



Phoenix™ Township LIMITED

CIN : L67190GA1993PLC001327

Date: 12th November, 2018

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

Company Scrip ID / Code: PHOENIXTN / 537839

Ref: Intimation of Outcome of the Board Meeting

Dear Sir/ Madam,

With reference to the above cited subject we would like to inform you that a meeting of Board of directors was held today i.e. on Monday, 12th November, 2018 at Hotel Marine Plaza, 29, Marine Drive, Mumbai-400020.

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 provide by the statutory auditor for the Quarter and Half year ended 30th September, 2018.

Further note that the Board meeting was commenced at 12:30 P.M. and Concluded at 03.40 P.M.

Kindly take the same on record.

Thanking you,

Yours faithfully,

For Phoenix Township Limited




Kalpesh Joshi
Company Secretary and Compliance officer

Place: Mumbai

Encl: U.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



MEMBER
HEDE BUSINESS GROUP

PHOENIX TOWNSHIP LIMITED

CIN-L67190GA1993PLC001327

Regd. Durga Bhavan, Hede Center, Tonca, Panji-403 001. Goa.

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

UN-AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30.09.2018

Sr. No.	Particulars	(Rs. In Lacs except Earning Per Share)					
		3 months ended 30.09.2018	Preceding 3 months ended 30.06.2018	Corresponding 3 Months Ended 30.09.2017	6 Months Ended 30.09.2018	Corresponding 6 Months Ended 30.09.2017	Previous Year Ended 31.03.2018
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income						
	(a) Revenue from operations	369.62	422.17	317.11	791.79	686.50	1,780.45
	(b) Other Operating Income	18.90	4.33	2.73	23.23	6.62	31.23
2	Other income	-	-	-	-	-	-
3	Total Income (a + b)	388.52	426.50	319.84	815.02	693.12	1,811.68
4	Expenses						
	(a) Increase/decrease in stock in trade and work in progress	-	-	-	-	-	-
	(b) Cost of operations	133.01	149.40	126.40	282.41	258.55	546.03
	(c) Purchase of traded goods	-	-	-	-	-	-
	(d) Employee cost	75.46	73.42	56.93	148.88	111.86	304.38
	(e) Depreciation	54.65	51.04	47.26	105.69	94.52	204.16
	(f) Finance cost	14.47	16.94	14.22	31.41	25.14	62.06
	(g) Other expenditure	156.13	117.79	125.28	273.92	237.59	610.50
5	Total expenses (a+b+c+d+e+f+g)	433.72	408.59	370.09	842.31	727.66	1,727.13
6	Profit/(loss) before Exceptional Items and tax (3-5)	(45.20)	17.91	(50.25)	(27.29)	(34.54)	84.55
7	(a) Exceptional items	-	-	-	-	-	-
	(b) Prior Period Expenses	-	-	-	-	-	-
8	Profit/(loss) before Extra Ordinary items and tax (6-7)	(45.20)	17.91	(50.25)	(27.29)	(34.54)	84.55
9	Tax expense:						
	(1) Current tax	-	-	-	-	-	17.70
	(2) Deferred tax	43.00	-	-	43.00	-	4.07



10	Net Profit/loss from Ordinary Activities after tax (8-9)	(2.20)	17.91	(50.25)	15.71	(34.54)	62.78
11	Other Comprehensive Income						
	(i) Items that will not be classified to profit or loss	-	-	-	-	-	-
	(ii) Income Tax relating to items that will not be reclassified	-	-	-	-	-	-
	(iii) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	(iv) Income Tax relating to items that be reclassified	-	-	-	-	-	-
12	Total Other Comprehensive Income for the period (11)	-	-	-	-	-	-
13	Total Comprehensive Income for the period (10+12)	(2.20)	17.91	(50.25)	15.71	(34.54)	62.78
14	Paid-up equity share capital (Face Value of the Share Rs.10/- each)	1,398.43	1,398.43	1,398.43	1,398.43	1,398.43	1,398.43
15	Basic and Diluted Earning Per Share before and after Extraordinary items.	(0.02)	0.13	(0.36)	0.11	(0.25)	0.45

Notes:

- 1 The above results have been reviewed by the Audit Committee and approved by the Board of Directors of the company at their meeting held as on 12th November 2018. The Board of Directors approved the same at their meeting held as on 12th November 2018
- 2 The 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
- 3 The audit as required under Regulation 33 of the SEBI(Listing Obligation and Disclosure Requirements) Regulation, 2015 has been completed by the auditors of the company.
- 4 Figures of the quarter/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 and fair view of its affairs.
- 5 There are no exceptional/extraordinary items during the quarter ended 30/09/2018
- 6 The above results are also available on the website of the Company "www.hbgindia.com"

For and on Behalf of The
Board of Directors



[Signature]
Samit Hede

Managing Director
DIN-01411689

Place: Mumbai

Date: 12th November 2018

PHOENIX TOWNSHIP LIMITED		
CIN-L67190GA1993PLC001327		
(Rs. in Lakhs)		
Standalone Statement of Assets and Liabilities		
Particulars	As at 30-Sep-18	As at 31-Mar-18
Assets		
Non-current assets		
(a) Property, Plant and Equipment	2,253.81	2,352.80
(b) Capital work-in-progress	24.56	-
(c) Investment Property	-	-
(d) Goodwill	34.31	39.21
(e) Other Intangible assets	-	-
(f) Intangible assets under development	-	-
(g) Biological Assets other than bearer plants	-	-
(h) Financial Assets	-	-
(i) Investments	144.98	142.98
(ii) Trade receivables	-	-
(iii) Loans	112.00	112.00
(i) Deferred tax assets (net)	-	-
(j) Other non-current assets	-	-
Current assets		
(a) Inventories	15.28	11.68
(b) Financial Assets	-	-
(i) Investments	-	-
(ii) Trade receivables	48.81	249.18
(iii) Cash and cash equivalents	59.43	30.48
(iv) Bank balances other than (iii) above	-	-
(v) Loans	1,076.07	951.33
(vi) Others (to be specified)	-	-
(c) Current Tax Assets (Net)	-	-
(d) Other current assets	-	-
Total Assets	3,769.25	3,889.66
EQUITY AND LIABILITIES		
Equity		
(a) Equity Share capital	2,168.09	2,168.09
(b) Other Equity	251.45	235.73
Liabilities		
Non-current liabilities		
(a) Financial Liabilities	-	-
(i) Borrowings	866.68	883.14
(ii) Trade payables	-	-
(iii) Other financial liabilities (other than those specified in item (b), to be specified)	-	-
(b) Provisions	-	-
(c) Deferred tax liabilities (Net)	103.43	146.43
(d) Other non-current liabilities	4.34	4.34
Current liabilities		
(a) Financial Liabilities	-	-
(i) Borrowings	-	-
(ii) Trade payables	251.44	294.47
(iii) Other financial liabilities (other than those specified in item (c))	-	-
(b) Other current liabilities	63.58	94.39
(c) Provisions	60.24	63.06
(d) Current Tax Liabilities (Net)	-	-
Total Equity and Liabilities	3,769.25	3,889.66

For and on Behalf of The Board of Directors

Samit Hede

Managing Director

DIN-01411689



Place: Mumbai

Date: 12th November 2018

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 Chandrakant Kotian F.C.A.
CA Neha Gupta F.C.A.
CA Rajiv Chauhan A.C.A.



Chaturvedi Sohan & Co.

Chartered Accountants - Reg. No.: 118424W

LIMITED REVIEW REPORT

To,
The Board of Directors,
PHOENIX TOWNSHIP LIMITED

We have reviewed the accompanying statement of audited financial results of PHOENIX TOWNSHIP LIMITED ("the company") for the quarter and year ended on 30th September, 2018 prepared as per applicable Indian Accounting Standards (Ind-AS) being submitted by the company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 read with SEBI Circular no. CIR/CFD/FAC/62/ 2016 dated 5th July, 2016.

This statement is the responsibility of the Company's Management and has been approved by the Board of Directors in their meeting held as on 12th November 2018. 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 the applicable Indian Accounting Standards (Ind-AS) prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 read with SEBI Circular no. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Chaturvedi Sohan & Co.
Chartered Accountant
FRN.:118424W



Devanand Chaturvedi
Partner
M. No.:41898

Date: 12-11-2018
Place: Mumbai