

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 Tuesday, 09th February, 2016 at the Hotel Marine Plaza, 29, Marine Drive, Mumbai-400 020.

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 issued by the Statutory auditor of the Company for the Quarter ended 31st December, 2016
2. Appointment of Mrs. Shibani M Harlalka as Alternate Director to Mr. Paul David Talbot Willcox
3. Appointment of M/s. Naik Shetty & Associates as an internal Auditor of the Company for the financial year 2016-17
4. Approval for Acquisition of land (about 2.63 Acre) in the state of Kerla, India.
5. Appointment of Miss. Dipika Agarwal, as the Company Secretary w.e.f 01th March 2016.
6. Considered Policy on Preservation of Documents, Archival Policy u/s 9 & 30(8) of LODR Regulation 2015
7. Considered Policy for disclosure of event/information and determination of the materiality.
8. Authorization of Company Secretary and / or Managing Director for the purpose of determining materiality of event as per regulation 30(5) SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

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@hbgindia.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 : 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





Kindly take the same on record.

Thanking you,

Yours faithfully,

For Phoenix Township Limited

A handwritten signature in black ink, appearing to read 'S. Hede', written over a horizontal line that extends to the right.

Samit Hede
Managing Director
DIN: 1411689

Encl: U.A.2



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

BC/CERT/189/2015-16.

Limited Review Report

Review Report to:
The Board of Directors
PHOENIX TOWNSHIP LIMITED.

We have reviewed the accompanying statement of unaudited standalone financial results of **PHOENIX TOWNSHIP LIMITED** ('the Company') for the Quarter ended **31st December, 2015** ("the Unaudited Standalone Financial Results"). This statement is the responsibility of the Company's Management and has been approved by the Board of Directors/ Committee of Board of Directors. 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 standalone financial results prepared in accordance with applicable accounting standards 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 including the manner in which it is to be disclosed, or that it contains any material misstatement.

Place: Mumbai
Date: 09th February, 2016

For Bhatler & Co.
Chartered Accountants
F.R. No.: 131092W

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



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 31.12.2015

Sr. No.	Particulars	(Rs. In Lacs except earning Per Share)					
		3 months ended 31.12.2015 (Unaudited)	Preceding 3 months ended 30.09.2015 (Unaudited)	Corresponding 3 Months Ended 31.12.2014 (Unaudited)	Year to Date figure for Current Year ended 31.12.15 (Unaudited)	Year to Date figure for Previous Year ended 31.12.14 (Unaudited)	Previous Year ended 31.03.2015 (Audited)
1	Income						
	(a) Net Sales/Income from Operations	384.29	240.54	379.60	896.84	876.70	1248.46
	(b) Other Operating Income	2.44	1.50	3.58	5.58	8.18	23.30
	Total (a+b)	386.73	242.04	383.18	902.42	884.88	1271.76
2	Expenditure						
	(a) Increase/decrease in stock in trade	0.00	0.00	0.00	0.00	0.00	0.35
	(b) Cost of Material Consumed	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	37.51	36.17	43.34	106.90	108.65	207.19
	(e) Depreciation	45.71	45.71	40.30	137.13	131.90	182.85
	(f) Other expenditure	245.94	208.33	250.57	587.83	600.65	791.02
	Total (a+b+c+d+e+f+g+h)	329.16	290.21	334.21	831.86	841.20	1181.41
3	Profit from Operations before Other Income, Interest and Exceptional Items (1-2)	57.57	(48.17)	48.97	70.56	43.68	90.35
4	Other Income	0.00	0.00	0.00	0.00	0.00	0.00
5	Profit before Interest and Exceptional Items (3+4)	57.57	(48.17)	48.97	70.56	43.68	90.35
6	Finance Cost	16.47	17.33	8.63	51.14	28.30	35.24
7	Profit after Interest but before Exceptional Items (5-6)	41.10	(65.50)	40.34	19.42	15.38	55.11
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	2.35
9	Profit / Loss from Ordinary Activities before tax (7-8)	41.10	(65.50)	40.34	19.42	15.38	52.76
10	Tax expense					0.00	
	(a) Current Tax	0.00	0.00	0.00	0.00	0.00	9.63
	(b) Deffered Tax	0.00	0.00	0.00	0.00	0.00	0.00
11	Net Profit / Loss from Ordinary Activities after tax (9-10)	41.10	(65.50)	40.34	19.42	15.38	43.13
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)	41.10	(65.50)	40.34	19.42	15.38	43.13
14	Share of Profit/(Loss) of Associates	0.00	0.00	0.00	0.00	0.00	0.00
15	Minority Intrest	0.00	0.00	0.00	0.00	0.00	0.00
16	Net Profit/ Loss after Taxes, Minority Intrest for the period (13-14-15)	41.10	(65.50)	40.34	19.42	15.38	43.13
17	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
18	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	(15.89)	(56.99)	8.43	(15.89)	8.43	7.69
19	Basic and Diluted Earning Per Share before and after Extraordinary items.	0.29	(0.47)	0.29	0.14	0.11	0.31



Notes:

- 1 The above results were reviewed by the Audit Committee and taken on record by the Board of Directors of the Company at their meeting held
- 2 Limited Review of Financial Results as per Regulation 33 of the Listing Agreement with the Stock Exchanges has been carried out by the
- 3 Depreciation on fixed Assets is being provided on written down value method. The annual depreciation is equally divided in four quarters
- 4 The above results are also available on the website of the Company www.hbgindia.com

For and On Behalf of The Board of Directors


Samil Hete
Managing Director
DIN-01411689

Place: Mumbai
Dated: 09/02/2016

