

Date: 13th November, 2021

To
Corporate Relations Department
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

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, November 13, 2021 at 03:30 through Video Conferencing

The Board of Directors of the Company at its meeting, inter alia, has 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 and Half year ended 30th September, 2021 (Copy of the Financial Result along with Limited Review Report is enclosed herewith).

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

The Meeting of the Board of Director commenced on 03:30_PM and concluded on at 05 : 20 PM.

Kindly take the same on record.

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

UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30.09.2021

(Rs. In Lacs except earning Per Share)

Sr. No.	Particulars	(Rs. In Lacs except earning Per Share)					
		3 months ended 30.09.2021 (Un-Audited)	Preceding 3 months ended 30.06.2021 (Un-Audited)	Corresponding 3 Months Ended 30.09.2020 (Un-Audited)	6 Months Ended 30.09.2021 (Un-Audited)	Corresponding 6 Months Ended 30.09.2020 (Un-Audited)	Previous Year ended 31.03.2021 (Audited)
1	Income						
	(a) Net Sales/Income from Operations	240.831	114.990	23.786	355.820	78.910	933.057
	(b) Other Operating Income	2.851	5.580	0.294	8.431	0.326	46.388
2	Other Income	0.000	0.000	0.000	0.000	0.000	0.000
3	Total (a+b)	243.682	120.569	24.080	364.251	79.236	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	83.931	39.539	9.684	123.470	32.984	270.889
	(c) Purchase of traded goods	0.000	0.000	0.000	0.000	0.000	0.000
	(d) Employees cost	71.342	57.532	29.585	128.874	64.306	198.929
	(e) Finance Cost	17.646	18.500	18.754	36.146	34.580	80.331
	(f) Depreciation	64.607	62.370	78.886	126.978	157.674	249.482
	(g) Other expenditure	94.742	62.851	38.429	157.593	70.418	332.815
5	Total (a+b+c+d+e+f+g)	332.269	240.792	175.339	573.061	359.961	1132.446
6	Profit from Operations before Other Income, Interest and Exceptional Items (3-5)	(88.587)	(120.223)	(151.259)	(208.810)	(280.725)	(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)	(88.587)	(120.223)	(151.259)	(208.810)	(280.725)	(153.001)
9	Tax expense						
	(a) Current Tax	0.000	0.000	0.000	0.000	0.000	0.000
	(b) Deferred Tax	0.000	0.000	23.757	0.000	3.250	21.080
10	Net Profit / Loss from Ordinary Activities after tax (8-9)	(88.587)	(120.223)	(175.016)	(208.810)	(283.976)	(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.	(88.587)	(120.223)	(175.016)	(208.810)	(283.976)	(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	(84.124)	43.117	(176.826)	(41.007)	85.916	167.803
15	Basic and Diluted Earning Per Share before and after Extraordinary	(0.633)	(0.860)	(1.252)	(1.493)	(2.031)	(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 13th November, 2021. 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 30th September, 2021.
- 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


Samit Hede
Managing Director
DIN-01411889

Place: Mumbai

Dated: 13/11/2021

PHOENIX TOWNSHIP LIMITED

CIN-L67190GA1993PLC001327

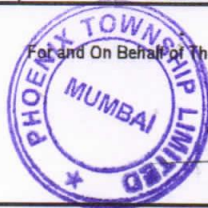
Regd. Durga Bhavan, Hede Centre, Tonca, Panaji-403 001, Goa.

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

Statement of Assets and Liabilities 30.09.2021


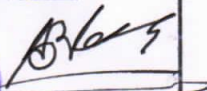
Sr. No.	PARTICULARS	As at Current half year ended 30/09/2021	As at Previous year ended 31/03/2021
		(Un-Audited)	(Audited)
A	ASSETS		
1	NON-CURRENT ASSETS		
	(a) Property, Plant and Equipments	2164.990	2283.394
	(b) Capital Work In Progress	295.368	261.585
	(c) Intangible Assets	130.104	136.250
	(d) Financial assets		
	(i) Trade Receivables	0.000	0.000
	(ii) Security Deposits	113.000	113.000
	(iii) Other Financial Assets	130.143	126.594
	(e) Income Tax Assets(Net)	0.000	0.000
	(f) Other Non-current assets	1256.546	1210.080
	Total Non-Current Assets (I)	4090.151	4130.904
2	Current Assets		
	(a) Inventories	11.255	10.743
	(b) Financial Assets		
	(i) Investments	0.246	0.246
	(ii) Trade Receivables	0.000	83.290
	(iii) Cash and Cash Equivalents	52.280	54.349
	(iv) Bank Balances other than (iii) above	5.552	9.770
	(v) Security Deposits	0.000	0.000
	(vi) Other Financial Assets	0.000	0.000
	(c) Other Current Assets	36.069	24.459
	Total Current Assets (II)	105.401	182.857
	TOTAL ASSETS (I+II)	4195.552	4313.760
B	EQUITY AND LIABILITIES		
1	Equity		
	(a) Equity share capital	2168.087	2168.087
	(b) Other Equity	(41.007)	167.803
	Total Equity (I)	2127.080	2335.889
2	Liabilities		
A	Non-Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	988.190	909.915
	(ii) Other Financial Liabilities	127.779	127.779
	(b) Provisions	0.000	0.000
	(c) Deferred Tax Liabilities(Net)	210.325	210.325
	Total Non-Current Liabilities(A)	1326.294	1248.020
B	Current Liabilities		
	(a) Current Financial Liabilities		
	(i) Trade Payables	197.221	210.316
	(ii) Security Deposits	0.000	0.000
	(iii) Other Financial Liabilities	365.662	360.824
	(b) Provisions	96.518	89.457
	(c) Income Tax Liabilities(Net)	0.000	0.000
	(d) Other Current Liabilities	82.778	69.254
	Total Current Liabilities(B)	742.179	729.851
	Total Liabilities(II=A+B)	2068.472	1977.871
	TOTAL - EQUITY AND LIABILITIES (I+II)	4195.552	4313.760

For and On Behalf of the Board of Directors




 Samit Hede
 Managing Director
 DIN-D1411689

Place: Mumbai
Dated: 13/11/2021

PHOENIX TOWNSHIP LIMITED		
Statement of Cash flows for the year ended September 30, 2021		
(Rs. In Lacs)		
Particulars	As at 30.09.2021	As at 31.03.2021
Operating activities		
Net Profit/(Loss) before Tax	(208.81)	(153.00)
Adjustments to reconcile profit before tax to net cash inflow from operating activities		
Finance Cost	36.15	80.33
Depreciation	126.98	249.48
Unrealised Income on Mutual Fund	-	(0.47)
Provision for Doubtful Debts	30.16	40.41
Interest Income	(0.11)	(0.57)
Loss/ (Profit) on sale of non-current investments	-	(0.22)
Credit Balance Written Back (Net)	-	-
	(15.64)	215.97
Working capital adjustments:-		
(Increase) / Decrease in Inventories	(0.51)	1.81
(Increase) / Decrease in Other Loans and advances	(3.55)	0.21
(Increase) / Decrease in Other current assets	(58.08)	(115.33)
(Increase) / Decrease in Trade and other Receivables	53.13	76.66
Increase /(Decrease) in Provision	6.67	108.94
Increase /(Decrease) in Trade Payables	(13.10)	(141.65)
Increase/(Decrease) in Other Current Liabilities & Provisions	13.52	(117.01)
	(17.54)	29.60
Income taxes paid	-	3.90
Net cash flow from operating activities	(17.54)	33.51
Investing activities		
Purchase of property, plant and equipment	(36.21)	(126.67)
(Increase)/decrease in fixed deposit	-	-
(Purchase)/Sale of Investments	-	(0.06)
Interest Income	0.11	(0.57)
Net cash flow used in investing activities	(36.10)	(127.29)
Financing activities		
Dividend Paid	-	-
Short Term Borrowings	83.50	181.45
Interest paid	(36.15)	(80.33)
Net cash flow from financing activities	47.35	101.12
Increase in cash and cash equivalents	(6.29)	7.33
Cash and cash equivalents at the beginning of the year (Note 10)	64.12	56.79
Cash and cash equivalents at the end of the year (Note 10)	57.83	64.12
For and on behalf of the Board		
		
		Samit P. Hede Managing Director DIN No. : 01411689
Place: Mumbai		
Date : 13th November, 2021		

Partners :

CA Sohan Chaturvedi	F.C.A.
CA Devanand Chaturvedi	F.C.A.
CA Chaturvedi V N	F.C.A.
CA Noshir B Captain	F.C.A.
CA Rajiv Chauhan	F.C.A.
CA Vimal Sethia	A.C.A.
CA Neha Gupta	A.C.A.



Chaturvedi Sohan & Co.

Chartered Accountants

FRN - 118424W

Independent Auditor's Review Report on the Quarterly Unaudited Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Phoenix Township Limited**

1. We have reviewed the accompanying statement of unaudited financial results of Phoenix Township Limited (the "Company") for the quarter ended September 30, 2021 and year to date from April 01, 2021 to September 30, 2021, 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 "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's 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 133 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. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is 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.
4. Based on our review conducted 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 ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, 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 the Listing Regulations, 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
CHATURVEDI

Digitally signed by
VIVEKANAND CHATURVEDI
Date: 2021.11.13 15:04:47
+05'30'

Vivekanand Chaturvedi

Partner

Membership No.106403

UDIN: 21106403AAAAFD1207

Place: Mumbai

Date: 13/11/2021