

Date: 13.08.2018

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 13th August, 2018.

Ref: Joy Realty Limited

Scrip Code: 508929

Dear Sir/Madam,

With reference to the captioned subject matter, we would like to inform that the 3/2018-19 Meeting of Board of Directors of Joy Realty Limited, held on Monday, 13th Day of August, 2018 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, 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 30th June, 2018.
4. The Board appointed Ms. Kala Agarwal, Company Secretary, as a Scrutinizer for conducting e-voting and poll process for the 35th Annual General Meeting of the Company.
5. The Board approved the Directors Report for FY 2017-18 and Notice for 35th 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. The Board recommends to members regarding ratification of appointment of M/s. H. N. Motiwala & Co., Chartered Accountants (Membership No: 011423), as a Statutory Auditor of the Company, subject to members' approval at the ensuing Annual General Meeting.

8. Dates for closing the Register of Members and Transfer Books from 20/09/2018 to 26/09/2018 for the purpose of AGM.
9. Date for 35th Annual General Meeting of the Company on Wednesday, 26th September, 2018 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.

Kindly take it on your record.

Thanking You,

Yours Sincerely
For **JOY REALTY LIMITED**



Shrut 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, 2018

SR. No.	Particulars	For the quarter ended			Year Ended
		(30/06/2018)	(31/03/2018)	(30/06/2017)	(31/03/2018)
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
I	Revenue from operations	60,141,174	169,916,424	-	169,916,424
II	Other income	834,718	889,551	666,882	2,950,818
III	Total Income (I + II)	60,975,892	170,805,975	666,882	172,867,242
IV	Expenses:				
	(a) Cost of materials consumed		85,816,336		85,816,336
	(b) Purchases of stock-in-trade				
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	59,706,319	113,549,458		113,549,458
	(d) Employee benefits expense	124,647	114,346	104,208	426,970
	(e) Finance Costs	2,855,468	16,676	19,676	72,751
	(f) Depreciation and amortisation expense	146,415	146,415	151,581	591,490
	(g) Other expenses	3,152,631	13,351,578	362,456	14,453,372
	Total expenses (IV)	65,985,480	212,994,809	637,921	214,910,377
V	Profit / (Loss) before exceptional items and tax (I - IV)	(5,009,588)	(42,188,834)	28,961	(42,043,135)
VI	Exceptional items				
VII	Profit / (Loss) before extraordinary items and tax (V - VI)	(5,009,588)	(42,188,834)	28,961	(42,043,135)
	Tax expense:				
VIII	- Current tax	-	(39,833)	8,949	(2,315)
	- Deferred tax	-	(10,988,676)	-	(10,988,676)
IX	Profit (Loss) for the period	(5,009,588)	(31,160,325)	20,012	(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)	(5,009,588)	(31,160,325)	20,012	(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
XVII	Reserves excluding Revaluation reserve as per Balance sheet of the previous accounting year				(27,346,992)
XVIII	Basic & Diluted EPS (Rs.)	(2.08)	(12.966)	0.01	(12.921)

Notes:

- The Company is engaged in business of Builders and Developers
- The above financial results for the quarter ended 30th June, 2018 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 13th August, 2018.
- The Board of Directors has not recommended any Dividend for the quarter ended 30th June, 2018.
- The Provision for tax is not provided for the quarter ended 30th June, 2018 due to loss, and shall be reviewed annually, subject to audit.
- Deferred Tax Asset/ Liability for the quarter ended 30th June, 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.

Place : Mumbai
Date: 13th August, 2018



For Joy Realty Limited

Bhavin Soni
Managing Director
Din No: 00132135

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 ended June 30,2018 attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'). Attention is drawn to the fact that the figures for the 3 months ended March 31,2018 as reported in these financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures upto the third quarter of the previous financial year. The figures upto the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.

This statement is the responsibility of the Company's Management and has been approved by the Board of Directors in their meeting held on August 13,2018 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

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

Chartered Accountants

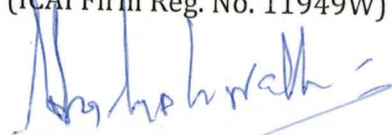
508, Sharda Chambers, 33, New Marine Lines, Mumbai - 400 020.

☎ (O) 2200 2103, 2200 5431 Fax : 2209 4331 E-Mail : hnmco@mtnl.net.in

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, read with SEBI Circular No. CIR/CFD/FAC/62/2016 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: August 13, 2018.

CALENDAR OF EVENTS

Sr. No.	Particulars	Date
1.	Date on which consent given by the scrutinizer to act as scrutinizer	Monday, 06/08/2018
2.	Date of Board resolution authorizing one of the functional directors to be responsible for the entire poll process and E-voting	Monday, 13/08/2018
3.	Date of appointment of scrutinizer	Monday, 13/08/2018
4.	Ben pose Date for Sending Notice to shareholders	Friday, 17/08/2018
5.	Date of completion of dispatch of Notice of Meeting in which the business will be transacted.	On or before Friday, 31/08/2018
6.	Newspaper publication for E-Voting and AGM notice dispatch.	Saturday, 01/09/2018
7.	Cutoff Date determining list of Members for E- voting (7 days prior to date of AGM/EGM)	Tuesday, 18/09/2018
8.	Period for which E-voting facility is available and open to Members of the Company.	Sunday, 23/09/2018 at 9.00 A.M. till Tuesday, 25/09/2018 at 5.00 P.M.
9.	Date and time of Annual General Meeting	Wednesday, 26/09/2018
10.	Submission of the Report by the Scrutinizer	Friday, 28/09/2018
11.	Date of declaration of the result by the Chairman	Friday, 28/09/2018
12.	Date of handing over the E-voting register and other related papers to the Chairman.	Saturday, 29/09/2018

For JOY REALTY LIMITED



Shrut 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: 13/08/2018