private Limited	912807	4.92	4.35
3. Hede Consultancy Private Limited	3278880	17.69	15.64
4. Hede Navigation Private Limited	4674307	25.21	22.30
5. Colaba Real Estate Private Limited	99115	0.53	0.47
6. Samit Prafulla Hede	777086	4.19	3.71
7. Shibanee M Harlalka	1946190	10.50	9.28
8. Prafulla Rajaram Hede	10	0	0
9. HBG Trust (seema arun pawar)	381625	2.06	1.82
b) Shares in the nature of encumbrance (pledge/ lien/ non-disposal undertaking/ others)	Nil	N.A.	N.A
c) Voting rights (VR) otherwise than by shares	Nil	N.A.	N.A
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category)	Nil	N.A.	N.A
e) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category)	Nil	N.A.	N.A
f) Total (a+b+c+d)	12980720	70.01	61.91

Details of acquisition/sale			
a) Shares carrying voting rights acquired/sold			
1. Glacier Trade Private Limited	300000	1.50	1.43
2. Star Galaxy Trade Private Limited	300000	1.50	1.43
3. Hede Consultancy Private Limited	444000	2.23	2.12
4. Hede Navigation Private Limited	297000	1.49	1.42
5. Colaba Real Estate Private Limited	NIL	N.A	N.A
6. Samit Prafulla Hede	NIL	N.A	N.A
7. Shibanee M Harlalka	NIL	N.A	N.A
8. Prafulla Rajaram Hede	NIL	N.A	N.A
9. hbg trust (seema arun pawar)	NIL	N.A	N.A
b) VRs acquired /sold otherwise than by shares	Nil	N.A.	N.A
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) acquired/sold	NIL	N.A	N.A
d) Shares encumbered / invoked/released by the acquirer	Nil	N.A.	N.A
e) Total (a+b+c+/-d)	13,41,000	6.72	6.40
After the acquisition/sale, holding of:			
a) Shares carrying voting rights			
1. Glacier Trade Private Limited	1210700	6.07	5.78
2. Star Galaxy Trade Private Limited	1212807	6.08	5.79
3. Hede Consultancy Private Limited	3722880	18.66	17.76
4. Hede Navigation Private Limited	4971307	24.92	23.71
5. Colaba Real Estate Private Limited	99115	0.50	0.47
6. Samit Prafulla Hede	777086	3.90	3.71
7. Shibanee M Harlalka	1946190	9.76	9.28
8. Prafulla Rajaram Hede	10	0	0
9. Hbg trust (seema arun pawar)	381625	1.91	1.82
b) Shares encumbered with the acquirer	Nil	N.A.	N.A
c) VRs otherwise than by shares	Nil	N.A.	N.A
d) Warrants/ convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition			
1. Glacier Trade Private Limited	Nil	N.A.	N.A.
2. Star Galaxy Trade Private Limited	Nil	N.A.	N.A.
3. Hede Consultancy Private Limited	Nil	N.A.	N.A.
4. Hede Navigation Private Limited	Nil	N.A.	N.A.

e) Total (a+b+c+d)	14321720	71.79	68.31
Mode of acquisition / sale (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc).	Preferential allotment- conversion 14,09,380 convertible warrant into equity share-3 rd tranche		
Date of acquisition / sale of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable	15 th July, 2025		
Equity share capital / total voting capital of the TC before the said acquisition / sale	Rs. 18,53,98,800/- divided into 1,85,39,880 Equity shares of Rs. 10/- each		
Equity share capital/ total voting capital of the TC after the said acquisition / sale	Rs. 19,94,92,600/- divided into 1,99,49,260 Equity shares of Rs. 10/- each		
Total diluted share/voting capital of the TC after the said acquisition	Rs. 20,96,42,600/- divided into 2,09,64,260 Equity shares of Rs. 10/- each		

(*) Total share capital/ voting capital to be taken as per the latest filing done by the company to the Stock Exchange under Clause 35 of the listing Agreement.

(**) 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.

Notes:



Samit Hede

Date: 16th July, 2025

Place: Mumbai