



PHOENIX TOWNSHIP LIMITED

CIN : L67190GA1993PLC001327

Date: 11th November, 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: 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 11, 2023 at 01:00 P.M. 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, 2023 (Copy of the Financial Result along with Limited Review Report is enclosed herewith).

The Meeting of the Board of Director commenced on 03:30 PM and concluded on at 02:10 P.M

Kindly take the same on record.

Thanking you,

Yours faithfully,

For Phoenix Township Limited

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

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
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 : hbggoa@yahoo.co.in



**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

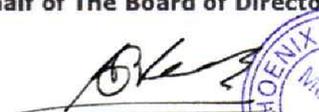
UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30.09.2023

Sr. No.	Particulars	(Rs. In Lacs except earning Per Share)					
		3 months ended 30.09.2023 (Un-Audited)	Preceding 3 months ended 30.06.2023 (Un-Audited)	Corresponding 3 Months Ended 30.09.2022 (Un- Audited)	6 Months Ended 30.09.2023 (Un-Audited)	Corresponding 6 Months Ended 30.09.2022 (Un-Audited)	Previous Year ended 31.03.2023 (Audited)
1	Income						
	(a) Net Sales/Income from Operations	497.02	669.32	459.74	1166.33	1042.57	2586.00
	(b) Other Operating Income	15.70	15.66	6.51	31.36	16.06	37.35
2	Other Income	0.00	0.00	0.00	0.00	0.00	0.00
3	Total (a+b)	512.72	684.98	466.24	1197.70	1058.63	2623.35
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	166.99	239.34	147.98	406.33	328.24	723.42
	(c) Purchase of traded goods	0.00	0.00	0.00	0.00	0.00	0.00
	(d) Employees cost	137.80	134.06	114.32	271.86	221.19	500.04
	(e) Finance Cost	45.13	45.47	22.70	90.60	40.56	152.53
	(f) Depreciation	54.44	53.60	55.28	108.04	109.18	216.48
	(g) Other expenditure	106.60	195.01	120.48	301.60	290.51	931.63
5	Total (a+b+c+d+e+f+g)	510.96	667.48	460.76	1178.44	989.68	2524.10
6	Profit from Operations before Other Income, Interest and	1.76	17.50	5.48	19.26	68.95	99.25
7	(a) Exceptional items	0.00	0.00	0.00	0.00	0.00	0.00
	(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)	1.76	17.50	5.48	19.26	68.95	99.25
9	Tax expense						
	(a) Current Tax	0.46	4.55	1.43	5.01	17.93	24.81
	(b) Deferred Tax	14.01	(21.68)	(32.28)	(7.67)	(10.10)	6.50
10	Net Profit / Loss from Ordinary Activities after tax (8-9)	(12.70)	34.62	36.33	21.92	61.12	67.93
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	(8.20)
	(ii) Income Tax relating to items that be	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	(8.20)
12	Total Comprehensive Income for the period.	(12.70)	34.62	36.33	21.92	61.12	76.13
13	Paid-up equity share capital (Face Value of the Share Rs.10/-)	1398.43	1398.43	1398.43	1398.43	1398.43	1398.43
14	Reserve excluding Revaluation Reserves as per balance sheet of	295.63	308.34	258.71	258.71	258.71	273.71
15	Basic and Diluted Earning Per Share before and after	(0.091)	0.248	0.260	0.157	0.437	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 11th November, 2023. 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 16.09.2015.
- 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, 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


Samit Hede
 Managing Director
 DIN-01411689

Place: Mumbai
Dated: 11/11/2023

PHOENIX TOWNSHIP LIMITED

CIN-L67190GA1993PLC001327

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

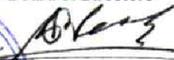
Corp Office: Balaji Bhavan, 2nd Floor, 14, BEST Marg, Colaba, Mumbai-400 001

Statement of Assets and Liabilities 30.09.2023

Sr. No.	PARTICULARS	As at Current half	As at Previous
		year ended 30/09/2023	year ended 31/03/2023
		(Un-Audited)	(Audited)
A	ASSETS		
1	NON-CURRENT ASSETS		
	(a) Property, Plant and Equipments	2073.32	2111.86
	(b) Capital Work In Progress	362.55	362.55
	(c) Intangible Assets	120.23	121.47
	(d) Financial assets		
	(i) Trade Receivables	0.00	0.00
	(ii) Security Deposits	113.00	113.00
	(iii) Other Financial Assets	123.21	123.55
	(e) Income Tax Assets(Net)	0.00	0.00
	(f) Other Non-current assets	2111.52	1862.58
	Total Non-Current Assets (I)	4903.82	4695.00
2	Current Assets		
	(a) Inventories	17.10	12.57
	(b) Financial Assets		
	(i) Investments	864.98	43.37
	(ii) Trade Receivables	7.61	74.73
	(iii) Cash and Cash Equivalents	54.76	25.54
	(iv) Bank Balances other than (iii) above	5.47	5.47
	(v) Security Deposits	0.00	0.00
	(vi) Other Financial Assets	0.00	0.00
	(c) Other Current Assets	71.44	44.53
	Total Current Assets (II)	1021.36	206.21
	TOTAL ASSETS (I+II)	5925.18	4901.21
B	EQUITY AND LIABILITIES		
1	Equity		
	(a) Equity share capital	2168.09	2168.09
	(b) Other Equity	295.63	273.71
	Total Equity (I)	2463.72	2441.80
2	Liabilities		
A	Non-Current Liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	1195.22	1058.22
	(ii) Other Financial Liabilities	126.43	126.91
	(b) Provisions	0.00	0.00
	(c) Deferred Tax Liabilities(Net)	241.22	233.56
	Total Non-Current Liabilities(A)	1562.87	1418.69
B	Current Liabilities		
	(a) Current Financial Liabilities		
	(i) Trade Payables	210.54	275.70
	(ii) Security Deposits	0.00	0.00
	(iii) Other Financial Liabilities	398.83	486.31
	(b) Provisions	175.23	176.77
	(c) Income Tax Liabilities(Net)	0.00	0.00
	(d) Other Current Liabilities	1113.99	101.94
	Total Current Liabilities(B)	1898.59	1040.72
	Total Liabilities(II=A+B)	3461.46	2459.41
	TOTAL - EQUITY AND LIABILITIES (I+II)	5925.18	4901.21

For and On Behalf of The Board of Directors




 Samit Hede
 Managing Director
 DIN-01411689

Place: Mumbai

Dated: 11/11/2023

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 Cash flows for the year ended September 30, 2023

(Rs. In Lacs)

Particulars	As at Current half year ended 30/09/2023	As at Previous year ended 31/03/2023
	(Un-Audited)	(Audited)
Operating activities		
Net Profit/(Loss) before Tax	19.26	99.25
Adjustments to reconcile profit before tax to net cash inflow from operating activities		
Finance Cost	90.60	152.53
Depreciation	108.04	216.48
Unrealised Income on Mutual Fund	-	-
Provision for Doubtful Debts	-	-
Interest Income	0.29	0.18
Loss/ (Profit) on sale of non-current investments	-	-
Credit Balance Written Back (Net)	-	2.09
	218.19	470.53
Working capital adjustments:-		
(Increase) / Decrease in Inventories	(4.53)	(1.99)
(Increase) / Decrease in Other Loans and advances	(248.61)	(359.70)
(Increase) / Decrease in Other current assets	(26.91)	(23.37)
(Increase) / Decrease in Trade and other Receivables	67.12	(73.35)
Increase / (Decrease) in Provision	(1.16)	28.67
Increase / (Decrease) in Trade Payables	(65.16)	136.15
Increase/(Decrease) in Other Current Liabilities & Provisions	1,012.05	(10.40)
Increase/(Decrease) in Short Term Borrowing	(189.49)	87.55
	543.32	254.09
Income taxes paid	2.66	(24.81)
Net cash flow from operating activities	545.98	229.28
Investing activities		
Purchase of property, plant and equipment	(68.25)	(317.61)
(Purchase)/Sale of Investments	(821.61)	(43.13)
Interest Income	(0.29)	(0.18)
Net cash flow used in investing activities	(890.15)	(360.92)
Financing activities		
Deferred tax Liabilities	7.67	6.50
Short Term Borrowings	238.14	247.26
Interest paid	(90.60)	(152.53)
Net cash flow from financing activities	155.20	101.23
Increase in cash and cash equivalents	29.22	(30.40)
Cash and cash equivalents at the beginning of the year (Note 10)	31.00	61.40
Cash and cash equivalents at the end of the year (Note 10)	60.23	31.00

For and On Behalf of The Board of Directors

Samit Hede
Managing Director
DIN-01411689



Place: Mumbai

Dated: 11/11/2023



Bhatler & Company

CHARTERED ACCOUNTANTS

Limited Review Report

Review report to Phoenix Township Limited

We have reviewed the accompanying statement of Standalone Unaudited Financial Result of M/s. **Phoenix Township Limited** ("the Company") for the quarter ended September 30, 2023 and year to date from April 01, 2023 to September 30, 2023, being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

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 principle generally accepted I India. Our responsibility is to issue a report on these financial statements based on our review.

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 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 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

F.R.N.: 131092W

UDIN: 23016937BGSEAL3375

(Daulal H. Bhatler)

Proprietor

Membership No.: 016937

Place: Mumbai

Date: 11th November, 2023