

Date: 21st May, 2016

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

Dear Sir,

Company Scrip ID / Code: PHOENIXTN / 537839

Subject: Submission of Financial Result Quarter and Year Ended 31.03.2016 as per Regulation 33(3)(d) of SEBI (Listing obligations & Disclosure Requirements) Regulations, 2015.

With reference to the above cited subject we would like to inform you that The Board Meeting of the Company was held today on Saturday, 21st May, 2016 at the Hotel Marine Plaza, 29, Marine Drive, Mumbai-400 020. inter-alia considered, approved the Audited Financial Results along with the duly signed Form A & Audit Report issued by the Statutory auditor of the Company for the Quarter and Year ended 31st March, 2016.

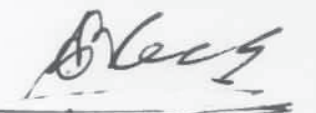
We are enclosing herewith the Copy of Audited Financial Results along with the Audit Report is enclosed herewith for your perusal.

Kindly take the same on record.

Thanking you,

Yours faithfully,

For Phoenix Township Limited


Samit Hede
Managing Director
DIN: 1411689



Encl: U.A.

Corp. office : Balaji Bhavan,
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Phoenix Park Inn Resort
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Tel. : (91-832) 6633 333
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E-mail : hbgoa@yahoo.co.in

REGD. OFF : Durga Bhavan,
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Panaji, Goa - 403 001
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MEMBER
HEDE BUSINESS GROUP

Form A

[Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

1.	Name of the Company	Phoenix Township Limited
2.	Annual Audited Statements for the year ended	March 31, 2016
3.	Type of Audit observation	Un-qualified
4.	Frequency of observation	Not applicable


For Phoenix
Township Limited


For Phoenix Township
Limited

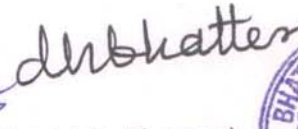
For Phoenix
Township Limited

For Bhatler & Co.
Chartered Accountants
Firm Reg. No. 131092W
(Auditors of the Company)


Mr. Samit Hede
(Managing
Director)


Mr. Lalan Kumar
(Chief Financial
Officer)


Mr. Dattatraya M.
Sukthankar
Chairman of Audit
Committee


(Daulal H. Bhatler)
Proprietor
Membership No. 16937





Bhatler & Co.

CHARTERED ACCOUNTANTS

307, Tulsiani Chambers, Nariman Point, Mumbai - 400 021
Tel.: 2285 3039 / 3020 8868 • Fax : 91-22-6630 1318 • E-mail : dhbhatler@gmail.com

Auditor's Report On Quarterly Financial Results and Year to Date Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To Board of Directors of Phoenix Township Ltd.

We have audited the quarterly financial results of Phoenix Township Ltd. for the quarter ended 31/03/2016 and the year to date results for the period 01/04/2015 to 31/03/2016, attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These quarterly financial results as well as the year to date financial results have been prepared on the basis of the interim financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these financial results based on our audit of such interim financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard for Interim Financial Reporting (AS 25 / Ind AS 34), prescribed, under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder; or by the Institute of Chartered Accountants of India, as applicable and other accounting principles generally accepted in India.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion. In our opinion and to the best of our information and according to the explanations given to us these quarterly financial results as well as the year to date results:

- (i) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and
- (ii) give a true and fair view of the net profit/ loss² and other financial information for the quarter ended 31/03/2016 (date of the quarter end) as well as the year to date results for the period from 01/04/2015 to 31/03/2016

For Bhatler & Co.

Chartered Accountants

D. H. Bhatler
(Proprietor)

(Membership Number: 016937)

Place: Mumbai

Date: 17/05/2016

¹ Where, a listed entity is not a company.

² Whichever is applicable.

³ Partner or proprietor, as the case may be



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

AUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 31.03.2016

Sr. No.	Particulars	(Rs. In Lacs except earning)				
		3 months ended 31.03.2016 (Audited)	Preceding 3 months ended 31.12.2015 (Unaudited)	Corresponding 3 Months Ended 31.03.2015 (Audited)	Year to Date figure for Current Year ended 31.03.16 (Audited)	Previous Year ended 31.03.2015 (Audited)
1	Income					
	(a) Net Sales/Income from Operations	412.46	384.29	371.76	1309.30	1248.46
	(b) Other Operating Income	33.73	2.44	15.12	39.31	23.30
	Total (a+b)	446.19	386.73	386.88	1348.61	1271.76
2	Expenditure					
	(a) Increase/decrease in stock in trade and work in progress	(0.52)	0.00	0.35	(0.52)	0.35
	(b) Consumption of raw materials	0.00	0.00	0.00	0.00	0.00
	(c) Purchase of traded goods	0.00	0.00	0.00	0.00	0.00
	(d) Employees cost	127.93	37.51	98.54	234.83	207.19
	(e) Depreciation	66.78	45.71	50.95	203.91	182.85
	(f) Other expenditure	186.00	245.94	190.37	795.83	791.02
	Total (a+b+c+d+e+f+g+h)	380.19	329.16	340.21	1234.05	1181.41
3	Profit from Operations before Other Income, Interest and Exceptional Items (1-2)	66.00	57.57	46.67	114.56	90.35
4	Other Income	0.00	0.00	0.00	0.00	0.00
5	Profit before Interest and Exceptional Items (3+4)	66.00	57.57	46.67	114.56	90.35
6	Finance Cost	(0.27)	16.47	6.94	50.87	35.24
7	Profit after Interest but before Exceptional Items (5-6)	66.27	41.10	39.73	63.69	55.11
8	(a) Exceptional items	0.00	0.00	0.00	0.00	0.00
	(b) Prior Period Expenses	2.02	0.00	2.35	2.02	2.35
9	Profit / Loss from Ordinary Activities before tax (7-8)	64.25	41.10	37.38	61.67	52.76
10	Tax expense	0.00				
	(a) Current Tax	11.31	0.00	9.63	11.31	9.63
	(b) Deffered Tax	5.97	0.00	0.00	5.97	0.00
11	Net Profit / Loss from Ordinary Activities after tax (9-10)	46.97	41.10	27.75	44.39	43.13
12	(a) Extraordinary Item	0.00	0.00	0.00	0.00	0.00
	(b) Tax adjustments for earlier years	0.00	0.00	0.00	0.00	0.00
13	Net Profit/ Loss for the period (11-12)	46.97	41.10	27.75	44.39	43.13
14	Paid-up equity share capital (Face Value of the Share Rs.10/- each)	139.84	139.84	139.84	139.84	139.84
15	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	62.86	15.89	6.76	62.86	6.76
16	Basic and Diluted Earning Per Share before and after Extraordinary items.	0.34	0.29	0.20	0.32	0.31



Statement of Assets and Liabilities

(Rs. in Lacs)

S. No.	PARTICULARS	As at Current year ended 31/03/2016	As at Previous year ended 31/03/2015
		(Audited)	(Audited)
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share capital	2168.09	2168.09
	(b) Reserves and surplus	121.25	76.86
	Sub-total - Shareholders' funds	2289.34	2244.95
2	Non-current liabilities		
	(a) Long-term borrowings	592.29	555.02
	(b) Deferred tax liabilities (Net)	163.45	159.99
	(c) Other long-term liabilities	13.92	14.38
	(d) Long-term provisions	0.00	0.00
	Sub-total - Non-current liabilities	769.66	729.39
3	Current liabilities		
	(a) Short-term borrowings	0.00	0.00
	(b) Trade payables	168.70	158.06
	(c) Other current liabilities	148.42	188.70
	(d) Short-term provisions	34.53	28.91
	Sub-total - Current liabilities	351.65	375.67
	TOTAL - EQUITY AND LIABILITIES	3410.65	3350.01
B	ASSETS		
1	Non-current assets		
	(a) Fixed assets		
	(i) Tangible assets	2519.00	2484.67
	(ii) Intangible assets	0.00	0.00
	(b) Non-current investments	94.98	94.98
	(c) Long-term loans and advances	112.00	112.34
	(d) Other non-current assets		
	Sub-total - Non-current assets	2725.98	2691.99
2	Current assets		
	(a) Current investments	0.00	0.00
	(b) Inventories	16.71	15.63
	(c) Trade receivables	265.14	374.70
	(d) Cash and cash equivalents	63.88	49.56
	(e) Short-term loans and advances	338.94	218.13
	(f) Other current assets	0.00	0.00
	Sub-total - Current assets	684.67	658.02
	TOTAL - ASSETS	3410.65	3350.01



Note:

- 1 The above results have been reviewed by the Audit Committee of the Board and take on record at the meeting of the Board of Directors held on 21st May 2016
- 2 The figure of the last quarter of the current year and of the previous year are the balancing figure between the audited figure in respect of the full financial year ended 31st March 2016 and the unaudited published year to date figure up to the third quarter ended 31st December which were subject to limited review.
- 3 The previous figures have been regrouped or rearranged wherever necessary.
- 4 Effective from 1st April 2014, the company has provided depreciation on fixed assets based on useful lives as provided in Schedule II of Companies Act 2013 or re-assessed by the company.
- 5 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
Managing Director
DIN-01411689

Place: Mumbai
Dated:
21/05/2016