

**Date: 08.08.2017**

**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.

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

**Sub: Outcome of Board Meeting held on 8<sup>th</sup> August, 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 2/2017-18 Meeting of Board of Directors of Joy Realty Limited, held on Tuesday, 8<sup>th</sup> Day of August, 2017 at the registered office of the Company which commenced at 3.30 p.m. and concluded at 5.45 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 30<sup>th</sup> June, 2017 along with the Limited Review Report.
3. The Board took the note on Listing Compliance done under LODR, Regulation 2015 for the quarter ended 30<sup>th</sup> June, 2017.
4. The Board approved the Directors Report for FY 2016-17 and Notice for 34<sup>th</sup> Annual General Meeting of the Company.
5. 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.
6. The Board recommends to members regarding appointment of M/s. H. N. Motiwalla & Co., Chartered Accountants (Membership No: 011423), as a Statutory Auditor of the Company for period of five years and also fixed the remuneration, subject to members' approval at the ensuing Annual General Meeting.
7. Dates for closing the Register of Members and Transfer Books from 09/09/2017 to 15/09/2017 for the purpose of AGM.
8. Date for 34<sup>th</sup> Annual General Meeting of the Company on Friday, 15<sup>th</sup> September, 2017 at registered office of the Company at 306, Madhava Commercial Complex, 3<sup>rd</sup> Floor, Bandra Kurla Complex, Bandra (East), Mumbai- 400051 at 11.00 A.M. and also calendar of events for the AGM.
9. The Board appointed Ms. Kala Agarwal, Company Secretary, as a Scrutinizer for conducting e-voting and poll process for the 34<sup>th</sup> Annual General Meeting of the Company.

10. The Board gave authority to any one of the Director of the company to attend and vote at the general meeting of other Companies, to represent the Company.

11. The Board approved to sell, lease or otherwise dispose of the whole or substantially the whole of the undertaking of the company under section 180(1)(a) of the Companies Act, 2013, subject to members' approval at the ensuing Annual General Meeting.

Kindly take it on your record.

Thanking You,

Yours Sincerely  
For **JOY REALTY LIMITED**



**Shruti Shah**  
Company Secretary & Compliance Officer

**Encl:**

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

**JOY REALTY LIMITED**

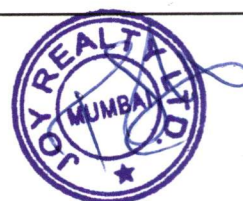
**CIN NO: L65910MH1983PLC031230**

**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, 2017**

SR. No.	Particulars	For the quarter ended	
		(30/06/2017)	(30/06/2016)
		(Unaudited)	(Unaudited)
I	Revenue from operations	-	150,000
II	Other income	666,882	596,527
III	<b>Total Income (I + II)</b>	<b>666,882</b>	<b>746,527</b>
IV	<b>Expenses:</b>		
	(a) Cost of materials consumed		
	(b) Purchases of stock-in-trade		
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade		
	(d) Employee benefits expense	104,208	99,797
	(e) Finance Costs	19,676	-
	(f) Depreciation and amortisation expense	151,581	182,317
	(g) Other expenses	362,456	414,468
	<b>Total expenses (IV)</b>	<b>637,921</b>	<b>696,582</b>
V	<b>Profit / (Loss) before exceptional items and tax (I - IV)</b>	<b>28,961</b>	<b>49,945</b>
VI	Exceptional items	-	-
VII	<b>Profit / (Loss) before extraordinary items and tax (V - VI)</b>	<b>28,961</b>	<b>49,945</b>
	<b>Tax expense:</b>		
VIII	- Current tax	8,949	15,433
	- Deferred tax	-	-
IX	<b>Profit / (Loss) for the period from continuing operations (VII - VIII)</b>	<b>20,012</b>	<b>34,512</b>
X	Profit / (Loss) from discontinued operations	-	-
XI	Tax expense of discontinued operations	-	-
XII	<b>Profit / (Loss) from discontinued operations (after tax) (X - XI)</b>	<b>-</b>	<b>-</b>
XIII	<b>Profit (Loss) for the period (IX + XII)</b>	<b>20,012</b>	<b>34,512</b>
	<b>Other Comprehensive income</b>	<b>-</b>	<b>-</b>
	<b>A. (i) Items that will not be reclassified to profit or loss</b>	<b>-</b>	<b>-</b>
	<b>(ii) Income tax relating to items that will not be reclassified to profit or loss</b>	<b>-</b>	<b>-</b>
XIV	<b>B. (i) Items that will be reclassified to profit or loss</b>	<b>-</b>	<b>-</b>





	(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 )	20,012	34,512
	Earnings per equity share (for continuing operation):		
XVI	(1) Basic	0.01	0.01
	(2) Diluted	0.01	0.01
	Earnings per equity share (for discontinued operation):		
XVII	(1) Basic	-	-
	(2) Diluted	-	-
	Earnings per equity share (for discontinued & continuing operation)		
XVII	(1) Basic	0.01	0.01
	(2) Diluted	0.01	0.01

**Notes:**

- 1 The Company is engaged in business of Builders and Developers
- 2 During the quarter under review, the Company has sold flats in its ongoing work in progress project. As per the accounting policy of the Company, the estimated profit shall be recognised at the end of the year or receipt of occupation certificate whichever is earlier.
- 3 The above financial results for the quarter ended 30th June, 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 8th August, 2017
- 4 The above comparative Ind-AS compliant financial results for the period ended June, 2016, have not been subjected to limited review or audit. However the management has exercised necessary due diligence to ensure that financial results provide a true and fair view of its affairs.
- 5 There is no impact of implementation of Ind-AS on the net profit of the company.
- 6 The Board of Directors has not recommended any Dividend for the quarter ended 30th June, 2017
- 7 Provision for Current Taxation for the quarter ended 30th June, 2017 is calculated and provided at applicable rates, and shall be reviewed annually, subject to audit
- 8 Deferred Tax Asset/ Liability for the quarter ended 30th June, 2017 has not been provided and will be accounted on annual audited accounts in accordance with AS - 22 "Accounting for Taxes on Income".
- 9 Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.

For Joy Realty Limited



*[Handwritten Signature]*

Bhavin Soni  
Managing Director  
Din No: 00132135

Place : Mumbai  
Date: 8th August, 2017



**VORA & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**

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

TEL. : +91-22-2200 5933  
+91-22-2200 5934  
+91-22-6615 5599  
+91-22-2206 3289

Web. : www.cavoras.com  
e-mail: office@cavoras.com  
cavoras@gmail.com

Ref.: MA: 17: JRL 913

Review report to:  
The Board of Directors,  
**Joy Realty Limited.**  
306, Madhava,  
C-4, Bandra Kurla Complex,  
Bandra (East),  
Mumbai - 400051

**Reg.: THE LIMITED REVIEW REPORT FOR COMPANIES**  
**ANNEXURE V TO REGULATION 33**

**CERTIFICATE**

We have reviewed the accompanying statement of unaudited financial results of **JOY REALTY LIMITED** for the quarter ended 30<sup>th</sup> June, 2017. This statement is the responsibility of the Company's Management and has been approved by the 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 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 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 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.

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

**BHAKTI M. VORA**  
PARTNER

(Membership No. 148837)

PLACE: MUMBAI

DATED: 8 AUG 2017



**CALENDAR OF EVENTS**

Sr. No.	Particulars	Date
1.	Date on which consent given by the scrutinizer to act as scrutinizer	Monday, 31/07/2017
2.	Date of Board resolution authorizing one of the functional directors to be responsible for the entire poll process and E-voting	Tuesday, 08/08/2017
3.	Date of appointment of scrutinizer	Tuesday, 08/08/2017
4.	Ben pose Date for Sending Notice to shareholders	Friday, 11/08/2017
5.	Date of completion of dispatch of Notice of Meeting in which the business will be transacted.	On or before Monday, 21/08/2017
6.	Newspaper publication for E-Voting and AGM notice dispatch.	Tuesday, 22/08/2017
7.	Cutoff Date determining list of Members for E- voting ( 7 days prior to date of AGM/EGM )	Thursday, 07/09/2017
8.	Period for which E-voting facility is available and open to Members of the Company.	Tuesday, 12/09/2017 at 9.00 A.M. till Thursday, 14/09/2017 at 5.00 P.M.
9.	Date and time of Annual General Meeting	Friday, 15/09/2017
10.	Submission of the Report by the Scrutinizer	Saturday, 16/09/2017
11.	Date of declaration of the result by the Chairman	Saturday, 16/09/2017
12.	Date of handing over the E-voting register and other related papers to the Chairman.	Monday, 18/09/2017

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, 4<sup>th</sup> Floor, Plot No. C 62,  
G- Block, Opp. Trident Hotel,  
Bandra Kurla Complex,  
Bandra (East), Mumbai – 400098.

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

**Place: Mumbai**  
**Date: 08/08/2017**