



PHOENIX TOWNSHIP LIMITED

CIN : L67190GA1993PLC001327

Date: August 14, 2024.

To
BSE Limited
P. J. Towers, Dalal Street,
Fort, Mumbai-400 001

Dear Sir,

Company Scrip ID / Code: PHOENIXTN /537839

Re: Outcome of the Board Meeting held today on Wednesday, August 14, 2024, pursuant to Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

With reference to the above cited subject, we would like to inform you that the Board Meeting of the Company was held on **August 14, 2024** at The Chamber, Taj Mahal Hotel, Apollo Bunder Mumbai - 400001.

The Board of Directors of the Company at their meeting, inter alia, have approved the following matters:

1. Pursuant to Regulation 33 of the SEBI (Listing Obligation & Disclosure Requirement) Regulation 2015, approved the Un-Audited Standalone and Consolidated Financial results of the Company for the Quarter ended 30th June 2024 (Copy of the Financial Result along with limited review report is enclosed herewith).
2. Approved the draft notice of the 31st Annual General Meeting along with draft Board Report, Corporate Governance Report, Management Discussion and Analysis Report for the Financial Year ended 31st March 2024.
3. Approved to conduct the 31st Annual General Meeting on September 28, 2024 at 3.30 P.M through Video Conferencing (VC) / Other Audio-Visual Means (OAVM).
4. Approve appointment of Dr. Anita Shantaram, (DIN: 00786517) as an Additional Non-executive independent director of the Company subject to approval of members in the general meeting. Details under Regulation 30 of the Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 (**Attached in Annexure A**)

Further, in accordance with the Circulars dated June 20, 2018, issued by the BSE Limited and based on affirmation given by Dr. Anita Shantaram, (DIN: 00786517) we hereby confirm that he is not debarred from holding the office of Director by virtue of any order of Securities and Exchange Board of India (SEBI) or any other such authority.

Corp. Office : Hede House,
14, BEST Marg, Colaba,
Mumbai - 400 001.
Tel. : (91-22) - 6159 0900
E-mail : admin@hbgingdia.com
Website : www.hbgingdia.com

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REGD. OFF. : Durga Bhavan,
Hede Centre, Tonca,
Panaji, Goa - 403 001
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E-mail : hbgoa@yahoo.co.in

AT



MEMBER
HEDE BUSINESS GROUP





5. Approved the reconstitution of Nomination and Remuneration Committee of the Company **(Annexure B)**
6. Approved the reconstitution of Audit Committee of the Company **(Annexure C)**
7. Register of Members and Share Transfer Books of the Company shall remain closed from Saturday, September 28, 2024 to Friday, September 20, 2024 (both days inclusive) and Friday, September 06, 2024 is the Record date, for the purpose of AGM and payment of final dividend for the financial year ended March 31, 2024.


The Meeting of the Board of Directors commenced at 3.30 PM and concluded at 6:50 p.m.

Kindly take the same on record.

Thanking you,

Yours' faithfully

For Phoenix Township Limited


Samit Hede
Managing Director
DIN: 1411689





Annexure-A

Details under Regulation 30 of the Listing Regulations read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023.

1.	Reason for change viz. appointment, re-appointment, resignation, removal, death or otherwise	Appointment
2.	Date of appointment/reappointment/cessation (as applicable) & term of appointment/re-appointment;	Based on the recommendation of the Nomination and Remuneration Committee appoint Dr. Anita Shantaram, (DIN: 00786517), has been appointed as an Additional Non Executive Independent Director of the Company w.e.f. August 14, 2024, who shall hold office till the ensuing Annual General Meeting and thereafter subject to approval of Members, to be appointed as a Non-Executive Independent Director for a 5 years w.e.f. August 14, 2024 to August 13, 2029
3.	Brief profile (in case of appointment)	Dr Anita Shantaram has over 30 years of corporate training and teaching experience. She has completed her PhD titled 'Ethical Business Practices and Corporate Financial Performance: An Empirical Analysis' from BITS Pilani in 2015 and soon thereafter founded Ethics India that has since been acquired by Legasis Services. She is certified as a Leading Professional in Ethics and Compliance by ECI, U.S.A, after completing the executive-education program "Managing Ethics in Organizations" from Bentley University, Boston
4.	Disclosure of relationships between directors (in case of appointment of a director).	Not related to any of the Director/KMP of the Company.

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Annexure-B

Details of committee reconstituted with effect from August 14th, 2024

Sr. No	Name of Committee Member	Position	Category
1	Mr. Kiran Talcherkar	Chairman	Non-Executive-Independent Director
2	Dr. Anita Shantaram	Member	Non-Executive-Independent Director
3	Mr. Dev Toprani	Member	Non-Executive-Independent Director

Annexure-C

Details of committee reconstituted with effect from August 14th, 2024

Sr. No	Name of Committee Member	Position	Category
1	Mr. Kiran Talcherkar	Chairman	Non-Executive-Independent Director
2	Dr. Anita Shantaram	Member	Non-Executive-Independent Director
3	Mr. Dev Toprani	Member	Non-Executive-Independent Director



PHOENIX TOWNSHIP LIMITED

CIN-L67190GA1993PLC001327

Regd. Office: Durga Bhavan, Hede Centre, Tonca, Panaji-403 001, Goa.

Corp. Office: Balaji Bhavan, 2nd Floor, 14, BEST Marg, Colaba, Mumbai-400 001

STANDALONE UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30.06.2024

Sr. No.	Particulars	(Rs. In Lacs except earning Per Share)			
		3 months ended 30.06.2024 (Un-Audited)	Preceding 3 months ended 31.03.2024 (Audited)	Corresponding 3 Months Ended 30.06.2023 (Un-Audited)	Previous Year ended 31.03.2024 (Audited)
1	Income				
	(a) Net Sales/Income from Operations				
	(b) Other Operating Income	630.625	787.539	669.320	2,747.073
2	Other Income	314.906	160.658	15.658	207.370
3	Total (a+b)	-	-	-	-
4	Expenditure	945.531	948.197	684.978	2,954.443
	(a) Increase/decrease in stock in trade and work in progress				
	(b) Consumption of Raw Materials				
	(c) Purchase of traded goods	197.400	212.204	239.340	831.065
	(d) Employees cost				
	(e) Finance Cost	172.639	184.958	134.064	610.873
	(f) Depreciation	43.636	10.724	45.473	148.382
	(g) Other expenditure	44.446	44.071	53.598	195.976
5	Total (a+b+c+d+e+f+g)	183.415	312.487	195.007	919.169
6	Profit from Operations before Other Income, Interest and Exceptional Items (3-5)	641.535	764.445	667.482	2,705.464
7	(a) Exceptional items				
	(b) Prior Period Expenses				
8	Profit / Loss from Ordinary Activities before tax (6-7)	303.996	183.752	17.496	248.979
9	Tax expense				
	(a) Current Tax	79.039	45.938	4.549	62.245
	(b) Deferred Tax	(8.949)	12.090	(21.677)	12.090
10	Net Profit / Loss from Ordinary Activities after tax (8-9)	233.906	125.724	34.624	174.644
11	Other Comprehensive Income				
	a (i) Items that will not be classified to profit or loss.				
	(ii) Income Tax relating to items that will not be reclassified.				
	b (i) Items that will be reclassified to profit or loss.				
	(ii) Income Tax relating to items that be reclassified.				
	Total Other Comprehensive Income for the period.				
12	Total Comprehensive Income for the period.	233.906	125.724	34.624	174.644
13	Paid-up equity share capital (Face Value of the Share Rs.10/- each).	1,398.426	1,398.426	1,398.426	1,398.426
14	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year.	20,150.461	19,916.555	308.337	19,916.555
15	Basic and Diluted Earning Per Share before and after Extraordinary items.	1.673	140.114	0.248	140.464

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the company at their meeting held as on 14th August 2024. The Auditor has carried out 'Limited Review' of the above results.
- This audited Financial Results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (IND AS) prescribed under Sec 133 of the Companies Act, 2013 and other recognised accounting practises and policies to the extent applicable. These results are prepared as per IND-AS as notified by MCA dated 16.02.2015.
- The audit as required under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 has been completed by the auditors of the company.
- Figures of the quarter/year are rearranged and regrouped whenever necessary for the purpose of comparison. The company has exercised necessary due diligence to ensure that the financial results of these periods provide a true & fair view of its affairs.
- There are no exceptional/extraordinary items during the quarter ended 30th June, 2024.
- The Company has complied with the treatment of IND AS 109 w.r.t. "Financial Instrument", to consider "Provision for Expected Credit Loss (ECL)" on all financial assets on the basis of expected probability of recoverability of such financial assets.
- The above results are also available on the website of the Company "www.hbgindia.com"

For and On Behalf of The Board of Directors



Samit Hede
Managing Director
DIN-01411689

Place: Mumbai
Dated: 14/08/2024

PHOENIX TOWNSHIP LIMITED

CIN-L67190GA1993PLC001327

Regd. Office: Durga Bhavan, Hede Centre, Tonca, Panaji-403 001, Goa.

Corp. Office: Balaji Bhavan, 2nd Floor, 14, BEST Marg, Colaba, Mumbai-400 001

CONSOLIDATED UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30.06.2024

Sr. No.	Particulars	(Rs. In Lacs except earning Per Share)			
		3 months ended 30.06.2024 (Un-Audited)	Preceding 3 months ended 31.03.2024 (Audited)	Corresponding 3 Months Ended 30.06.2023 (Un-Audited)	Previous Year ended 31.03.2024 (Audited)
1	Income				
(a)	Net Sales/Income from Operations	630.625	787.539	669.320	2,747.873
(b)	Other Operating Income	320.204	160.658	15.658	207.370
2	Other Income	-	-	-	-
3	Total (a+b)	950.828	948.197	684.978	2,954.443
4	Expenditure				
(a)	Increase/decrease in stock in trade and work in progress	-	-	-	-
(b)	Consumption of Raw Materials	197.400	212.204	239.340	831.065
(c)	Purchase of traded goods	-	-	-	-
(d)	Employees cost	172.639	184.958	134.064	610.873
(e)	Finance Cost	43.636	10.724	45.473	148.382
(f)	Depreciation	44.446	44.071	53.598	195.976
(g)	Other expenditure	184.062	315.594	195.007	922.276
5	Total (a+b+c+d+e+f+g)	642.182	767.552	667.482	2,708.571
6	Profit from Operations before Other Income, Interest and Exceptional Items (3-5)	308.646	180.645	17.496	245.872
7	(a) (a) Exceptional items-refre note no 5	-	19,468.197	-	19,468.197
	(b) Prior Period Expenses	-	-	-	-
8	Profit / Loss from Ordinary Activities before tax (6-7)	308.646	19,648.843	17.496	19,717.176
9	Tax expense				
(a)	Current Tax	80.248	45.161	4.549	62.245
(b)	Deferred Tax	(8.949)	12.090	(21.677)	6.505
10	Net Profit / Loss from Ordinary Activities after tax (8-9)	237.347	19,591.591	34.624	19,648.427
11	Other Comprehensive Income				
	a (i) Items that will not be classified to profit or loss.	-	-	-	-
	(ii) Income Tax relating to items that will not be reclassified.	-	-	-	-
	b (i) Items that will be reclassified to profit or loss.	-	-	-	-
	(ii) Income Tax relating to items that be reclassified.	-	-	-	-
	Total Other Comprehensive Income for the period.	-	-	-	-
12	Total Comprehensive Income for the period.	237.347	19,591.591	34.624	19,648.427
13	Paid-up equity share capital (Face Value of the Share Rs.10/- each).	1,398.426	1,398.426	1,398.426	1,398.426
14	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year.	20,151.572	19,914.225	308.337	19,914.225
15	Basic and Diluted Earning Per Share before and after Extraordinary items.	1.697	140.097	0.248	140.447

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the company at their meeting held as on 14th August 2024. The Auditor has carried out 'Limited Review' of the above results.
- This audited Financial Results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (IND AS) prescribed under Sec 133 of the Companies Act, 2013 and other recognised accounting practises and policies to the extent applicable. These results are prepared as per IND-AS as notified by MCA dated 16.02.2015.
- The audit as required under Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 has been completed by the auditors of the company.
- Figures of the quarter/year are rearranged and regrouped whenever necessary for the purpose of comparison. The company has exercised necessary due diligence to ensure that the financial results of these periods provide a true & fair view of its affairs.
- There are no exceptional/extraordinary items during the quarter ended 30th June, 2024.
- The Company has complied with the treatment of IND AS 109 w.r.t. "Financial Instrument", to consider "Provision for Expected Credit Loss (ECL)" on all financial assets on the basis of expected probability of recoverability of such financial assets.
- The above results are also available on the website of the Company "www.hbgindia.com"

For and On Behalf of The Board of Directors

Place: Mumbai
Dated: 14/08/2024



Samit Hede
Samit Hede
Managing Director
DIN-01411689



Bhatter & Company

CHARTERED ACCOUNTANTS

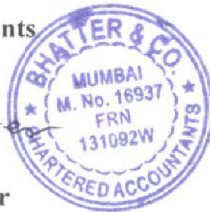
Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results

To The Board of Directors of
M/s. Phoenix Township Limited

1. We have reviewed the accompanying statement of unaudited standalone financial results of **M/s. Phoenix Township Limited** ("the Company") for the quarter ended June 30, 2024 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, as amended ("the Regulations").
2. This statement is the responsibility of the Company's Board of Directors and has been approved by them, is prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting ('Ind AS 34'), prescribed under section 133 of the Companies Act, 2013, as amended (the 'Act') read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations. Our responsibility is to express a conclusion on the statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Bhatter & Co
Chartered Accountants
FRN : 131092W

Dhatter



CA Daulal H Bhatter
Proprietor

Mem. No. : 016937

UDIN : 24016937BKB4PP4167

Mumbai, August 14, 2024



Bhatter & Company

CHARTERED ACCOUNTANTS

Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results

To The Board of Directors of
M/s. Phoenix Township Limited

1. We have reviewed the accompanying Statement of Consolidated Unaudited Quarterly Financial Results of M/s. **Phoenix Township Limited** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), for the quarter ended June 30, 2024, being submitted by the Parent Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the results of the following entities:

Name of Entity	Relationship	Country of incorporation	% of ownership
Green First Estate Private Limited	Subsidiary	India	97%

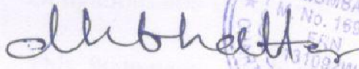

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.



6. We did review the interim financial statements of subsidiaries included in the consolidated results for the quarter ended June 30, 2024, whose results reflect total revenues of Rs. 5.49 lakh total net profit after tax of Rs. 3.59 lakh and total comprehensive profit of Rs. 233.906 lakh for the period ended on that date. These interim financial statements have been reviewed by us whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of the above matters.

For Bhatler & Co
Chartered Accountants
FRN : 131092W

CA Daulal H Bhatler
Proprietor
Mem. No. : 016937
UDIN : 24016937BKBYRQ6537
Mumbai, August 14, 2024

Name of Entity	Relationship	Country of Incorporation	% of Interest
	Subsidiary	India	47%