



Date: 11th August, 2016

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

The Board Meeting of the Company was held today on Thursday, 11th August, 2016 at the Phoenix Park Inn Resort, Sequera Vado, Candolim, Goa- 403515.

The Board of Directors of the Company at its meeting, inter alia, has approved the Un-audited financial results along with the Limited Review Report for the Quarter and year ended 30th June, 2016.

The Copy of Un-audited financial results along with the Limited Review Report is enclosed herewith for your perusal.

Kindly take the same on record.

Thanking you,

Yours faithfully,

For Phoenix Township Limited

Corp. office : Balaji Bhavan,
2nd Floor, 14, BEST Marg,
Colaba, Mumbai - 400 001.
Tel. : (91-22) - 6159 0900
2283 1312, 2283 1325
Fax : (91-22) - 2202 8212
customerservices@hbgingdia.com

Phoenix Park Inn Resort
Sequeira Vado, Candolim,
Goa - 4 0 3 5 1 5
Tel. : (91-832) 6633 333
Fax : (91-832) 6633 222
ppi@sarovarhotels.com

Dr. Malbarao House,
Rua Ismael Gracias,
Post Office Box No. 181,
Panaji, Goa - 403 001
Tel. : (91-832) - 2228 217
Fax : (91-832) - 6641 261
E-mail : hbgoa@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


Samit Hede
Managing Director
DIN: 1411689

Encl: A.A.



MEMBER



Bhatler & Co.
CHARTERED ACCOUNTANTS

CERT.NO/BC/286/2016-17

TO WHOMSOEVER IT MAY CONCERN

"We have reviewed the accompanying statement of unaudited financial results of Phoenix Township Limited for the quarter ended 30th June 2016, except for disclosures regarding 'Public shareholding and Promoter and Promter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review of interim financial information consists principally of applying analytical procedures for financial data and making inquires of persons responsible for financial and accounting matters. It is substantially less in scope than an audit conducted in accordance with the generally accepted auditing standards, the objective of which is the expression of an opinion regarding the financial statement taken as a whole. Accordingly, we do not express such an opinion.

Based on our review conducted as above, nothing has come to our notice that caused us to believe that the accompanying statement of unaudited financial results prepared in accordance with accounting standards 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 Obligation and Disclosure Requirments) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material mis-statement."

For Bhatler & Co.
Chartered Accountants
F.R.N. : 131092W

D.H. Bhatler

D.H. Bhatler
(Proprietor)
M.No. 016937



Place:Goa
Date:11/08/2016

PHOENIX TOWNSHIP LIMITED

CIN-U67190GA1993PLC001327

Regd. 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 30.06.2016

Sr. No.	Particulars	(Rs. In Lacs except earning Per Share)			
		3 months ended 30.06.2016	Preceding 3 months ended 31.03.2016	Corresponding 3 months ended 30.06.2015	Previous Year ended 31.03.2016
		(Un-audited)	(Audited)	(Un-audited)	(Audited)
1	Income				
	(a) Net Sales/Income from Operations	305.64	412.46	272.01	1309.30
	(b) Other Operating Income	3.36	33.73	1.64	39.31
	Total (a+b)	309.00	446.19	273.65	1348.61
2	Expenditure				
	(a) Increase/decrease in stock in trade and work in progress	0.00	(0.52)	0.00	(0.52)
	(b) Consumption of raw materials	0.00	0.00	0.00	0.00
	(a) Purchase of traded goods	0.00	0.00	0.00	0.00
	(b) Employees cost	36.31	127.93	34.22	234.83
	(c) Depreciation	50.98	66.78	45.71	203.91
	(d) Other expenditure	200.15	186.00	175.56	795.83
	Total (a+b+c+d+e+f+g+h)	287.44	380.19	255.49	1234.05
3	Profit from Operations before Other Income, Interest and Exceptional Items (1-2)	21.56	66.00	18.16	114.56
4	Other Income	0.00	0.00	0.00	0.00
5	Profit before Interest and Exceptional Items (3+4)	21.56	66.00	18.16	114.56
6	Finance Cost	12.98	(0.27)	17.34	50.87
7	Profit after Interest but before Exceptional Items (5-6)	8.58	66.27	0.82	63.69
8	(a) Exceptional items	0.00	0.00	0.00	0.00
	(b) Prior Period Expenses	0.00	2.02	0.00	2.02
9	Profit / Loss from Ordinary Activities before tax (7-8)	8.58	64.25	0.82	61.67
10	Tax expense	0.00	0.00		
	(a) Current Tax	0.00	11.31	0.00	11.31
	(b) Deferred Tax	0.00	5.97	0.00	5.97
11	Net Profit / Loss from Ordinary Activities after tax (9-10)	8.58	46.97	0.82	44.39
12	(a) Extraordinary Item	0.00	0.00	0.00	0.00
	(b) Tax adjustments for earlier years	0.00	0.00	0.00	0.00
13	Net Profit/ Loss for the period(11-12)	8.58	46.97	0.82	44.39
14	Paid-up equity share capital (Face Value of the Share Rs.10/- each)	139.84	139.84	139.84	139.84
15	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	71.44	62.86	7.69	62.86
16	Basic and Diluted Earning Per Share before and after Extraordinary items.	0.06	0.34	0.01	0.32



Notes:

- 1 The above results have been reviewed by the Audit Committee of the Board and take on record at the Directors held on 11th August 2016
- 2 Figure of the quarter/year are rearranged and regrouped whenever necessary for the purpose of comparison.
- 3 Statutory Auditors of the Company has carried out "Limited Review" for the quarter ended 30th June 2016.
- 4 The above result are also available on the website of the Company www.hbgindia.com

For and On Behalf of The Board of Directors



**Samit Hede
Executive Director
DIN-01411689**

Place: GDA
Dated: 11/08/2016