

Date: 12.02.2020

To,  
Listing Compliance Department,  
MCX- sx Limited,  
Vibgyor Towers, 4<sup>th</sup> Floor, Plot No. C 62,  
G- Block, Opp. Trident Hotel, Bandra Kurla  
Complex, Bandra East, Mumbai - 400098.

CCTo,  
Corporate Relationship Department  
The Bombay Stock Exchange Limited  
Dalal Street, Mumbai - 400 001.

Sub: Outcome of Board Meeting held on 12<sup>th</sup> February, 2020.

Ref: Joy Realty Limited

Scrip Code: 508929

Dear Sir/Madam,

With reference to the captioned subject matter, we would like to inform that the 5/2019-20 Meeting of Board of Directors of Joy Realty Limited, held on Wednesday, 12<sup>th</sup> Day of February, 2020 at the registered office of the Company which commenced at 3.30 p.m. and concluded at 06.00 p.m. and discussed the following:

1. The Board took the note, reviewed and signed minutes of the previous meetings of Board and committees held prior the date of today's meeting.
2. The Board approved Unaudited Financial Results for the quarter and nine month ended as on 31<sup>st</sup> December, 2019 along with the Limited Review Report.
3. The Board took the note on Listing Compliance done under LODR, Regulation 2015 for the quarter ended 31<sup>st</sup> December, 2019.
4. Approved the resignation of Mr. Ashokkumar Dugade (Din No.: 02922248) from the post of Independent director of the Company.
5. The resolution for appointment of director was not passed.
6. Appointment of Ms. Kala Agarwal, Practicing Company Secretary as Secretarial Auditor of the Company for financial year 2019-20.

Kindly take it on your record.

Thanking You,

Yours Sincerely  
For JOY REALTY LIMITED



Shrut Shah  
Company Secretary & Compliance Officer



Encl: Unaudited Financial Results along with Limited Review Report  
Declaration under Reg. 32 of SEBI (LODR) Regulations, 2015

**JOY REALTY LIMITED**  
**CIN NO: L65910MH1983PLC031230**  
**Regd Office: 306, Madhava, C-4, Bandra Kurla Complex , Bandra (East), Mumbai-400051.**  
**Email: cs@joydevelopers.com**

**Statement of Standalone Unaudited Financial Results for the quarter and nine month ended 31st December, 2019**

SR. No.	Particulars	3 months ended			9 months ended		Year Ended
		(31/12/2019)	(30/09/2019)	(31/12/2018)	(31/12/2019)	(31/12/2018)	(31/03/2019)
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from operations	-	-	96,455,400	-	171,143,874	188,733,875
II	Other income	1,098,922	944,967	834,332	2,894,407	2,445,026	3,325,566
III	<b>Total Income (I + II)</b>	<b>1,098,922</b>	<b>944,967</b>	<b>97,289,732</b>	<b>2,894,407</b>	<b>173,588,900</b>	<b>192,059,441</b>
IV	Expenses:						
	(a) Cost of materials consumed	-	-	-	-	-	29,553,080
	(b) Purchases of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	98,800,684	-	172,704,014	192,337,542
	(d) Employee benefits expense	117,531	125,145	124,647	367,495	373,941	580,510
	(e) Finance Costs	69,430	35,145	658,952	145,045	5,467,332	55,977
	(f) Depreciation and amortisation expense	146,415	146,415	146,415	439,245	439,245	585,660
	(g) Other expenses	529,650	476,384	5,502,036	1,515,936	11,770,439	2,521,215
	<b>Total expenses (IV)</b>	<b>863,026</b>	<b>783,089</b>	<b>105,232,734</b>	<b>2,467,721</b>	<b>190,754,971</b>	<b>225,633,984</b>
V	<b>Profit / (Loss) before exceptional items and tax (I - IV)</b>	<b>235,896</b>	<b>161,878</b>	<b>(7,943,002)</b>	<b>426,686</b>	<b>(17,166,071)</b>	<b>(33,574,543)</b>
VI	Exceptional items	-	-	-	-	-	-
VII	<b>Profit / (Loss) before extraordinary items and tax (V - VI)</b>	<b>235,896</b>	<b>161,878</b>	<b>(7,943,002)</b>	<b>426,686</b>	<b>(17,166,071)</b>	<b>(33,574,543)</b>
	Tax expense:						
VIII	- Current tax	-	-	-	-	-	-
	- Deferred tax	-	-	-	-	-	(8,729,390)
IX	<b>Profit (Loss) for the period</b>	<b>235,896</b>	<b>161,878</b>	<b>(7,943,002)</b>	<b>426,686</b>	<b>(17,166,071)</b>	<b>(24,845,153)</b>
X	Other Comprehensive income	-	-	-	-	-	-
XI	A. (i) Items that will not be reclassified to profit or loss	-	-	-	-	-	-
XII	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
XIII	B. (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-
XIV	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
XV	<b>Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period )</b>	<b>235,896</b>	<b>161,878</b>	<b>(7,943,002)</b>	<b>426,686</b>	<b>(17,166,071)</b>	<b>(24,845,153)</b>
XVI	Paid up Equity Share capital (Face value of Rs. 10/- each)	2,403,280	2,403,280	2,403,280	2,403,280	2,403,280	2,403,280
XVII	Reserves excluding Revaluation reserve as per Balance sheet of the previous accounting year	-	-	-	-	-	(27,346,992)
XVIII	Basic & Diluted EPS (Rs.)	0.10	0.07	(3.31)	0.18	(7.14)	(10.34)

Notes:

- The Company is engaged in business of Builders and Developers.
- The above financial results for the quarter ended 31st December, 2019 were reviewed and recommended by the Audit Committee and approved and taken on record by the Board of Directors in their respective meeting held on 12th February, 2020.
- The Board of Directors has not recommended any Dividend for the quarter ended 31st December, 2019.
- The Provision for tax is not provided for the quarter ended 31st December, 2019 and shall be reviewed annually.
- Deferred Tax Asset/ Liability for the quarter ended 31st December, 2019 has not been provided and will be accounted on annual audited accounts in accordance with Ind AS - 12 "Income Taxes".
- Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.

For Joy Realty Limited



*(Signature)*  
**Bhavin Soni**  
**Managing Director**  
**Din No: 00132135**

Place : Mumbai  
Date: 12/02/2020

Independent Auditor's Review Report on the Unaudited Quarterly and Year to Date Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended

To,  
The Board of Directors,  
Joy Realty Limited  
Mumbai

We have reviewed the accompanying of unaudited Financial Results of Joy Realty Limited ("the Company) for the quarter ended on December 31, 2019 and year to date from April 01, 2019 to December 31, 2019 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Regulation") read with SBI Circular No. CIR/CFD/CMD1/ 44/2019 dated March 29, 2019 ("the Circular")

Attention is drawn to the fact that the unaudited Financial Results of cash flows for the corresponding period from April 1, 2018 to December 31, 2018, as reported in these unaudited financial results have been approved by the Board of Directors of the company, but have not been subject to review.

This Statement, which is the responsibility of the Company's management and approved by the Board of Directors has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting ("Ind AS 34")" prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the of unaudited Financial Results based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Statements 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



*H. N. Motiwalla & Co. (Reg.)*

Chartered Accountants

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508, Sharda Chambers, 33, New Marine Lines, Mumbai - 400 020.

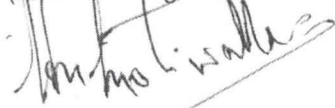
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procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying of unaudited 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 read with SEBI Circular No. CIR/CFD/CMD1/44/ 2019 dated March 29, 2019 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For H. N. Motiwalla & Co.  
Chartered Accountants  
(ICAI Firm Reg. No. 11949W)



(H. N. Motiwalla)

Partner

(Membership No. 011423)

Place: Mumbai

Dated: February 12, 2020

UDIN: 20011423AAAAA8239

Date: 12.02.2020

To,  
Listing Compliance Department,  
MCX- sx Limited,  
Vibgyor Towers, 4<sup>th</sup> Floor, Plot No. C 62,  
G- Block, Opp. Trident Hotel, Bandra Kurla  
Complex, Bandra East, Mumbai – 400098.

CCTo,  
Corporate Relationship Department  
The Bombay Stock Exchange Limited  
Dalal Street, Mumbai – 400 001.

**Sub:-** Undertaking regarding Non-applicability of Statement for Deviation(s) or Variation(s) under Regulation 32 of the SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015

**Ref:** Joy Realty Limited

**Script Code:** 508929

Dear Sir/ Madam,

Pursuant to Regulation 32 of SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015 and in compliance with SEBI Circular No. CIR/CFD/CMD1/162/2019 dated 24<sup>th</sup> December, 2019, it is hereby confirmed by the Company that Regulation 32 of Statement for Deviation(s) or Variation(s) under SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015 is not applicable to the Company.

Kindly take it on your record.

Thanking You,

Yours Sincerely  
For JOY REALTY LIMITED



Shruti Shah  
Company Secretary & Compliance Officer

