



PHOENIX TOWNSHIP LIMITED

CIN : L67190GA1993PLC001327

Date: 14th November, 2024

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

Dear Sir,

Company Scrip ID / Code: PHOENIXTN / 503675

Re: Outcome of the Board Meeting

The Board of Directors of Phoenix Township Limited, at its meeting held today i.e. on 14th November 2024, has considered and resolved as follows:

1. Approved the Un-Audited Standalone & Consolidated Financial Results of the Company for the quarter and half year ended 30th September 2024 together with the Limited Review reports thereon. Financials Results issued by the Company are enclosed herewith.
2. Approved an Interim Dividend of Rs 0.10/- at the rate of 1% per equity share and Rs 0.10/- at the rate of 1% per Preference share for the financial year 2024-25. This dividend shall be payable within 30 days from today.
3. Friday, 06th December 2024 has been fixed as the Record Date for determining entitlement of members to the aforesaid interim dividend for the financial year 2024-25. A member, whose name is recorded in the Register of Members or in the Register of Beneficial Owners maintained by the Depositories as on the close of business hours of Friday, 06th December 2024, shall be entitled for this dividend.

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

Park Inn by Radisson
Sequeira Vado, Candolim,
Goa - 403515
Tel. : (91-832) 6633 333 / 103
E-mail : info@pirgoa.com

Phoenix Island Resort
Pozhiyoor PO, Poovar,
Thiruvananthapuram, Poovar,
Kerala - 695 513.
Tel.: +91 97471 29948
bookings.poovar@phoenixresorts.in

REGD. OFF. : Durga Bhavan,
Hede Centre, Tonca,
Panaji, Goa - 403 001
Tel.:(91-832)-6642724/6453265
E-mail : hbgoa@yahoo.co.in

The Board meeting commenced at 03.30 P.M. and concluded at 5:45 PM

Thanking you,

Yours faithfully,

For Phoenix Township Limited


Samit Hede
Managing Director
(DIN: 01411689)



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

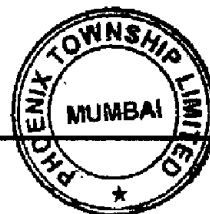
STANDALONE UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30.09.2024

Sr. No.	Particulars	(Rs. In Lacs except earning Per Share)					
		3 months ended 30.09.2024 (Un-Audited)	Preceding 3 months ended 30.06.2024 (Un-Audited)	Correspondin g 3 Months Ended 30.09.2023 (Un-Audited)	6 Months Ended 30.09.2024 (Un-Audited)	Corresponding 6 Months Ended 30.09.2023 (Un-Audited)	Previous Year ended 31.03.2024 (Audited)
1	Income						
(a)	Net Sales/Income from Operations	526.20	630.62	497.02	1156.83	1166.33	2747.07
(b)	Other Operating Income	69.67	314.93	15.70	384.57	31.36	207.37
2	Other Income	0.00	0.00	0.00	0.00	0.00	0.00
3	Total (a+b)	595.87	945.53	512.72	1541.40	1197.70	2954.44
4	Expenditure						
(a)	Increase/decrease in stock in trade and work in progress	0.00	0.00	0.00	0.00	0.00	0.00
(b)	Consumption of Raw Materials	162.08	197.40	166.99	359.48	406.33	831.06
(c)	Purchase of traded goods	0.00	0.00	0.00	0.00	0.00	0.00
(d)	Employees cost	182.34	172.64	137.80	354.98	271.86	610.87
(e)	Finance Cost	42.41	43.64	45.13	86.04	90.60	148.38
(f)	Depreciation	44.64	44.45	54.44	89.09	108.04	195.98
(g)	Other expenditure	154.12	183.41	106.60	337.53	301.60	919.17
5	Total (a+b+c+d+e+f+g)	585.58	641.53	510.96	1227.11	1178.44	2705.46
6	Profit from Operations before Other Income, Interest and	10.29	304.00	1.76	314.28	19.26	248.98
7	(a) Exceptional items	0.00	0.00	0.00	0.00	0.00	19468.20
	(b) Prior Period Expenses	0.00	0.00	0.00	0.00	0.00	0.00
8	Profit / Loss from Ordinary Activities before tax (6-7)	10.29	304.00	1.76	314.28	19.26	19717.18
9	Tax expense						
(a)	Current Tax	2.67	79.04	0.46	81.71	5.01	62.24
(b)	Deferred Tax	8.45	(8.95)	14.01	0.50	(7.67)	12.09
10	Net Profit / Loss from Ordinary Activities after tax (8-9)	(0.84)	233.91	(12.70)	232.07	21.92	19642.84
11	Other Comprehensive Income						
	a (i) Items that will not be classified to profit or loss.	0.00	0.00	0.00	0.00	0.00	0.00
	(ii) Income Tax relating to items that will not be reclassified.	0.00	0.00	0.00	0.00	0.00	0.00
	b (i) Items that will be reclassified to profit or loss.	0.00	0.00	0.00	0.00	0.00	0.00
	(ii) Income Tax relating to items that be reclassified.	0.00	0.00	0.00	0.00	0.00	0.00
	Total Other Comprehensive Income for the period.	0.00	0.00	0.00	0.00	0.00	0.00
12	Total Comprehensive Income for the period.	(0.84)	233.91	(12.70)	232.07	21.92	19642.84
13	Paid-up equity share capital (Face Value of the Share Rs.10/- each).	1398.43	1398.43	1398.43	1398.43	1398.43	1398.43
14	Reserve excluding Revaluation Reserves as per balance sheet of	20148.63	20150.46	295.63	20148.63	258.71	19916.55
15	Basic and Diluted Earning Per Share before and after Extraordinary	(0.006)	1.673	(0.091)	1.660	0.157	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 meetings held as on 14th November, 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
 - 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
 - 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
 - There are no exceptional/extraordinary items during the quarter ended 30th September, 2024
 - The Board of Directors of the Company at its meeting held on November 14, 2024 has recommended a Interim dividend of Rs 0.10 per equity & preference share (face value of Rs 10 each) for the Half year ended September 30, 2024. The dividend is subject to approval of the Board in Board meeting of the company.
 - 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
 - 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: 14/11/2024

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 AND HALF YEAR ENDED 30.09.2024

Sr. No.	Particulars	(Rs. In Lacs except earning Per Share)					
		3 months ended 30.09.2024 (Un-Audited)	Preceding 3 months ended 30.06.2024 (Un-Audited)	Corresponding 3 Months Ended 30.09.2023 (Un-Audited)	6 Months Ended 30.09.2024 (Un-Audited)	Corresponding 6 Months Ended 30.09.2023 (Un-Audited)	Previous Year ended 31.03.2024 (Audited)
1	Income						
	(a) Net Sales/Income from Operations	526.20	630.62	497.02	1156.83	1166.33	2747.07
	(b) Other Operating Income	69.67	320.20	15.70	389.87	31.36	207.37
2	Other Income	0.00	0.00	0.00	0.00	0.00	0.00
3	Total (a+b)	595.87	950.83	512.72	1546.70	1197.70	2954.44
4	Expenditure						
	(a) Increase/decrease in stock in trade and work in progress	0.00	0.00	0.00	0.00	0.00	0.00
	(b) Consumption of Raw Materials	162.08	197.40	166.99	359.48	406.33	831.06
	(c) Purchase of traded goods	0.00	0.00	0.00	0.00	0.00	0.00
	(d) Employees cost	182.34	172.64	137.80	354.98	271.86	610.87
	(e) Finance Cost	42.41	43.64	45.13	86.04	90.60	148.38
	(f) Depreciation	44.64	44.45	54.44	89.09	108.04	195.98
	(g) Other expenditure	172.24	184.06	106.60	356.31	301.60	922.28
5	Total (a+b+c+d+e+f+g)	603.70	642.18	510.96	1245.89	1178.44	2708.57
6	Profit from Operations before Other Income, Interest and	(7.84)	308.65	1.76	300.81	19.26	245.87
7	(a) Exceptional items	0.00	0.00	0.00	0.00	0.00	19468.20
	(b) Prior Period Expenses	0.00	0.00	0.00	0.00	0.00	0.00
8	Profit / Loss from Ordinary Activities before tax (6-7)	(7.84)	308.65	1.76	300.81	19.26	19714.07
9	Tax expense						
	(a) Current Tax	(2.04)	80.25	0.46	78.21	5.01	61.47
	(b) Deferred Tax	8.45	(8.95)	14.01	0.50	(7.67)	12.09
10	Net Profit / Loss from Ordinary Activities after tax (8-9)	(14.25)	237.35	(12.70)	222.10	21.92	19640.51
11	Other Comprehensive Income						
	a (i) Items that will not be classified to profit or loss.	0.00	0.00	0.00	0.00	0.00	0.00
	(ii) Income Tax relating to items that will not be reclassified.	0.00	0.00	0.00	0.00	0.00	0.00
	b (i) Items that will be reclassified to profit or loss.	0.00	0.00	0.00	0.00	0.00	0.00
	(ii) Income Tax relating to items that be reclassified.	0.00	0.00	0.00	0.00	0.00	0.00
	Total Other Comprehensive Income for the period.	0.00	0.00	0.00	0.00	0.00	0.00
12	Total Comprehensive Income for the period.	(14.25)	237.35	(12.70)	222.10	21.92	19640.51
13	Paid-up equity share capital (Face Value of the Share Rs.10/- each).	1398.43	1398.43	1398.43	1398.43	1398.43	1398.43
14	Reserve excluding Revaluation Reserves as per balance sheet of	20132.14	20150.46	295.63	20132.14	258.71	19914.22
15	Basic and Diluted Earning Per Share before and after Extraordinary	(0.102)	1.697	(0.091)	1.588	0.157	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 meetings held as on 14th November, 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
- 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
- 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
- There are no exceptional/extraordinary items during the quarter ended 30th September, 2024
- 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
- The above results are also available on the website of the Company "www.hbgindia.com"

For and On Behalf of The Board of Directors



[Signature]

Samit Hede
Managing Director
DIN-01411689

Place: Mumbai
Dated: 14/11/2024

PHOENIX TOWNSHIP LIMITED

CIN-L67190GA1993PLC001327

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

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

Standalone Statement of Assets and Liabilities 30.09.2024

		(Rs in lacs)	
Sr. No.	PARTICULARS	As at Current half year	As at Previous year
		ended 30/09/2024	ended 31/03/2023
		(Unaudited)	(Audited)
A	ASSETS		
1	NON-CURRENT ASSETS		
	(a) Property, Plant and Equipments	1646.9	1621.1
	(b) Capital Work In Progress	722.9	408.7
	(c) Intangible Assets	117.7	119.0
	(d) Financial assets		
	(i) Trade Receivables	0.0	0.0
	(ii) Security Deposits	113.0	113.0
	(iii) Other Financial Assets	221.4	220.8
	(e) Income Tax Assets(Net)	0.0	0.0
	(f) Other Non-current assets	20263.8	19138.2
	Total Non-Current Assets (I)	23085.8	21620.8
2	Current Assets		
	(a) Inventories	13.3	17.6
	(b) Financial Assets		
	(i) Investments	1246.0	2325.5
	(ii) Trade Receivables	9.2	123.7
	(iii) Cash and Cash Equivalents	128.3	106.0
	(iv) Bank Balances other than (iii) above	4.6	5.6
	(v) Security Deposits	0.0	0.0
	(vi) Other Financial Assets	0.0	0.0
	(c) Other Current Assets	310.3	267.6
	Total Current Assets (II)	1711.7	2846.0
	TOTAL ASSETS (I+II)	24797.5	24466.9
B	EQUITY AND LIABILITIES		
1	Equity		
	(a) Equity share capital	2168.1	2168.1
	(b) Other Equity	20148.6	19916.6
	Total Equity (I)	22316.7	22084.6
2	Liabilities		
A	Non-Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	904.9	916.6
	(ii) Other Financial Liabilities	125.9	125.9
	(b) Provisions	0.0	0.0
	(c) Deferred Tax Liabilities(Net)	246.1	245.6
	Total Non-Current Liabilities(A)	1277.0	1288.2
B	Current Liabilities		
	(a) Current Financial Liabilities		
	(i) Trade Payables	94.7	219.0
	(ii) Security Deposits	0.0	0.0
	(iii) Other Financial Liabilities	744.6	597.2
	(b) Provisions	208.7	168.7
	(c) Income Tax Liabilities(Net)	-	-
	(d) Other Current Liabilities	155.8	109.1
	Total Current Liabilities(B)	1203.8	1094.0
	Total Liabilities(II=A+B)	2480.8	2382.2
	TOTAL - EQUITY AND LIABILITIES (I+II)	24797.5	24466.9

For and on Behalf of The Board of Directors

Place: Mumbai

Date: 14th November, 2024



Samit Hede

Managing Director

DIN-01411689

PHOENIX TOWNSHIP LIMITED

CIN-L67190GA1993PLC001327

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

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

Consolidated Statement of Assets and Liabilities 30.09.2024

		(Rs in lacs)	
Sr. No.	PARTICULARS	As at Current half year ended 30/09/2024 (Unaudited)	As at Previous year ended 31/03/2024 (Audited)
A	ASSETS		
1	NON-CURRENT ASSETS		
	(a) Property, Plant and Equipments	1,647	1,621
	(b) Capital Work In Progress	24,716	22,168
	(c) Intangible Assets	118	119
	(d) Financial assets		
	(i) Trade Receivables	-	-
	(ii) Security Deposits	473	113
	(iii) Other Financial Assets	124	124
	(e) Income Tax Assets(Net)	-	-
	(f) Other Non-current assets	20,264	19,138
	Total Non-Current Assets (I)	47,342	43,283
2	Current Assets		
	(a) Inventories	13	18
	(b) Financial Assets		
	(i) Investments	1,246	2,325
	(ii) Trade Receivables	9	124
	(iii) Cash and Cash Equivalents	325	208
	(iv) Bank Balances other than (iii) above	5	6
	(v) Security Deposits	-	-
	(vi) Other Financial Assets	-	-
	(c) Other Current Assets	700	268
	Total Current Assets (II)	2,298	2,948
	TOTAL ASSETS (I+II)	49,640	46,231
B	EQUITY AND LIABILITIES		
1	Equity		
	(a) Equity share capital	2,168	2,168
	(b) Other Equity	20,132	19,914
	Equity attributable to owner of the vcompany	22,300	22,082
	Non Controlling Interest	2	3
	Total Equity	22,303	22,085
2	Liabilities		
A	Non-Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	25,711	22,663
	(ii) Other Financial Liabilities	125	126
	(b) Provisions	-	-
	(c) Deferred Tax Liabilities(Net)	246	246
	Total Non-Current Liabilities(A)	26,082	23,034
B	Current Liabilities		
	(a) Current Financial Liabilities		
	(i) Trade Payables	100	219
	(ii) Secutity Deposits	-	-
	(iii) Other Financial Liabilities	745	597
	(b) Provisions	254	186
	(c) Income Tax Liabilites(Net)	-	-
	(d) Other Current Liabilities	156	109
	Total Current Liabilities(B)	1,255	1,111
	Total Liabilities(II=A+B)	27,337	24,146
	TOTAL - EQUITY AND LIABILITIES (I+II)	49,640	46,231

For and on Behalf of The Board of Directors



Samit Hede
Samit Hede
 Managing Director
 DIN-01411689

Place: Mumbai

Date: 14th November, 2024

PHOENIX TOWNSHIP LIMITED

CIN-L67190GA1993PLC001327

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

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

Standalone Statement of Cash flows for the half year ended 30th September 2024

(Rs. In Lacs)

Particulars	As at 30.09.2024	As at 31.03.2024
Operating activities		
Net Profit/(Loss) before Tax	314.3	19,717.2
Adjustments to reconcile profit before tax to net cash inflow from operating activities		
Finance Cost	86.0	148.4
Depreciation	89.1	196.0
Unrealised Income on Mutual Fund		
Provision for Doubtful Debts		
Interest Income	0.4	0.1
Loss/ (Profit) on sale of non-current investments		
Credit Balance Written Back (Net)	(5.5)	2.1
	484.2	20,061.7
Working capital adjustments:-		
(Increase) / Decrease in Inventories	4.4	(5.0)
(Increase) / Decrease in Other Loans and advances	(1,125.6)	(17,275.9)
(Increase) / Decrease in Other current assets	(42.7)	(223.1)
(Increase) / Decrease in Trade and other Receivables	114.5	(49.0)
Increase / (Decrease) in Provision	40.0	(7.2)
Increase / (Decrease) in Trade Payables	(124.2)	(57.7)
Increase/(Decrease) in Other Current Liabilities & Provisions	47.7	(6.2)
Increase/(Decrease) in Short Term Borrowing	147.4	110.9
	(454.4)	2,549.5
Income taxes paid	(81.7)	(62.2)
Net cash flow from operating activities	(536.1)	2,487.3
Investing activities		
Purchase of property, plant and equipment	(423.4)	251.4
(Purchase)/Sale of Investments	1,079.5	(2,282.1)
Changes in Non Current Investments		(97.0)
Changes in Other financial assets	(1.0)	(0.9)
Interest Income	(0.4)	(0.1)
Net cash flow used in investing activities	654.7	(2,128.7)
Financing activities		
Deferred tax Liabilities	0.5	12.1
Short Term Borrowings	(11.7)	(141.6)
Interest paid	(86.0)	(148.4)
Net cash flow from financing activities	(97.3)	(277.9)
Increase in cash and cash equivalents	21.34	80.62
Cash and cash equivalents at the beginning of the year (Note 10)	111.63	31.00
Cash and cash equivalents at the end of the year (Note 10)	133.0	111.6

The accompanying notes are an integral part of these standalone financial statements

For and on Behalf of The Board of Directors



[Signature]
Samit Hede
Managing Director
DIN-01411689

Place: Mumbai

Date: 14th November, 2024

PHOENIX TOWNSHIP LIMITED

CIN-L67190GA1993PLC001327

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

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

Consolidated Statement of Cash flows for the half year ended 30th September 2024

(Rs. In Lacs)

Particulars	As at 30.09.2024	As at 31.03.2024
Operating activities		
Net Profit/(Loss) before Tax	300.8	19,714.1
Adjustments to reconcile profit before tax to net cash inflow from operating activities		
Finance Cost	86.0	148.4
Depreciation	89.1	196.0
Unrealised Income on Mutual Fund		
Provision for Doubtful Debts		
Interest Income	0.4	0.1
Loss/ (Profit) on sale of non-current investments		
Credit Balance Written Back (Net)	(5.5)	2.1
	470.8	20,068.6
Working capital adjustments:-		
(Increase) / Decrease In Inventories	4.4	(5.0)
(Increase) / Decrease in Other Loans and advances	(1,125.6)	(17,275.9)
(Increase) / Decrease in Other current assets	(432.4)	(223.1)
(Increase) / Decrease in Trade and other Receivables	114.5	(49.0)
Increase /(Decrease) in Provision	67.9	10.3
Increase /(Decrease) in Trade Payables	(119.3)	(56.7)
Increase/(Decrease) in Other Current Liabilities & Provisions	47.7	6.2
Increase/(Decrease) in Short Term Borrowing	147.4	110.9
	(824.7)	2,576.2
Income taxes paid	(78.7)	(73.6)
Net cash flow from operating activities	(903.4)	2,502.6
Investing activities		
Purchase of property, plant and equipment	(3,021.7)	(21,506.4)
(Purchase)/Sale of Investments	1,079.5	(2,282.1)
Changes in Non Current Investments		-
Changes in Other financial assets	1.0	(0.9)
Interest Income	(0.4)	(0.1)
Net cash flow used in Investing activities	(1,941.6)	(23,791.5)
Financing activities		
Change in NCI	(0.5)	3.0
Deferred tax Liabilities	0.5	12.1
Short Term Borrowings	3,048.3	21,604.4
Interest paid	(86.0)	(148.4)
Net cash flow from financing activities	2,962.2	21,471.1
Increase in cash and cash equivalents	117.2	182.3
Cash and cash equivalents at the beginning of the year (Note 10)	213.3	31.0
Cash and cash equivalents at the end of the year (Note 10)	329.8	213.3

The accompanying notes are an integral part of these standalone financial statements

For and on Behalf of The Board of Directors



Samit Hede
Managing Director
DIN-01411689

Place: Mumbai
Date: 14th November, 2024



Bhatter & Company

CHARTERED ACCOUNTANTS

Limited Review Report on Un-Audited Standalone Financial Results for the Quarter (Q2/FY2025) and Half Year ended 30.09.2024 of Phoenix Township Limited under Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations")

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

1. We have reviewed the accompanying statement of Standalone Un-Audited Financial Results of M/s. Phoenix Township Limited for the Quarter (Q2) and half year ended 30.09.2024, attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations").
2. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under section of the Companies Act, 2013 as amended, read with relevant rules issued thereunder 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 (ICAI). 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 provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
We also performed procedures in accordance with the circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent possible.
4. Based on our review conducted and procedure performed as above, nothing has come to our attention that causes us to believe that the accompanying statement of Un-Audited Standalone Financial Results prepared in accordance with applicable



accounting standards prescribed under Section 133 of the Companies Act, 2013 read with relevant Rules issued thereunder 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, as amended ("Listing Obligations") including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Bhatler & Company

Chartered Accountants

F.R.N.: 131092W

D. H. Bhatler

(D. H. Bhatler)

Proprietor

Place: Mumbai

Membership No.: 016937

UDIN: 24016937BKBYVN5576



Place: Mumbai

Date: 14/11/2024



Bhatter & Company

CHARTERED ACCOUNTANTS

Limited Review Report (LRR) on Un-Audited Consolidated Financial Results for the Quarter (Q2/FY25) and Half Year ended 30.09.2024 of Phoenix Township Limited under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("Listing Regulations")

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

1. We have reviewed the accompanying statement of Un-Audited Consolidated Financial Results of M/s. Phoenix Township Limited ("the Parent") comprising of subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its shares of the net profit after tax and comprehensive income for the Quarter (Q2) and Half Year ended 30.09.2024 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ("Listing Regulations").
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 the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, as amended read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended ("Listing 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 ("ICAI"). 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 provide less assurance than an audit. We have not performed an audit and 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 (LODR) Regulations, 2015, as amended ("Listing Regulations"), to the extent applicable.

4. The Statement includes Un-Audited Financial Results of the following entities:

Name of the Entity	Relationship
Green First Estate Private Limited	Subsidiaries



5. Based on our review conducted and procedures performed as above, 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 Standards prescribed under Section 133 of the Companies Act, 2013 read with relevant Rules issued thereunder 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 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Bhatte & Company
Chartered Accountants

F.R.N.: 131092W

D. H. Bhatte
(D. H. Bhatte)

Proprietor

Membership No.: 016937

UDIN: 24016937BKBYVO9626



Place: Mumbai

Date: 14/11/2024