



Phoenix™ Township LIMITED

CIN : L67190GA1993PLC001327

February 12, 2024

To
BSE Limited, 1st Floor,
New Trading Ring, Rotunda Building,
Phirozejeebhoy Towers,
Dalal Street, Fort,
Mumbai - 400 001

Scrip Code: 537839

Sub: Outcome of the Board Meeting

Dear Sir/ Madam,

The Board of Directors of the Company at their meeting held on Monday, February 12, 2024, inter-alia have transacted and approved the following:

1. Pursuant to Regulation 33 of the SEBI (Listing Obligation & Disclosure Requirement) Regulation 2015, Approved the Un-Audited Standalone financial results of the Company for the Quarter ended 31st December, 2023 (Copy of the Financial Result along with Limited Review Report is enclosed herewith).

Kindly take the same on your record.

Thanking you.

Yours faithfully,

For Phoenix Township Limited

SAMIT
PRAFULLA HEDE

**Samit Hede
Managing Director
(DIN: 01411689)**

Encl: As above

Corp. Office : Hede House,
2nd Floor., 14, BEST Marg,
Colaba, Mumbai - 400 001.
Tel. : (91-22) - 6159 0900
2283 1312, 2283 1325,
Fax : (91-22) - 2202 8212
customerservice@hbgindia.com

Phoenix Park Inn Resort,
Sequeira Vado, Candolim,
Goa - 403515
Tel. : (91-832) 6633 333
Fax : (91-832) 6633 222
ppi@sarovarhotels.com

Dr. Malbaro House,
Rua Ismael Gracias,
Post Office Box No. 181,
Panaji, Goa - 403 101
Tel.: (91-832) - 2228 217
Fax : (91-832) - 6641 261
E-mail : hbgoa@yahoo.co.in

REGD. OFF. : Durga Bhavan,
Hede Centre, Tonca,
Panaji, Goa - 403 001
Tel. : (91-832) - 6642 724/6453 265
Fax : (91-832) - 2461 394



MEMBER
HEDE BUSINESS GROUP

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

UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31.12.2023

Sr. No.	Particulars	(Rs. In Lacs except earning Per Share)					
		3 months ended 31.12.2023	Preceding 3 months ended 30.09.2023	Corresponding 3 Months Ended 31.12.2022	9 Months Ended 31.12.2023	Corresponding 9 Months Ended 31.12.2022	Previous Year Ended 31.03.2023
		(Un-Audited)	(Un-Audited)	(Un-Audited)	(Un-Audited)	(Un-Audited)	(Audited)
1	Income						
	(a) Net Sales/Income from Operations	793.199	497.015	793.804	1959.533	1836.376	2585.997
	(b) Other Operating Income	15.351	15.704	5.768	46.713	21.826	37.352
2	Other Income	0.000	0.000	0.000	0.000	0.000	0.000
3	Total (a+b)	808.549	512.719	799.572	2006.246	1858.202	2623.348
4	Expenditure						
	(a) Increase/decrease in stock in	0.000	0.000	0.000	0.000	0.000	0.000
	(b) Consumption of Raw Materials	212.530	166.991	204.628	618.861	532.669	723.422
	(c) Purchase of traded goods	0.000	0.000	0.000	0.000	0.000	0.000
	(d) Employees cost	154.053	137.798	126.753	425.915	347.945	500.036
	(e) Finance Cost	47.053	45.131	69.472	137.657	110.030	152.533
	(f) Depreciation	43.865	54.438	58.142	151.904	167.324	216.479
	(g) Other expenditure	305.078	106.598	330.516	606.652	621.021	931.631
5	Total (a+b+c+d+e+f+g)	762.582	510.955	789.510	1941.019	1779.189	2524.101
6	Profit from Operations before Other	45.967	1.764	10.062	65.227	79.013	99.247
7	(a) Exceptional items	0.000	0.000	0.000	0.000	0.000	0.000
	(b) Prior Period Expenses	0.000	0.000	0.000	0.000	0.000	0.000
8	Profit / Loss from Ordinary Activities	45.967	1.764	10.062	65.227	79.013	99.247
9	Tax expense						
	(a) Current Tax	11.951	0.459	2.616	16.959	20.543	24.812
	(b) Deferred Tax	(7.698)	14.009	(5.970)	0.030	(16.070)	6.505
10	Net Profit / Loss from Ordinary Activities	41.714	(12.704)	13.415	48.238	74.540	67.931
11	Other Comprehensive Income						
	a (i) Items that will not be classified to profit or loss.	0.000	0.000	0.000	0.000	0.000	0.000
	(ii) Income Tax relating to items that will not be reclassified.	0.000	0.000	0.000	0.000	0.000	0.000
	b (i) Items that will be reclassified to profit or loss.	0.000	0.000	0.000	0.000	0.000	(8.198)
	(ii) Income Tax relating to items that be reclassified.	0.000	0.000	0.000	0.000	0.000	0.000
	Total Other Comprehensive Income for	0.000	0.000	0.000	0.000	0.000	(8.198)
12	Total Comprehensive Income for the	41.714	(12.704)	13.415	48.238	74.540	76.129
13	Paid-up equity share capital (Face Value of)	1398.426	1398.426	1398.426	1398.426	1398.426	1398.426
14	Reserve excluding Revaluation Reserves as	321.951	295.634	272.124	321.951	272.124	273.713
15	Basic and Diluted Earning Per Share	0.030	(0.091)	0.010	0.034	0.053	0.603

Notes:

- The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the company at their meetings held as on 12th February, 2024. The Auditor has carried out 'Limited Review' of the above results.
- This above 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 Limited Review 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/ half 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 31st December, 2023
- The Company has made provision to comply with the 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: 12.02.2024

Samit Hede
Managing Director
DIN-01411689





Bhatler & Company

CHARTERED ACCOUNTANTS

Limited Review Report

**The Board of Directors
Phoenix Township Limited.
Mumbai**


We have reviewed accompanying statement of Unaudited Financial Results of **Phoenix Township Limited** ("the Company") for the quarter ended December 31, 2023 and year to date from October 1, 2023 to December 31, 2023. This Statement is responsibility of the Company's Management and has been approved by its Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

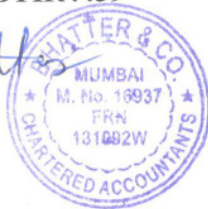
This Statement, which is the responsibility of the Company's management and approved by its Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.

We conducted our review in accordance with the Standard on Review Engagement (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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying standalone statement of Unaudited Financial Results prepared in accordance with applicable Indian 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 Bhatler & Company
Chartered Accountants
Firm Reg. No.: 131092W
UDIN: 24016937BKBYIR4439**


**Daulal H. Bhatler
Proprietor
M No: 016937**



**Date: 12/02/2024
Place: Mumbai**