



Corp. Office: Shree Laxmi Woolen Mills Estate, 2nd Floor,
R.R. Hosiery, Off Dr. E. Moses Rd. Mahalaxmi, Mumbai - 400 011
Tel: (022) 3001 6600 Fax : (022) 3001 6601
CIN No. : L17100MH1905PLC000200

November 23, 2022

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

In terms of 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 September 30, 2022, 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 <http://www.thephoenixmills.com> 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																		
Disclosure of Related Party Transactions for the Half Year Ended September 30, 2022																		
Sr.No.	Details of the party entering into the transaction	Details of the Counterparty		Type of related party transaction	Details of other Related Party Transactions	Value of the related party transaction as approved by the audit committee (Amount in Lakhs)	Remarks on approval by Audit Committee	Value of transaction during the reporting period (Amount in Lakhs)	In case monies are due to either party as a result of the transaction		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.				Details of the loans, inter-corporate deposits, advances or investments			
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening Balance as on 01-04-2022 (Amount in Lakhs)	Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured
1	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary of the Company	Sale of Goods /Service	Rent, Compensation & Other recoveries	10,000	Approved	125.51	-	82.82								
2	The Phoenix Mills Limited	Pallazio Hotel & Leisures Ltd.	Subsidiary of the Company	Inter-Corporate Deposit	Inter Corporate Deposits Given	10,000	Approved	-	1,861.00	1,861.00								
3	The Phoenix Mills Limited	Market City Resources Private Limited.	Subsidiary of the Company	Purchase of Goods /Service	Reimbursement of Expenses	10,000	Approved	20.27	-	20.27								
4	The Phoenix Mills Limited	Market City Resources Private Limited.	Subsidiary of the Company	Sale of Goods /Service	Rent, Compensation & Other recoveries	10,000	Approved	63.14	0.73	0.73								
5	The Phoenix Mills Limited	Pallazio Hotel & Leisures Ltd.	Subsidiary of the Company	Investment	Optionally fully convertible Debentures/Optionally convertible Debentures	10,000	Approved	-	16,046.07	16,046.07								
6	The Phoenix Mills Limited	Pallazio Hotel & Leisures Ltd.	Subsidiary of the Company	Purchase of Goods /Service	Rent, Compensation & Other recoveries	10,000	Approved	44.88	0.44	32.72								
7	The Phoenix Mills Limited	Gayatri A. Ruia	Relative of Director	Sale of Goods /service	Rent, Compensation & Other recoveries	200	Approved	9.11	4.56	6.50								
8	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary of the Company	Interest Received	Interest Income	10,000	Approved	28.25	-	28.25								
9	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary of the Company	Any other transaction	Security Deposit received	10,000	Approved	30.64		30.64								
10	The Phoenix Mills Limited	Palladium Constructions Private Limited	Subsidiary of the Company	Interest Received	Interest Income	10,000	Approved	1.97	531.87	-								
11	The Phoenix Mills Limited	Alliance Spaces Pvt Ltd	Subsidiary of the Company	Interest Received	Interest Income	10,000	Approved	0.003										
12	The Phoenix Mills Limited	Alliance Spaces Pvt Ltd	Subsidiary of the Company	Investment	Optionally fully convertible Debentures/Optionally convertible Debentures	10,000	Approved	-	6,600.00	6,600.00								
13	The Phoenix Mills Limited	Finesse Mall and Commercial Real Estate Private Limited	Subsidiary of the Company	Interest Received	Interest Income	10,000	Approved	3.85	-	2.00								
14	The Phoenix Mills Limited	Mirabel Entertainment Pvt Ltd	Associate of the Company	Interest Received	Interest Income	10,000	Approved	1.10	34.58	34.58								
15	The Phoenix Mills Limited	Classic Mall Development Co. Ltd	Subsidiary of the Company	Interest Paid	Interest Expenses	10,000	Approved	629.56	763.77	629.56								
16	The Phoenix Mills Limited	Classic Mall Development Co. Ltd	Subsidiary of the Company	Inter-corporate deposit	Inter Corporate Deposits	10,000	Approved		13,575.00	13,575.00								
17	The Phoenix Mills Limited	Classic Mall Development Co. Ltd	Subsidiary of the Company	Dividend Received	Dividend Received	10,000	Approved	3,348.68										
18	The Phoenix Mills Limited	Market City Resources Private Limited.	Subsidiary of the Company	Purchase of Goods /Service	Administrative & other exp. (Expenses)	10,000	Approved	68.99	-	74.51								
19	The Phoenix Mills Limited	R.R. Hosiery Pvt Ltd.	Other related parties where common control exists	Purchase of Goods /Service	Administrative & other exp. (Expenses)	500	Approved	72.82	-	11.18								
20	The Phoenix Mills Limited	R.R. Hosiery	Other related parties where common control exists	Purchase of Goods /Service	Administrative & other exp. (Expenses)	500	Approved	66.65	-	13.11								
21	The Phoenix Mills Limited	Shishir Shrivastava	Managing Director	Managerial Remuneration	Remuneration	1,000	Approved	406.18										
22	The Phoenix Mills Limited	Rajesh Kulkarni	Whole-time Director	Managerial Remuneration	Remuneration	300	Approved	172.07										
23	The Phoenix Mills Limited	Rajendra Kalkar	Whole-time Director	Managerial Remuneration	Remuneration	300	Approved	97.05										
24	The Phoenix Mills Limited	Gajendra Mewara	Key Managerial Personnel of the Company	Managerial Remuneration	Remuneration	0.45	Approved	21.89										
25	The Phoenix Mills Limited	Finesse Mall and Commercial Real Estate Private Limited	Subsidiary of the Company	Inter-corporate deposit	Inter Corporate Deposits Repaid	10,000	Approved	848.00										
26	The Phoenix Mills Limited	Finesse Mall and Commercial Real Estate Private Limited	Subsidiary of the Company	Inter-corporate deposit	Inter Corporate Deposits Given	10,000	Approved	850.00						Inter-corporate Deposit	7.45%	Repayable on Demand	Unsecured	General Corporate Purpose
27	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary of the Company	Inter-corporate deposit	Inter Corporate Deposits Given	10,000	Approved	1,200.00		1,200.00				Inter-corporate Deposit	7.25%	Repayable on Demand	Unsecured	General Corporate Purpose

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	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening Balance as on 01-04-2022 (Amount in Lakhs)	Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
28	The Phoenix Mills Limited	Finesse Mall and Commercial Real Estate Private Limited	Subsidiary of the Company	Any other transaction	Re imbursement of Expenses	10,000	Approved	0.10		0.10									
29	The Phoenix Mills Limited	Thoth Mall and Commercial Real Estate Private Limited	Subsidiary of the Company	Any other transaction	Re imbursement of Expenses	10,000	Approved	0.10											
30	The Phoenix Mills Limited	SGH Realty LLP	Subsidiary of the Company	Any other transaction	Share of Profit/(Loss)	10,000	Approved	4.85	24.42	29.26									
31	The Phoenix Mills Limited	Bellona Hospitality Services Limited	Subsidiary of the Company	Investment	Optionally fully convertible Debentures/Optionally convertible Debentures	10,000	Approved	250.00	2,002.75	2,252.75				Investment in Optionally Convertible Debenture	0.0001%	10 years	Unsecured	General Corporate purpose	
32	The Phoenix Mills Limited	Mindstone Mall Developers Pvt Ltd	Subsidiary of the Company	Investment	Optionally fully convertible Debentures/Optionally convertible Debentures	10,000	Approved	3,000.00	18,375.94	21,375.94				Investment in Optionally Convertible Debenture	0.0001%	10 years	Unsecured	General Corporate purpose	
33	The Phoenix Mills Limited	Thoth Mall and Commercial Real Estate Private Limited	Subsidiary of the Company	Investment	Optionally fully convertible Debentures/Optionally convertible Debentures	10,000	Approved	5,110.00	-	5,110.00				Investment in Optionally Convertible Debenture	0.0001%	10 years	Unsecured	General Corporate purpose	
34	The Phoenix Mills Limited	Enhance Holdings Pvt Ltd.	Subsidiary of the Company	Investment	Optionally fully convertible Debentures/Optionally convertible Debentures Redemption	10,000	Approved		1,293.22	1,293.22									
35	The Phoenix Mills Limited	Destiny Retail Mall Developers Pvt Ltd	Subsidiary of the Company	Investment	Optionally fully convertible Debentures/Optionally convertible Debentures Redemption	10,000	Approved	5,000.00	40,055.00	35,055.00									
36	The Phoenix Mills Limited	SGH Realty LLP	Subsidiary of the Company	Investment	Investment in LLP	10,000	Approved		13,000.5	13,000.5									
37	The Phoenix Mills Limited	SGH Realty LLP	Subsidiary of the Company	Interest Received	Interest on Loan	10,000	Approved		3,895.7	3,895.7									
38	The Phoenix Mills Limited	SGH Realty LLP	Subsidiary of the Company	Loan	Loan Given	10,000	Approved		10,000.0	10,000.0									
39	The Phoenix Mills Limited	Butala Land Farm Pvt Ltd	Subsidiary of the Company	Investment	Optionally fully convertible Debentures/Optionally convertible Debentures Redemption	10,000	Approved	-	2.00	2.00									
40	The Phoenix Mills Limited	Amit Dalal	Independent Director	Remuneration	Director Sitting Fees	20	Approved	0.60											
41	The Phoenix Mills Limited	Amit Dabriwala	Independent Director	Remuneration	Director Sitting Fees	20	Approved	0.60											
42	The Phoenix Mills Limited	Shweta Vyas	Independent Director	Remuneration	Director Sitting Fees	20	Approved	0.60											
43	The Phoenix Mills Limited	Sivaramakrishnan Iyer	Independent Director	Remuneration	Director Sitting Fees	20	Approved	0.60											
44	The Phoenix Mills Limited	Pinnacle Real Estate Development Pvt Ltd	Subsidiary of the Company	Advance	Capital Advance	10,000	Approved		0.50	0.50									
45	The Phoenix Mills Limited	Savannah Phoenix Pvt Ltd	Subsidiary of the Company	Investment	Optionally convertible debenture	10,000	Approved		397.62	397.62									
46	The Phoenix Mills Limited	Marketcity Management Pvt Ltd	Subsidiary of the Company	Advance	Capital Advance	10,000	Approved	0.50	0.50										
47	Destiny Retail Mall Developers Pvt Ltd	The Phoenix Mills Limited	Holding Company	Any other transaction	Optionally fully convertible Debentures/Optionally convertible Debentures Repaid	-	Not Applicable	5,000.00	40,055.00	35,055.00									
48	Destiny Retail Mall Developers Pvt Ltd	The Phoenix Mills Limited	Holding Company	Interest Paid	Interest on Optionally Convertible Debentures	-	Not Applicable	0.02	0.07	0.09									
49	Destiny Retail Mall Developers Pvt Ltd	Upal Developers Private Limited	Fellow Subsidiary	Any other transaction	Trade receivable	-	Not Applicable		2.22	2.22									
50	Destiny Retail Mall Developers Pvt Ltd	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Professional Fees (Shared Services)	-	Not Applicable	68.99	-	-									
51	Destiny Retail Mall Developers Pvt Ltd	Upal Developers Private Limited	Fellow Subsidiary	Any other transaction	Trade payable	-	Not Applicable		4.64	4.64									

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	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening Balance as on 01-04-2022 (Amount in Lakhs)	Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter- corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
52	Destiny Retail Mall Developers Pvt Ltd	Mr. Sanjeev Sarin	Executive Director	Remuneration	Remuneration	-	Not Applicable	52.20											
53	Blackwood Developers Pvt Ltd	Big Apple Real Estate Private Limited	Fellow Subsidiary	Any other transaction	Optionally Convertible Debenture Issued	-	Not Applicable		2,170.00	2,170.00									
54	Blackwood Developers Pvt Ltd	Shobhit Saxena	KMP of Fellow Subsidiary	Remuneration	Remuneration	-	Not Applicable	4.77											
55	Big Apple Real Estate Private Limited	Blackwood Developers Pvt Ltd	Fellow Subsidiary	Investment	Investment in Optionally Convertible Debenture	-	Not Applicable		2,170.00	2,170.00									
56	Blackwood Developers Pvt Ltd	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Professional Fees (Shared Services)	-	Not Applicable	34.00	-	1.49									
57	Sparkle One Mall Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Subsidiary	Any other transaction	Optionally Convertible Debenture Issued	-	Not Applicable	5,000.00	1,12,400.00	1,17,400.00									
58	Sparkle One Mall Developers Pvt Ltd	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Professional Fees	-	Not Applicable	1,219.62	33.08	662.48									
59	Sparkle One Mall Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Subsidiary	Interest Paid	OCD Interest	-	Not Applicable	0.06	-	0.06									
60	Sparkle One Mall Developers Pvt Ltd	Palladium Constructions Private Limited	Fellow Subsidiary	Purchase of fixed assets	Sale of Material	-	Not Applicable	4.89	-	5.77									
61	Savannah Phoenix Pvt Ltd	The Phoenix Mills Limited	Holding Company	Any other transaction	Optionally fully convertible Debentures/Optionally convertible Debentures Redemption	-	Not Applicable	-	397.62	397.62									
62	Savannah Phoenix Pvt Ltd	Bellona Hospitality Services Limited	Fellow Subsidiary	Any other transaction	Trade payable	-	Not Applicable	-	60.04	60.04									
63	Butala Land Farm Pvt Ltd	The Phoenix Mills Limited	Holding Company	Any other transaction	Optionally fully convertible Debentures/Optionally convertible Debentures Redemption	-	Not Applicable	-	2.00	2.00									
64	Enhance Holdings Pvt Ltd.	The Phoenix Mills Limited	Holding Company	Any other transaction	Optionally fully convertible Debentures/Optionally convertible Debentures Redemption	-	Not Applicable	-	1,293.22	1,293.22									
65	Finesse Mall and Commercial Real Estate Private Limited	The Phoenix Mills Limited	Holding Company	Inter-corporate deposit	Inter Corporate Deposits Taken	-	Not Applicable	850.00	-	2.00									
66	Finesse Mall and Commercial Real Estate Private Limited	The Phoenix Mills Limited	Holding Company	Interest Paid	Interest on ICD	-	Not Applicable	3.85	-	-									
67	Finesse Mall and Commercial Real Estate Private Limited	The Phoenix Mills Limited	Holding Company	Inter-corporate deposit	Inter Corporate Deposits Repaid	-	Not Applicable	848.00	-	-									
68	Thoth Mall and Commercial Real Estate Private Limited	The Phoenix Mills Limited	Holding Company	Any other transaction	Reimbursement of Expenses	-	Not Applicable	0.10											
69	Finesse Mall and Commercial Real Estate Private Limited	The Phoenix Mills Limited	Holding Company	Any other transaction	Reimbursement of Exp	-	Not Applicable	0.10	-	0.10									
70	Thoth Mall and Commercial Real Estate Private Limited	The Phoenix Mills Limited	Holding Company	Any other transaction	Optionally fully convertible Debentures/Optionally convertible Debentures Redemption	-	Not Applicable	5,110.00	-	5,110.00									
71	Market City Resources Private Limited.	The Phoenix Mills Limited	Holding Company	Purchase of Goods /Service	Rent, Compensation & Other recoveries	-	Not Applicable	63.14	-	-									
72	Market City Resources Private Limited.	The Phoenix Mills Limited	Holding Company	Sale of Goods /service	Shared Services	-	Not Applicable	68.99	-	74.51									
73	Market City Resources Private Limited.	Palladium Constructions Private Limited	Fellow Subsidiary	Sale of Goods /service	Shared Services	-	Not Applicable	33.75	-	36.45									

										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 entering into the transaction	Details of the Counterparty		Type of related party transaction	Details of other Related Party Transactions	Value of the related party transaction as approved by the audit committee (Amount in Lakhs)	Remarks on approval by Audit Committee	Value of transaction during the reporting period (Amount in Lakhs)	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			
	Name	Name	Relationship of the counterparty with the subsidiary						Opening Balance as on 01-04-2022 (Amount in Lakhs)	Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter- corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured
74	Market City Resources Private Limited.	Classic Mall Development Co. Ltd	Fellow Subsidiary	Sale of Goods /service	Shared Services	-	Not Applicable	145.36	488.66	645.65								
75	Market City Resources Private Limited.	Blackwood Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Shared Services	-	Not Applicable	34.00	-	1.49								
76	Market City Resources Private Limited.	Upal Developers Private Limited	Fellow Subsidiary	Sale of Goods /service	Shared Services	-	Not Applicable	40.15	2.70	43.36								
77	Market City Resources Private Limited.	Destiny Retail Mall Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Shared Services	-	Not Applicable	68.99	-									
78	Market City Resources Private Limited.	Island Star Mall Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Project Management Fees, Leasing Fees and Property Management Fees	-	Not Applicable	832.26	33.29	76.02								
79	Market City Resources Private Limited.	Alyssum Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Development Management Fees and Leasing Fees	-	Not Applicable	723.20	1.00	270.33								
80	Market City Resources Private Limited.	Sparkle One Mall Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Development Management Fees and Leasing Fees	-	Not Applicable	1,219.62	33.08	662.48								
81	Market City Resources Private Limited.	Insight Mall Developers Pvt. Ltd.	Fellow Subsidiary	Sale of Goods /service	Development Management Fees and Leasing Fees	-	Not Applicable	1,032.64	829.35	315.36								
82	Market City Resources Private Limited.	Vamona Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Project Management Fees, Leasing Fees and Property Management Fees	-	Not Applicable	891.20	212.70	413.59								
83	Market City Resources Private Limited.	Offbeat Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Project Management Fees, Leasing Fees and Property Management Fees	-	Not Applicable	760.82	361.27	385.34								
84	Market City Resources Private Limited.	Graceworks Realty & Leisure Priave Limited.	Fellow Subsidiary	Sale of Goods /service	Project Management Fees, Leasing Fees and Property Management Fees	-	Not Applicable	60.51	19.01	31.35								
85	Market City Resources Private Limited.	SGH Realty LLP	Fellow Subsidiary	Sale of Goods /service	Project Management Fees	-	Not Applicable	150.00	-	162.00								
86	Market City Resources Private Limited.	Classic Mall Development Co. Ltd	Fellow Subsidiary	Sale of Goods /service	Reimbursement of Expenses	-	Not Applicable	5.91	-	5.91								
87	Market City Resources Private Limited.	Destiny Retail Mall Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Reimbursement of Expenses	-	Not Applicable	3.94	-	3.94								
88	Market City Resources Private Limited.	Palladium Constructions Private Limited.	Fellow Subsidiary	Sale of Goods /service	Reimbursement of Expenses	-	Not Applicable	1.97	-	1.97								
89	Market City Resources Private Limited.	The Phoenix Mills Limited	Fellow Subsidiary	Sale of Goods /service	Reimbursement of Expenses	-	Not Applicable	20.27	-	20.27								
90	Market City Resources Private Limited.	Vamona Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Reimbursement of Expenses	-	Not Applicable	9.85		9.85								
91	Market City Resources Private Limited.	Varun Parwal	Executive Director	Remuneration	Remuneration	-	Not Applicable	65.64										
92	Palladium Constructions Private Limited	The Phoenix Mills Limited	Holding Company	Interest Paid	Interest Expenses on ICD	-	Not Applicable	1.97	531.97	-								
93	Palladium Constructions Private Limited	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Project Management Consultancy Fees/ Corporate Cost (expenses)	-	Not Applicable	33.75	-	36.45								
94	Palladium Constructions Private Limited	Classic Mall Development Co. Ltd	Fellow Subsidiary	Interest Paid	Interest Expenses on ICD	-	Not Applicable	525.22	960.61	525.22								
95	Palladium Constructions Private Limited	Gangetic Developers Private Limited	Fellow Subsidiary	Interest Paid	Interest Expenses on ICD	-	Not Applicable	89.76	2,988.44	-								
96	Palladium Constructions Private Limited	Radhakrishna Ramnarain Private Limited	KMP Controlled/Enterprises over which Key Managerial Personnel are able to exercise Control significant influence/ Control	Any other transaction	Advance received against Sale of Property	-	Not Applicable	0.50	74.25	50.00								

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	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary	Opening Balance as on 01-04-2022 (Amount in Lakhs)						Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter- corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)	
97	Palladium Constructions Private Limited	Radhakrishna Ramnarain Private Limited	KMP Controlled/Enterprises over which Key Managerial Personnel are able to exercise Control significant influence/ Control	Sale of Goods /service	Sale of Property	-	Not Applicable	448.81	327.53	349.30										
98	Palladium Constructions Private Limited	Senior Advisory Services Private Limited	KMP Controlled/Enterprises over which Key Managerial Personnel are able to exercise Control significant influence/ Control	Any other transaction	Advance received against Sale of Property	-	Not Applicable	-	99.00	74.25										
99	Palladium Constructions Private Limited	Senior Advisory Services Private Limited	KMP Controlled/Enterprises over which Key Managerial Personnel are able to exercise Control significant influence/ Control	Sale of Goods /service	Sale of Property	-	Not Applicable	460.73	-	359.41										
100	Palladium Constructions Private Limited	Ashok Apparels Private Limited	KMP Controlled/Enterprises over which Key Managerial Personnel are able to exercise Control significant influence/ Control	any other transaction	Advance received against Sale of Property	-	Not Applicable	22.88	570.55	489.28										
101	Palladium Constructions Private Limited	Ashok Apparels Private Limited	KMP Controlled/Enterprises over which Key Managerial Personnel are able to exercise Control significant influence/ Control	Sale of Goods /service	Sale of Property	-	Not Applicable	-	570.55	489.28										
102	Palladium Constructions Private Limited	Aakar Charitable Trust	KMP Controlled/Enterprises over which Key Managerial Personnel are able to exercise Control significant influence/ Control	Any other transaction	Donation	-	Not Applicable	-	159.96	-										
103	Palladium Constructions Private Limited	Pallazio Hotel & Leisures Ltd.	Fellow Subsidiary	Purchase of Goods /Service	Purchase of Services / Trade Payable	-	Not Applicable	0.32	-	0.32										
104	Palladium Constructions Private Limited	Sparkle One Mall Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Sale of Material	-	Not Applicable	4.89	-	5.77										
105	Palladium Constructions Private Limited	Shishir Shrivastava	KMP of Holding Company	Any other transaction	Advance received against Sale of Property	-	Not Applicable	53.71	44.39	98.10										
106	Palladium Constructions Private Limited	Rajesh Kulkarni	Whole-time Director of Holding Company	Any other transaction	Advance received against Sale of Property	-	Not Applicable	93.91	70.96	164.86										
107	Palladium Constructions Private Limited	Raghav Bajoria	Whole-time Director of Fellow Subsidiary	Any other transaction	Advance received against Sale of Property	-	Not Applicable	58.89	69.19	128.08										
108	Palladium Constructions Private Limited	Raghav Bajoria	Whole-time Director of Fellow Subsidiary	Remuneration	Remuneration	-	Not Applicable	84.89	-	-										

										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 entering into the transaction	Details of the Counterparty		Type of related party transaction	Details of other Related Party Transactions	Value of the related party transaction as approved by the audit committee (Amount in Lakhs)	Remarks on approval by Audit Committee	Value of transaction during the reporting period (Amount in Lakhs)	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			
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening Balance as on 01-04-2022 (Amount in Lakhs)	Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured
109	Palladium Constructions Private Limited	Venkata Subbaram Mohan Gupta Kasamsetty	Chief Financial Officer of Fellow Subsidiary	Remuneration	Remuneration	-	Not Applicable	32.34	-	-								
110	Palladium Constructions Private Limited	Atul Ruia	Director of Holding Company	Any other transaction	Advance received against Sale of Property	-	Not Applicable	0.50	49.50	50.00								
111	Palladium Constructions Private Limited	Gayatri A Ruia	Relative of Director of Holding Company	Any other transaction	Advance received against Sale of Property	-	Not Applicable	0.50	49.50	50.00								
112	Palladium Constructions Private Limited	Gangetic Developers Private Limited	Fellow Subsidiary	Interest Paid	Interest on Optionally Convertible Debentures	-	Not Applicable	0.00		0.00								
113	Palladium Constructions Private Limited	Gangetic Developers Private Limited	Fellow Subsidiary	Inter-corporate deposit	Inter Corporate Deposits Repaid	-	Not Applicable	2,920.00	2,920.00	-								
114	Palladium Constructions Private Limited	Gangetic Developers Private Limited	Fellow Subsidiary	Any other transaction	Optionally fully convertible Debentures Issued	-	Not Applicable	3,069.63	-	3,069.63								
115	Palladium Constructions Private Limited	Vamona Developers Pvt Ltd	Fellow Subsidiary	Any other transaction	Issuance of RPS (Borrowing Part) and Interest expenses- INDS AS Adjustment	-	Not Applicable	80.39	1,816.39	1,896.78								
116	Palladium Constructions Private Limited	Gayatri A Ruia	Relative of Director of Holding Company	Purchase of Goods /Service	Professional Fees	-	Not Applicable	15.00	-	-								
117	Palladium Constructions Private Limited	Mr. Sanjay Wagaskar	Whole-time Director of Fellow Subsidiary	Remuneration	Remuneration	-	Not Applicable	67.06										
118	Palladium Constructions Private Limited	Mr. Raghav Bajoria	Whole-time Director of Fellow Subsidiary	Remuneration	Remuneration	-	Not Applicable	84.89										
119	Palladium Constructions Private Limited	Mr. KVS Mohan Gupta	Chief Financial Officer of Fellow Subsidiary	Remuneration	Remuneration	-	Not Applicable	32.34										
120	Marketcity Management Pvt Ltd	The Phoenix Mills Limited	Holding Company	advance	Capital Advance	-	Not Applicable	0.50	0.50	-	-	-	-	-	-	-	-	-
121	Marketcity Management Pvt Ltd	Mugwort Land Holdings Pvt Ltd	Fellow Subsidiary	investment	Investment in Equity shares	-	Not Applicable		0.01	0.01	-	-	-	-	-	-	-	-
122	Pinnacle Real Estate Development Pvt Ltd	The Phoenix Mills Limited	Holding Company	advance	Capital Advance	-	Not Applicable		0.50	0.50	-	-	-	-	-	-	-	-
123	Pinnacle Real Estate Development Pvt Ltd	Mugwort Land Holdings Pvt Ltd	Fellow Subsidiary	investment	Investment in Equity shares	-	Not Applicable		0.01	0.01	-	-	-	-	-	-	-	-
124	Sparkle Two Mall Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Holding Company	Interest Paid	Interest on Inter Corporate Deposit	-	Not Applicable	0.07	0.09	0.07	-	-	-	-	-	-	-	-
125	Alyssum Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Holding Company	Interest Paid	Interest on Optionally Convertible Debenture	-	Not Applicable	0.04	0.06	0.04	-	-	-	-	-	-	-	-
126	Alyssum Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Holding Company	Any other transaction	Issue of Optionally Convertible Debenture	-	Not Applicable	5,000.00	73,700.00	78,700.00	-	-	-	-	-	-	-	-
127	Alyssum Developers Pvt Ltd	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Development Fees and Leasing Fees	-	Not Applicable	723.20	1.00	270.33	-	-	-	-	-	-	-	-
128	Alyssum Developers Pvt Ltd	Alliance spaces Pvt Ltd	Fellow Subsidiary	Purchase of fixed assets	Purchase of Material	-	Not Applicable	9.73	-	1.75	-	-	-	-	-	-	-	-
129	Alyssum Developers Pvt Ltd	Amit Dabriwala	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.60	-	-								
130	Alyssum Developers Pvt Ltd	Shweta Vyas	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.60	-	-								
131	Island Star Mall Developers Pvt Ltd	Sparkle One Mall Developers Pvt Ltd	Subsidiary	Investment	Investment in Optionally Convertible Debentures	-	Not Applicable	5,000.00	1,12,400.00	1,17,400.00	-	-	-	Investment in Optionally Convertible Debentures	0.0001%	10 Years	Unsecured	General Corporate Purpose
132	Island Star Mall Developers Pvt Ltd	Alyssum Developers Pvt Ltd	Subsidiary	Investment	Investment in Optionally Convertible Debentures	-	Not Applicable	5,000.00	73,700.00	78,700.00	-	-	-	Investment in Optionally Convertible Debentures	0.0001%	10 Years	Unsecured	General Corporate Purpose
133	Island Star Mall Developers Pvt Ltd	Mindstone Mall Developers Pvt Ltd	Fellow Subsidiary	Inter-corporate deposit	Inter Corporate Deposit given	-	Not Applicable	100.00	-	100.00	-	-	-	Inter Corporate Deposit given	8.50%	Repayable on Demand	Unsecured	General Corporate Purpose
134	Island Star Mall Developers Pvt Ltd	Sparkle Two Mall Developers Pvt Ltd	Subsidiary	Inter-corporate deposit	Inter Corporate Deposit given	-	Not Applicable	1.00	1.00	2.00	-	-	-	Inter Corporate Deposit given	8.50%	Repayable on Demand	Unsecured	General Corporate Purpose
135	Island Star Mall Developers Pvt Ltd	Sparkle One Mall Developers Pvt Ltd	Subsidiary	Interest Received	Interest on Optionally Convertible Debentures	-	Not Applicable	0.06	-	0.06	-	-	-	-	-	-	-	-

Sr.No.	Details of the party entering into the transaction	Details of the Counterparty		Type of related party transaction	Details of other Related Party Transactions	Value of the related party transaction as approved by the audit committee (Amount in Lakhs)	Remarks on approval by Audit Committee	Value of transaction during the reporting period (Amount in Lakhs)	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				
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening Balance as on 01-04-2022 (Amount in Lakhs)	Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
136	Island Star Mall Developers Pvt Ltd	Insight Mall Developers Pvt. Ltd.	Subsidiary	Interest Received	Interest on Optionally Convertible Debentures	-	Not Applicable	0.02	0.04	0.02	-	-	-	-	-	-	-	-	
137	Island Star Mall Developers Pvt Ltd	Insight Mall Developers Pvt. Ltd.	Subsidiary	investment	Optionally fully convertible Debentures/Optionally convertible Debentures	-	Not Applicable	-	49,100.00	49,100.00	-	-	-	-	-	-	-	-	
138	Island Star Mall Developers Pvt Ltd	Alyssum Developers Pvt Ltd	Subsidiary	Interest Received	Interest on Optionally Convertible Debentures	-	Not Applicable	0.04	0.06	0.04	-	-	-	-	-	-	-	-	
139	Island Star Mall Developers Pvt Ltd	Sparkle Two Mall Developers Pvt Ltd	Subsidiary	Interest Received	Interest on Inter Corporate Deposit	-	Not Applicable	0.07	0.09	0.07	-	-	-	-	-	-	-	-	
140	Island Star Mall Developers Pvt Ltd	Mindstone Mall Developers Pvt Ltd	Fellow Subsidiary	Interest Received	Interest on Inter Corporate Deposit	-	Not Applicable	0.12	-	0.12	-	-	-	-	-	-	-	-	
141	Island Star Mall Developers Pvt Ltd	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Project Management Fee & Leasing Commission	-	Not Applicable	832.26	33.29	76.02	-	-	-	-	-	-	-	-	
142	Island Star Mall Developers Pvt Ltd	Sparkle One Mall Developers Pvt Ltd	Subsidiary	investment	Investment in Unquoted Equity shares	-	Not Applicable	-	1.00	1.00	-	-	-	-	-	-	-	-	
143	Island Star Mall Developers Pvt Ltd	Insight Mall Developers Pvt. Ltd.	Subsidiary	investment	Investment in Unquoted Equity shares	-	Not Applicable	-	32.77	32.77	-	-	-	-	-	-	-	-	
144	Island Star Mall Developers Pvt Ltd	Alyssum Developers Pvt Ltd	Subsidiary	investment	Investment in Unquoted Equity shares	-	Not Applicable	-	1.00	1.00	-	-	-	-	-	-	-	-	
145	Island Star Mall Developers Pvt Ltd	Sparkle Two Mall Developers Pvt Ltd	Subsidiary	investment	Investment in Unquoted Equity shares	-	Not Applicable	-	1.00	1.00	-	-	-	-	-	-	-	-	
146	Island Star Mall Developers Pvt Ltd	Bellona Hospitality Services Limited	Fellow Subsidiary	Sale of Goods /service	Common Area Maintenance Charges/ Aircon and Utility Recovery & License Fee - Revenue Share	-	Not Applicable	90.74	-	71.99	-	-	-	-	-	-	-	-	
147	Island Star Mall Developers Pvt Ltd	Swapnil Kothari	Independent Director	remuneration	Director Sitting Fees	-	Not Applicable	0.60	-	-	-	-	-	-	-	-	-	-	
148	Island Star Mall Developers Pvt Ltd	Shweta Vyas	Independent Director	remuneration	Director Sitting Fees	-	Not Applicable	0.80	-	-	-	-	-	-	-	-	-	-	
149	Island Star Mall Developers Pvt Ltd	Mr. Gajendra Singh Rathore	Managing Director	remuneration	Remuneration	-	Not Applicable	56.37	-	-	-	-	-	-	-	-	-	-	
150	Island Star Mall Developers Pvt Ltd	Mr. Girish Sharma	Key Managerial Personnel	remuneration	Remuneration	-	Not Applicable	17.63	-	-	-	-	-	-	-	-	-	-	
151	Island Star Mall Developers Pvt Ltd	Ms. Deepa Laungani	Key Managerial Personnel	remuneration	Remuneration	-	Not Applicable	12.39	-	-	-	-	-	-	-	-	-	-	
152	Offbeat Developers Pvt Ltd	Graceworks Realty & Leisure Priave Limited.	Fellow Subsidiary	Interest Received	Interest on Optionally Convertible Debentures	-	Not Applicable	0.00	0.01	0.01	-	-	-	-	-	-	-	-	
153	Offbeat Developers Pvt Ltd	Graceworks Realty & Leisure Priave Limited.	Fellow Subsidiary	Sale of Goods /service	HVAC Recovery	-	Not Applicable	238.94	300.36	261.36	-	-	-	-	-	-	-	-	
154	Offbeat Developers Pvt Ltd	Graceworks Realty & Leisure Priave Limited.	Fellow Subsidiary	Purchase of Goods /Service	Parking Charges	-	Not Applicable	70.67	63.07	81.50	-	-	-	-	-	-	-	-	
155	Offbeat Developers Pvt Ltd	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Property Management Fee and Advisory Services for Leasing	-	Not Applicable	760.82	361.27	385.34	-	-	-	-	-	-	-	-	
156	Offbeat Developers Pvt Ltd	Pallazio Hotel & Leisures Ltd.	Fellow Subsidiary	Purchase of Goods /Service	Hotel Booking Expense	-	Not Applicable	0.19	-	0.19	-	-	-	-	-	-	-	-	
157	Offbeat Developers Pvt Ltd	Vamona Developers Pvt Ltd	Fellow Subsidiary	Interest paid	Interest on Inter Corporate Deposit	-	Not Applicable	497.36	672.72	1,170.08	-	-	-	-	-	-	-	-	
158	Offbeat Developers Pvt Ltd	Vamona Developers Pvt Ltd	Fellow Subsidiary	Inter-corporate deposit	Inter Corporate Deposits	-	Not Applicable	-	12,400.00	12,400.00	-	-	-	-	-	-	-	-	
159	Offbeat Developers Pvt Ltd	Bellona Hospitality Services Limited	Fellow Subsidiary	Sale of Goods /service	Common Area Maintenance changes, HVAC Recovery & License Fee Revenue Share	-	Not Applicable	144.97	-	116.63	-	-	-	-	-	-	-	-	
160	Offbeat Developers Pvt Ltd	Bellona Hospitality Services Limited	Fellow Subsidiary	Purchase of Goods /Service	Staff Welfare Expenses	-	Not Applicable	0.37	-	-	-	-	-	-	-	-	-	-	
161	Offbeat Developers Pvt Ltd	Graceworks Realty & Leisure Priave Limited.	Fellow Subsidiary	investment	Investment in Optionally convertible Debenture	-	Not Applicable	-	5,425.00	5,425.00	-	-	-	-	-	-	-	-	
162	Offbeat Developers Pvt Ltd	Amit Dabriwala	Independent Director	remuneration	Director Sitting Fees	-	Not Applicable	0.60	0.18	0.18	-	-	-	-	-	-	-	-	

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Sr.No.	Details of the party entering into the transaction	Details of the Counterparty		Type of related party transaction	Details of other Related Party Transactions	Value of the related party transaction as approved by the audit committee (Amount in Lakhs)	Remarks on approval by Audit Committee	Value of transaction during the reporting period (Amount in Lakhs)	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				
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening Balance as on 01-04-2022 (Amount in Lakhs)	Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter- corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
163	Offbeat Developers Pvt Ltd	Swapnil Kothari	Independent Director	remuneration	Director Sitting Fees	-	Not Applicable	0.80	-	-									
164	Offbeat Developers Pvt Ltd	Mr. Amit Kumar	Key Managerial Personnel	remuneration	Remuneration	-	Not Applicable	47.57											
165	Offbeat Developers Pvt Ltd	Ms. Ruchika Jain	Key Managerial Personnel	remuneration	Remuneration	-	Not Applicable	16.20											
166	Offbeat Developers Pvt Ltd	Mr. Santosh Sharma	Key Managerial Personnel	remuneration	Remuneration	-	Not Applicable	2.89											
167	Insight Mall Developers Pvt. Ltd.	Island Star Mall Developers Pvt Ltd	Holding Company	Interest Paid	Interest on Optionally Convertible Debentures	-	Not Applicable	0.02	0.04	0.02									
168	Insight Mall Developers Pvt. Ltd.	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Leasing Fees & Development Management Fees	-	Not Applicable	1,032.63	829.35	315.36									
169	Insight Mall Developers Pvt. Ltd.	Island Star Mall Developers Pvt Ltd	Holding Company	Any other transaction	Optionally Convertible Debentures Issued	-	Not Applicable	-	49,100.00	49,100.00									
170	Upal Developers Private Limited	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Legal and Professional expenses (Business Support Fees)	-	Not Applicable	40.15	2.70	43.36									
171	Upal Developers Private Limited	Destiny Retail Mall Developers Pvt Ltd	Fellow Subsidiary	Any other transaction	Trade payable	-	Not Applicable	-	2.22	2.22									
172	Upal Developers Private Limited	Destiny Retail Mall Developers Pvt Ltd	Fellow Subsidiary	Any other transaction	Trade receivable	-	Not Applicable	-	4.64	4.64									
173	Upal Developers Private Limited	Keshav Rawlani	Key Managerial Person	Remuneration	Remuneration	-	Not Applicable	9.94	-	-									
174	Upal Developers Private Limited	Mr. Siddharth Srivastav	Key Managerial Personnel	Remuneration	Remuneration	-	Not Applicable	6.75											
175	Upal Developers Private Limited	Ms. Yashvi Jain	Key Managerial Personnel	Remuneration	Remuneration	-	Not Applicable	1.71											
176	Pallazio Hotel & Leisures Ltd.	The Phoenix Mills Limited	Holding Company	Sale of Goods /service	Reimbursement of cost by the Company (Electricity & water charges etc)	-	Not Applicable	44.88	0.44	32.72									
177	Pallazio Hotel & Leisures Ltd.	The Phoenix Mills Limited	Holding Company	Inter-corporate deposit	Inter Corporate Deposits Taken	-	Not Applicable	-	1,861.00	1,861.00									
178	Pallazio Hotel & Leisures Ltd.	The Phoenix Mills Limited	Holding Company	Any other transaction	Optionally fully convertible Debentures/Optionally convertible Debentures Issued	-	Not Applicable	-	16,046.07	16,046.07									
179	Pallazio Hotel & Leisures Ltd.	Palladium Constructions Private Limited	Fellow Subsidiary	Sale of Goods /service	Sale of Services / Trade receivable	-	Not Applicable	0.32	-	0.32									
180	Pallazio Hotel & Leisures Ltd.	Avinash Bhsale Infrastructure Pvt. Ltd.	Entity having Significant Influence	Sale of Goods /service	Sale of Services / Trade receivable	-	Not Applicable	19.39	-	19.39									
181	Pallazio Hotel & Leisures Ltd.	Offbeat Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Sale of Services / Trade receivable	-	Not Applicable	0.19	-	0.19									
182	Pallazio Hotel & Leisures Ltd.	Avinash Bhsale Infrastructure Pvt. Ltd.	Entity having Significant Influence	Any other transaction	Optionally fully convertible Debentures/Optionally convertible Debentures Issued	-	Not Applicable	-	5,934.85	5,934.85									
183	Pallazio Hotel & Leisures Ltd.	Mr. Prashant Khandelwal	Key Managerial Personnel	Remuneration	Remuneration	-	Not Applicable	37.87											
184	Pallazio Hotel & Leisures Ltd.	Mr. Kapil Sejpal	Key Managerial Personnel	Remuneration	Remuneration	-	Not Applicable	21.30											
185	Pallazio Hotel & Leisures Ltd.	Ms. Revati Nair	Key Managerial Personnel	Remuneration	Remuneration	-	Not Applicable	3.49											
186	Mindstone Mall Developers Pvt Ltd	The Phoenix Mills Limited	Holding Company	Any other transaction	Optionally Convertible Debentures Issued	-	Not Applicable	3,000.00	18,375.94	21,375.94									
187	Mindstone Mall Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Fellow Subsidiary	Any other transaction	Inter Corporate Deposits received	-	Not Applicable	100.00	-	100.00									
188	Mindstone Mall Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Subsidiary of Holding Company	Interest paid	Interest payable on ICD	-	Not Applicable	0.12		0.12									

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	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening Balance as on 01-04-2022 (Amount in Lakhs)	Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
189	Mindstone Mall Developers Pvt Ltd	Mr. Dhruva Sen	Key Managerial Person	Remuneration	Remuneration	-	Not Applicable	19.45											
190	Vamona Developers Pvt Ltd	Alliance Spaces Pvt Ltd	Fellow Subsidiary	Purchase of Goods /Service	Parking Expenses	-	Not Applicable	92.62	-	92.62									
191	Vamona Developers Pvt Ltd	Alliance Spaces Pvt Ltd	Fellow Subsidiary	Any other transaction	Investments in Redeemable Preference share (Accounted as per IND AS) and Interest Income - IND AS Adjustment	-	Not Applicable	150.33	3,331.47	3,481.80									
192	Palladium Constructions Private Limited	Vamona Developers Pvt Ltd	Fellow Subsidiary	Any other transaction	Issuance of RPS (classified under Other Equity)	-	Not Applicable		7,778.44	7,778.44									
193	Vamona Developers Pvt Ltd	Palladium Constructions Private Limited	Fellow Subsidiary	Any other transaction	Investments in Redeemable Preference share (Accounted as per IND AS) and Interest Income - IND AS Adjustment	-	Not Applicable	80.39	1,816.39	1,896.78									
194	Vamona Developers Pvt Ltd	Offbeat Developers Pvt Ltd	Fellow Subsidiary	Inter-corporate deposit	Inter Corporate Deposits	-	Not Applicable		12,400.00	12,400.00									
195	Vamona Developers Pvt Ltd	Offbeat Developers Pvt Ltd	Fellow Subsidiary	Interest Received	Interest on Inter Corporate Deposit	-	Not Applicable	497.36	672.72	1,170.08									
196	Vamona Developers Pvt Ltd	Bellona Hospitality Services Limited	Fellow Subsidiary	Sale of Goods /service	Recovery of Expenses	-	Not Applicable	80.18		65.06									
197	Vamona Developers Pvt Ltd	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Property Management Fee and Leasing Fees	-	Not Applicable	891.20	212.70	413.59									
198	Vamona Developers Pvt Ltd	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Recovery of Expenses	-	Not Applicable	9.85	-	9.85									
199	Vamona Developers Pvt Ltd	Alliance Spaces Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Electricity/Water/Parking etc.	-	Not Applicable	89.66	96.15	189.52									
200	Vamona Developers Pvt Ltd	Mr. Arun Arora	Key Managerial Personnel	Remuneration	Remuneration	-	Not Applicable	34.21											
201	Vamona Developers Pvt Ltd	Mr. Aditya Vikram	Key Managerial Personnel	Remuneration	Remuneration	-	Not Applicable	13.89											
202	Vamona Developers Pvt Ltd	Mr. Shail Deshpande	Key Managerial Personnel	Remuneration	Remuneration	-	Not Applicable	3.43											
203	Vamona Developers Pvt Ltd	Mr. Aditya Singh Solanki	Key Managerial Personnel	Remuneration	Remuneration	-	Not Applicable	1.04											
204	Graceworks Realty & Leisure Priave Limited.	Offbeat Developers Pvt Ltd	Fellow Subsidiary	Purchase of Goods /Service	Electricity Expenses	-	Not Applicable	238.93	300.36	261.36									
205	Graceworks Realty & Leisure Priave Limited.	Offbeat Developers Pvt Ltd	Fellow Subsidiary	Any other transaction	Optionally fully convertible Debentures/Optionally convertible Debentures Issued	-	Not Applicable		5,425.00	5,425.00									
206	Graceworks Realty & Leisure Priave Limited.	Offbeat Developers Pvt Ltd	Fellow Subsidiary	Interest Paid	Interest on Optionally Convertible Debentures	-	Not Applicable	0.00	0.01	0.01									
207	Graceworks Realty & Leisure Priave Limited.	Offbeat Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Parking Income	-	Not Applicable	70.67	63.07	81.50									
208	Graceworks Realty & Leisure Priave Limited.	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Property Management Fee and Advisory Services for Leasing	-	Not Applicable	60.51	19.02	31.35									
209	Classic Mall Development Co. Ltd	The Phoenix Mills Limited	Holding Company	Interest Received	Interest on ICD	-	Not Applicable	629.56	763.77	629.56									
210	Classic Mall Development Co. Ltd	Starboard Hotels Private Limited	Associates of Holding Company	investment	Optionally fully convertible Debentures/Optionally convertible Debentures	-	Not Applicable	-	19,710.00	18,077.00									
211	Classic Mall Development Co. Ltd	Starboard Hotels Private Limited	Associates of Holding Company	Interest Received	Interest on ICD	-	Not Applicable	25.03	2,905.00	-									
212	Classic Mall Development Co. Ltd	Starboard Hotels Private Limited	Associates of Holding Company	Any other transaction	Electricity Recovery	-	Not Applicable	179.41	35.16	252.71									

Sr.No.	Details of the party entering into the transaction	Details of the Counterparty		Type of related party transaction	Details of other Related Party Transactions	Value of the related party transaction as approved by the audit committee (Amount in Lakhs)	Remarks on approval by Audit Committee	Value of transaction during the reporting period (Amount in Lakhs)	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				
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening Balance as on 01-04-2022 (Amount in Lakhs)	Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
213	Classic Mall Development Co. Ltd	Starboard Hotels Private Limited	Associates of Holding Company	Any other transaction	Reimbursement of Expenses	-	Not Applicable	73.31	-	91.07									
214	Classic Mall Development Co. Ltd	Starboard Hotels Private Limited	Associates of Holding Company	Sale of Goods /service	Parking Income	-	Not Applicable	91.08	35.16	252.71									
215	Classic Mall Development Co. Ltd	Starboard Hotels Private Limited	Associates of Holding Company	investment	Optionally fully convertible Debentures/Optionally convertible Debentures Redemption Repaid	-	Not Applicable	48.55	-	-				Investment in Optionally Convertible Debenture	0.001%	10 Years	Unsecured	General Corporate Purpose	
216	Classic Mall Development Co. Ltd	Starboard Hotels Private Limited	Associates of Holding Company	investment	Optionally fully convertible Debentures/Optionally convertible Debentures Redemption Taken	-	Not Applicable	64.88	-	-									
217	Classic Mall Development Co. Ltd	Palladium Constructions Private Limited	Fellow Subsidiary	Interest Received	Interest on ICD	-	Not Applicable	525.22	960.61	525.22									
218	Classic Mall Development Co. Ltd	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Business Support Services	-	Not Applicable	145.36	488.66	645.45									
219	Classic Mall Development Co. Ltd	Sabri Nath	Managing Director	remuneration	Remuneration	-	Not Applicable	22.57											
220	Sparkle Two Mall Developers Pvt Ltd	Island Star Mall Developers Pvt Ltd	Holding Company	Inter-corporate deposit	Inter Corporate Deposits Taken	-	Not Applicable	1.00	1.00	2.00									
221	Destiny Retail Mall Developers Pvt Ltd	Market City Resources Private Limited.	Fellow Subsidiary	Purchase of Goods /Service	Reimbursement of Expenses	-	Not Applicable	3.94	-	3.94									
222	Classic Mall Development Co. Ltd	Market City Resources Private Limited.	Subsidiary of Holding Company	Purchase of Goods /Service	Reimbursement of Expenses	-	Not Applicable	5.91		5.91									
223	Classic Mall Development Co. Ltd	The Phoenix Mills Limited	Holding Company	Dividend Paid	Dividend Paid	-	Not Applicable	3,348.68	-	-									
224	Classic Mall Development Co. Ltd	The Phoenix Mills Limited	Holding Company	Inter-corporate deposit	Inter Corporate Deposits	-	Not Applicable	-	13,575.00	13,575.00									
225	Classic Mall Development Co. Ltd	Palladium Constructions Private Limited	Fellow Subsidiary	Inter-corporate deposit	Inter Corporate Deposits	-	Not Applicable	-	11,325.00	11,325.00									
226	Gangetic Developers Private Limited	Palladium Constructions Private Limited	Fellow Subsidiary	Interest Received	Interest on Inter Corporate Deposit	-	Not Applicable	89.76	2,988.44	-									
227	Gangetic Developers Private Limited	Palladium Constructions Private Limited	Fellow Subsidiary	Interest Received	Interest on Optionally Convertible Debentures	-	Not Applicable	0.00		0.00									
228	Gangetic Developers Private Limited	Palladium Constructions Private Limited	Fellow Subsidiary	Inter-corporate deposit	Inter Corporate Deposits repaid	-	Not Applicable	2,920.00	2,920.00	-									
229	Gangetic Developers Private Limited	Palladium Constructions Private Limited	Fellow Subsidiary	Investment	Optionally fully convertible Debentures/Optionally convertible Debentures	-	Not Applicable	3,069.63	-	3,069.63				Investment in Optionally Convertible Debentures	0.0001%	10 Years	Unsecured	General Corporate Purpose	
230	Palladium Constructions Private Limited	Classic Mall Development Co. Ltd	Fellow Subsidiary	Inter-corporate deposit	Inter Corporate Deposits	-	Not Applicable		11,325.00	11,325.00									
231	Bellona Hospitality Services Limited	Island Star Mall Developers Pvt Ltd	Fellow Subsidiary	Purchase of Goods /Service	License Fees and Others	-	Not Applicable	90.74		71.99									
232	Bellona Hospitality Services Limited	The Phoenix Mills Limited	Holding Company	Purchase of Goods /Service	License Fees and Others	-	Not Applicable	125.51		82.82									
233	Bellona Hospitality Services Limited	The Phoenix Mills Limited	Holding Company	Interest Paid	Interest on ICD	-	Not Applicable	28.25		28.25									
234	Bellona Hospitality Services Limited	The Phoenix Mills Limited	Holding Company	Any other transaction	Optionally fully convertible Debentures/Optionally convertible Debentures Issued	-	Not Applicable	250.00	2,002.75	2,252.75									
235	Bellona Hospitality Services Limited	The Phoenix Mills Limited	Holding Company	Inter-corporate deposit	Inter Corporate Deposits Taken	-	Not Applicable	1,200.00	-	1,200.00									
236	Bellona Hospitality Services Limited	The Phoenix Mills Limited	Holding Company	Any other transaction	Security Deposit Given	-	Not Applicable	30.64		30.64									
237	Bellona Hospitality Services Limited	Vamona Developers Pvt Ltd	Fellow Subsidiary	Purchase of Goods /Service	License Fees and Others Expenses	-	Not Applicable	80.18		65.06									

Sr.No.	Details of the party entering into the transaction	Details of the Counterparty		Type of related party transaction	Details of other Related Party Transactions	Value of the related party transaction as approved by the audit committee (Amount in Lakhs)	Remarks on approval by Audit Committee	Value of transaction during the reporting period (Amount in Lakhs)	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				
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening Balance as on 01-04-2022 (Amount in Lakhs)	Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
238	Bellona Hospitality Services Limited	Vamona Developers Pvt Ltd	Fellow Subsidiary	Any other transaction	Security Deposit Given	-	Not Applicable	19.49	19.49										
239	Bellona Hospitality Services Limited	Offbeat Developers Pvt Ltd	Fellow Subsidiary	Purchase of Goods /Service	License Fees and Others	-	Not Applicable	144.97	116.63										
240	Bellona Hospitality Services Limited	Offbeat Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Others	-	Not Applicable	0.37											
241	Bellona Hospitality Services Limited	Savannah Phoenix Pvt Ltd	Fellow Subsidiary	Any other transaction	Trade receivable	-	Not Applicable		60.04	60.04									
242	Bellona Hospitality Services Limited	Stratix Hospitality Pvt Ltd	Associates Company	investment	Investment in Unquoted Equity shares	-	Not Applicable	50.00	50.00					Investment in Equity Shares	NA	NA	NA	NA	General Corporate Purpose
243	Alliance Spaces Pvt Ltd	The Phoenix Mills Limited	Holding Company	Interest Paid	Interest on Optionally Convertible Debentures	-	Not Applicable	0.00	-	0.00									
244	Alliance Spaces Pvt Ltd	The Phoenix Mills Limited	Holding Company	Any other transaction	Optionally fully convertible Debentures/Optionally convertible Debentures Issued	-	Not Applicable	6,600.00	6,600.00										
245	Alliance Spaces Pvt Ltd	Vamona Developers Pvt Ltd	Fellow Subsidiary	Purchase of Goods /Service	Electricity/Water/Parking etc.	-	Not Applicable	89.66	96.15	189.52									
246	Alliance Spaces Pvt Ltd	Vamona Developers Pvt Ltd	Fellow Subsidiary	Any other transaction	Issuance of RPS (Borrowing Part) and Interest expenses-INDS AS Adjustment	-	Not Applicable	150.33	3,331.47	3,481.80									
247	Alliance Spaces Pvt Ltd	Vamona Developers Pvt Ltd	Fellow Subsidiary	Any other transaction	Issuance of RPS (classified under Other Equity)	-	Not Applicable		14,266.55	14,266.55									
248	Alliance Spaces Pvt Ltd	Vamona Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Parking Income	-	Not Applicable	92.62	-	92.62									
249	Alliance Spaces Pvt Ltd	Alyssum Developers Pvt Ltd	Fellow Subsidiary	Sale of Goods /service	Sale of Material	-	Not Applicable	9.73		1.75									
250	Alliance Spaces Pvt Ltd	Khyati Waghela	Key Managerial Personnel	Remuneration	Remuneration	-	Not Applicable	2.89											
251	Vamona Developers Pvt Ltd	Bellona Hospitality Services Limited	Fellow Subsidiary	Any other transaction	Security Deposit received	-	Not Applicable	19.49		19.49									
252	Palladium Constructions Private Limited	Shweta Vyas	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.20	-	-									
253	Graceworks Realty & Leisure Priave Limited.	Swapnil Kothari	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	1.80	-	-									
254	Graceworks Realty & Leisure Priave Limited.	Amit Dabriwala	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.60	-	-									
255	Classic Mall Development Co. Ltd	Swapnil Kothari	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.80	-	-									
256	Classic Mall Development Co. Ltd	Shweta Vyas	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.80	-	-									
257	Mindstone Mall Developers Pvt Ltd	Amit Dabriwala	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.20											
258	Mindstone Mall Developers Pvt Ltd	Shweta Vyas	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.60											
259	Vamona Developers Pvt Ltd	Swapnil Kothari	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	1.00											
260	Vamona Developers Pvt Ltd	Amit Dabriwala	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.20											
261	Sparkle One Mall Developers Pvt Ltd	Swapnil Kothari	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.40											
262	Plutocrat Commercial Pvt Ltd	Swapnil Kothari	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.60											
263	Plutocrat Commercial Pvt Ltd	Shweta Vyas	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	0.60											
264	Sparkle One Mall Developers Pvt Ltd	Shweta Vyas	Independent Director	Remuneration	Director Sitting Fees	-	Not Applicable	1.00											
265	SGH Realty LLP	The Phoenix Mills Limited	Holding Company	Any other transaction	Share of Profit/(Loss)	-	Not Applicable	4.85	24.42	29.26									
266	SGH Realty LLP	The Phoenix Mills Limited	Holding Company	Interest paid	Interest on Loan	-	Not Applicable		3,895.68	3,895.68									
267	SGH Realty LLP	Marketcity Resources Pvt Ltd	Fellow Subsidiary	Purchase of Goods /Service	Project Management fees	-	Not Applicable	150.00											
268	SGH Realty LLP	TVIB LLP	Fellow Subsidiary	Any other transaction	Share of Profit/(Loss)	-	Not Applicable	0.01											

Sr.No.	Details of the party entering into the transaction			Type of related party transaction	Details of other Related Party Transactions	Value of the related party transaction as approved by the audit committee (Amount in Lakhs)	Remarks on approval by Audit Committee	Value of transaction during the reporting period (Amount in Lakhs)	In case monies are due to either party as a result of the transaction		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.				Details of the loans, inter-corporate deposits, advances or investments				
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary						Opening Balance as on 01-04-2022 (Amount in Lakhs)	Closing Balance as on 30-09-2022 (Amount in Lakhs)	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Details of other indebtedness	Cost	Tenure	Nature (loan/ advance/ inter- corporate deposit/ investment)	Interest Rate (%)	Tenure (in months)	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
269	SGH Realty LLP	TVIB LLP	Fellow Subsidiary	Loan	Loan Given	-	Not Applicable		17,790.29	17,790.29									
270	SGH Realty LLP	TVIB LLP	Fellow Subsidiary	Any other transaction	Partners Capital Balance	-	Not Applicable		3.3	3.5									
271	SGH Realty LLP	The Phoenix Mills Limited	Holding Company	Any other transaction	Partners Capital Balance	-	Not Applicable		13,000.5	13,000.5									
272	SGH Realty LLP	The Phoenix Mills Limited	Holding Company	Any other transaction	Loan	-	Not Applicable		10,000.0	10,000.0									