

Date: 13.02.2019

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 13th February, 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 6/2018-19 Meeting of Board of Directors of Joy Realty Limited, held on Wednesday, 13th Day of February, 2019 at the registered office of the Company which commenced at 3.30 p.m. and concluded at 5.15 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 31st December, 2018 along with the Limited Review Report.
3. The Board took the note on Listing Compliance done under LODR, Regulation 2015 for the quarter ended 31st December, 2018.

Kindly take it on your record.

Thanking You,

Yours Sincerely
For JOY REALTY LIMITED



Shruti Shah
Company Secretary & Compliance Officer



Encl: Unaudited Financial Results along with Limited Review Report

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, 2018

SR. No.	Particulars	3 months ended			9 months ended		Year Ended
		(31/12/2018)	(30/09/2018)	(31/12/2017)	(31/12/2018)	(31/12/2017)	(31/03/2018)
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from operations	96,455,400	14,547,300	-	171,143,874	-	169,916,424
II	Other income	834,332	775,976	707,496	2,445,026	2,061,267	2,950,818
III	Total Income (I + II)	97,289,732	15,323,276	707,496	173,588,900	2,061,267	172,867,242
IV	Expenses:						
	(a) Cost of materials consumed	-	-	-	-	-	85,816,336
	(b) Purchases of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	98,800,684	14,197,011	-	172,704,014	-	113,549,458
	(d) Employee benefits expense	124,647	124,647	104,208	373,941	312,624	426,970
	(e) Finance Costs	658,952	1,952,912	17,700	5,467,332	56,075	72,751
	(f) Depreciation and amortisation expense	146,415	146,415	141,913	439,245	445,075	591,490
	(g) Other expenses	5,502,036	3,115,772	354,697	11,770,439	1,101,794	14,453,372
	Total expenses (IV)	105,232,734	19,536,757	618,518	190,754,971	1,915,568	214,910,377
V	Profit / (Loss) before exceptional items and tax (I - IV)	(7,943,002)	(4,213,481)	88,978	(17,166,071)	145,699	(42,043,135)
VI	Exceptional items						
VII	Profit / (Loss) before extraordinary items and tax (V - VI)	(7,943,002)	(4,213,481)	88,978	(17,166,071)	145,699	(42,043,135)
	Tax expense:						
VIII	- Current tax	-	-	22,912	-	37,518	(2,315)
	- Deferred tax	-	-	-	-	-	(10,988,676)
IX	Profit (Loss) for the period	(7,943,002)	(4,213,481)	66,066	(17,166,071)	108,181	(31,052,144)
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)	(7,943,002)	(4,213,481)	66,066	(17,166,071)	108,181	(31,052,144)
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.)	(3.305)	(1.753)	0.027	(7.143)	0.045	(12.921)

Notes:

- The Company is engaged in business of Builders and Developers
- The above financial results for the quarter ended 31st December, 2018 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 13th February, 2019.
- The Board of Directors has not recommended any Dividend for the quarter ended 31st December, 2018.
- The Provision for tax is not provided for the quarter ended 31st December, 2018 due to loss, and shall be reviewed annually, subject to audit.
- Deferred Tax Asset/ Liability for the quarter ended 31st December, 2018 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: 13/02/2019

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

To,
The Board of Directors,
JOY REALTY LIMITED
306 Madhava,
C-4, Bandra Kurla Complex
Bandra (E).
Mumbai 400 051

**Reg.: THE LIMITED REVIEW REPORT FOR COMPANIES
ANNEXURE V TO REGULATION 33 OF SEBI (LODR), 2015**

CERTIFICATE

We have reviewed the accompanying statement of unaudited financial results of **JOY REALTY LIMITED** for the quarter and `nine month ended December, 2018 ("the statement") being submitted by the company pursuant to the requirement of regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 read with Circular No. CIR/CFD/FAC/62/2016 dated July 05,2016. 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

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

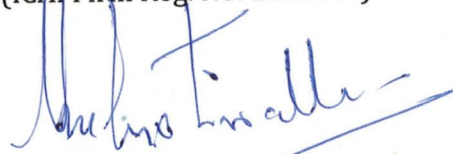
Chartered Accountants

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

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

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/FAC/62/2016 dated July 05, 2016 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 13, 2019