



Phoenix™ Township LIMITED

CIN : L67190GA1993PLC001327

Date: 12th February, 2022

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

Dear Sir,

Company Scrip ID / Code: PHOENIXTN / 537839

Re: Intimation of Outcome of the Board Meeting

With reference to the above cited subject, we would like to inform you that a Board Meeting of the Company was held today on Saturday, February 12th, 2022 at 03:30 through Video Conferencing.

The Board of Directors of the Company at its meeting, inter alia, has approved the following:

1. Un-audited financial results along with the Limited Review Report issued by the Statutory Auditor of the Company for the Quarter and Nine months ended 31st December, 2021.
2. M/s. Rajan Ramani & Co, (FRN 108326W), Chartered Accountants Firm, appointed as Internal Auditor of the Company for the financial year 2022-2023 (Disclosures as per SEBI (LODR),2015 is hereby enclosed for your reference as "Annexure - A"

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 : hbggoa@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

Further note that the Board meeting was commenced at 03:30 P.M. and
Concluded at 04 : 48 P.M.

Kindly take the same on record.

Thanking you,

Yours faithfully,

For Phoenix Township Limited


Samit Hede
Managing Director



Place: Mumbai



MEMBER
HEDE BUSINESS GROUP

Annexure - A

Name	: M/s. Rajan Ramani & Co, (Chartered Accountant FRN 108326W)
Address	: 2 Mahambre Bldg, F L Gomes Road, Vasco-da-gama, goa-403802
Firm Registration Number	: 116174
Name of Proprietor	: CA Rajan Ramani
Membership Number	: 037677
Qualification & Brief Experience	B.COM., L.L.B, FCA, Practicing Chartered Accountant in Finance, Audit & Taxation for the Last 35 years



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 31.12.2021

Sr. No	Particulars	(Rs. In Lacs except earning Per Share)					
		3 months ended 31.12.2021	Preceding 3 months ended 30.09.2021	Corresponding 3 Months Ended 31.12.2020	9 Months Ended 31.12.2021	Corresponding 9 Months Ended 31.12.2020	Previous Year Ended 31.03.2021
		(Un-Audited)	(Un-Audited)	(Un-Audited)	(Un-Audited)	(Un-Audited)	(Audited)
1	Income						
(a)	Net Sales/Income from Operations	715.476	240.831	317.023	1071.297	395.933	933.057
(b)	Other Operating Income	7.287	2.851	0.595	15.717	0.921	46.388
2	Other Income	0.000	0.000	0.000	0.000	0.000	0.000
3	Total (a+b)	722.763	243.682	317.618	1087.014	396.854	979.445
4	Expenditure						
(a)	Increase/decrease in stock in trade and work in progress	0.000	0.000	0.000	0.000	0.000	0.000
(b)	Consumption of Raw Materials	164.707	83.931	86.100	288.177	119.084	270.889
(c)	Purchase of traded goods	0.000	0.000	0.000	0.000	0.000	0.000
(d)	Employees cost	95.572	71.342	59.966	224.446	124.272	198.929
(e)	Finance Cost	20.252	17.646	17.403	56.398	51.983	80.331
(f)	Depreciation	65.357	64.607	78.522	192.334	236.195	249.482
(g)	Other expenditure	145.165	94.742	94.284	302.758	164.702	332.815
5	Total (a+b+c+d+e+f+g)	491.053	332.269	336.275	1064.114	696.236	1132.446
6	Profit from Operations before Other Income, Interest and Exceptional Items (3-5)	231.709	(88.587)	(18.657)	22.900	(299.382)	(153.001)
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 before tax (6-7)	231.709	(88.587)	(18.657)	22.900	(299.382)	(153.001)
9	Tax expense						
(a)	Current Tax	5.954	0.000	0.000	5.954	0.000	0.000
(b)	Deferred Tax	39.875	0.000	20.380	39.875	23.630	21.080
10	Net Profit / Loss from Ordinary Activities after tax (8-9)	185.881	(88.587)	(39.036)	(22.929)	(323.012)	(174.080)
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	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	0.000
	(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 the period.	0.000	0.000	0.000	0.000	0.000	0.000
12	Total Comprehensive Income for the period.	185.881	(88.587)	(39.036)	(22.929)	(323.012)	(174.080)
13	Paid-up equity share capital (Face Value of the Share Rs.10/- each).	1398.426	1398.426	1398.426	1398.426	1398.426	1398.426
14	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year.	185.881	(84.124)	(41.380)	144.874	44.536	167.803
15	Basic and Diluted Earning Per Share before and after Extraordinary	1.329	(0.633)	(0.279)	(0.164)	(2.310)	(1.245)

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, 2022. 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
- 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 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, 2020.
- The above results are also available on the website of the Company "www.hbgindia.com"

Place: Mumbai
Dated: 12.02.2022



For and On Behalf of The Board of Director

Samit Hede
Managing Director
DIN-01411689

Partners :
Sohan Chaturvedi FCA
Chaturvedi V N FCA
Noshir B Captain FCA
Rajiv Chauhan ACA
Neha Chauhan ACA
Shristi Chaturvedi ACA



Chaturvedi Sohan & Co.

Chartered Accountants

FRN - 118424W

LIMITED REVIEW REPORT ON UNAUDITED STANDALONE FINANCIAL RESULT OF PHEONIX TOWNSHIP LIMITED FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31ST, 2021 PERSUANT TO REGULATION 33 OF SEBI (LISTING OBLIGATION AND DISCLOSURE REQUIREMENTS) REGULATION 2015, AS AMENDED

To
The Board Members
PHEONIX TOWNSHIP LIMITED

We have reviewed the accompanying statement of unaudited standalone financial result (the "Statement") of PHEONIX TOWNSHIP LIMITED (the 'Company') for the quarter and nine months ended December 31st 2021. The statement is being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015.

This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. The financial statement has been prepared in accordance with the recognition and measurement principle laid down in Indian Accounting Standard. Our responsibility is to issue a report on these financial statements 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 provide 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 statement of unaudited financial results prepared in

accordance with applicable Indian Accounting Standards under section 133 of the Companies Act 2013 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 Chaturvedi Sohan & Co.
Chartered Accountants
Firm Registration No: 118424W

VIVEKANAND Digitally signed by
VIVEKANAND CHATURVEDI
CHATURVEDI Date: 2022.02.12 15:37:58
+05'30'

VN Chaturvedi
Partner
Membership No: 106403
UDIN: 22106403ABPJNU8178



Place:-Mumbai
Date: - 12-2-2022