

Date: 14.08.2019

To,
Listing Compliance Department,
MCX- sx Limited,
Vibgyor Towers, 4thFloor, 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 14th August, 2019.

Ref: Joy Realty Limited

Scrip Code: 508929

Dear Sir/Madam,

With reference to the captioned subject matter, we would like to inform that the 3/2019-20 Meeting of Board of Directors of Joy Realty Limited, held on Wednesday, 14th Day of August, 2019 at the registered office of the Company which commenced at 3.30 p.m. and concluded at 5.00 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 ended on 30th June, 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 30th June, 2019.
4. The Board appointed Ms. Kala Agarwal, Company Secretary, as a Scrutinizer for conducting e-voting and poll process for the 36th Annual General Meeting of the Company.
5. The Board approved the Directors Report for FY 2018-19 and Notice for 36th Annual General Meeting of the Company.
6. The Board recommends to members of the Company to re-appoint Mr. Jayant Bhavanji Soni (DIN: 00131959), who is retiring by rotation and being eligible, offered himself for reappointment.
7. Re-appointment of Mr. Ashokkumar Vitthal Dugade (Din: 02922248) as an Independent Director for a second term of five years.
8. To make Investments, give Loans, Guarantees and provide Securities beyond the prescribed limits pursuant to section 186 of the Companies Act, 2013.

9. Dates for closing the Register of Members and Transfer Books from 20/09/2019 to 26/09/2019 for the purpose of AGM.
10. Date for 36th Annual General Meeting of the Company on Thursday, 26th September, 2019 at registered office of the Company at 306, Madhava Commercial Complex, 3rd Floor, Bandra Kurla Complex, Bandra (East), Mumbai- 400051 at 11.00 A.M. and also calendar of events for the AGM.
11. Re-appointment of Mr. Pritesh Champaklal Haria (Din: 00122001) as an Independent Director for a second term of five years.

Kindly take it on your record.

Thanking You,

Yours Sincerely
For **JOY REALTY LIMITED**

Shruti



Shruti Shah
Company Secretary & Compliance Officer

Encl:

1. Unaudited Financial Results along with Limited Review Report
2. Calendar of Events

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 ended 30th June, 2019

SR. No.	Particulars	For the quarter ended			Year Ended
		(30/06/2019)	(31/03/2019)	(30/06/2018)	(31/03/2019)
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
I	Revenue from operations	-	17,590,001	60,141,174	188,733,875
II	Other income	850,518	880,540	834,718	3,325,566
III	Total Income (I + II)	850,518	18,470,541	60,975,892	192,059,441
IV	Expenses:				
	(a) Cost of materials consumed	-	14,005,869	-	29,553,080
	(b) Purchases of stock-in-trade	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	19,633,528	59,706,319	192,337,542
	(d) Employee benefits expense	124,819	206,569	124,647	580,510
	(e) Finance Costs	40,470	12,334	2,855,468	55,977
	(f) Depreciation and amortisation expense	146,415	146,415	146,415	585,660
	(g) Other expenses	509,902	874,300	3,152,631	2,521,215
	Total expenses (IV)	821,606	34,879,015	65,985,480	225,633,984
V	Profit / (Loss) before exceptional items and tax (I - IV)	28,912	(16,408,474)	(5,009,588)	(33,574,542)
VI	Exceptional items	-	-	-	-
VII	Profit / (Loss) before extraordinary items and tax (V - VI)	28,912	(16,408,474)	(5,009,588)	(33,574,542)
VIII	Tax expense:				
	- Current tax	-	-	-	-
	- Deferred tax	-	(8,729,390)	-	(8,729,390)
IX	Profit (Loss) for the period	28,912	(7,679,084)	(5,009,588)	(24,845,152)
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	Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive income for the period)	28,912	(7,679,084)	(5,009,588)	(24,845,152)
XVI	Paid up Equity Share capital (Face value of Rs. 10/- each)	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.)	0.01	(3.195)	(2.08)	(10.338)

Notes:

- The Company is engaged in business of Builders and Developers
- The above financial results for the quarter ended 30th June, 2019 were reviewed and recommended by the Audit Committee and subsequently approved and taken on record by the Board of Directors in their respective meeting held on 14th August, 2019.
- The Board of Directors has not recommended any Dividend for the quarter ended 30th June, 2019.
- The Provision for tax is not provided for the quarter ended 30th June, 2019 due to brought forward losses.
- Deferred Tax Asset/ Liability for the quarter ended 30th June, 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: 14th August, 2019

INDEPENDENT AUDITORS' REVIEW REPORT ON THE QUARTELY UNAUDITED STANDALONE FINANCIAL RESULTS OF THE COMPANY PURSUANT TO THE REGULATION 33 OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS, 2015, AS AMENDED

**REVIEW REPORT TO
THE BOARD OF DIRECTORS OF
JOY REALTY LTD.**

We have reviewed the accompanying Statement of Standalone Financial Results for the quarter ended 30th June 2019 ("the Statement") of , **JOY REALTY LTD.** (the "Company"), Address: 306 Madhava, C-4, Bandra Kurla Complex, Bandra (East), Mumbai 400051 pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015 as amended.

1. This statement is the responsibility of the Company's Management which has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34, (Ind As 34) "Interim Financial Reporting" prescribed under Section 133 of Companies Act 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the statement based on our review.
2. We conducted our review in accordance with the Standards on Review Engagements (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 require that we plan and perform the review to obtain moderate assurance as to whether the statement is free from material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Based on our review conducted as above, nothing has come to our attention that causes us to believe that accompanying statement of unaudited financial results prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard ("Ind As") specified under Section 133 of the companies act, 2013 as amended , read with relevant rules issued thereunder and recognised accounting practice and policies has not disclosed the information required to be disclosed in terms of

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

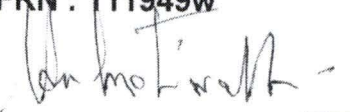
Chartered Accountants

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

© (O) 2200 2103, 2200 5431 E-Mail : hnmotiwalla.ca@gmail.com

Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements)
Regulation, 2015, as amended, including the manner in which it is to be
disclosed , or that it contains any material misstatement,

**FOR H. N. MOTIWALLA & CO
CHARTERED ACCOUNTANTS
FRN : 111949w**


**(H. N. MOTIWALLA)
PARTNER
Membership No.: 011423
UDIN:-19011423AAAAAB8294
Mumbai: August 14, 2019**

CALENDAR OF EVENTS

Sr. No.	Particulars	Date
1.	Date on which consent given by the scrutinizer to act as scrutinizer	Tuesday, 06/08/2019
2.	Date of Board resolution authorizing one of the functional directors to be responsible for the entire poll process and E-voting	Wednesday, 14/08/2019
3.	Date of appointment of scrutinizer	Wednesday, 14/08/2019
4.	Ben pose Date for Sending Notice to shareholders	Friday, 16/08/2019
5.	Date of completion of dispatch of Notice of Meeting in which the business will be transacted.	On or before Tuesday, 03/09/2019
6.	Newspaper publication for E-Voting and AGM notice dispatch.	Wednesday, 04/09/2019
7.	Cutoff Date determining list of Members for E- voting (7 days prior to date of AGM/EGM)	Wednesday, 18/09/2019
8.	Period for which E-voting facility is available and open to Members of the Company.	Monday, 23/09/2019 at 9.00 A.M. till Wednesday, 25/09/2019 at 5.00 P.M.
9.	Date and time of Annual General Meeting	Thursday, 26/09/2019 at 11.00 A.M.
10.	Submission of the Report by the Scrutinizer	Friday, 27/09/2019
11.	Date of declaration of the result by the Chairman	Friday, 27/09/2019
12.	Date of handing over the E-voting register and other related papers to the Chairman.	Monday, 30/09/2019

For JOY REALTY LIMITED



Shruti Shah
Company Secretary & Compliance Officer



To,
Corporate Relationship Department
The Bombay Stock Exchange Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001.

CCTo,
Link Intime India Private Limited
C 101, 247 Park, L.B.S. Marg,
Vikhroli (West),
Mumbai – 400 083

CCTo,
Listing Compliance Department,
MCX- sx Limited,
Vibgyor Towers, 4th Floor, Plot No. C 62,
G- Block, Opp. Trident Hotel,
Bandra Kurla Complex,
Bandra (East), Mumbai – 400098.

CCTo,
Central Depository Services (India) Limited
17th Floor, P J Towers,
Dalal Street, Mumbai – 400001.

Place: Mumbai

Date: 14/08/2019