

**JOY REALTY LIMITED**  
CIN NO: L65910MH1983PLC031230  
Regd Office: 306, Madhava, C-4, Bandra Kurla Complex, Bandra (East), Mumbai-400051.  
Email: cs@joydevelopers.com

**Statement of Standalone Unaudited Financial Results for the quarter and half year ended 30th September, 2020**

Sr. No.	Particulars	3 months ended			6 months ended		Year ended
		(30/09/2020)	(30/06/2020)	(30/09/2019)	(30/09/2020)	(30/09/2019)	(31/03/2020)
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from operations						
II	Other income	9,88,219	9,59,436	9,44,967	19,47,655	17,95,485	38,25,898
III	<b>Total Income (I + II)</b>	<b>9,88,219</b>	<b>9,59,436</b>	<b>9,44,967</b>	<b>19,47,655</b>	<b>17,95,485</b>	<b>38,25,898</b>
IV	<b>Expenses:</b>						
	(a) Cost of materials consumed	-	-	-	-	-	22,340
	(b) Purchases of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	(22,340)
	(d) Employee benefits expense	1,25,145	1,25,145	1,25,145	2,50,290	2,49,964	4,92,640
	(e) Finance Costs	27,13,154	26,08,520	35,145	53,21,674	75,615	96,38,617
	(f) Depreciation and amortisation expense	1,45,692	1,45,692	1,46,415	2,91,384	2,92,830	5,84,937
	(g) Other expenses	2,28,961	1,56,997	4,76,384	3,85,958	9,86,286	17,40,862
	<b>Total expenses (IV)</b>	<b>32,12,952</b>	<b>30,36,354</b>	<b>7,83,089</b>	<b>62,49,306</b>	<b>16,04,695</b>	<b>1,24,57,056</b>
V	<b>Profit / (Loss) before exceptional items and tax (I - IV)</b>	<b>(22,24,733)</b>	<b>(20,76,918)</b>	<b>1,61,878</b>	<b>(43,01,651)</b>	<b>1,90,790</b>	<b>(86,31,158)</b>
VI	Exceptional items	-	-	-	-	-	-
VII	<b>Profit / (Loss) before tax (V - VI)</b>	<b>(22,24,733)</b>	<b>(20,76,918)</b>	<b>1,61,878</b>	<b>(43,01,651)</b>	<b>1,90,790</b>	<b>(86,31,158)</b>
	<b>Tax expense:</b>						
VIII	- Current tax	-	-	-	-	-	-
	- Deferred tax	-	-	-	-	-	-
IX	<b>Profit (Loss) for the period</b>	<b>(22,24,733)</b>	<b>(20,76,918)</b>	<b>1,61,878</b>	<b>(43,01,651)</b>	<b>1,90,790</b>	<b>(86,31,158)</b>
X	Other Comprehensive income						
XI	A. (i) Items that will not be reclassified to profit or loss	-	-	-	-	-	-
XII	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
XIII	B. (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-
XIV	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
XV	<b>Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period )</b>	<b>(22,24,733)</b>	<b>(20,76,918)</b>	<b>1,61,878</b>	<b>(43,01,651)</b>	<b>1,90,790</b>	<b>(86,31,158)</b>
XVI	Paid up Equity Share capital (Face value of Rs. 10/- each)	2,40,32,800	2,40,32,800	2,40,32,800	2,40,32,800	2,40,32,800	2,40,32,800
XVII	Reserves excluding Revaluation reserve as per Balance sheet of the previous accounting year						(5,35,58,077)
XVIII	Basic & Diluted EPS (Rs.)	(0.93)	(0.86)	0.07	(1.79)	0.08	(3.59)

**Notes:**

- The Company is engaged in business of Builders and Developers
- The above financial results for the quarter and half year ended 30th September, 2020 were reviewed and recommended by the Audit Committee and subsequently approved and taken on record by the Board of Directors in their respective meeting held on 10th November, 2020
- The Board of Directors has not recommended any Dividend for the quarter and half year ended 30th September, 2020
- The Provision for tax is not provided for the quarter ended 30th September, 2020 due to brought forward losses.
- Deferred Tax Asset/ Liability for the quarter and half year ended 30th September, 2020 has not been provided and will be accounted on annual audited accounts in accordance with AS - 22 "Accounting for Taxes on Income".
- The Ministry of Home Affairs on March 24, 2020 notified a nationwide lockdown in India to contain the outbreak of the COVID-19 pandemic due to which there have been several restrictions imposed by the Government across the globe on the travel, movement of goods and transportation considering public health and safety measures. In view of the lockdown across the country, operations of the Company's are not affected much from March 21, 2020. There is no significant impact on the carrying amounts of inventories, trade receivable and other financial assets as expected and the company shall continue to monitor changes of the future economic conditions. The eventual outcome of the impact of the global health pandemic may be different from those estimated as on the date of approval of these financial results. The operations of the Company have not been resumed till date.
- Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.

Place : Mumbai  
Date: 10/11/2020



For Joy Realty Limited

*Bhavin Soni*  
Bhavin Soni  
Managing Director  
Din No: 00132135

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Statement of Assets and Liabilities as at 30th September, 2020

Amount in Rs

Particulars		As at 30th September, 2020	As at 31st March, 2020
		Unaudited	Audited
<b>1</b>	<b>ASSETS:</b>		
	<b><u>NON CURRENT ASSETS:</u></b>		
	Property, Plant & Equipment	2,74,67,844	2,77,59,228
	Capital Work in Progress	24,70,971	24,70,971
	Financial Assets		
	(i) Investments	3,39,28,863	3,19,81,208
	Income Tax Asses (Net)	22,05,185	22,05,185
	Deffered Tax Assets	1,93,55,655	1,93,55,655
	Other Non Current Asset	70,120	70,120
	<b>Total Non Current Asset</b>	<b>8,54,98,638</b>	<b>8,38,42,367</b>
	<b><u>CURRENT ASSETS:</u></b>		
	Inventories	5,07,51,924	5,07,48,824
	Financial Assets:		
	(i) Trade Receivables	73,89,000	73,89,000
	(ii) Cash & Cash Equivalents	31,371	4,33,435
	(iii) Other Bank Balances	-	-
	Other Current Assets	2,41,222	52,768
	<b>Total Current Asset</b>	<b>5,84,13,517</b>	<b>5,86,24,027</b>
	<b>Total Assets</b>	<b>14,39,12,155</b>	<b>14,24,66,394</b>
	<b>EQUITY AND LIABILITIES:</b>		
	<b><u>EQUITY</u></b>		
	Equity Share Capital	2,40,32,800	2,40,32,800
	Other Equity	(6,64,90,886)	(6,21,89,235)
		<b>(4,24,58,086)</b>	<b>(3,81,56,435)</b>
	<b><u>NON CURRENT LIABILITIES:</u></b>		
	Financial Liabilities		
	(i) Borrowings	2,68,315	59,958
		<b>2,68,315</b>	<b>59,958</b>
<b>2</b>	<b><u>CURRENT LIABILITIES:</u></b>		
	Financial Liabilities		
	(i) Borrowings	9,17,86,074	8,73,82,841
	(ii) Trade Payables	79,35,435	73,43,239
	Other Current Liabilities	8,63,80,416	8,58,36,791
		<b>18,61,01,925</b>	<b>18,05,62,871</b>
	<b>Total Equity and Liabilities</b>	<b>14,39,12,155</b>	<b>14,24,66,394</b>

For Joy Realty Limited



*(Signature)*

**Bhavin Soni**  
Managing Director  
Din No: 00132135

Place : Mumbai  
Date : 10/11/2020

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## Unaudited Cash Flow Statement for the half year ended 30th September, 2020

		Amount in Rs.	
		As on 30/09/2020	As on 30/09/2019
<b>( I ) CASH FLOW FROM OPERATING ACTIVITIES</b>			
Net Profit / (Loss) before Tax and Extraordinary items		(43,01,651)	1,90,790
<u>ADJUSTMENTS FOR:</u>			
<u>Add</u> : Provision in Diminution of Investment		-	-
<u>Add</u> : Depreciation		2,91,384	2,92,830
<u>Less</u> : Interest On Capital In Partnership Firm		(19,47,655)	(17,26,552)
Interest on Fixed Deposits		-	(68,933)
Share of Profit/Loss in partnership Firm (Earlier Years)		-	-
Operating Profit / (Loss) before Working Capital Changes		(59,57,922)	(13,11,865)
<u>Working Capital Changes:</u>			
(Increase) / Decrease in Other Non Currents Assets		-	-
(Increase) / Decrease in Inventories		(3,100)	(10,630)
(Increase) / Decrease in Trade Receivables		-	25,00,000
(Increase) / Decrease in Other Currents Assets		(1,88,454)	(1,51,554)
Increase / (Decrease) in Short Term Borrowings		2,08,357	(5,09,166)
Increase / (Decrease) in Trade Payables		5,92,196	(14,59,110)
Increase / (Decrease) in Other Current Liabilities		5,43,625	(7,34,802)
Cash (used) / generated from Operations		(48,05,298)	(16,77,127)
<u>Less</u> : Net Income Taxes Paid / (Refund)			6,294
Net Cash Flow from Operating Activities		(48,05,298)	(16,83,421)
<b>( II ) CASH FLOW FROM INVESTING ACTIVITIES</b>			
Fixed Deposit Interest		-	68,933
Capital expenditure on Fixed Assets		-	-
Net cash used in investing activities		-	68,933
<b>( III ) CASH FLOW FROM FINANCING ACTIVITIES</b>			
Unsecured Long Term Borrowings		44,03,233	3,88,547
Net cash generated from Financial Activities		44,03,233	3,88,547
<b>NET CHANGES IN CASH AND CASH EQUIVALENTS (A+B+C)</b>		<b>(4,02,065)</b>	<b>(12,25,941)</b>
Cash and cash equivalents at the beginning of the year		4,33,435	16,97,955
Cash and cash equivalents at the close of the Period		31,371	4,33,436
<b>NET CHANGES IN CASH AND CASH EQUIVALENTS</b>		<b>(4,02,065)</b>	<b>(12,25,941)</b>

For Joy Realty Limited



*Bhavin Soni*

Bhavin Soni

Managing Director

Din No: 00132135

Place: Mumbai

Dated: 10/11/2020



**Limited review report on Unaudited Quarterly Financial Results of Joy Realty Limited pursuant to Regulation 33 of the SEBI (listing Obligations and Disclosure Requirements) Regulations, 2015.**

**To the Board of Directors of  
Joy Realty Limited**

We have reviewed the accompanying Statement of unaudited financial results of **Joy Realty Limited** ('the Company') for the quarter ended September 30, 2020 and the year to date from April 01, 2020 to September 30, 2020 ('the Statement')

This statement, which is the responsibility of the company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Statements 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 Company personnel and analytical procedures 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



**CHHAJED & DOSHI**  
CHARTERED ACCOUNTANTS

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Chhajed & Doshi  
Chartered Accountants  
(ICAI FRNo. 101794W )

(H. N. Motiwalla)

Partner

(Membership No. 011423)

Place: Mumbai

Dated: November 10, 2020

UDIN: 20011423AAAAAK9608