

**Date: 14.07.2017**

**To,**  
**Corporate Relationship Department**  
**The Bombay Stock Exchange Limited**  
Dalal Street, Mumbai - 400 001

**Sub: Submission of Rectified format of Audited Financial Result for the quarter and year ended 31<sup>st</sup> March, 2017.**

**Ref:** Joy Realty Limited

**Scrip Code:** 508929

Dear Sir/Madam,

With reference to the captioned subject matter and email received on 10<sup>th</sup> July, 2017, we hereby submit the following:

1. Rectified Audited Financial Results for the quarter and year ended on 31<sup>st</sup> March, 2017 as per Schedule III format of the Companies Act, 2013 along with the Auditor's Report thereon.
2. A declaration of unmodified opinion on Audited Financial Result for the year ended 31<sup>st</sup> March, 2017.

Kindly take it on your record.

Thanking You,

Yours Sincerely  
For **JOY REALTY LIMITED**



**Shrut Shah**  
**Company Secretary & Compliance Officer**



**E**ncl: As above

**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 Audited Financial Results for the Quarter & Year Ended 31st March, 2017**

SR. No.	Particulars	For the quarter ended			For the year ended	
		(31/03/2017)	(31/12/2016)	(31/03/2016)	(31/03/2017)	(31/03/2016)
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
I	Revenue from operations	2,132,500	-	180,000	3,077,500	1,107,500
II	Other income	781,906	930,605	676,132	2,278,463	2,704,531
III	<b>Total revenue (I + II)</b>	<b>2,914,406</b>	<b>930,605</b>	<b>856,132</b>	<b>5,355,963</b>	<b>3,812,031</b>
IV	<b>Expenses</b>					
	(a) Cost of materials consumed	-	-	-	132,029,042	55,825,673
	(b) Purchases of stock-in-trade					
	(c) Changes in inventories of finished goods, work-in-progress and stock-	-	-	-	(132,029,042)	(55,825,673)
	(d) Employee benefits expense	107,842	171,037	145,710	442,465	704,050
	(e) Finance Costs					
	(f) Depreciation and amortisation expense	202,401	125,103	8,500	577,710	734,044
	(g) Other expenses	526,509	512,459	499,183	1,886,790	1,409,699
	<b>Total expenses</b>	<b>836,752</b>	<b>808,599</b>	<b>653,393</b>	<b>2,906,964</b>	<b>2,847,793</b>
V	<b>Profit before exceptional and extraordinary items and tax (III - IV)</b>	<b>2,077,654</b>	<b>122,006</b>	<b>202,739</b>	<b>2,448,999</b>	<b>964,238</b>
VI	Exceptional items	-	-	-	-	-
VII	<b>Profit / (Loss) before extraordinary items and tax (V + VI)</b>	<b>2,077,654</b>	<b>122,006</b>	<b>202,739</b>	<b>2,448,999</b>	<b>964,238</b>
VIII	Extraordinary items	-	-	-	-	-
IX	<b>Profit before tax (VI -/+ VIII)</b>	<b>2,077,654</b>	<b>122,006</b>	<b>202,739</b>	<b>2,448,999</b>	<b>964,238</b>
X	Tax expense:					
	- Current tax expense for current year	451,916	37,700	114,697	730,000	350,000
	(Excess)/ Short tax Provision for earlier years				3,561	(232,776)
	- Deferred tax	-	-	-	(166,899)	(27,146)
XI	<b>Profit / (Loss) from continuing operations (IX - X)</b>	<b>1,625,738</b>	<b>84,306</b>	<b>88,042</b>	<b>1,882,337</b>	<b>874,160</b>
XII	Profit / (Loss) from discontinuing operations					-
XIII	Tax expense of discontinuing operations					-
XIV	<b>Profit / (Loss) from discontinuing operations after tax (XII - XIII)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
XV	<b>Profit (Loss) for the period (XI + XIV)</b>	<b>1,625,738</b>	<b>84,306</b>	<b>88,042</b>	<b>1,882,337</b>	<b>874,160</b>
XVI	Earnings per share					
	(1) Basic	0.68	0.04	0.04	0.78	0.36
	(2) Diluted	0.68	0.04	0.04	0.78	0.36

**Notes:**

- The Company is engaged in business of Builders and Developers
- The above financial results for the Quarter and year ended 31st March, 2017 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 29th May, 2017
- The Board of Directors has not recommended any Dividend for the year ended 31st March, 2017
- Provision for Current Taxation for the year ended 31st March, 2017 is calculated and provided at applicable rates, and shall be reviewed annually, subject to audit
- Deferred Tax Asset/ Liability for the year ended 31st March, 2017 has been provided in accordance with AS - 22 "Accounting for Taxes on Income"
- Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.

For Joy Realty Limited



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



Place : Mumbai  
Date: 29th May, 2017

**JOY REALTY LIMITED**

CIN NO: L65910MH1983PLC031230

Regd Office: 306, Madhava, C-4, Bandra Kurla Complex , Bandra (East), Mumbai-400051.

Email: cs@joydevelopers.com

<b>Audited Statement of Asset and Liabilities</b>			
<b>Sr.No.</b>	<b>Particulars</b>	<b>31-03-2017</b>	<b>31-03-2016</b>
		<b>Audited</b>	<b>Audited</b>
<b>I</b>	<b>Equity and liabilities</b>		
<b>1</b>	<b>Shareholders' funds</b>		
	(a) Share capital	24,032,800	24,032,800
	(b) Reserves and surplus	3,705,153	1,822,816
	(c) Money received against share warrants	-	-
<b>2</b>	<b>Share application money pending allotment</b>	-	-
<b>3</b>	<b>Non-current liabilities</b>		
	(a) Long-term borrowings	1,571,496	121,080,210
	(b) Deferred tax liabilities (net)	362,411	529,310
	(c) Other long-term liabilities	-	-
	(d) Long-term provisions		
<b>4</b>	<b>Current liabilities</b>		
	(a) Short-term borrowings	289,228,276	46,676,645
	(b) Trade Payables	7,280,655	2,862,727
	(c) Other current liabilities	102,900,129	98,667,620
	(d) Short-term provisions	-	-
	<b>Total</b>	<b>429,080,920</b>	<b>295,672,128</b>
<b>II</b>	<b>Assets</b>		
	<b>(1) Non-current assets</b>		
	<b>(a) Fixed assets</b>		
	(i) Tangible assets	29,329,466	28,813,603
	(ii) Intangible assets	-	-
	(iii) Capital work-in-progress	2,470,971	2,470,971
	(iv) Intangible assets under development	-	-
	(b) Non-current investments	22,229,416	24,274,257
	(c) Deferred tax assets (net)	-	-
	(d) Long-term loans and advances	394,250	394,250
	(e) Other non-current assets	-	-
	<b>(2) Current assets</b>		
	(a) Current investments	-	-
	(b) Inventories	356,613,485	224,584,443
	(c) Trade receivables	8,380,299	8,380,299
	(d) Cash and cash equivalents	62,926	63,006
	(e) Bank balance other than cash and cash equivalents	2,463,097	2,549,853
	(f) Short-term loans and advances	-	-
	(g) Other current assets	7,137,010	4,141,446
	<b>Total</b>	<b>429,080,920</b>	<b>295,672,128</b>

For Joy Realty Limited

*Bhavin Soni*

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



Place Mumbai

Date: 29th May, 2017



**VORA & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**

101-103, REWA CHAMBERS  
31, NEW MARINE LINES  
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**Auditor's Report On Quarterly Financial Results and Year to Date Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

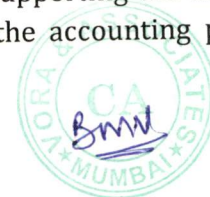
To,  
Board of Directors,  
**JOY REALTY LIMITED**

We have audited the accompanying statements of quarterly financial results of **JOY REALTY LIMITED** for the quarter ended 31<sup>st</sup> March 2017 and the year to date results for the period 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017 attached herewith, being submitted by the company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

These quarterly financial results are the derived figures between the audited figures in respect of the year ended 31<sup>st</sup> March, 2017 and the published year to date figures upto 31<sup>st</sup> December, 2016 being the date of the end of the 3<sup>rd</sup> Quarter of the current financial year, which were subject to limited review.

The Financial results for the quarter ended 31<sup>st</sup> March, 2017 and year ended 31<sup>st</sup> March, 2017 have been prepared on the basis of the financial results for the nine month period ended 31<sup>st</sup> December, 2016, The audited annual financial statements as at end for the year ended 31<sup>st</sup> March, 2017, and the relevant requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, which are the responsibility of the Company's management and have been approved by the Board of Directors of the Company. Our responsibility is to express an opinion on these financial results based on our review of the financial results for the nine month period ended 31<sup>st</sup> December, 2016 which was prepared in accordance with the recognition and measurement principles laid down in Accounting Standard for Interim Financial Reporting (AS 25), prescribed, under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our audit of the annual financial statements as at and for the year ended 31<sup>st</sup> March, 2017, and the relevant requirements of Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and





**VORA & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**

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significant estimates made by management. We believe that our audit provides a reasonable basis for our opinion.

In our opinion and to the best of our information and according to the explanations given to us, these quarterly financial results as well as the year to date results:

(i) are presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 in this regard; and

(ii) give a true and fair view of the net PROFIT for the quarter ended 31<sup>st</sup> March, 2017 and net PROFIT for the year ended 31<sup>st</sup> March, 2017 respectively and other financial information for such period.

Further, read with paragraph 1 above, we report that the figures for the quarter ended 31<sup>st</sup> March, 2017 represent the derived figures between the audited figures in respect of financial year ended 31<sup>st</sup> March, 2017 and the published year to date figures upto 31<sup>st</sup> December, 2016, being the date of the end of the third quarter of the current financial year, which were subjected to a limited review as state in paragraph 1 above, as required under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

For VORA & ASSOCIATES  
CHARTERED ACCOUNTANTS  
(ICAI Firm Reg. No.: 111612W)

BHAKTI M. VORA  
PARTNER

(Membership No. 148837)



PLACE: MUMBAI

DATED: 29 MAY 2017

**Date: 29.05.2017**

**To,**  
**Corporate Relationship Department**  
The Bombay Stock Exchange Limited  
Dalal Street, Mumbai – 400 001

**Sub:** - Declaration pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015

**Ref:** Joy Realty Limited

**Script Code:** 508929

**Dear Sir/ Madam,**

Pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015 and in compliance with SEBI Circular No. CIR/CFD/CMD/56/2016 dated 27<sup>th</sup> May, 2016, it is hereby declared and confirmed that the Audit report in respect of Financial Statement for the year ended 31<sup>st</sup> March, 2017 issued by M/s. Vora & Associates, Chartered Accountants, Statutory Auditors of the Company are with unmodified opinion.

Kindly take it on your record.

Thanking you.

Yours faithfully,

**For Joy Realty Limited**

*Shruti*

**Shruti Shah**  
**Company Secretary & Compliance Officer**

