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General information about company	
Scrip code	508929
NSE Symbol	NA
MSEI Symbol	JOYREALTY
ISIN	INE433O01024
Name of the company	Joy Realty Limited
Whether company is SME	No
Class of Security	Equity Shares
Type of report	Quarterly
Quarter Ended / Half year ended/Date of Report (For Prelisting / Allotment)	30-09-2023
Date of allotment / extinguishment (in case Capital Restructuring selected) / Listing Date	
Shareholding pattern filed under	Regulation 31 (1) (b)
Whether the listed entity is Public Sector Undertaking (PSU)?	No

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Sr. No.	Particular	Yes/No	Promoter and Promoter Group	Public shareholder	Non Promoter- Non Public
1	Whether the Listed Entity has issued any partly paid up shares?	No	No	No	No
2	Whether the Listed Entity has issued any Convertible Securities?	No	No	No	No
3	Whether the Listed Entity has issued any Warrants?	No	No	No	No
4	Whether the Listed Entity has any shares against which depository receipts are issued?	No	No	No	No
5	Whether the Listed Entity has any shares in locked-in?	No	No	No	No
6	Whether any shares held by promoters are pledge or otherwise encumbered?	No	No		
7	Whether company has equity shares with differential voting rights?	No	No	No	No
8	Whether the listed entity has any significant beneficial owner?	No			

Table I - Summary Statement Holding of specified securities

Category (I)	Category of shareholder(II)		Nos. Of shareholders (III)	No. of fully paid up equity shares held (IV)	No. Of Partly paid-up equity shares held (V)	No. Of shares underlying Depository Receipts (VI)	Total nos. shares held (VII) = (IV)+(V)+ (VI)	Shareholding as a % of total no. of shares (calculated as per SCRR, 1957) (VIII) As a % of (A+B+C2)			umber of Voting held in each cla securities (IX)	iss of
									No of Voting (XIV) Rights (A+B-			Total as a % of (A+B+C)
									Classeg:X	Classeg:y	Total	
(a)	Promoter & Promoter Group		5	1771431			1771431	73.71	1771431		1771431	73.71
(b)	Public		1747	631849			631849	26.29	631849		631849	26.29
(c)	Non Promoter - Non Public				`							
(c1)	Shares underlying DRs											
(c2)	Shares held by Employee Trusts											
		Total	1752	2403280			2403280	100	2403280 2403280			

Table I - S	ummary Statement Holding of specifi	ed securities											
Category	Category of shareholder	No. Of Shares Underlying Outstanding convertible securities	No. of Shares Underlying Outstanding	No. Of Shares Underlying Outstanding convertible securities and No. Of Warrants	Shareholding , as a % assuming full conversion of convertible securities ( as a percentage of diluted share capital) (XI)= (VII)+(X)	in s	r of Locked hares XII) As a % of total Shares		ed or wise bered II) As a % of	Number of equity shares held in dematerializ ed form	Sharehold Sub-	ding (No. o	on of shares  f shares) under  Sub-category
(1)	(11)	(X)	Warrants (Xi)	(Xi) (a)	As a % of (A+B+C2)	No.(a)	held	(a)	held	(XIV)	(i)	(ii)	(iii)
(a)	Promoter & Promoter Group				73.71%					1771431			
(b)	Public				26.29%					219449	0	0	0
(c)	Non Promoter - Non Public												
(c1)	Shares underlying DRs												
(c2)	Shares held by Employee Trusts												
	Total				100					1990880	0	0	0

Table II - Statement showing shareholding pattern of the Promoter and Promoter Group

Table II - State	ment showing shareholding pattern of the Promote	er and Promoter Grou	nb	1								
Sr.	Category & Name of the	PAN	Nos. Of shareholders	No. of fully paid up equity shares held	No. Of Partly paid-up equity	No. Of shares underlying Depository	Total nos. shares held	Shareholding as a % of total no. of shares (calculated as	Number of Voting	Rights held in each (IX)	class of securities	Total as a % of Total Voting rights
	Shareholders (I)		(III)	(IV)	shares held (V)	Receipts (VI)	(VII) = (IV)+(V)+ (VI)	per SCRR, 1957) (VIII) As a % of		No of Voting Rights		
								(A+B+C2)	Class eg: X	Class eg:y	Total	
A	Table II - Statement showing shareholding patt	tern of the Promoter	and Promoter Group									
(1)	Indian											
(a)	Individuals/Hindu undivided Family		5	1771431			1771431	73.71	1771431		1771431	73.71
(4)	Kapil Jeetendra Kothari	AHCPK2910J		888838			888838		888838		888838	36.98
	Poojan Keyurbhai Mehta	ARDPM3294N		385714			385714	16.05	385714		385714	16.05
	Prit Keyurbhai Mehta	ARDPM3295P		372800			372800	15.51	372800		372800	15.51
	Tarang Devendrakumar Shah	AQDPS8603G		88079			88079		88079		88079	3.66
	Bhavin J Soni	AQTPS6426R		0			0		0		0	0
	Snehal J Dharamshi	AUVPS0390J		0			0		0		0	0
	Chandan V. Mota	AGGPM4026Q		0			0		0		0	0
	Jayantilal B Soni-Huf	AAAHS0650J		0			0		0		0	0
	Malti J Soni	AADPS8776L		0			0		0		0	0
	Rachana Bhavin Soni	AVWPS1384G		0			0		0		0	0
	Jatin Tarun Dharamshi	AEVPD4257R		0			0		0		0	0
	Kalpana Tarun Dharamshi	ABMPD9310K		0			0		0		0	0
	Tarun Dhanji Dharamshi	ABQPD4948K		36000			36000	1.5	36000		36000	1.5
(b)	Central Government/ State Government(s)		0	0			0		0		0	
(c)	Financial Institutions/ Banks		0	0			0		0		0	
(d)	Any Other (specify)		0	0			0	0	0		0	
Sub-Total (A)			5	1771431			1771431	73.71	1771431		1771431	73.71
(2)	Foreign							-	-			
,	Individuals (NonResident Individuals/ Foreign											
(a)	Individuals)		d	0			0	0	0		0	
(b)	Government		O	0			0	0	0		0	
(c)	Institutions		O	0			0	0	0		0	
(d)	Foreign Portfolio Investor		0	0			0	0	0		0	
(e)	Any Other (specify)		O	0			0	0	0		0	
Sub-Total (A)			O	0			0	0	0		0	
Total S	hareholding of Promoter and Promoter Group		_	4774400			4774424	70.74	4774.424		1771400	70.7
	(A)=(A)(1)+(A)(2)		5	1771431			1771431	73.71	1771431		1771431	73.71

Table II - Statement showing shareholding pattern of the Promoter and Promoter Group

	statement showing shareholding pattern of the Promoter and Pro Category & Name	Underlying Outstanding	Shareholding , as a % assuming full conversion of	Number of Loc (X		otherwis	Shares pledged or se encumbered (XIII)	Number of equity shares	Sub-categori		
Sr.	of the Shareholders (I)	convertible securities and No. Of Warrants (Xi) (a)	convertible securities ( as a percentage of diluted share capital) (XI)= (VII)+(X) As a % of (A+B+C2)	No. (a)	As a % of total Shares held (b)	No. (a)	As a % of total Shares held (b)	held in dematerialize d form (XIV)	Sub-category (i)	category	Sub- category (iii)
Α											$\vdash$
(1) (a)	Individuals/Hindu undivided Family		73.71					1771431			
	Napil Jeetendra Kothari   36.98   888838   888838   1771431   17										
	Poojan Keyurbhai Mehta		16.05					385714			
	Prit Keyurbhai Mehta		15.51					372800			
	Tarang Devendrakumar Shah		3.66					88079			
	Bhavin J Soni		0					0			
	Snehal J Dharamshi		0					0			
	Chandan V. Mota		0					0			
	Jayantilal B Soni-Huf		0					0			
	Malti J Soni		0					0			
	Rachana Bhavin Soni		0					0			
	Jatin Tarun Dharamshi		0					0			
	Kalpana Tarun Dharamshi		0					0			
	Tarun Dhanji Dharamshi		1.5					36000			
(b)	Central Government/ State Government(s)										
	Financial Institutions/ Banks										
	Any Other (specify)										
	Sub-Total (A)(1)		73.71					1771431			
(2)	Foreign										
	Individuals (NonResident Individuals/ Foreign Individuals)										
(b)	Government										
	Institutions										
(d)	Foreign Portfolio Investor										
	Any Other (specify)										
	Sub-Total (A)(2)										
Tota	I Shareholding of Promoter and Promoter Group $(A)=(A)(1)+(A)(2)$		73.71					1771431			

Table III - Statement showing shareholding pattern of the Public shareholder

(b) Venture Capital Funds (c) Alternate Investment Funds (d) Banks (e) Insurance Companies (f) Provident Funds/Pension Funds (g) Asset reconstruction companies (h) Sovereign Wealth Funds (i) NBFCs registered with RBI (j) Other Financial Institutions (k) Any Other (specify)	Table III	- Statement showing shareholding patter	n of the Public s	hareholder									
B   Table III - Statement showing shareholding pattern of the Public shareholder	Sr.	of the Shareholders	PAN	shareholders	up equity shares held	paid-up equity shares held	underlying Depository	held (VII) = (IV)+(V)+	a % of total no. of shares (calculated as per SCRR, 1957)	se	curities (IX)	class of	a % of Total
B   Table III - Statement showing shareholding pattern of the Public shareholder		(1)			(IV)	(V)	(VI)	(VI)	As a % of	Class eg:	Class	Total	rights
Autural Funds   1   920   920   0.04   920   920   0.04     (b) Venture Capital Funds   920   920   0.04     (c) Alternate Investment Funds   920   920   920   920   920   920     (d) Banks   920   920   920   920   920   920   920   920     (e) Insurance Companies   920	В	Table III - Statement showing shareholding	ng pattern of the	e Public shareholder					-		'		
Column   C	(1)	Institutions (Domestic)											
Alternate Investment Funds	(a)	Mutual Funds		1	920			920	0.04	920		920	0.04
(d)   Banks	(b)	Venture Capital Funds											
Insurance Companies	(c)	Alternate Investment Funds											
Insurance Companies	(d)	Banks											
Asset reconstruction companies		Insurance Companies											
Asset reconstruction companies	(f)	Provident Funds/ Pension Funds											
(h) Sovereign Wealth Funds (l) NBFCs registered with RBI (l) Other Financial Institutions (l) NBFCs registered with RBI (l) Other (specify) (l) NBFCs registered with RBI (l) Other (specify) (l) NBFCs registered with RBI (l) NBFCs registered with	-												
(i) NBFCs registered with RBI (j) Other Financial Institutions (k) Any Other (specify) (k) Any Other (		Sovereign Wealth Funds											
(k)   Any Other (specify)													
(k)   Any Other (specify)	(i)	Other Financial Institutions											
C    Institutions (Foreign													
C    Institutions (Foreign	Sub-Tota	I (B)(1)		1	920			920	0.04	920		920	0.04
(b) Foreign Venture Capital Investors (c) Sovereign Wealth Funds (d) Foreign Portfolio Investors Category I (e) Foreign Portfolio Investors Category II (f) Overseas Depositories (holding DRs) (balancing figure) (g) Any Other (specify) Sub-Total (B)(2) (a) Central Government / State Government (s) (b) State Government / Governor Shareholding by Companies or Bodies (c) Corporate where Central / State Government (s) (c) Corporate where Central / State Government (s) (d) Corporate where Central / State Government (s) (e) Corporate where Central / State Government (s) (f) Corporate where Central / State Government (s) (g) State Government (s) (g) State Government (sovernor (s) (sovern													
(b) Foreign Venture Capital Investors (c) Sovereign Wealth Funds (d) Foreign Portfolio Investors Category I (e) Foreign Portfolio Investors Category II (f) Overseas Depositories (holding DRs) (balancing figure) (g) Any Other (specify) Sub-Total (B)(2) (a) Central Government / State Government (s) (b) State Government / Governor Shareholding by Companies or Bodies (c) Corporate where Central / State Government (s) (c) Corporate where Central / State Government (s) (d) Corporate where Central / State Government (s) (e) Corporate where Central / State Government (s) (f) Corporate where Central / State Government (s) (g) State Government (s) (g) State Government (sovernor (s) (sovern	(a)	Foreign Direct Investment											
(d) Foreign Portfolio Investors Category I  (e) Foreign Portfolio Investors Category II  (f) Overseas Depositories (holding DRs) (balancing figure)  (g) Any Other (specify)  Sub-Total (B)(2)  (a) Central Government / State Government(s)  (b) State Government / President of India  (b) State Government / State Government (sovernor Shareholding by Companies or Bodies Government is a promoter													
(d) Foreign Portfolio Investors Category I  (e) Foreign Portfolio Investors Category II  (f) Overseas Depositories (holding DRs) (balancing figure)  (g) Any Other (specify)  Sub-Total (B)(2)  (a) Central Government / State Government(s)  (b) State Government / President of India  (b) State Government / State Government (sovernor Shareholding by Companies or Bodies Government is a promoter	(c)	Sovereign Wealth Funds											
(f) Overseas Depositories (holding DRs) (balancing figure)  (g) Any Other (specify)  Sub-Total (B)(2)  (a) Central Government / President of India  (b) State Government / Governor  Shareholding by Companies or Bodies  (c) Corporate where Central / State Government is a promoter	(d)	Foreign Portfolio Investors Category I											
(f) (balancing figure)													
Sub-Total (B)(2)  (3) Central Government / State Government(s)  (a) Central Government / President of India  (b) State Government / Governor  (c) Corporate where Central / State Government is a promoter  (d) Central Government / Governor  (e) Shareholding by Companies or Bodies Government is a promoter	(†)	(balancing figure)											
(a) Central Government / President of India (b) State Government / Governor Shareholding by Companies or Bodies Corporate where Central / State Government is a promoter													
(a) Central Government / President of India (b) State Government / Governor Shareholding by Companies or Bodies (c) Corporate where Central / State Government is a promoter													
(b) State Government / Governor Shareholding by Companies or Bodies (c) Corporate where Central / State Government is a promoter	(3)	Central Government / State Government	t(s)										
Shareholding by Companies or Bodies													
(c) Corporate where Central / State Government is a promoter													
Government is a promoter													
	(c)	Corporate where Central / State											
Sub-Total (B)(3)		Government is a promoter											
	Sub-Tota	I (B)(3)											

Table III - Statement showing shareholding pattern of the Public shareholder

Table II	- Statement showing shareholding pattern	n of the Public s	shareholder											
			No. Of Shares		No. Of Shares Underlying	Shareholding, as a % assuming full conversion of	Number of Lo	ocked in shares XII)	pledged	er of Shares or otherwise	Number of	Sub-	categorization of sh	ares
	Category & Name		Underlying	No. of Shares	Outstanding	convertible	,	AII)		ımbered (XIII)	equity	Shareho	lding (No. of shares	) under
Sr.	of the Shareholders	PAN	Outstanding	Underlying Outstanding	convertible	securities ( as a				(XIII)	shares held			
	(I)		convertible securities	Warrants (Xi)	securities and No.	percentage of				As a % of	in			
			(x)		Of Warrants	diluted share		As a % of total		total Shares	dematerializ			
					(Xi) (a)	capital) (XI)= (VII)+(X)	No.	Shares held (b)	No.(a)	held (b)	ed form (XIV)	Sub-category (i)	Sub-category (ii)	Sub-category (iii)
В	Table III - Statement showing shareholdin	g pattern of the	e Public shareholder			(3.1) (3.1) (3.1)	1(0)	1(2)	1.10.(4)	(~)	()	our category (.)	our cutegory (ii)	our category (my
(1)	Institutions (Domestic)													
(a)	Mutual Funds					0.04								
(b)	Venture Capital Funds													
(c)	Alternate Investment Funds													
(d)	Banks													
(e)	Insurance Companies													
(f)	Provident Funds/ Pension Funds													
(g)	Asset reconstruction companies													
(h)	Sovereign Wealth Funds													
(i)	NBFCs registered with RBI													
(j)	Other Financial Institutions													
(k)	Any Other (specify)													
	al (B)(1)					0.04								
(2)	Institutions (Foreign)													
(a)	Foreign Direct Investment													
(b)	Foreign Venture Capital Investors													
	Sovereign Wealth Funds													
(d)	Foreign Portfolio Investors Category I													
(e)	Foreign Portfolio Investors Category II													
(f)	Overseas Depositories (holding DRs) (balancing figure)													
(g)	Any Other (specify)													
	(a) (b)(2)													
	Central Government / State Government(	s)												
(a)	Central Government / President of India													
(b)	State Government / Governor													
	Shareholding by Companies or Bodies													
(c)	Corporate where Central / State													
	Government is a promoter													
Sub-To	al (B)(3)													

Table III - Statement showing shareholding pattern of the Public shareholder

	Category & Name		Nos. Of	No. of fully paid up	No. Of Partly paid-up	No. Of shares	Total nos. shares	Shareholding as a % of total no.	Number of \	oting Rights I	neld in each	Total as a % of
Sr.	of the Shareholders (I)	PAN	shareholders (III)	equity	equity shares held (V)	underlying Depository Receipts	held (VII) =	of shares (calculated as per SCRR, 1957)	Class eg: X	Class eg:y	Total	Total Voting rights
(4)	Non-institutions											
(a)	Associate companies / Subsidiaries											
(b)	Directors and their relatives (excluding independent directors and nominee directors)											
(c)	Key Managerial Personnel											
(d)	Relatives of promoters (other than 'immediate relatives' of promoters disclosed under 'Promoter and Promoter											
(e)	Trusts where any person belonging to 'Promoter and Promoter Group' category is 'trustee', 'beneficiary', or 'author											
(f)	Investor Education and Protection Fund (IEPF)											
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs		1717	563044			563044	23.43	563044		563044	23.43
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2			20045			20545	110	20645		20645	1.10
	lakhs	A DV/DCE00CC	1	28645			28645		28645		28645	1.19
	Niraj Harsukhlal Sanghavi Non Resident Indians	ABVPS5896C		28645			28645	1.19	28645		28645	1.19
(i)	(NRIs)		17	3400			3400	0.14	3400		3400	0.14
(i)	Foreign Nationals		1,	2.30			1	5.11	3.30		2.50	0.11
(k)	Foreign Companies											
(1)	Bodies Corporate		8	18230			18230	0.76	18230		18230	0.76
(m)	Any Other (specify)		3				17610		17610		17610	0.73
	Sub-Total (B)(4)		1746	630929			630929	26.25	630929		630929	26.25
	al Public Shareholding (1)+(B)(2)+(B)(3)+(B)(4)		1747	631849			631849	26.29	631849		631849	26.29

Table III - Statement showing shareholding pattern of the Public shareholder

					Shareholding, as a % assuming full	l	f Locked in	pledg	of Shares ged or rwise		Sub-c	ategorization o	of shares	
	Category & Name		No. Of Shares Underlying	No. of Shares	No. Of Shares Underlying Outstanding	conversion of convertible	l	(II)	encun	nbered	Number	Sharehol	ding (No. of sh	ares) under
Sr.	of the Shareholders (I)	PAN	Outstanding convertible securities (X)	Underlying Outstanding Warrants (Xi)	convertible securities and No. Of Warrants (Xi) (a)	securities ( as a percentage of diluted share capital) (XI)= (VII)+(X) As a % of (A+B+C2)	No. (a)	As a % of total Shares held (b)	No.(a)	As a % of	of equity shares held in demateri alized form (XIV)	Sub- category (i)		Sub-category (iii)
(4)	Non-institutions			ı		I		1						
(a)	Associate companies / Subsidiaries													
(b)	Directors and their relatives (excluding independent directors and nominee directors)													
(c)	Key Managerial Personnel													
(d)	Relatives of promoters (other than 'immediate relatives' of promoters disclosed under 'Promoter and Promoter Group' category)													
(e)	Trusts where any person belonging to 'Promoter and Promoter Group' category is 'trustee', 'beneficiary', or 'author of the trust'													
(f)	Investor Education and Protection Fund (IEPF)													
(g)	Resident Individuals holding nominal share capital up to Rs. 2 lakhs					23.43					159924			
(h)	Resident Individuals holding nominal share capital in excess of Rs. 2 lakhs					1.19					28645			

	Niraj Harsukhlal Sanghavi	ABVPS5896C		1.19			28645		
(i)	Non Resident Indians (NRIs)			0.14			80		
(j)	Foreign Nationals								
(k)	Foreign Companies								
(I)	Bodies Corporate			0.76			13190		
(m)	Any Other (specify)			0.73			17610		
	Sub-Total (B)(4)			26.25			219449		
	otal Public Shareholding								
(B)=	(B)(1)+(B)(2)+(B)(3)+(B)(4)			26.29			219449		

Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholder

	Category & Name		Nos. Of	No. of fully paid up	No. Of Partly	No. Of shares underlying	Total nos. shares	Shareholding as a % of total		of Voting R To of Votin		Total as a % of
Sr.	of the Shareholders (I)	PAN	shareholders (III)	equity shares held (IV)	paid-up equity shares held (V)	Depository Receipts (VI)	held (VII) = (IV)+(V)+ (VI)	no. of shares (calculated as per SCRR,	Class eg: X	Class eg:y	Total	Total Voting rights
С	Table IV - Statement show	ing sharehold	ing pattern of the	Non Promoter	- Non Public shar	eholder			ı	ı		
(1)	Custodian/DR Holder - Name of DR Holders (If Available)											
(2)	Employee Benefit Trust / Employee Welfare Trust under SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021											
(1)	Custodian/DR Holder - Name of DR Holders (If Available)											
(2)	Employee Benefit Trust / Employee Welfare Trust under SEBI (Share Based Employee Benefits and Sweat Equity) Regulations, 2021											
Total (A+I			1752	2403280			2403280	100	2403280		2403280	100

Table IV - Statement showing shareholding pattern of the Non Promoter- Non Public shareholder

	Category & Name of the	PAN	No. Of Shares Underlying Outstanding	No. of Shares Underlying	No. Of Shares Underlying Outstanding	Shareholding, as a % assuming full	Number of Locked in shares		Number of Shares pledged or		Number of equity	Sub-categorization of shares		
Sr.												Shareholding (No. of share		
										As a % of	shares		T	
					convertible	conversion of		As a % of		total	held in			
	Shareholders		convertible	Outstanding	securities	convertible		total Shares		Shares	demateri	Sub-	Sub-	Sub-
	(1)		securities	Warrants (Xi)	and No. Of	securities ( as	No.	held		held	alized	ı	category	category
			(X)		Warrants	a percentage		(b)	No.(a)	(b)	form	(i)	(ii)	(iii)
С	Table IV - Statement	showing sl	hareholding pat	tern of the Non				[( <del>~</del> )	ιτοιία	(8)		(1)	(,	
	C . I: /DD													
	Custodian/DR													
	Holder - Name of													
	DR Holders (If													
(1)	Available)													
	Employee Benefit													
	Trust / Employee													
	Welfare Trust under													
1	SEBI (Share Based													
	Employee Benefits													
	and Sweat Equity)													
(2)	Regulations, 2021													
	Custodian/DR													
	Holder - Name of													
	DR Holders (If													
(1)	Available)													
	,													
1	Employee Benefit													
	Trust / Employee													
	Welfare Trust under													
	SEBI (Share Based													
	Employee Benefits													
	and Sweat Equity)													
	Regulations, 2021													
Total (A+E						100					1990880			