



# Phoenix™ Township LIMITED

CIN : L67190GA1993PLC001327

Date: 13<sup>th</sup> February, 2023

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 Monday, February 13<sup>th</sup>, 2023 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 31<sup>st</sup> December, 2022.

Further note that the Board meeting was commenced at 03:30 P.M. and Concluded at 4 : 45 P.M.

Kindly take the same on record.

Thanking you,

**Yours faithfully,**

**For Phoenix Township Limited**

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

Park Inn by Radisson  
Sequeira Vado, Candolim,  
Goa - 403515  
Tel. : (91-832) 6633 333 / 103  
Fax : (91-832) 6633 222

Phoenix Island Resort  
Pozhiyoor PO, Poovar,  
Thiruvananthapuram, Poovar,  
Kerala - 695 513.  
Tel.: +91 97471 29948

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

  


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

**Place: Mumbai**



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 31.12.2022

Sr. No.	Particulars	(Rs. In Lacs except earning Per Share)					Previous Year Ended 31.03.2022
		3 months ended 31.12.2022	Preceding 3 months ended 30.09.2022	Corresponding 3 Months Ended 31.12.2021	9 Months Ended 31.12.2022	Corresponding 9 Months Ended 31.12.2021	
		(Un-Audited)	(Un-Audited)	(Un-Audited)	(Un-Audited)	(Un-Audited)	(Audited)
1	<b>Income</b>						
	(a) Net Sales/Income from Operations	793.804	459.736	715.476	1836.376	1071.297	1587.880
	(b) Other Operating Income	5.768	6.506	7.287	21.826	15.717	20.326
2	<b>Other Income</b>	0.000	0.000	0.000	0.000	0.000	0.000
3	<b>Total (a+b)</b>	799.572	466.242	722.763	1858.202	1087.014	1608.206
4	<b>Expenditure</b>						
	(a) Increase/decrease in stock in trade	0.000	0.000	0.000	0.000	0.000	0.000
	(b) Consumption of Raw Materials	204.628	147.982	164.707	532.869	288.177	458.884
	(c) Purchase of traded goods	0.000	0.000	0.000	0.000	0.000	0.000
	(d) Employees cost	126.753	114.319	95.572	347.945	224.446	334.806
	(e) Finance Cost	69.472	22.702	20.252	110.030	56.398	74.977
	(f) Depreciation	58.142	55.281	65.357	167.324	192.334	225.062
	(g) Other expenditure	330.516	120.475	145.165	621.021	302.758	457.892
5	<b>Total (a+b+c+d+e+f+g)</b>	789.510	460.760	491.053	1779.189	1064.114	1551.619
6	<b>Profit from Operations before Other</b>	10.062	5.482	231.709	79.013	22.900	56.587
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	<b>Profit / Loss from Ordinary Activities</b>	10.062	5.482	231.709	79.013	22.900	56.587
9	<b>Tax expense</b>						
	(a) Current Tax	2.616	1.425	5.954	20.543	5.954	11.205
	(b) Deferred Tax	(5.970)	(32.277)	39.875	(16.070)	39.875	16.726
10	<b>Net Profit / Loss from Ordinary Activities</b>	13.415	36.334	185.881	74.540	(22.929)	28.656
11	<b>Other Comprehensive Income</b>						1.126
	a (i) Items that will not be classified to profit or loss.	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	0.000
	(ii) Income Tax relating to items that be reclassified.	0.000	0.000	0.000	0.000	0.000	0.000
	<b>Total Other Comprehensive Income for</b>	0.000	0.000	0.000	0.000	0.000	1.126
12	<b>Total Comprehensive Income for the</b>	13.415	36.334	185.881	74.540	(22.929)	29.782
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	272.124	258.709	185.881	272.124	144.874	197.584
15	Basic and Diluted Earning Per Share before	0.010	0.026	0.133	0.053	(0.016)	0.021

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 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 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, 2022.
- 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](http://www.hbgindia.com)"

For and On Behalf of The Board of Directors

Place: Mumbai  
Dated: 13.02.2023

Samit Hede  
Managing Director  
DIN-01411689





# Bhatler & Company

CHARTERED ACCOUNTANTS

**Independent Auditor's Limited Review Report on Unaudited Financial Results of Phoenix Township Limited for the quarter and nine months ended 31st December 2022 pursuant to the Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

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 and nine month ended December 31, 2022 (the 'Statement') attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended (the 'Regulation').
2. This statement is the responsibility of the Company's Management and has been approved by the Company's Board of Directors. The Statement has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 - 'Interim Financial Reporting' (the 'Ind AS 34'), prescribed under Section 133 of the Companies Act, 2013 (the Act) read with relevant rules issued there under and other recognized 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 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 financial results are free of material misstatements. 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 applicable Indian Accounting Standards prescribed under Section 133 of the Act and other recognized accounting practices and policies generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 52 of the Listing Regulations, 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: 23016937BGSDOH4805**

*Daulal H. Bhatler*

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



**Date: 13/02/2023**  
**Place: Mumbai**