

November 09, 2023

To,

**BSE Limited Limited**  
Phiroze Jeejeebhoy Towers,  
Dalal Street, Fort,  
Mumbai- 400001

**National Stock Exchange of India Limited**  
Exchange Plaza, Bandra-Kurla  
Complex, Bandra East,  
Mumbai- 400051

Security Code: 503100

Symbol: PHOENIXLTD

Dear Sir/Madam,

**Sub: Disclosure under Regulation 23(9) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

Pursuant to Regulation 23(9) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), please find enclosed herewith disclosure of Related Party Transactions for the half year ended on September 30, 2023, in the format specified by the SEBI vide circular SEBI/HO/CFD/CMD1/CIR/P/2021/662 dated 22 November, 2021.

The said disclosure is also being published on the website of the Company at <https://www.thephoenixmills.com/investors/FY2024/Related-Party-Transactons> in compliance with Regulation 23(9) of the Listing Regulations.

This is for your information and record.

Thanking You,

Yours faithfully,  
**For The Phoenix Mills Limited**

**Gajendra Mewara**  
**Company Secretary**

**Encl: As above**

**The Phoenix Mills Limited**

**Related party transactions for the six months ended September 30, 2023**

									Additional disclosure of related party transactions - applicable only in case the related party transaction relates to loans, inter- corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.												
Sr No.	Details of the party (listed entity /subsidiary) entering into the	Details of the counterparty		Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter- corporate deposits, advances or investments				Details of the loans, inter- corporate deposits, advances or investments					Notes	
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening balance	Closing balance	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ intercorporate deposit/ investment )	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (endusage)		
Add		Delete																			
1	The Phoenix Mills Limited	Gayatri Ruia	Relative of Director	Purchase of goods or services		50.00	NA	9.95	4.80	3.37											
2	The Phoenix Mills Limited	Sheeta Vyas	Independent Director	Remuneration		15.00	Approved	0.45	0.00	0.00											
3	The Phoenix Mills Limited	Amit Dabhiwala	Independent Director	Remuneration		15.00	Approved	0.45	0.00	0.00											
4	The Phoenix Mills Limited	Atul Ruia	Director	Purchase of goods or services		250.00	NA	6.00	8.00	0.00											
5	The Phoenix Mills Limited	Atul Ruia	Director	Remuneration		250.00	Approved	86.00	-2040.06	29.55											
6	The Phoenix Mills Limited	Stratix Hospitality Private Limited	Associates	Sale of goods or services		200.00	NA	110.05	233.72	157.52											
7	The Phoenix Mills Limited	Stratix Hospitality Private Limited	Associates	Any other transaction	Security Deposit taken			0.00	80.76	80.76											
8	The Phoenix Mills Limited	Savannah Phoenix Pvt Ltd	Subsidiary	Any other transaction	Investment in OCD		NA	0.00	287.00	287.00											
9	The Phoenix Mills Limited	Phoenix Logistics And Industrial Parks Private Limited	Subsidiary	Investment			NA	0.00	4700.00	4700.00											
10	The Phoenix Mills Limited	Mindstone Mall Developers Pvt Ltd	Subsidiary	Investment			NA	0.00	18375.94	18375.94											
11	The Phoenix Mills Limited	Alliance Spaces Pvt Ltd	Subsidiary	Interest received		500.00	NA	0.00	0.01	0.01											
12	The Phoenix Mills Limited	Alliance Spaces Pvt Ltd	Subsidiary	Investment			NA	0.00	8600.00	8600.00											
13	The Phoenix Mills Limited	Finesse Mall and Commercial Real Estate Private Limited	Subsidiary	Interest received		500.00	NA	0.41	3.75	4.16											
14	The Phoenix Mills Limited	Finesse Mall and Commercial Real Estate Private Limited	Subsidiary	Inter- corporate deposit			NA	0.00	10.00	10.00											
15	The Phoenix Mills Limited	Finesse Mall and Commercial Real Estate Private Limited	Subsidiary	Any other transaction	Reimbursement of Expenses		NA	0.00	0.10	0.10											
16	The Phoenix Mills Limited	Finesse Mall and Commercial Real Estate Private Limited	Subsidiary	Inter- corporate deposit		5000.00	NA	3100.00	0.00	0.00											
17	The Phoenix Mills Limited	Finesse Mall and Commercial Real Estate Private Limited	Subsidiary	Inter- corporate deposit		5000.00	NA	3100.00	0.00	0.00											
18	The Phoenix Mills Limited	Mirabel Entertainment Pvt Ltd	Associates	Interest received			NA	0.00	5.23	7.20											
19	The Phoenix Mills Limited	Mirabel Entertainment Pvt Ltd	Associates	Purchase of goods or services			NA	0.00	11.06	0.00											
20	The Phoenix Mills Limited	Mirabel Entertainment Pvt Ltd	Associates	Inter- corporate deposit			NA	0.00	29.37	29.37											
21	The Phoenix Mills Limited	Mirabel Entertainment Pvt Ltd	Associates	Investment			NA	0.00	7.00	7.00											
22	The Phoenix Mills Limited	Enhance Holdings Pvt Ltd	Subsidiary	Inter- corporate deposit			NA	0.00	1293.22	1293.22											
23	The Phoenix Mills Limited	Destiny Retail Mall Developers Pvt Ltd	Subsidiary	Interest received		1000.00	NA	0.01	0.14	0.15											
24	The Phoenix Mills Limited	Destiny Retail Mall Developers Pvt Ltd	Subsidiary	Investment			NA	0.00	20055.00	20055.00											
25	The Phoenix Mills Limited	Classic Mall Development Co. Ltd	Subsidiary	Any other transaction	Interest Exp	2000.00	NA	614.12	1130.12	0.00											
26	The Phoenix Mills Limited	Classic Mall Development Co. Ltd	Subsidiary	Inter- corporate deposit		15000.00	NA	13575.00	13575.00	0.00											
27	The Phoenix Mills Limited	Classic Mall Development Co. Ltd	Subsidiary	Dividend received		2000.00	NA	2563.77	0.00	0.00											
28	The Phoenix Mills Limited	Market City Resources Private Limited	Subsidiary	Sale of goods or services		400.00	NA	66.27	39.17	5.96											
29	The Phoenix Mills Limited	Market City Resources Private Limited	Subsidiary	Purchase of goods or services		200.00	NA	293.55	44.39	8.73											
30	The Phoenix Mills Limited	Market City Resources Private Limited	Subsidiary	Any other transaction	Essop Cost	400.00	NA	72.04	0.00	0.00											
31	The Phoenix Mills Limited	Market City Resources Private Limited	Subsidiary	Dividend received		200.00	NA	6000.00	0.00	0.00											
32	The Phoenix Mills Limited	Aakar Charitable Trust	Other related parties where common control exists	Any other transaction	Donation Given	300.00	NA	29.82	0.00	0.00											
33	The Phoenix Mills Limited	Amik Dalal	Independent Director	Remuneration		15.00	NA	0.30	0.00	0.00											
34	The Phoenix Mills Limited	Island Star Mall Developers Pvt Ltd	Subsidiary	Any other transaction	Essop Cost	500.00	NA	8.84	0.00	0.00											
35	The Phoenix Mills Limited	Graceworks Realty & Leisure Private Limited	Subsidiary	Purchase of goods or services		500.00	NA	1.49	0.03	0.00											
36	The Phoenix Mills Limited	Sivaramakrishnan Iyer	Independent Director	Remuneration		15.00	NA	0.30	0.00	0.00											
37	The Phoenix Mills Limited	Butala Land Farm Pvt Ltd	Subsidiary	Inter- corporate deposit			NA	0.00	2.00	2.00											
38	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary	Sale of goods or services		2000.00	NA	235.67	190.37	299.99											
39	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary	Interest received		1000.00	NA	0.19	0.02	0.02											
40	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary	Purchase of goods or services		1000.00	NA	0.94	0.81	0.00											
41	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary	Inter- corporate deposit		5000.00	NA	129.45	0.00	0.00											
42	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary	Inter- corporate deposit		5000.00	NA	129.45	0.00	0.00				Inter corporate deposit	0.00%	10 years	Unsecured	General Corporate Purpose			
43	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary	Inter- corporate deposit			NA	0.00	30.64	30.64											
44	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary	Investment		5000.00	NA	2701.59	4872.75	7574.34				Investment	0.00%	10 years	Unsecured	General Corporate Purpose			
45	The Phoenix Mills Limited	Offbeat Developers Pvt Ltd	Subsidiary	Purchase of goods or services		5000.00	NA	9.93	8.25	0.00											
46	The Phoenix Mills Limited	Offbeat Developers Pvt Ltd	Subsidiary	Any other transaction	Essop Cost	500.00	NA	3.56	0.00	0.00											
47	The Phoenix Mills Limited	Pallazio Hotel & Leisures Ltd.	Subsidiary	Sale of goods or services		5000.00	NA	115.11	62.95	1.35											















366	Palladio Hotel & Leisures Ltd.	Market City Resources Private Limited	Fellow Subsidiary	Sale of goods or services		NA	0.00	0.00	4.96									
367	Phoenix Digital Technologies Private Limited	Market City Resources Private Limited	Fellow Subsidiary	Purchase of goods or services		NA	0.05	0.10	0.18									
368	Phoenix Digital Technologies Private Limited	The Phoenix Mills Limited	Holding Company	Any other transaction	Reimbursement of charges	NA	0.00	0.00	0.00									
369	Phoenix Logistics And Industrial Parks Private Limited	Janus Logistics And Industrial Parks Private Limited	Subsidiary Company	Investment		NA	2000.00	2300.00	4380.00	Issuance of debt	0.00%	10 years	Investment	0.00%	10 years	Unsecured	General corporate purpose	
370	Phoenix Logistics And Industrial Parks Private Limited	Janus Logistics And Industrial Parks Private Limited	Subsidiary Company	Interest received		NA	0.00	0.00	0.00									
371	Phoenix Logistics And Industrial Parks Private Limited	Market City Resources Private Limited	Fellow Subsidiary	Purchase of goods or services		NA	0.05	0.10	0.00									
372	Phoenix Logistics And Industrial Parks Private Limited	The Phoenix Mills Limited	Holding Company	Any other transaction	convertible Debentures/Optionally	NA	0.00	4700.00	4700.00									
373	Phoenix Logistics And Industrial Parks Private Limited	Upal Developers Private Limited	Fellow Subsidiary	Any other transaction	Interest expenes on OCD	NA	0.00	0.00	0.00									
374	Phoenix Logistics And Industrial Parks Private Limited	The Phoenix Mills Limited	Holding Company	Any other transaction	Interest expenes on OCD	500.00	NA	0.00	0.00	0.00								
375	Phoenix Logistics And Industrial Parks Private Limited	Janus Logistics And Industrial Parks Private Limited	Subsidiary Company	Any other transaction	Redemption of OCD	NA	20.00	0.00	0.00									
376	Phoenix Logistics And Industrial Parks Private Limited	Janus Logistics And Industrial Parks Private Limited	Subsidiary Company	Sale of goods or services		NA	121.37	0.00	121.37									
377	Phoenix Logistics And Industrial Parks Private Limited	Upal Developers Private Limited	Fellow Subsidiary	Any other transaction	Issuance of Optionally Convertible Debentures	NA	2500.00	0.00	2500.00				Investment	0.00%	10 years	Unsecured	General corporate purpose	
378	Pinnacle Real Estate Development Pvt Ltd	Mugwort Land Holdings Private Limited	Fellow Subsidiary	Investment		NA	0.00	0.01	0.01									
379	Pinnacle Real Estate Development Pvt Ltd	Market City Resources Private Limited	Fellow Subsidiary	Purchase of goods or services		NA	0.05	0.10	0.06									
380	Pinnacle Real Estate Development Pvt Ltd	The Phoenix Mills Limited	Holding Company	Advance		NA	0.00	0.50	0.50									
381	Plutoocrat Commercial Pvt Ltd	The Phoenix Mills Limited	Holding Company	Sale of goods or services		NA	0.00	9.98	9.98									
382	Plutoocrat Commercial Pvt Ltd	The Phoenix Mills Limited	Holding Company	Purchase of goods or services		NA	16.36	0.00	0.00									
383	Plutoocrat Commercial Pvt Ltd	Market City Resources Private Limited	Fellow Subsidiary	Purchase of goods or services		NA	0.77	0.00	0.00									
384	Plutoocrat Commercial Pvt Ltd	Market City Resources Private Limited	Fellow Subsidiary	Purchase of goods or services		NA	788.72	321.61	474.47									
385	Rentcierge Developers Pvt Ltd	Market City Resources Private Limited	Fellow Subsidiary	Purchase of goods or services		NA	0.05	0.10	0.06									
386	Rentcierge Developers Pvt Ltd	The Phoenix Mills Limited	Fellow Subsidiary	Inter-corporate deposit		NA	0.00	125.00	125.00									
387	Sangam Infrabuildcon Pvt Ltd	Market City Resources Private Limited	Fellow Subsidiary	Purchase of goods or services		NA	0.08	0.10	0.00									
388	Sangam Infrabuildcon Pvt Ltd	Big Apple Real Estate Private Limited	Holding Company	Inter-corporate deposit		NA	0.00	133.50	133.50									
389	Savannah Phoenix Pvt Ltd	Market City Resources Private Limited	Fellow Subsidiary	Purchase of goods or services		NA	0.05	0.10	0.18									
390	Savannah Phoenix Pvt Ltd	The Phoenix Mills Limited	Holding Company	Any other transaction	Interest on CCD	100.00	NA	0.00	0.00	0.00								
391	Savannah Phoenix Pvt Ltd	The Phoenix Mills Limited	Holding Company	Any other transaction	convertible Debentures/Optionally	NA	0.00	397.62	397.62									
392	Savannah Phoenix Pvt Ltd	Belona Hospitality Services Limited	Fellow Subsidiary	Purchase of goods or services		NA	0.00	60.04	60.04									
393	SGH Realty LLP	True Value Infrabuild LLP	Entity having control	Any other transaction	Share of Loss	NA	0.20	3.87	4.07									
394	SGH Realty LLP	True Value Infrabuild LLP	Entity having control	Inter-corporate deposit		NA	0.00	17790.29	17790.29									
395	SGH Realty LLP	Safal Constructions (India) Private Limited	Partner in the firm	Purchase of goods or services		NA	345.00	278.74	0.00									
396	SGH Realty LLP	True Value Infrabuild LLP	Entity having control	Investment		NA	0.00	0.20	0.20									
397	SGH Realty LLP	Classic Mall Development Co. Ltd	Fellow Subsidiary	Purchase of goods or services		NA	0.00	3.19	1.06									
398	SGH Realty LLP	Market City Resources Private Limited	Fellow Subsidiary	Purchase of goods or services		NA	798.33	2060.76	861.31									
399	SGH Realty LLP	The Phoenix Mills Limited	Holding Company	Inter-corporate deposit		NA	0.00	22467.63	22467.63									
400	SGH Realty LLP	The Phoenix Mills Limited	Holding Company	Any other transaction	Interest payable	NA	0.00	3895.68	3895.68									
401	SGH Realty LLP	The Phoenix Mills Limited	Holding Company	Any other transaction	Withdrawal of Floating capital	NA	0.00	676.40	510.70									
402	SGH Realty LLP	The Phoenix Mills Limited	Holding Company	Any other transaction	Share of profit	NA	165.58	0.00	0.00									
403	SGH Realty LLP	Belona Hospitality Services Limited	Fellow Subsidiary	Sale of goods or services		NA	78.84	13.56	60.56									
404	SGH Realty LLP	Belona Hospitality Services Limited	Fellow Subsidiary	Any other transaction	Security deposit received	NA	9.90	26.40	36.30									
405	SGH Realty LLP	Bsafal K2 Estate LLP	Partner in the firm	Inter-corporate deposit		NA	0.00	22467.63	22467.63									
406	SGH Realty LLP	Bsafal K2 Estate LLP	Partner in the firm	Any other transaction	Interest payable	NA	0.00	3895.68	3895.68									
407	SGH Realty LLP	Bsafal K2 Estate LLP	Partner in the firm	Any other transaction	Withdrawal of Floating capital	NA	0.00	676.40	510.70									
408	SGH Realty LLP	Bsafal K2 Estate LLP	Partner in the firm	Any other transaction	Share of profit	NA	165.58	0.00	0.00									
409	SGH Realty LLP	Belona Hospitality Services Limited	Fellow Subsidiary	Purchase of goods or services		NA	2.24	0.00	2.30									
410	Sparkle One Mall Developers Pvt Ltd	Market City Resources Private Limited	Fellow Subsidiary	Purchase of goods or services		NA	1481.05	397.38	833.28									
411	Sparkle One Mall Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Holding Company	Any other transaction	Optionally Convertible Debentures Issued	NA	0.00	137400.00	137400.00									
412	Sparkle One Mall Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Holding Company	Any other transaction	Interest on Optionally Convertible Debentures	NA	0.07	0.11	0.18									
413	Sparkle One Mall Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Holding Company	Sale of goods or services		NA	8.87	0.00	10.47									
414	Sparkle One Mall Developers Pvt Ltd	Belona Hospitality Services Limited	Fellow Subsidiary	Purchase of goods or services		NA	0.00	1.05	1.05									
415	Sparkle Two Mall Developers Pvt Ltd	Market City Resources Private Limited	Fellow Subsidiary	Purchase of goods or services		NA	0.05	0.10	0.06									
416	Sparkle Two Mall Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Fellow Subsidiary	Inter-corporate deposit		NA	0.05	0.14	0.00									
417	Sparkle Two Mall Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Fellow Subsidiary	Inter-corporate deposit		NA	0.00	2.00	0.00									
418	Sparkle Two Mall Developers Pvt Ltd	Classic Mall Development Co. Ltd	Fellow Subsidiary	Any other transaction	Issuance of Optionally Convertible Debentures	NA	5000.00	0.00	5000.00				Investment	0.00%	10 years	Unsecured	project and General Corporate Purpose.	



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