

**Date: 14.11.2018**

**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.

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

**Sub: Outcome of Board Meeting held on 14<sup>th</sup> November, 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 4/2018-19 Meeting of Board of Directors of Joy Realty Limited, held on Wednesday, 14<sup>th</sup> Day of November, 2018 at the registered office of the Company which commenced at 3.30 p.m. and concluded at 4.30 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> September, 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 30<sup>th</sup> September, 2018.

Kindly take it on your record.

Thanking You,

Yours Sincerely  
For **JOY REALTY LIMITED**





**Shrut 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 ended 30th September, 2018**

SR. No.	Particulars	For the quarter ended			For the Half Year Ended		Year Ended
		(30/09/2018)	(30/06/2018)	(30/09/2017)	(30/09/2018)	(30/09/2017)	(31/03/2018)
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from operations	14,547,300	60,141,174	-	74,688,474	-	169,916,424
II	Other income	775,976	834,718	686,889	1,610,694	1,353,771	2,950,818
III	<b>Total Income (I + II)</b>	<b>15,323,276</b>	<b>60,975,892</b>	<b>686,889</b>	<b>76,299,168</b>	<b>1,353,771</b>	<b>172,867,242</b>
IV	<b>Expenses:</b>						
	(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	14,197,011	59,706,319	-	73,903,330		113,549,458
	(d) Employee benefits expense	124,647	124,647	104,208	249,294	208,416	426,970
	(e) Finance Costs	1,952,912	2,855,468	18,699	4,808,380	38,375	72,751
	(f) Depreciation and amortisation expense	146,415	146,415	151,581	292,830	303,162	591,490
	(g) Other expenses	3,115,772	3,152,631	384,641	6,268,403	747,097	14,453,372
	<b>Total expenses (IV)</b>	<b>19,536,757</b>	<b>65,985,480</b>	<b>659,129</b>	<b>85,522,237</b>	<b>1,297,050</b>	<b>214,910,377</b>
V	<b>Profit / (Loss) before exceptional items and tax (I - IV)</b>	<b>(4,213,481)</b>	<b>(5,009,588)</b>	<b>27,760</b>	<b>(9,223,069)</b>	<b>56,721</b>	<b>(42,043,135)</b>
VI	<b>Exceptional items</b>						
VII	<b>Profit / (Loss) before extraordinary items and tax (V - VI)</b>	<b>(4,213,481)</b>	<b>(5,009,588)</b>	<b>27,760</b>	<b>(9,223,069)</b>	<b>56,721</b>	<b>(42,043,135)</b>
VIII	<b>Tax expense:</b>						
	- Current tax	-	-	5,657	-	14,606	(2,315)
	- Deferred tax	-	-	-	-	-	(10,988,676)
IX	<b>Profit (Loss) for the period</b>	<b>(4,213,481)</b>	<b>(5,009,588)</b>	<b>22,103</b>	<b>(9,223,069)</b>	<b>42,115</b>	<b>(31,052,144)</b>
X	<b>Other Comprehensive income</b>						
XI	<b>A. (i) Items that will not be reclassified to profit or loss</b>						
XII	<b>(ii) Income tax relating to items that will not be reclassified to profit or loss</b>						
XIII	<b>B. (i) Items that will be reclassified to profit or loss</b>						
XIV	<b>(ii) Income tax relating to items that will be reclassified to profit or loss</b>						
XV	<b>Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period )</b>	<b>(4,213,481)</b>	<b>(5,009,588)</b>	<b>22,103</b>	<b>(9,223,069)</b>	<b>42,115</b>	<b>(31,052,144)</b>
XVI	<b>Paid up Equity Share capital (Face value of Rs. 10/- each)</b>	<b>2,403,280</b>	<b>2,403,280</b>	<b>2,403,280</b>	<b>2,403,280</b>	<b>2,403,280</b>	<b>2,403,280</b>
XVII	<b>Reserves excluding Revaluation reserve as per Balance sheet of the previous accounting year</b>						<b>(27,346,992)</b>
XVIII	<b>Basic &amp; Diluted EPS (Rs.)</b>	<b>(1.753)</b>	<b>(2.084)</b>	<b>0.009</b>	<b>(3.838)</b>	<b>0.018</b>	<b>(12.921)</b>

**Notes:**

- The Company is engaged in business of Builders and Developers
- The above financial results for the quarter ended 30th September, 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 14th November, 2018.
- The Board of Directors has not recommended any Dividend for the quarter ended 30th September, 2018.
- The Provision for tax is not provided for the quarter ended 30th September, 2018 due to loss, and shall be reviewed annually, subject to audit.
- Deferred Tax Asset/ Liability for the quarter ended 30th September, 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.
- Operation from Revenue is in respect of a sale of flat, whose full amount has been received, but sale agreement yet to be made and registered.

For Joy Realty Limited



*[Signature]*  
**Bhavin Soni**  
 Managing Director  
 Din No: 00132135

Place : Mumbai  
 Date: 14/11/2018



**JOY REALTY LIMITED**

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

Email: cs@joydevelopers.com

**CIN NO:L65910MH1983PLC031230**

Statement of Assets and Liabilities as at 30th September, 2018

		Amount in Rs	
Particulars		As at 30th September, 2018	As at 31st March, 2018
1	<b>ASSETS:</b>		
	<b><u>NON CURRENT ASSETS:</u></b>	(Unaudited)	(Audited)
	Property, Plant & Equipment	28,636,995	28,929,825
	Capital Work in Progress	2,470,971	2,470,971
	Financial Assets		
	(i) Investments	26,723,174	25,112,480
	Income Tax Asses (Net)	2,192,494	1,384,361
	Deffered Tax Assets	10,626,265	10,626,265
	Other Non Current Asset	251,862	396,750
	<b>Total Non Current Asset</b>	<b>70,901,761</b>	<b>68,920,652</b>
	<b><u>CURRENT ASSETS:</u></b>		
	Inventories	169,608,317	243,064,026
	Financial Assets:		
	(i) Trade Receivables	-	22,366,198
	(ii) Cash & Cash Equivalents	294,617	1,643,617
	(iii) Other Bank Balances	1,460,978	1,460,978
	Other Current Assets	4,966,200	4,432,107
	<b>Total Current Asset</b>	<b>176,330,112</b>	<b>272,966,926</b>
	<b>Total Assets</b>	<b>247,231,873</b>	<b>341,887,578</b>
	<b>EQUITY AND LIABILITIES:</b>		
<b><u>EQUITY</u></b>			
Equity Share Capital	24,032,800	24,032,800	
Other Equity	(36,570,059)	(27,346,992)	
	<b>(12,537,259)</b>	<b>(3,314,192)</b>	
<b><u>NON CURRENT LIABILITIES:</u></b>			
Financial Liabilities			
(i) Borrowings	1,095,745	1,093,578	
Deferred tax liabilities (net)	-	-	
	<b>1,095,745</b>	<b>1,093,578</b>	
<b><u>CURRENT LIABILITIES:</u></b>			
Financial Liabilities			
(i) Borrowings	140,266,819	232,808,411	
(ii) Trade Payables	6,589,393	9,483,895	
Provisions	-	-	
Other Current Liabilities	111,817,176	101,815,886	
	<b>258,673,388</b>	<b>344,108,192</b>	
<b>Total Equity and Liabilities</b>	<b>247,231,873</b>	<b>341,887,578</b>	
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For Joy Realty Limited

*(Signature)*

**Bhavin Soni**  
Managing Director

Din No: 00132135

Place : Mumbai  
Date: 14/11/2018

To,  
The Board of Directors,  
**JOY REALTY LIMITED**  
306 Madhava,  
C-4, Bandra Kurla Complex  
Bandra (E),  
Mumbai 400051

**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 half year ended September 30, 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 Information Performed by the Independent Auditor of the Entity", specified under section 143(10) of the Companies Act, 2013. 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.

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

Chartered Accountants

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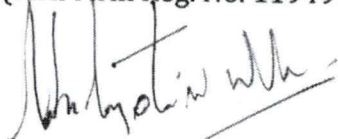
508, Sharda Chambers, 33, New Marine Lines, Mumbai - 400 020.

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☎ (0) 2200 2103, 2200 5431 E-Mail : hnmotiwalla.ca@gmail.com

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 have 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: November 14,2018