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PART I
Statement of Standalone Unaudited Results for the Quarter Ended 30/09/2012

SN	Particulars	3 months ended (30/09/2012)	Preceding 3 months ended (30/06/2012)	Corresponding 3 months ended (30/09/2011) in the previous year	Year to date figures for current period ended (30/09/2012)	Year to date figures for the previous year ended (30/09/2011)	Previous year ended (31/03/2012)
	(Refer Notes Below)	(Unaudited) /	(Unaudited)	(Unaudited) /	(Unaudited) /	(Unaudited) /	(Audited)
1.	Income from operations						
	(a) Net sales/income from operations (Net of excise duty)	3,00,000	3,40,000	2,58,169	6,40,000	3,99,169	24,99,169
	(b) Other operating income	-	-	4,00,000	-	10,00,000	10,00,000
	Total income from operations (net)	3,00,000	3,40,000	6,58,169	6,40,000	13,99,169	34,99,169
2.	Expenses						
	(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	1,04,706	1,63,895	2,91,452	2,68,601	5,65,551	9,76,136
	(e) Depreciation and amortization expense	1,37,782	1,37,782	1,37,782	2,75,564	2,75,564	5,51,128
	(f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	3,48,215	1,74,079	5,72,319	5,22,294	11,72,661	18,46,646
	Total expenses	5,90,703	4,75,756	10,01,553	10,66,459	20,13,776	33,73,910
3.	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	(2,90,703)	(1,35,756)	(3,43,384)	(4,26,459)	(6,14,607)	1,25,259
4.	Other income	4,17,255	4,17,255	3,68,992	8,34,510	7,41,552	15,49,298
5.	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)	1,26,552	2,81,499	25,608	4,08,051	1,26,945	16,74,557
6.	Finance costs	-	-	-	-	-	900
7.	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 + 6)	1,26,552	2,81,499	25,608	4,08,051	1,26,945	16,74,557
8.	Exceptional items	-	-	0	0	0	0
9.	Profit / (Loss) from ordinary activities before tax (7 + 8)	1,26,552	2,81,499	25,608	4,08,051	1,26,945	16,74,557
10.	Tax expense	39,500	87,000	8000	1,26,500	40,000	5,31,994
11.	Net Profit / (Loss) from ordinary activities after tax (9 + 10)	87,052	1,94,499	17,608	2,81,551	86,945	3,59,082
12.	Extraordinary items (net of tax expense Rs. Lakhs)	-	-	-	-	-	7,82,581
13.	Net Profit/(Loss) for the period (11+12)	87,052	1,94,499	17,608	2,81,551	86,945	3,59,082
14.	Share of profit / (loss) of associates	NA	NA	NA	NA	NA	NA
15.	* Minority interest *	NA	NA	NA	NA	NA	NA
16.	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 + 14 + 15) *	87,052	1,94,499	17,608	2,81,551	86,945	3,59,082
17.	Paid-up equity share capital (Face Value of the Equity Share Rs.10 /- fully Paid up)	6,00,82,000	6,00,82,000	60082000	60082000	60082000	60082000
18.	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-	(3,71,35,160)
19i	Earnings per share (before extraordinary items of Rs. _____/- each) (not annualized):						
	(a) Basic	0.01	0.03	0.00	0.05	0.01	0.19
19ii	Earnings per share (after extraordinary items of Rs. _____/- each) (not annualized):						
	(a) Basic	0.01	0.03	0.00	0.05	0.01	0.19

PART II
Select Information for the Quarter Ended 30/09/2012

SN	Particulars	3 months ended (31/03/2012)	Preceding 3 months ended (31/12/2011)	Corresponding 3 months ended (31/03/2011) in the previous year	Year to date figures for current period ended (31/03/2012)	Year to date figures for the previous year ended (31/03/2011)	Previous year ended (31/03/2011)
A	PARTICULARS OF SHAREHOLDING						
1.	Public shareholding						
	- Number of shares	23,02,600	23,02,600	23,02,600	23,02,600	23,02,600	23,02,600
	- Percentage of shareholding	38.32%	38.32%	38.32%	38.32%	38.32%	38.32%
2.	Promoters and Promoter Group Shareholding **						
	a) Pledged / Encumbered Number of shares	Nil	Nil	Nil	Nil	Nil	Nil
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	0%	0%	0%	0%	0%	0%
	- Percentage of shares (as a % of the total share capital of the company)	0%	0%	0%	0%	0%	0%
	b) Non - encumbered Number of shares	37,05,600	37,05,600	37,05,600	37,05,600	37,05,600	37,05,600
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter group)	100%	100%	100%	100%	100%	100%
	- Percentage of shares (as a % of the total share capital of the company)	61.68%	61.68%	61.68%	61.68%	61.68%	61.68%

SN	Particulars	3 months ended (31/09/2012)
B	INVESTOR COMPLAINTS	
	Pending at the beginning of the quarter	
	Received during the quarter	
	Disposed of during the quarter	
	Remaining unresolved at the end of the quarter	NIL

SN	Standalone / Consolidated Statement of Assets and Liabilities Particulars	As at (current half year end / year end) (31/09/2012)	As at (previous year end) (31/09/2011)
A	EQUITY AND LIABILITIES		
1.	Shareholders' funds		
	(a) Share capital	6,00,82,000	6,00,82,000
	(b) Reserves and surplus	(3,68,53,609)	(3,74,85,555)
	(c) Money received against share warrants		
	Sub-total - Shareholders' funds	2,32,28,391	2,25,96,455
2.	Share application money pending allotment	-	-
3.	Minority interest *	NA	NA
4.	Non-current liabilities		
	(a) Long-term borrowings	17,17,553	-
	(b) Deferred tax liabilities (net)	3,81,152	1,54,158
	(c) Other long-term liabilities	1,14,10,904	1,14,10,904
	(d) Long-term provisions		
	Sub-total - Non-current liabilities	1,35,09,609	1,15,65,062
5.	Current liabilities		
	(a) Short-term borrowings	11,16,00,000	10,75,00,000
	(b) Trade payables	31,466	79,967
	(c) Other current liabilities	-	-
	(d) Short-term provisions	4,59,715	1,17,068
	Sub-total - Current liabilities	11,20,91,181	10,76,97,035
	TOTAL - EQUITY AND LIABILITIES ASSETS	14,88,29,181	14,18,96,117
1.	Non-current assets		
	(a) Fixed assets	3,26,25,806	3,27,64,934
	(b) Goodwill on consolidation *		
	(c) Non-current investments	1,91,33,011	1,70,69,860
	(d) Deferred tax assets (net)	-	-
	(e) Long-term loans and advances	13,89,091	10,16,924
	(f) Other non-current assets	-	-
	Sub-total - Non-current assets	5,31,47,908	5,15,93,270
2.	Current assets		
	(a) Current investments	-	-
	(b) Inventories	8,62,05,175	7,79,23,990
	(c) Trade receivables	-	20,35,500
	(d) Cash and cash equivalents	1,51,423	7,760
	(e) Short-term loans and advances	8,76,756	11,45,780
	(f) Other current assets	84,47,919	91,52,242
	Sub-total - Current assets	9,56,81,273	9,02,65,272
	TOTAL - ASSETS	14,88,29,181	14,18,58,542

1) The above financial results have been reviewed and recommended by the Audit Committee and subsequently approved and taken on record by the Board of Directors in their respective meetings held on 07th November, 2012 and Limited Review have been carried out by the Statutory Auditors of the Company in terms of Clause 41 of the Listing Agreement. 2) Depreciation is calculated at the rates prescribed in the Companies Act, 1956 under Straight Line Method. 3) Provision for Income Tax / Deferred Tax are as applicable are made, subject to statutory audit. 4) Earnings per share has been calculated on net profits before deferred tax assets / liability. 5) Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.

Place: Mumbai
Date : 07/11/2012

For Joy Realty Limited
Sd/-Director