



Phoenix™ Township
LIMITED

CIN - L67190GA1993PLC001327

Date: 24th October, 2016

To
Corporate Relations Department
BSE Limited
P. J. Towers, Dalal Street,
Fort, Mumbai – 400001

Company Scrip ID / Code: PHOENIXTN / 537839

Subject: Submission of Financial Result Quarter and Half Year Ended 30th September, 2016 as per Regulation 33(3)(d) of SEBI (Listing obligations & Disclosure Requirements) Regulations, 2015.

Dear Sir,

With reference to the above cited subject we would like to inform you that The Board Meeting of the Company was held today on Monday, 24th October, 2016 at Hotel Marine Plaza, 29, Marine Drive, Mumbai-400020 inter-alia considered, approved the Un-audited Financial Results along with the duly signed Limited Review Report issued by the Statutory auditor of the Company for the Quarter and Half Year ended 30th September, 2016.



We are enclosing herewith the Copy of Un-audited Financial Results along with the Limited Review Report for your perusal.

Kindly take the same on record.

Thanking you,

Yours faithfully,

For Phoenix Township Limited

Lalan Kumar
Chief Financial Officer

Corp. office : Balaji Bhavan,
2nd Floor, 14, BEST Marg,
Colaba, Mumbai - 400 001.
Tel. : (91-22) - 6159 0900
2283 1312, 2283 1325
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Phoenix Park Inn Resort
Sequeira Vado, Candolim,
Goa - 4 0 3 5 1 5
Tel. : (91-832) 6633 333
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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 : 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

Encl: As Above



MEMBER
HEDE BUSINESS GROUP

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 30.09.2016

Sr. No.	Particulars	3 months ended 30.09.2016 (Unaudited)	Preceding 3 months ended 30.06.2016 (Unaudited)	Corresponding 3 Months Ended 30.09.2015 (Unaudited)	6 Months Ended 30.09.2016 (Unaudited)	Corresponding 6 months ended 30.09.2015 (Unaudited)	Previous Year ended 31.03.2016 (Audited)
		(Rs. In Lakhs except earning per share data)					
1	Income						
	(a) Net Sales/Income from	248.41	305.64	240.54	554.05	512.55	1309.30
	(b) Other Operating Income	3.16	3.36	1.50	6.52	3.14	39.31
	Total (a+b)	251.57	309.00	242.04	560.57	515.69	1348.61
2	Expenditure				0.00	0.00	
	(a) Increase/decrease in stock in	0.00	0.00	0.00	0.00	0.00	(0.52)
	(b) Consumption of raw materials	0.00	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	0.00
	(d) Employees cost	44.40	36.31	36.17	80.71	70.39	234.83
	(e) Depreciation	56.08	50.98	45.71	107.06	91.42	203.91
	(f) Other expenditure	194.49	200.15	208.33	394.64	383.89	795.83
	Total (a+b+c+d)	294.97	287.44	290.21	582.41	545.70	1234.05
3	Profit from Operations before Other	(43.40)	21.56	(48.17)	(21.84)	(30.01)	114.56
4	Other Income	0.00	0.00	0.00	0.00	0.00	0.00
5	Profit before Interest and Exceptional Items (3+4)	(43.40)	21.56	(48.17)	(21.84)	(30.01)	114.56
6	Finance Cost	12.67	12.98	17.33	25.65	34.67	50.87
7	Profit after Interest but before Exceptional Items (5-6)	(56.07)	8.58	(65.50)	(47.49)	(64.68)	63.69
8	(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	2.02
9	Profit / Loss from Ordinary Activities before tax (7-8)	(56.07)	8.58	(65.50)	(47.49)	(64.68)	61.67
10	Tax expense		0.00		0.00	0.00	
	(a) Current Tax	0.00	0.00	0.00	0.00	0.00	11.31
	(b) Deferred Tax	0.00	0.00	0.00	0.00	0.00	5.97
11	Net Profit / Loss from Ordinary	(56.07)	8.58	(65.50)	(47.49)	(64.68)	44.39
12	(a) Extraordinary Item	0.00	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	0.00
13	Net Profit/ Loss for the period (11-12)	(56.07)	8.58	(65.50)	(47.49)	(64.68)	44.39
14	Paid-up equity share capital (Face Value of the Share Rs.10/- each)	139.84	139.84	139.84	139.84	139.84	139.84
15	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	15.37	71.44	(56.99)	15.37	(48.48)	62.86
16	Basic and Diluted Earning Per Share before and after Extraordinary items.	(0.40)	0.06	(0.47)	(0.34)	(0.46)	0.32

ABK



Statement of Assets and Liabilities

(Rs. in Lacs)

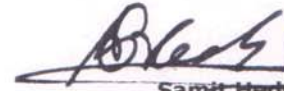
S. N o.	PARTICULARS	As at Current year ended 30/09/2016	As at <i>Previous</i> year ended 31/03/2016
		(Un-Audited)	(Audited)
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share capital	2168.09	2168.09
	(b) Reserves and surplus	15.37	121.25
	Sub-total - Shareholders' fu	2183.46	2289.34
2	Non-current liabilities		
	(a) Long-term borrowings	570.96	592.29
	(b) Deferred tax liabilities (Net)	160.57	163.45
	(c) Other long-term liabilities	12.86	13.92
	(d) Long-term provisions	0.00	0.00
	Sub-total - Non-current liab	744.39	769.66
3	Current liabilities		
	(a) Short-term borrowings	0.00	0.00
	(b) Trade payables	162.45	168.70
	(c) Other current liabilities	141.57	148.42
	(d) Short-term provisions	37.29	34.53
	Sub-total - Current liabilities	341.31	351.65
	TOTAL - EQUITY AND LIAB	3269.16	3410.65
B	ASSETS		
1	Non-current assets		
	(a) Fixed assets		
	(i) Tangible assets	2431.31	2519.00
	(ii) Intangible assets	0.00	0.00
	(b) Non-current investments	94.98	94.98
	(c) Long-term loans and adva	112.00	112.00
	(d) Other non-current assets		
	Sub-total - Non-current ass	2638.29	2725.98
2	Current assets		
	(a) Current investments	0.00	0.00
	(b) Inventories	17.12	16.71
	(c) Trade receivables	257.70	265.14
	(d) Cash and cash equivalents	58.47	63.88
	(e) Short-term loans and adva	297.58	338.94
	(f) Other current assets	0.00	0.00
	Sub-total - Current assets	630.87	684.67
	TOTAL - ASSETS	3269.16	3410.65




Notes:

- 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 24th October 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 September 2016.
- 4 The above result are also available on the website of the Company www.hbqindia.com

For and On Behalf of The Board of Directors



Samit Hede
Managing Director

DIN-01471689



Place: Mumbai

Dated: 24/10/2016