



# PHOENIX TOWNSHIP LIMITED

CIN : L67190GA1993PLC001327

**Date: March 29, 2025**

To  
The Deputy Manager,  
Listing Compliance,  
BSE Limited,  
P J Towers, Dalal Street,  
Mumbai - 400001, India.

**Ref: Discrepancy in Consolidated Results - Limited Review Report is not as per SEBI prescribed Format (Refer SEBI circular CIR/CFD/CMD1/44/2019 dated March 29, 2019). Submit Limited Review Report as per the prescribed format. (Point no 4 not given) for Quarter Ended - December 2024.**

**Subject: Response to the Query Raised Regarding the Limited Review Report Submitted on February 7, 2025**

"This is in reference to the query raised regarding the Un-Audited Financial Results along with the Limited Review Report submitted on February 07, 2025 under Regulation 33 of SEBI (LODR) Regulations, 2015 for the quarter ended December 31, 2024. It has been observed that the Limited Review Report was not prepared in accordance with the format prescribed by SEBI in its Circular CIR/CFD/CMD1/44/2019 dated March 29, 2019.

In compliance with your observations, we have enclosed the revised Limited Review Report, which now incorporates the necessary corrections as per the prescribed format, with specific reference to Point No. 04.

Kindly take the same on your record.

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

**Thanks & Regards,**

**PHOENIX TOWNSHIP LIMITED**

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

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

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

REGD. OFF. : Durga Bhavan,  
Hede Centre, Tonca,  
Panaji, Goa - 403 001  
Tel.: (91-832)-6642724/6453285  
E-mail : hbggoa@yahoo.co.in



**MEMBER  
HEDE BUSINESS GROUP**



# PHOENIX TOWNSHIP LIMITED

CIN : L67190GA1993PLC001327

Date: 7<sup>th</sup> February 2025

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**

The Board of Directors of Phoenix Township Limited, at its meeting held today i.e. on Friday, 7<sup>th</sup> February 2025, has considered and resolved as follows:

1. Approved the Un-Audited Standalone & Consolidated Financial Results of the Company for the quarter ended 31<sup>st</sup> December 2024 together with the Limited Review reports thereon. Financials Results issued by the Company are enclosed herewith.
2. Please refer to our communication dated October 25, 2024, w.r.t. to allotment of warrants, in terms of Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we wish to inform you that the Board of Directors of the Company in their meeting held today i.e. Friday, February 07, 2025, inter-alia, considered and approved the allotment of equity shares on conversion of 23,79,620 warrants into 23,79,620 equity shares at an issue price of Rs. 143/- each (including a premium of Rs. 133/- each), to "Non Promoters/Public Category", on preferential basis, upon receipt of balance amount from the allottees pursuant (being 75% of the issue price per warrant) to the exercise of their rights of conversion into equity shares in accordance with the provisions of SEBI (ICDR) Regulations, 2018 and list of allottees is enclosed as Annexure I.

The new equity shares so allotted, shall rank pari-passu with the existing equity shares of the Company.

It may be please note that 37,90,380 total warrants are outstanding for conversion and these warrant holders are entitled to get their warrants converted into equal number of Equity Shares of the Company by paying remaining 75% i.e., Rs. 107.25/- per warrant within 18 months from the date of warrant allotment.

Disclosure under Regulation 30 of SEBI Listing Regulations read with SEBI circular SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 is enclosed as Annexure II to this letter.

The Board meeting commenced at 03.30 P.M. and concluded at 9:05 PM

Corp. Office : Hede House,  
14, BEST Marg, Colaba,  
Mumbai - 400 001.  
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E-mail : hbggoa@yahoo.co.in



MEMBER  
HEDE BUSINESS GROUP

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

[illegible]



The names of the allottees of Equity Shares pursuant to conversion of warrants allotted on preferential basis to Non-Promoter/ Public Category:

Annexure I

S. No	Name of allottees	No of warrants applied	No of warrant applied for conversion	No of equity shares allotted	Amount received being 75% of the issue price per warrant	No of warrants pending for conversion
1	NEERU NITIN SHAH	20,000	10,000	10,000	10,72,500	10,000
2	CHINTAN NITIN SHAH	20,000	10,000	10,000	10,72,500	10,000
3	MANISH HATHIRAMANI	1,00,000	50,000	50,000	53,62,500	50,000
4	ALKA TAPARIA	1,00,000	50,000	50,000	53,62,500	50,000
5	PRATIMA BAID	1,00,000	50,000	50,000	53,62,500	50,000
6	KHARAG SINGH DUDHORIA	1,00,000	50,000	50,000	53,62,500	50,000
7	SVI CONSOLIDATED PVT LTD	1,00,000	50,000	50,000	53,62,500	50,000
8	VARUN SURENDRA JIWRAJKA	50,000	25,000	25,000	26,81,250	25,000
9	SHIVANG GARG	30,000	15,000	15,000	16,08,750	15,000
10	GOPAL DASS GARG	30,000	30,000	30,000	32,17,500	-
11	MEENAXI KISHORE BHATIA	1,00,000	46,620	46,620	50,00,000	53,380
12	SILVER STALION (FII)	1,50,000	1,50,000	1,50,000	2,14,50,000	-
13	Arun Jain	25,000	25,000	25,000	35,75,000	-
14	Ajeet Yadav	5,000	5,000	5,000	7,15,000	-
15	Ayush Tandon	20,000	20,000	20,000	28,60,000	-
16	Yogendra shah	5,000	5,000	5,000	7,15,000	-
17	Glacier Trade Private Limited	10,00,000	4,00,000	4,00,000	4,29,00,000	6,00,000
18	Star Galaxy Trade Private Limited	10,00,000	4,00,000	4,00,000	4,29,00,000	6,00,000
19	Hede Consultancy Private Limited	14,80,000	5,92,000	5,92,000	6,34,92,000	8,88,000
20	Hede Navigation Private Limited	9,90,000	3,96,000	3,96,000	4,24,71,000	5,94,000





**Annexure II**

The details as required under Regulation 30 of SEBI Listing Regulations read with SEBI circular SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 are as under:

S. No.	Particulars	Disclosures																																																																																																																								
1.	Type of securities proposed to be Issued	Equity Shares pursuant to conversion of warrants																																																																																																																								
2.	Type of issuance	Preferential Allotment																																																																																																																								
	Total number of securities proposed to be issued or total amount for which the securities will be issued	Allotment of 23,79,620 Equity Shares at an issue price of Rs. 143/- each (including a premium of Rs. 133/- each), upon conversion for equal number of Warrants allotted at an issue price of Rs. 143/- each upon receipt of balance amount at the rate of Rs. 107.25 per warrant (being 75% of the issue price per warrant) aggregating to Rs. 25,52,14,250/																																																																																																																								
Additional information in case of preferential issue:																																																																																																																										
4.	Name and number of the Investor(s)	As per the list Enclosed as Annexure-I																																																																																																																								
5.	Post allotment securities - outcome of the subscription,	<table><tr><th>Name of the Allottee(s)</th><th colspan="2">Pre- Issue Equity holding</th><th>No. of Shares allotted upon conversion of warrant</th><th colspan="2">Post issue Equity Holding after exercise of Warrants</th></tr><tr><td></td><th>No. of shares</th><th>%</th><td></td><th>No. of shares</th><th>%</th></tr><tr><td>NEERU NITIN SHAH</td><td>-</td><td>-</td><td>10,000</td><td>10,000</td><td>0.06</td></tr><tr><td>CHINTAN NITIN SHAH</td><td>-</td><td>-</td><td>10,000</td><td>10,000</td><td>0.06</td></tr><tr><td>MANISH HATHIRAMANI</td><td>-</td><td>-</td><td>50,000</td><td>50,000</td><td>0.29</td></tr><tr><td>ALKA TAPARIA</td><td>-</td><td>-</td><td>50,000</td><td>50,000</td><td>0.29</td></tr><tr><td>PRATIMA BAID</td><td>-</td><td>-</td><td>50,000</td><td>50,000</td><td>0.29</td></tr><tr><td>KHARAG SINGH DUDHORIA</td><td>-</td><td>-</td><td>50,000</td><td>50,000</td><td>0.29</td></tr><tr><td>SVI CONSOLIDATED PVT LTD</td><td>-</td><td>-</td><td>50,000</td><td>50,000</td><td>0.29</td></tr><tr><td>VARUN SURENDRA JIWRAJKA</td><td>-</td><td>-</td><td>25,000</td><td>25,000</td><td>0.15</td></tr><tr><td>SHIVANG GARG</td><td>-</td><td>-</td><td>15,000</td><td>15,000</td><td>0.09</td></tr><tr><td>GOPAL DASS GARG</td><td>-</td><td>-</td><td>30,000</td><td>30,000</td><td>0.17</td></tr><tr><td>MEENAXI KISHORE BHATIA</td><td>-</td><td>-</td><td>46,620</td><td>46,620</td><td>0.27</td></tr><tr><td>SILVER STALION (FII)</td><td>-</td><td>-</td><td>1,50,000</td><td>1,50,000</td><td>0.87</td></tr><tr><td>ARUN JAIN</td><td>-</td><td>-</td><td>25,000</td><td>25,000</td><td>0.15</td></tr><tr><td>AJEET YADAV</td><td>-</td><td>-</td><td>5,000</td><td>5,000</td><td>0.03</td></tr><tr><td>AVISH TANDON</td><td>-</td><td>-</td><td>20,000</td><td>20,000</td><td>0.12</td></tr><tr><td>YOGENDRA SHAH</td><td>-</td><td>-</td><td>5,000</td><td>5,000</td><td>0.03</td></tr><tr><td>GLACIER TRADE PRIVATE LIMITED</td><td>2,10,700</td><td>1.42</td><td>4,00,000</td><td>6,10,700</td><td>3.56</td></tr><tr><td>STAR GALAXY TRADE PRIVATE LIMITED</td><td>2,12,807</td><td>1.44</td><td>4,00,000</td><td>6,12,807</td><td>3.57</td></tr></table>	Name of the Allottee(s)	Pre- Issue Equity holding		No. of Shares allotted upon conversion of warrant	Post issue Equity Holding after exercise of Warrants			No. of shares	%		No. of shares	%	NEERU NITIN SHAH	-	-	10,000	10,000	0.06	CHINTAN NITIN SHAH	-	-	10,000	10,000	0.06	MANISH HATHIRAMANI	-	-	50,000	50,000	0.29	ALKA TAPARIA	-	-	50,000	50,000	0.29	PRATIMA BAID	-	-	50,000	50,000	0.29	KHARAG SINGH DUDHORIA	-	-	50,000	50,000	0.29	SVI CONSOLIDATED PVT LTD	-	-	50,000	50,000	0.29	VARUN SURENDRA JIWRAJKA	-	-	25,000	25,000	0.15	SHIVANG GARG	-	-	15,000	15,000	0.09	GOPAL DASS GARG	-	-	30,000	30,000	0.17	MEENAXI KISHORE BHATIA	-	-	46,620	46,620	0.27	SILVER STALION (FII)	-	-	1,50,000	1,50,000	0.87	ARUN JAIN	-	-	25,000	25,000	0.15	AJEET YADAV	-	-	5,000	5,000	0.03	AVISH TANDON	-	-	20,000	20,000	0.12	YOGENDRA SHAH	-	-	5,000	5,000	0.03	GLACIER TRADE PRIVATE LIMITED	2,10,700	1.42	4,00,000	6,10,700	3.56	STAR GALAXY TRADE PRIVATE LIMITED	2,12,807	1.44	4,00,000	6,12,807	3.57
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		HEDE CONSULTANCY PRIVATE LIMITED	22,42,880	15.16	5,92,000	28,34,880	16.51
		HEDE NAVIGATION PRIVATE LIMITED	39,81,307	26.91	3,96,000	43,77,307	25.49
	issue price / allotted price (in case of convertibles),	Warrants had been allotted on October 25, 2024 carrying a right to subscribe to 1 Equity Share per warrant on receipt of amount at the rate of Rs. 35.75/- per warrant (being 25% of the issue price per warrant). Now, 23,79,620 Equity Shares have been allotted on receipt of balance amount at the rate of Rs. 107.25 per warrant (being 75% of the issue price per warrant)					
6.	In case of convertibles - intimation on conversion of securities or on lapse of the tenure of the instrument	Exercise of 23,79,620 warrants into 23,79,620 fully paid-up Equity Shares of Re.10/-each.					



**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 ENDED 31.12.2024**

Sr. No.	Particulars		(Rs. In Lacs except earning Per Share)					
			3 months ended 31.12.2024	Preceding 3 months ended 30.09.2024	Corresponding 3 Months Ended 31.12.2023	9 Months Ended 31.12.2024	Corresponding 9 Months Ended 31.12.2023	Previous Year Ended 31.03.2024
			(Un-Audited)	(Un-Audited)	(Un-Audited)	(Un-Audited)	(Un-Audited)	(Audited)
1	Income							
	(a)	Net Sales/Income from	888.413	526.201	793.199	2045.238	1959.533	2747.073
	(b)	Other Operating Income	215.409	69.666	15.351	599.981	46.713	207.370
2	Other Income		0.000	0.000	0.000	0.000	0.000	0.000
3	Total (a+b)		1103.822	595.867	808.549	2645.219	2006.246	2954.443
4	Expenditure							
	(a)	Increase/decrease in stock in	0.000	0.000	0.000	0.000	0.000	0.000
	(b)	Consumption of Raw Materials	203.555	162.076	212.530	563.031	618.861	831.065
	(c)	Purchase of traded goods	0.000	0.000	0.000	0.000	0.000	0.000
	(d)	Employees cost	195.817	182.338	154.053	550.794	425.915	610.873
	(e)	Finance Cost	46.880	42.405	47.053	132.921	137.657	148.382
	(f)	Depreciation	45.375	44.641	43.868	134.462	151.904	195.976
	(g)	Other expenditure	312.437	154.119	305.078	649.971	606.682	919.169
5	Total (a+b+c+d+e+f+g)		804.065	585.579	762.582	2031.179	1941.019	2705.464
6	Profit from Operations before Other		299.757	10.287	45.967	614.040	65.227	248.979
7	(a)	Exceptional items	0.000	0.000	0.000	0.000	0.000	19468.197
	(b)	Prior Period Expenses	0.000	0.000	0.000	0.000	0.000	0.000
8	Profit / Loss from Ordinary Activities		299.757	10.287	45.967	614.040	65.227	19717.176
9	Tax expense							
	(a)	Current Tax	77.937	2.675	11.951	127.000	16.959	62.245
	(b)	Deferred Tax	2.353	8.451	(7.698)	10.804	0.030	12.090
10	Net Profit / Loss from Ordinary		219.467	(0.838)	41.714	476.236	48.238	19642.842
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 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
	Total Other Comprehensive Income for		0.000	0.000	0.000	0.000	0.000	0.000
12	Total Comprehensive Income for the		219.467	(0.838)	41.714	476.236	48.238	19642.842
13	Paid-up equity share capital (Face Value		1479.426	1398.426	1398.426	1479.426	1398.426	1398.426
14	Reserve excluding Revaluation Reserves		20328.452	20148.626	321.951	20328.452	321.951	19916.555
15	Basic and Diluted Earning Per Share		1.483	(0.006)	0.030	3.219	0.034	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 7th February, 2025. 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, 2024
  - The Company has made provision to complied 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: 07.02.2025

SAMIT  
PRAFULLA  
HEDE  
Samit Hede  
Managing Director  
DIN-01411689



# Bhatter & Company

CHARTERED ACCOUNTANTS

**Limited Review Report on Un-Audited Standalone Financial Results for the Quarter ended 31 December 2024 and year to date results for the period from 1 April 2024 to 31 December 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 ended 31 December 2024 and year to date results for the period from 1 April 2024 to 31 December 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

UDIN: 25016937BMISTF4693

*D. Hatter*



Daulal H. Bhatler

Proprietor

Membership No.: 016937

Place: Mumbai

Date: 07/02/2025



<b>PHOENIX TOWNSHIP LIMITED</b> <b>CIN-L67190GA1993PLC001327</b> <b>Regd.Office: Durga Bhavan, Hede Centre, Tonca, Panaji - 403 001. Goa.</b> <b>Corp. Office: Balaji Bhavan, 2nd Floor, 14, BEST Marg, Colaba, Mumbai - 400 001</b>							
<b>CONSOLIDATED UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31.12.2024</b>							
Sr. No.	Particulars		(Rs. In Lacs except earning Per Share)				
			3 months ended 31.12.2024	Preceding 3 months ended 30.09.2024	Corresponding 3 Months Ended 31.12.2023	9 Months Ended 31.12.2024	Corresponding 9 Months Ended 31.12.2023
			(Un-Audited)	(Un-Audited)	(Un-Audited)	(Un-Audited)	(Un-Audited)
<b>1</b>	<b>Income</b>						
	(a)	Net Sales/Income from	888.413	526.201	793.199	2045.238	1959.533
	(b)	Other Operating Income	220.871	69.666	15.351	605.443	46.713
2	Other Income		0.000	0.000	0.000	0.000	0.000
3	<b>Total (a+b)</b>		<b>1109.284</b>	<b>595.867</b>	<b>808.549</b>	<b>2650.681</b>	<b>2006.246</b>
<b>4</b>	<b>Expenditure</b>						
	(a)	Increase/decrease in stock in	0.000	0.000	0.000	0.000	0.000
	(b)	Consumption of Raw Materials	203.555	162.076	212.530	563.031	618.861
	(c)	Purchase of traded goods	0.000	0.000	0.000	0.000	0.000
	(d)	Employees cost	195.817	182.338	154.053	550.794	425.915
	(e)	Finance Cost	46.880	42.405	47.053	132.921	137.657
	(f)	Depreciation	45.375	44.641	43.868	134.462	151.904
	(g)	Other expenditure	315.698	172.244	305.078	653.232	606.682
5	<b>Total (a+b+c+d+e+f+g)</b>		<b>807.326</b>	<b>603.704</b>	<b>762.582</b>	<b>2034.440</b>	<b>1941.019</b>
6	<b>Profit from Operations before Other</b>		<b>301.958</b>	<b>(7.838)</b>	<b>45.967</b>	<b>616.241</b>	<b>65.227</b>
7	(a)	Exceptional items	0.000	0.000	0.000	0.000	0.000
	(b)	Prior Period Expenses	0.000	0.000	0.000	0.000	0.000
8	<b>Profit / Loss from Ordinary Activities</b>		<b>301.958</b>	<b>(7.838)</b>	<b>45.967</b>	<b>616.241</b>	<b>65.227</b>
9	<b>Tax expense</b>						
	(a)	Current Tax	78.509	(2.038)	11.951	127.000	16.959
	(b)	Deferred Tax	2.353	8.451	(7.698)	10.804	0.030
10	<b>Net Profit / Loss from Ordinary</b>		<b>221.095</b>	<b>(0.838)</b>	<b>41.714</b>	<b>478.436</b>	<b>48.238</b>
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
		(ii) Income Tax relating to items that will not be reclassified.	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
		(ii) Income Tax relating to items that be reclassified.	0.000	0.000	0.000	0.000	0.000
	<b>Total Other Comprehensive Income for</b>		<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>
12	<b>Total Comprehensive Income for the</b>		<b>221.095</b>	<b>(14.251)</b>	<b>41.714</b>	<b>478.436</b>	<b>48.238</b>
13	Paid-up equity share capital (Face Value)		1479.426	1398.426	1398.426	1479.426	1398.426
14	Reserve excluding Revaluation Reserves		20330.653	20132.138	321.951	20330.653	321.951
15	Basic and Diluted Earning Per Share		1.494	(0.102)	0.030	3.234	0.034

**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 7th February ,2025. 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, 2024
- The Company has made provision to complied 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**

SAMIT  
PRAFULLA HEDÉ

**Samit Hede**

Place: Mumbai  
Dated: 07.02.2025

Managing Director  
DIN-01411689



# Bhatter & Company

CHARTERED ACCOUNTANTS

**Limited Review Report (LRR) on Un-Audited Consolidated Financial Results for the quarter ended 31 December 2024 and year to date results for the period from 1 April 2024 to 31 December 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 unaudited consolidated financial results of **M/s Phoenix Township Limited** (hereinafter referred to as "the Parent"), and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") for the quarter ended 31 December 2024 and year to date results for the period from 1 April 2024 to 31 December 2024 ("the Statement"), being submitted by the Parent pursuant to the requirements of Regulation 33 of the Securities and Exchange Board of India (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 ESTATES PRIVATE LIMITED	Subsidiary





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.
6. We do review the interim financial results of subsidiaries included in the Statement, whose interim financial results reflects total revenues (before consolidation adjustments) of Rs. 5.46 Lakhs, total net profit after tax (before consolidation adjustments) of Rs. 1.65 Lakhs for the quarter ended 31 December 2024 and for the period from 1 April 2024 to 31 December 2024 respectively, as considered in the Statement.

**For Bhatte & Company**  
**Chartered Accountants**

**F.R.N.: 131092W**

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

**Proprietor**

**Membership No.: 016937**

**UDIN: 25016937BMISTG3800**



**Place: Mumbai**

**Date: 07/02/2025**

**Annex A**

<b>Statement of Deviation / Variation in utilization of funds raised</b>	
<b>Name of listed entity</b>	Phoenix Township Limited
<b>Mode of Fund Raising</b>	Preferential Issues
<b>Date of Raising Funds</b>	25.10.2024
<b>Amount Raised</b>	336,407,500
<b>Report filed for Quarter ended</b>	Quarter ended December 2024
<b>Monitoring Agency</b>	Not applicable
<b>Monitoring Agency Name, if applicable</b>	Not Applicable
<b>Is there a Deviation / Variation in use of funds raised</b>	No
<b>If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders</b>	Not Applicable
<b>If Yes, Date of shareholder Approval</b>	Not Applicable
<b>Explanation for the Deviation / Variation</b>	Not Applicable
<b>Comments of the Audit Committee after review</b>	No Comment
<b>Comments of the auditors, if any</b>	No Comment
<b>Objects for which funds have been raised and where there has been a deviation, in the following table</b>	

Original Object	Modified Object, if any	Original Allocation	Modified Allocation if any	Funds Utilized	Amount of Deviation/ Variation for the quarter according to applicable object	Remarks if any
(a) Expansion of our existing resort i.e. Phoenix Island Resort, Pozhiyoor PO, Poovar, Thiruvananthapuram, Kerala -695513, India.	N.A.	60,00,00,000/-	N.A.	Nil	Not Applicable	No Deviation
(b) Investment in PALOLEM RESORTS LLP either through capital contribution of in the form of debt for expansion of existing Hotel situated at Durga Bhavan, Tonca, Miramar, Panaji, Panaji, North Goa, Goa, India, 403001	N.A.	15,00,00,000/-	N.A.	Nil	Not Applicable	No Deviation
(a) General Corporate Purposes - Up to 25% (twenty five percent) of the Issue Proceeds will be utilised (b) for general corporate purposes, which includes, inter alia, meeting ongoing general corporate (c) exigencies and contingencies and/or any other general purposes as may be permissible under (d) applicable laws.	N.A.	24,81,40,000/-	N.A.	20,00,00,000	Not Applicable	No Deviation

**Deviation or variation could mean:**

- (a) Deviation in the objects or purposes for which the funds have been raised or**
- (b) Deviation in the amount of funds actually utilized as against what was originally disclosed or**
- (c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc**

**FOR PHOENIX TOWNSHIP LIMITED**

**SAMIT**  
**PRAFULLA**  
**HEDE**

**SAMIT HEDE**

**MANAGING DIRECTOR**

**DIN : 01411689**

For info: samit@phoenixtownship.com  
 2017-18-19-2020-21-2022-23-2024-25-2026-27-2028-29-2030-31-2032-33-2034-35-2036-37-2038-39-2040-41-2042-43-2044-45-2046-47-2048-49-2050-51-2052-53-2054-55-2056-57-2058-59-2060-61-2062-63-2064-65-2066-67-2068-69-2070-71-2072-73-2074-75-2076-77-2078-79-2080-81-2082-83-2084-85-2086-87-2088-89-2090-91-2092-93-2094-95-2096-97-2098-99-2100-01-2102-03-2104-05-2106-07-2108-09-2110-11-2112-13-2114-15-2116-17-2118-19-2120-21-2122-23-2124-25-2126-27-2128-29-2130-31-2132-33-2134-35-2136-37-2138-39-2140-41-2142-43-2144-45-2146-47-2148-49-2150-51-2152-53-2154-55-2156-57-2158-59-2160-61-2162-63-2164-65-2166-67-2168-69-2170-71-2172-73-2174-75-2176-77-2178-79-2180-81-2182-83-2184-85-2186-87-2188-89-2190-91-2192-93-2194-95-2196-97-2198-99-2200-01-2202-03-2204-05-2206-07-2208-09-2210-11-2212-13-2214-15-2216-17-2218-19-2220-21-2222-23-2224-25-2226-27-2228-29-2230-31-2232-33-2234-35-2236-37-2238-39-2240-41-2242-43-2244-45-2246-47-2248-49-2250-51-2252-53-2254-55-2256-57-2258-59-2260-61-2262-63-2264-65-2266-67-2268-69-2270-71-2272-73-2274-75-2276-77-2278-79-2280-81-2282-83-2284-85-2286-87-2288-89-2290-91-2292-93-2294-95-2296-97-2298-99-2300-01-2302-03-2304-05-2306-07-2308-09-2310-11-2312-13-2314-15-2316-17-2318-19-2320-21-2322-23-2324-25-2326-27-2328-29-2330-31-2332-33-2334-35-2336-37-2338-39-2340-41-2342-43-2344-45-2346-47-2348-49-2350-51-2352-53-2354-55-2356-57-2358-59-2360-61-2362-63-2364-65-2366-67-2368-69-2370-71-2372-73-2374-75-2376-77-2378-79-2380-81-2382-83-2384-85-2386-87-2388-89-2390-91-2392-93-2394-95-2396-97-2398-99-2400-01-2402-03-2404-05-2406-07-2408-09-2410-11-2412-13-2414-15-2416-17-2418-19-2420-21-2422-23-2424-25-2426-27-2428-29-2430-31-2432-33-2434-35-2436-37-2438-39-2440-41-2442-43-2444-45-2446-47-2448-49-2450-51-2452-53-2454-55-2456-57-2458-59-2460-61-2462-63-2464-65-2466-67-2468-69-2470-71-2472-73-2474-75-2476-77-2478-79-2480-81-2482-83-2484-85-2486-87-2488-89-2490-91-2492-93-2494-95-2496-97-2498-99-2500-01-2502-03-2504-05-2506-07-2508-09-2510-11-2512-13-2514-15-2516-17-2518-19-2520-21-2522-23-2524-25-2526-27-2528-29-2530-31-2532-33-2534-35-2536-37-2538-39-2540-41-2542-43-2544-45-2546-47-2548-49-2550-51-2552-53-2554-55-2556-57-2558-59-2560-61-2562-63-2564-65-2566-67-2568-69-2570-71-2572-73-2574-75-2576-77-2578-79-2580-81-2582-83-2584-85-2586-87-2588-89-2590-91-2592-93-2594-95-2596-97-2598-99-2600-01-2602-03-2604-05-2606-07-2608-09-2610-11-2612-13-2614-15-2616-17-2618-19-2620-21-2622-23-2624-25-2626-27-2628-29-2630-31-2632-33-2634-35-2636-37-2638-39-2640-41-2642-43-2644-45-2646-47-2648-49-2650-51-2652-53-2654-55-2656-57-2658-59-2660-61-2662-63-2664-65-2666-67-2668-69-2670-71-2672-73-2674-75-2676-77-2678-79-2680-81-2682-83-2684-85-2686-87-2688-89-2690-91-2692-93-2694-95-2696-97-2698-99-2700-01-2702-03-2704-05-2706-07-2708-09-2710-11-2712-13-2714-15-2716-17-2718-19-2720-21-2722-23-2724-25-2726-27-2728-29-2730-31-2732-33-2734-35-2736-37-2738-39-2740-41-2742-43-2744-45-2746-47-2748-49-2750-51-2752-53-2754-55-2756-57-2758-59-2760-61-2762-63-2764-65-2766-67-2768-69-2770-71-2772-73-2774-75-2776-77-2778-79-2780-81-2782-83-2784-85-2786-87-2788-89-2790-91-2792-93-2794-95-2796-97-2798-99-2800-01-2802-03-2804-05-2806-07-2808-09-2810-11-2812-13-2814-15-2816-17-2818-19-2820-21-2822-23-2824-25-2826-27-2828-29-2830-31-2832-33-2834-35-2836-37-2838-39-2840-41-2842-43-2844-45-2846-47-2848-49-2850-51-2852-53-2854-55-2856-57-2858-59-2860-61-2862-63-2864-65-2866-67-2868-69-2870-71-2872-73-2874-75-2876-77-2878-79-2880-81-2882-83-2884-85-2886-87-2888-89-2890-91-2892-93-2894-95-2896-97-2898-99-2900-01-2902-03-2904-05-2906-07-2908-09-2910-11-2912-13-2914-15-2916-17-2918-19-2920-21-2922-23-2924-25-2926-27-2928-29-2930-31-2932-33-2934-35-2936-37-2938-39-2940-41-2942-43-2944-45-2946-47-2948-49-2950-51-2952-53-2954-55-2956-57-2958-59-2960-61-2962-63-2964-65-2966-67-2968-69-2970-71-2972-73-2974-75-2976-77-2978-79-2980-81-2982-83-2984-85-2986-87-2988-89-2990-91-2992-93-2994-95-2996-97-2998-99-3000-01-3002-03-3004-05-3006-07-3008-09-3010-11-3012-13-3014-15-3016-17-3018-19-3020-21-3022-23-3024-25-3026-27-3028-29-3030-31-3032-33-3034-35-3036-37-3038-39-3040-41-3042-43-3044-45-3046-47-3048-49-3050-51-3052-53-3054-55-3056-57-3058-59-3060-61-3062-63-3064-65-3066-67-3068-69-3070-71-3072-73-3074-75-3076-77-3078-79-3080-81-3082-83-3084-85-3086-87-3088-89-3090-91-3092-93-3094-95-3096-97-3098-99-3100-01-3102-03-3104-05-3106-07-3108-09-3110-11-3112-13-3114-15-3116-17-3118-19-3120-21-3122-23-3124-25-3126-27-3128-29-3130-31-3132-33-3134-35-3136-37-3138-39-3140-41-3142-43-3144-45-3146-47-3148-49-3150-51-3152-53-3154-55-3156-57-3158-59-3160-61-3162-63-3164-65-3166-67-3168-69-3170-71-3172-73-3174-75-3176-77-3178-79-3180-81-3182-83-3184-85-3186-87-3188-89-3190-91-3192-93-3194-95-3196-97-3198-99-3200-01-3202-03-3204-05-3206-07-3208-09-3210-11-3212-13-3214-15-3216-17-3218-19-3220-21-3222-23-3224-25-3226-27-3228-29-3230-31-3232-33-3234-35-3236-37-3238-39-3240-41-3242-43-3244-45-3246-47-3248-49-3250-51-3252-53-3254-55-3256-57-3258-59-3260-61-3262-63-3264-65-3266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