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**PART I**  
**Statement of Standalone Unaudited Results for the Quarter Ended 31st December,2013 (Amount in Rupees)**

| SN   | Particulars  | 3 months ended (31/12/2013) | Preceding 3 months ended (30/09/2013) | Corresponding 3 months ended (31/12/2012) in the previous year | Year to date figures for current period ended (31/12/2013) | Year to date figures for the previous year ended (31/12/2012) | Previous year ended (31/03/2013) |
|------|--|-----------------------------|---------------------------------------|--|--|---|----------------------------------|
|      | (Refer Notes Below)  | (Unaudited)                 | (Unaudited)                           | (Unaudited)  | (Unaudited)  | (Unaudited)   | (Audited)                        |
| 1.   | <b>Income from operations</b>  |                             |                                       |  |  |   |                                  |
|      | (a) Net sales/income from operations (Net of excise duty)  | 1,42,500                    | 5,70,000                              | -  | 8,87,500   | 6,40,000  | 16,90,000                        |
|      | (b) Other operating income   | 1,50,000                    | 1,50,000                              | -  | 3,00,000   | -   | -                                |
|      | <b>Total income from operations (net)</b>  | <b>2,92,500</b>             | <b>7,20,000</b>                       | <b>-</b>   | <b>11,87,500</b>   | <b>6,40,000</b>   | <b>16,90,000</b>                 |
| 2.   | <b>Expenses</b>  |                             |                                       |  |  |   |                                  |
|      | (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  | 1,32,392                    | 1,20,340                              | 1,15,282   | 3,45,414   | 3,83,883  | 4,76,565                         |
|      | (e) Depreciation and amortization expense  | 1,37,782                    | 1,37,782                              | 1,37,782   | 4,13,346   | 4,13,346  | 5,51,128                         |
|      | (f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately) | 3,36,705                    | 6,40,036                              | 5,12,539   | 10,93,955  | 10,34,833   | 12,70,785                        |
|      | <b>Total expenses</b>  | <b>6,06,879</b>             | <b>8,98,158</b>                       | <b>7,65,603</b>  | <b>18,52,715</b>   | <b>18,32,062</b>  | <b>22,98,478</b>                 |
| 3.   | <b>Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)</b>                      | <b>(3,14,379)</b>           | <b>(1,78,158)</b>                     | <b>(7,65,603)</b>  | <b>(6,65,215)</b>  | <b>(11,92,062)</b>  | <b>(6,08,478)</b>                |
| 4.   | <b>Other income</b>  | 4,19,429                    | 4,19,429                              | 3,66,277   | 12,58,287  | 12,00,787   | 15,72,472                        |
| 5.   | <b>Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)</b>                         | <b>1,05,050</b>             | <b>2,41,271</b>                       | <b>(3,99,326)</b>  | <b>5,93,072</b>  | <b>8,725</b>  | <b>9,63,994</b>                  |
| 6.   | Finance costs  | 75,727                      | 76,990                                | -  | 2,29,862   | -   | 2,81,463                         |
| 7.   | <b>Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 + 6)</b>                   | <b>29,323</b>               | <b>1,64,281</b>                       | <b>(3,99,326)</b>  | <b>3,63,210</b>  | <b>8,725</b>  | <b>6,82,531</b>                  |
| 8.   | Exceptional items  | -                           | -                                     | -  | -  | -   | -                                |
| 9.   | <b>Profit / (Loss) from ordinary activities before tax (7 + 8)</b>   | <b>29,323</b>               | <b>1,64,281</b>                       | <b>(3,99,326)</b>  | <b>3,63,210</b>  | <b>8,725</b>  | <b>6,82,531</b>                  |
| 10.  | Tax expense  | 9,100                       | 51,000                                | -  | 1,12,600   | 1,26,500  | 76,379                           |
| 11.  | <b>Net Profit / (Loss) from ordinary activities after tax (9 - 10)</b>   | <b>20,223</b>               | <b>1,13,281</b>                       | <b>(3,99,326)</b>  | <b>2,50,610</b>  | <b>(1,17,775)</b>   | <b>6,06,152</b>                  |
| 12.  | Extraordinary items (net of tax expense Rs.)   | -                           | -                                     | -  | -  | -   | -                                |
| 13.  | <b>Net Profit/(Loss) for the period (11+12)</b>  | <b>20,223</b>               | <b>1,13,281</b>                       | <b>(3,99,326)</b>  | <b>2,50,610</b>  | <b>(1,17,775)</b>   | <b>6,06,152</b>                  |
| 14.  | Share of profit / (loss) of associates   | NA                          | NA                                    | NA   | NA   | NA  | NA                               |
| 15.  | * Minority interest *  | NA                          | NA                                    | NA   | NA   | NA  | NA                               |
| 16.  | <b>Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 + 14 + 15) *</b>      | <b>20,223</b>               | <b>1,13,281</b>                       | <b>(3,99,326)</b>  | <b>2,50,610</b>  | <b>(1,17,775)</b>   | <b>6,06,152</b>                  |
| 17.  | Paid-up equity share capital (Face Value of the Equity Share Rs.10 /- fully Paid up)                                       | 2,40,32,800                 | 2,40,32,800                           | 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 Rs10/- each) (not annualized):   |                             |                                       |  |  |   |                                  |
|      | (a) Basic  | 0.01                        | 0.05                                  | (0.07)   | 0.10   | (0.02)  | 0.10                             |
|      | (b) Diluted  | 0.01                        | 0.05                                  | (0.07)   | 0.10   | (0.02)  | 0.10                             |
| 19ii | Earnings per share (after extraordinary items of Rs.10/- each) (not annualized):   |                             |                                       |  |  |   |                                  |
|      | (a) Basic  | 0.01                        | 0.05                                  | (0.07)   | 0.10   | (0.02)  | 0.10                             |
|      | (b) Diluted  | 0.01                        | 0.05                                  | (0.07)   | 0.10   | (0.02)  | 0.10                             |

**PART II**  
**Select Information for the Quarter Ended 31st December,2013**

| SN       | Particulars  | 3 months ended (31/12/2013) | Preceding 3 months ended (30/09/2013) | Corresponding 3 months ended (31/12/2012) in the previous year | Year to date figures for current period ended (31/12/2013) | Year to date figures for the previous year ended (31/12/2012) | Previous year ended (31/03/2013) |
|----------|--|-----------------------------|---------------------------------------|--|--|---|----------------------------------|
| <b>A</b> | <b>PARTICULARS OF SHAREHOLDING</b>   |                             |                                       |  |  |   |                                  |
| 1.       | <b>Public shareholding</b>   |                             |                                       |  |  |   |                                  |
|          | - Number of shares   | 9,21,040                    | 9,21,040                              | 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.       | <b>Promoters and Promoter Group Shareholding **</b>  |                             |                                       |  |  |   |                                  |
|          | 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                   | 14,82,240                             | 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%                           |
| <b>B</b> | <b>INVESTOR COMPLAINTS</b>   |                             |                                       |  |  |   |                                  |
|          | 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   |                             |                                       |  |  |   |                                  |

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 6th February, 2014. 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 31.12.2013 is calculated and provided at applicable rates. 4) Deferred Tax Asset/ Liability for the quarter ended 31.12.2013 has not been provided and will be accounted on annual audited accounts in accordance with AS - 22 "Accounting for Taxes on Income" 5) As per the approval from Shareholders, the Hon'ble Mumbai High Court has accepted their proposal for reduction of Equity Share Capital to 24,03,280 shares of Rs. 10/- each totalling to Rs. 2,40,32,800/- (Rs. 6,00,82,000/- ) The effect of the same has been given in the books of accounts of the company to give true and fair network of the company and accordingly new share certificates after reduction have been issued in lieu of old certificate which stands cancelled. 6)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. 7) Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.

**For Joy Realty Limited**  
Sd/-  
**Bhavini Soni**  
Managing Director

Place: Mumbai  
Date : 06/02/2014