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PART I
Statement of Standalone Unaudited Results for the Quarter Ended 30th September,2013 (Amount in Rupees)

SN	Particulars	3 months ended (30/09/2013)	Preceding 3 months ended (30/06/2013)	Corresponding 3 months ended (30/09/2012) in the previous year	Year to date figures for current period ended (30/09/2013)	Year to date figures for the previous year ended (30/09/2012)	Previous year ended (31/03/2013)
	(Refer Notes Below)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1.	Income from operations						
	(a) Net sales/income from operations (Net of excise duty)	5,70,000	1,75,000	3,00,000	7,45,000	6,40,000	16,90,000
	(b) Other operating income	1,50,000	-	-	1,50,000	-	-
	Total income from operations (net)	7,20,000	1,75,000	3,00,000	8,95,000	6,40,000	16,90,000
2.	Expenses						
	(a) Cost of materials consumed	-	-	-	-	-	96,27,725
	(b) Purchases of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	(96,27,725)
	(d) Employee benefits expense	1,20,340	92,682	1,04,706	2,13,022	2,68,601	4,76,565
	(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)	6,40,036	1,17,213	3,48,215	7,57,249	5,22,294	12,70,785
	Total expenses	8,98,158	3,47,677	5,90,703	12,45,835	10,66,459	22,98,478
3.	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	(1,78,158)	(1,72,677)	(2,90,703)	(3,50,835)	(4,26,459)	(6,08,478)
4.	Other income	4,19,429	4,19,429	4,17,255	8,38,858	8,34,510	15,72,472
5.	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)	2,41,271	2,46,752	1,26,552	4,88,023	4,08,051	9,63,994
6.	Finance costs	76,990	77,145	-	1,54,135	-	2,81,463
7.	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 + 6)	1,64,281	1,69,607	1,26,552	3,33,888	4,08,051	6,82,531
8.	Exceptional items	-	-	-	-	-	-
9.	Profit / (Loss) from ordinary activities before tax (7 + 8)	1,64,281	1,69,607	1,26,552	3,33,888	4,08,051	6,82,531
10.	Tax expense	51,000	52,500	39,500	1,03,500	1,26,500	76,379
11.	Net Profit / (Loss) from ordinary activities after tax (9 + 10)	1,13,281	1,17,107	87,052	2,30,388	2,81,551	6,06,152
12.	Extraordinary items (net of tax expense Rs.)	-	-	-	-	-	-
13.	Net Profit/(Loss) for the period (11+12)	1,13,281	1,17,107	87,052	2,30,388	2,81,551	6,06,152
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) *	1,13,281	1,17,107	87,052	2,30,388	2,81,551	6,06,152
17.	Paid-up equity share capital (Face Value of the Equity Share Rs.10 /- fully Paid up)	2,40,32,800	6,00,82,000	6,00,82,000	2,40,32,800	6,00,82,000	6,00,82,000
18.	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-	3,70,43,500
19i	Earnings per share (before extraordinary items of Rs.10/- each) (not annualized):						
	(a) Basic	0.05	0.02	0.01	0.05	0.05	0.10
	(b) Diluted	0.05	0.02	0.01	0.05	0.05	0.10
19ii	Earnings per share (after extraordinary items of Rs.10/- each) (not annualized):						
	(a) Basic	0.05	0.02	0.01	0.05	0.05	0.10
	(b) Diluted	0.05	0.02	0.01	0.05	0.05	0.10

PART II
Select Information for the Quarter Ended 30th September,2013

SN	Particulars	3 months ended (30/09/2013)	Preceding 3 months ended (30/06/2013)	Corresponding 3 months ended (30/09/2012) in the previous year	Year to date figures for current period ended (30/09/2013)	Year to date figures for the previous year ended (30/09/2012)	Previous year ended (31/03/2013)
A	PARTICULARS OF SHAREHOLDING						
1.	Public shareholding						
	- Number of shares	9,21,040	23,02,600	23,02,600	9,21,040	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	14,82,240	37,05,600	37,05,600	14,82,240	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 (30/09/2013)
B	INVESTOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	
	Disposed of during the quarter	
	Remaining unresolved at the end of the quarter	

Standalone Statement of Assets and Liabilities as at 30th September, 2013 (and reduced)
(Amount in Rupees)

SN	Particulars	As at (current half year ended) (30/09/2013)	As at (previous year ended) (31/03/2013)
A	EQUITY AND LIABILITIES		
1.	Shareholders' funds		
	(a) Share capital	2,40,32,800	6,00,82,000
	(b) Reserves and surplus	(3,19,089)	(3,65,29,008)
	Sub-total - Shareholders' funds	2,37,13,711	2,35,52,992
2.	Share application money pending allotment	-	-
3.	Minority interest *	-	-
4.	Non-current liabilities		
	(a) Long-term borrowings	16,98,207	17,19,096
	(b) Deferred tax liabilities (net)	5,26,734	5,26,734
	Sub-total - Non-current liabilities	22,24,941	22,45,830
5.	Current liabilities		
	(a) Short-term borrowings	1,07,00,000	-
	(b) Trade payables	67,65,934	68,24,832
	(c) Other current liabilities	11,66,70,589	11,65,89,226
	Sub-total - Current liabilities	13,41,36,523	12,34,14,058
	TOTAL - EQUITY AND LIABILITIES ASSETS	16,00,75,175	14,92,12,880
1.	Non-current assets		
	(a) Fixed assets		
	(i) Tangible	2,97,07,898	2,99,83,462
	(ii) Capital Work in Progress	24,70,971	24,70,971
	(b) Non-current investments	1,92,09,831	1,83,70,973
	(c) Long-term loans and advances	6,67,620	6,67,620
	Sub-total - Non-current assets	5,20,56,320	5,14,93,026
2.	Current assets		
	(a) Inventories	9,80,56,132	8,78,47,755
	(b) Trade receivables	90,03,706	83,80,299
	(c) Cash and cash equivalents	1,09,679	5,72,884
	(d) Short-term loans and advances	3,79,361	3,46,388
	(e) Other current assets	4,69,977	5,72,528
	Sub-total - Current assets	10,80,18,855	9,77,19,854
	TOTAL - ASSETS	16,00,75,175	14,92,12,880

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 11th November, 2013. The Statutory Auditors of the Company have carried out a Limited Review. 2) Depreciation is calculated at the rates prescribed in the Companies Act, 1956 under Straight Line Method. 3) Provision for Current Tax for the quarter ended 30.09.2013 is calculated and provided at applicable rates. 4) Deferred Tax Asset/Liability for the quarter ended 30.09.2013 has not been provided and will be accounted on annual audited accounts in accordance with AS-22 "Accounting for Taxes on Income". 5) The Company is engaged in a single business segment Viz. builders and developers, in the context of Accounting Standard 17, disclosure of Segment information is not applicable. 6a) As per the approval from Shareholders, the Hon'ble Bombay High Court has accepted their proposal for reduction of Equity Share Capital to 24,03,280 of Rs.10/- each totalling to Rs.2,40,32,800/-. The effect of the same has been effected in the above Statement of Assets & Liabilities to give a true & Fair picture of the network of the Company. 6b) The Company has issued the new Share Certificates. Also the Company has been allotted ISIN No INE433001024. 7) Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.

Place: Mumbai
Date : 11/11/2013

For Joy Realty Limited
Sd/-
Bhavini Soni
Managing Director