

Date: 29.05.2017

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

Sub: Outcome of Board Meeting held on 29th May, 2017.

Ref: Joy Realty Limited

Scrip Code: 508929

Dear Sir/Madam,

With reference to the captioned subject matter, we would like to inform that the 1/2017-18 Meeting of Board of Directors of Joy Realty Limited, held on Monday, 29th Day of May, 2017 at the registered office of the Company which commenced at 3.30 p.m. and concluded at 5.30 p.m. and discussed and approved 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. Approved Standalone Audited Financial Results for the quarter and year ended on 31st March, 2017 along with the Auditor's Report thereon and also declaration of unmodified opinion on Financial Result for the year ended 31st March, 2017.
3. The Board took the note on Listing Compliance done under LODR, Regulation 2015 for the quarter and half year ended 31st March, 2017.
4. Appointed Mr. Darshan Shah as Chief Financial Officer (CFO) of the Company pursuant to section 203 of the Companies Act, 2013.
5. Approved Related Party Transactions pursuant to section 188 of the Companies Act, 2013.

Kindly take it on your record.

Thanking You,

Yours Sincerely
For **JOY REALTY LIMITED**

Shruti

Shruti Shah
Company Secretary & Compliance Officer



Encl:

1. Audited Financial Results along with Auditors Report for the year ended 31st March, 2017
2. Declaration of unmodified opinion
3. Profile of CFO

JOY REALTY LIMITED

CIN NO: L65910MH1983PLC031230

Regd Office: 306, Madhava, C-4, Bandra Kurla Complex, Bandra (East), Mumbai-400051.

Email: cs@joydevelopers.com

PART I

Statement of Standalone Audited Financial Results for the Quarter & year Ended 31st March, 2017

SR. No.	Particulars	3 months ended (31/03/2017)	Preceding 3 months ended (31/12/2016)	Corresponding 3 months ended in the previous year (31/03/2016)	Year to date figures for current period ended (31/03/2017)	Year to date figures for previous year ended (31/03/2016)
	(Refer Notes Below)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	(Audited)
1	Income from operations					
	(a) Net sales/income from operations	21,32,500	-	1,80,000	21,32,500	11,07,500
	(Net of excise duty)					
	(b) Other operating income	-	6,45,000	1,50,000	9,45,000	6,00,003
	Total income from operations (net)	21,32,500	6,45,000	3,30,000	30,77,500	17,07,503
2	Expenses					
	(a) Cost of materials consumed				1320,29,042	558,25,673
	(b) Purchases of stock-in-trade					
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade				(1320,29,042)	(558,25,673)
	(d) Employee benefits expense	1,07,842	1,71,037	1,45,710	4,42,465	7,04,050
	(e) Depreciation and amortisation expense	2,02,401	1,25,103	8,500	5,77,710	7,34,044
	(f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	5,26,509	5,12,459	4,99,183	18,86,790	14,09,699
	Total expenses	8,36,752	8,08,599	6,53,393	29,06,964	28,47,793
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	12,95,748	(1,63,599)	(3,23,393)	1,70,536	(11,40,290)
4	Other income	7,81,906	2,85,605	5,26,132	22,78,463	21,04,528
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)	20,77,654	1,22,006	2,02,739	24,48,999	9,64,238
6	Finance costs					
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 + 6)	20,77,654	1,22,006	2,02,739	24,48,999	9,64,238
8	Exceptional items					
9	Profit / (Loss) from ordinary activities before tax (7 + 8)	20,77,654	1,22,006	2,02,739	24,48,999	9,64,238
10	Tax expense	4,51,916	37,700	1,14,697	5,66,661	90,078
11	Net Profit / (Loss) from ordinary activities after tax (9 + 10)	16,25,738	84,306	88,042	18,82,337	8,74,160
12	Extraordinary items (net of tax expense Rs. Lakhs)					
13	Net Profit / (Loss) for the period (11 + 12)	16,25,738	84,306	88,042	18,82,337	8,74,160
14	Share of profit / (loss) of associates					
15	* Minority interest *					
16	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 + 14 + 15) *	16,25,738	84,306	88,042	18,82,337	8,74,160
17	Paid-up equity share capital (Face Value of the Equity Share Rs.10 /- fully Paid up)	240,32,800	240,32,800	240,32,800	240,32,800	240,32,800
18	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year				18,22,816	18,22,816
19i	Earnings per share (before extraordinary items of Rs.10/- each (not annualised))					
	a) Basic:	0.676	0.035	0.040	0.780	0.360
	b) Diluted	0.676	0.035	0.040	0.780	0.360
19ii	Earnings per share (after extraordinary items of Rs.10/- each (not annualised))					
	a) Basic:	0.676	0.035	0.040	0.780	0.360
	b) Diluted	0.676	0.035	0.040	0.780	0.360

- The Company is engaged in business of Builders and Developers
- The above financial results for the Quarter and year ended 31st March, 2017 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 29th May, 2017
- The Board of Directors has not recommended any Dividend for the year ended 31st March, 2017
- Provision for Current Taxation for the year ended 31st March 2017 is calculated and provided at applicable rates, and shall be reviewed annually, subject to audit
- Deferred Tax Asset/ Liability for the year ended 31st March, 2017 has been provided in accordance with AS - 22 "Accounting for Taxes on Income"
- Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.

For Joy Realty Limited


Bhavin Soni

Managing Director
Din No: 00132135



Place Mumbai
Date 29th May, 2017

JOY REALTY LIMITED

CIN NO: L65910MH1983PLC031230

Regd Office: 306, Madhava, C-4, Bandra Kurla Complex, Bandra (East), Mumbai-400051.

Email: cs@joydevelopers.com

Audited Statement of Asset and Liabilities			
		31-03-2017	31-03-2016
A	Equity and liabilities		
1	Shareholders' funds		
	Share capital	240,32,800	240,32,800
	Reserves and surplus	37,05,153	18,22,816
	Money received against share warrants	-	-
	Total shareholders' funds	277,37,953	258,55,616
2	Share application money pending allotment	-	-
3	Deferred government grants	-	-
4	Minority interest	-	-
5	Non-current liabilities		
	Long-term borrowings	15,71,496	1210,80,210
	Deferred tax liabilities (net)	3,62,411	5,29,310
	Foreign currency monetary item translation difference liability account	-	-
	Other long-term liabilities	-	-
	Long-term provisions	-	-
	Total non-current liabilities	19,33,907	1216,09,520
6	Current liabilities		
	Short-term borrowings	2892,28,276	466,76,645
	Trade Payables		
	(A) Total outstanding dues of micro enterprises and small enterprises	-	-
	(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	72,80,655	28,62,727
	Other current liabilities	1029,00,129	986,67,620
	Short-term provisions	-	-
	Total current liabilities	3994,09,060	1482,06,992
	Total equity and liabilities	4290,80,920	2956,72,128
	Assets		
1	Non-current assets		
(i)	Fixed assets		
	Tangible assets	293,29,466	288,13,603
	Producing properties	-	-
	Intangible assets	-	-
	Preproducing properties	-	-
	Tangible assets capital work-in-progress	24,70,971	24,70,971
	Intangible assets under development or work-in-progress		
	Total fixed assets	318,00,437	312,84,574
(ii)	Non-current investments	222,29,416	242,74,257
(v)	Deferred tax assets (net)	-	-
(vi)	Foreign currency monetary item translation difference asset account	-	-
(vii)	Long-term loans and advances	3,94,250	3,94,250
(viii)	Other non-current assets		
	Total non-current assets	544,24,103	559,53,081
2	Current assets		
	Current investments	-	-
	Inventories	3566,13,485	2245,84,443
	Trade receivables	83,80,299	83,80,299
	Cash and cash equivalents	62,926	63,006
	Bank balance other than cash and cash equivalents	24,63,097	25,49,853
	Short-term loans and advances	-	-
	Other current assets	71,37,010	41,41,446
	Total current assets	3746,56,817	2397,19,047
	Total assets	4290,80,920	2956,72,128

For Joy Realty Limited



Bhavin Soni
Managing Director
Din No: 00132135



Place Mumbai
Date: 29th May, 2017



VORA & ASSOCIATES
CHARTERED ACCOUNTANTS

101-103, REWA CHAMBERS
31, NEW MARINE LINES
MUMBAI - 400 020. INDIA

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**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**

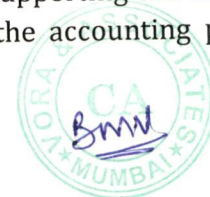
To,
Board of Directors,
JOY REALTY LIMITED

We have audited the accompanying statements of quarterly financial results of **JOY REALTY LIMITED** for the quarter ended 31st March 2017 and the year to date results for the period 1st April 2016 to 31st March 2017 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 are the derived figures between the audited figures in respect of the year ended 31st March, 2017 and the published year to date figures upto 31st December, 2016 being the date of the end of the 3rd Quarter of the current financial year, which were subject to limited review.

The Financial results for the quarter ended 31st March, 2017 and year ended 31st March, 2017 have been prepared on the basis of the financial results for the nine month period ended 31st December, 2016, The audited annual financial statements as at end for the year ended 31st March, 2017, and the relevant requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, which are the responsibility of the Company's management and have been approved by the Board of Directors of the Company. Our responsibility is to express an opinion on these financial results based on our review of the financial results for the nine month period ended 31st December, 2016 which was prepared in accordance with the recognition and measurement principles laid down in Accounting Standard for Interim Financial Reporting (AS 25), prescribed, under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our audit of the annual financial statements as at and for the year ended 31st March, 2017, and the relevant requirements of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

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





VORA & ASSOCIATES
CHARTERED ACCOUNTANTS

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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 for the quarter ended 31st March, 2017 and net PROFIT for the year ended 31st March, 2017 respectively and other financial information for such period.

Further, read with paragraph 1 above, we report that the figures for the quarter ended 31st March, 2017 represent the derived figures between the audited figures in respect of financial year ended 31st March, 2017 and the published year to date figures upto 31st December, 2016, being the date of the end of the third quarter of the current financial year, which were subjected to a limited review as state in paragraph 1 above, as required under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

For VORA & ASSOCIATES
CHARTERED ACCOUNTANTS
(ICAI Firm Reg. No.: 111612W)

BHAKTI M. VORA
PARTNER

(Membership No. 148837)



PLACE: MUMBAI

DATED: 29 MAY 2017

Date: 29.05.2017

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

Sub: - Declaration pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015

Ref: Joy Realty Limited

Script Code: 508929

Dear Sir/ Madam,

Pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015 and in compliance with SEBI Circular No. CIR/CFD/CMD/56/2016 dated 27th May, 2016, it is hereby declared and confirmed that the Audit report in respect of Financial Statement for the year ended 31st March, 2017 issued by M/s. Vora & Associates, Chartered Accountants, Statutory Auditors of the Company are with unmodified opinion.

Kindly take it on your record.

Thanking you.

Yours faithfully,

For Joy Realty Limited

Shruti

Shruti Shah
Company Secretary & Compliance Officer



Date: 29.05.2017

To,
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 - 400 098

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

Sub: - Disclosure under Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Ref: Joy Realty Limited

Script Code: 508929

Dear Sir / Madam,

This is to inform you that 01/2017-18 meeting of the Board of Directors of the Company was held on 29th May, 2017 on Monday at the registered office of the Company at 306-310, Madhava Commercial Complex, 3rd Floor, Bandra Kurla Complex, Bandra (East), Mumbai 400051 at 3:30 P.M. The Board approved the appointment of Mr. Darshan Shah as the Chief Financial Officer (CFO) of the Company under KMP category pursuant to section 203 of the Companies Act, 2013. The company is hereby disclosing the following details as mandated under the provisions of Regulation 30 and SEBI circular dated 9th September 2015, regarding Continuous Disclosure requirements for Listed Entities:

Name	Mr. Darshan Shah
Date of Birth	26/01/1986
Date of Appointment	29/05/2017
PAN No.	BFGPS0567G
Qualification	Chartered Accountant
Brief Profile	He is finance professional having experience of ten years having multiple roles within finance function - controlling, audit, financial planning and analysis, or business finance. He is a qualified Chartered

	Accountant from the Institute of Chartered Accountants of India. He is actively involved in Project Finance, construction finance, LAP, HL, OD CC etc. Mr. Shah has also successfully raised finance of more than 860 million and manages the existing portfolio of more than 2000 million.
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We request you to kindly consider the above mentioned facts and details and take the same on record.

Thanking you.

Yours faithfully,

For Joy Realty Limited

Shruti



Shruti Shah
Company secretary & Compliance Officer