

**AVISHKAR INFRA REALTY LIMITED  
(FORMERLY KNOWN AS JOY REALTY LIMITED)**

**Date: 10<sup>th</sup> February 2025**

**To,**

**Department of Corporate  
Relationship**

**BSE Limited**

25<sup>th</sup> Floor P.J. Towers, Dalal Street,

Mumbai-400001

**Listing Compliance Department,**

**MSEI Ltd,**

Building A, Unit 205A, 2nd Floor,

Piramal,

Agastya Corporate Park, Lal Bahadur

Shastri Marg,

Kurla West, Kurla, Mumbai,

Maharashtra 400070

**Scrip Code: 508929**

**Subject: Outcome of the Board meeting held on Monday, 10<sup>th</sup> February, 2025**

**Ref: Regulation 30 of SEBI (Listing Obligation and Disclosure Requirements)  
Regulations, 2015**

Dear Sir/Ma'am,

Pursuant to Regulation 30 of SEBI (LODR) Regulations, 2015 we hereby inform you that the Board of Directors of Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited) at their meeting held on Monday, 10<sup>th</sup> February, 2025 has inter alia considered and approved the following:

1. To consider, approve & take on record the Unaudited Financial Result for the quarter ended 31st December, 2024 as per Regulation 33 of the listing Regulation and take on record the Limited Review Report given by the Statutory Auditor of the Company in this behalf.
2. Considered and approved to make investment up to 16 lacs in AVISHKAR KEVAL KUNJ REDEVELOPMENT PRIVATE LIMITED as per valuation not exceeding the prescribed limit as specified under section 186 of the companies' act 2013.
3. Considered and approved investment up to 25000 in Avinash Enterprises.
4. Considered and approved corporate office of the company at Unit No. 301 Nestor Court ADJ to Vinayak Chs Baji, Prabhu Deshpande Marg Pond Gavthan, Vile Parle (W), Vileparle (West), Mumbai, Maharashtra, India, 400056.

**Reg. Office: 301, Nector House, Vinayak CHS, beside parshwanrh Appartment, Baji Prabhu  
Deshpande marg, vile Parle (w), Mumbai, Maharashtra- 400056**

**CIN: L65910MH1983PLC031230**

**Email id: Compliance.joyrealty@gmail.com**

**AVISHKAR INFRA REALTY LIMITED  
(FORMERLY KNOWN AS JOY REALTY LIMITED)**

The meeting commenced at 05:00 P.M. and concluded at 06:10 P.M.

You are required to take the same on your records.

Thanking you,  
Yours faithfully,

**FOR, AVISHKAR INFRA REALTY LIMITED  
(Formerly known as Joy Realty Limited)**

KOMAL  
MANGHARA  
M KESHWANI

Digitally signed by  
KOMAL MANGHARAM  
KESHWANI  
Date: 2025.02.10  
18:03:06 +05'30'

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**Komal Keshwani  
Company Secretary and Compliance Officer**

**Place: Mumbai**

**Limited Review Report on Un-Audited Standalone Quarterly Financial Results of Joy Realty Limited pursuant to the Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirement) Regulations, 2015 for the period ended on December 31, 2024.**

To

Board of Directors of

**Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited)**

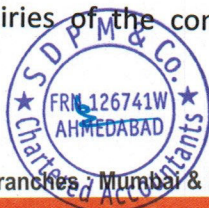
Mumbai

**INTRODUCTION**

1. We have reviewed the accompanying statement of Un-Audited Standalone Financial Results of **Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited)** ("the Company") for the Quarter ended on December 31, 2024, and year to date results for the period from April 01, 2024 to December 31, 2024 ("the Statement") attached herewith. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared pursuant to the requirements Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.

**SCOPE OF REVIEW**

3. We conducted our review in accordance with the Standards on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed 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 the company personnel and analytical procedures



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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.

#### **CONCLUSION**

4. Based on our review conducted as stated in above Paragraph, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard ("Ind AS") specified under section 133 of the Companies Act, 2013 as amended read with relevant rules issued there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in the terms of Listing Regulation including the manner in which it is to be disclosed, or that it contains any material misstatement.

**Date : 10/02/2025**

**Place : Ahmedabad**

**For, S D P M & Co.**

**Chartered Accountants**



**Sunil Dad (Partner)**

**M.No. 120702**

**UDIN : 25120702BMIFQH4436**



JOY REALTY LIMITED							
(CIN: L65910MH1983PLC031230 )							
(Regd. Office: Nestor Court, Adj. Vinayak CHS, Baji Prabhu Deshpande Marg, Vile Parle West, Mumbai, Maharashtra - 400056)							
E-mail id: compliance.joyrealty@gmail.com				Phone: +91 95587 80710		website: www.joyrealty.in	
STATEMENT OF UN-AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED ON DECEMBER 31, 2024							
(Rs. In Lakhs Except EPS and Face Value of Share)							
	Particulars	Three Months ended December 31, 2024	Preceding Three Months ended September 30, 2024	Corresponding Three Months ended December 31, 2023	Year to date figures for the current period from April 01, 2024 to December 31, 2024	Year to date figures for the current period from April 01, 2023 to December 31, 2023	Year ended March 31, 2024
		Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
I	Revenue from operations	40.00	-	-	40.00	-	-
II	Other Income	79.16	0.31	-	82.69	-	-
III	Total Revenue (I+II)	119.16	0.31	-	122.69	-	-
IV	Expenses						
	Cost of material consumed	-	-	-	-	-	0.03
	Purchase of stock in trade	-	-	-	-	-	-
	Changes in inventories of Finished Goods, Work-in-Progress and Stock-in-trade	-	-	-	-	-	(0.03)
	Employee benefits expenses	1.73	0.90	0.41	3.38	1.70	2.16
	Finance Costs	4.50	13.12	19.61	38.03	64.53	84.41
	Depreciation and amortization expense	0.04	0.03	0.02	0.07	0.05	-
	Other Expenses	8.14	7.26	0.31	27.63	6.04	17.16
	Total Expenses	14.41	21.31	20.36	69.11	72.31	103.73
V	Profit before exceptional and extraordinary items and tax (III-IV)	104.76	(21.00)	(20.36)	53.58	(72.31)	(103.73)
VI	Exceptional Items	-	-	-	-	-	(2.22)
VII	Profit before extraordinary items and tax (V-VI)	104.76	(21.00)	(20.36)	53.58	(72.31)	(101.51)
VIII	Extraordinary items	-	-	-	-	-	-
IX	Profit before tax (VII-VIII)	104.76	(21.00)	(20.36)	53.58	(72.31)	(101.51)
X	Tax Expenses	-	-	-	-	-	-
	1) Current tax	-	-	-	-	-	-
	2) Deferred tax	-	-	-	-	-	-
	3) Short / (Excess) Provision of Income Tax of Previous Years	-	-	-	-	-	-
XI	Profit (Loss) for the period from continuing operations (IX-X)	104.76	(21.00)	(20.36)	53.58	(72.31)	(101.51)
XII	Profit / (Loss) from discontinuing operations	-	-	-	-	-	-
XIII	Tax expenses of discontinuing operations	-	-	-	-	-	-
XIV	Profit / (Loss) from discontinuing operations (after tax) (XII-XIII)	-	-	-	-	-	-
XV	Net Profit / (Loss) for the period (XI+XIV)	104.76	(21.00)	(20.36)	53.58	(72.31)	(101.51)
XVI	Other Comprehensive Income						
	A) (i) Items that will not be reclassified to profit or loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
	B) (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
XVII	Total Comprehensive Income	104.76	(21.00)	(20.36)	53.58	(72.31)	(101.51)
XVIII	Paid up Equity Share Capital (Face Value Rs. 10/- each)	2,240.33	2,240.33	240.33	2,240.33	240.33	240.33
XIX	Other Equity excluding Revaluation Reserve	-	-	-	-	-	(1,233.03)
XX	Earning per share						
	1) Basic	0.47	(0.09)	(0.85)	0.24	(3.01)	(4.22)
	2) Diluted	0.47	(0.09)	(0.85)	0.24	(3.01)	(4.22)

**NOTES:**

- 1 The above Financial Results have been reviewed by the Audit Committee in its meeting held on 10th February, 2025 and the same were adopted by the Board of Directors in their meeting held on the same date.
- 2 The statutory auditors have carried out limited review of the standalone unaudited financial results for the quarter ended 31st December 2024 and have issued unmodified review report.
- 3 Figures for the previous period have been regrouped/ rearranged/ reclassified wherever considered necessary to correspond with the current period's classification/group's disclosure.

DATE: 10th February, 2025  
PLACE: Mumbai

By order of the Board of Directors  
Avishkar Infra Realty Limited



Kapil Kothari  
Managing Director  
DIN : 02979665