

Date: 3rd August, 2016

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

Sub: Outcome of Board Meeting held on 3rd August, 2016

Ref: Joy Realty Limited

BSE Code No. 508929

Dear Sir/Madam,


With reference to the captioned subject matter, we would like to inform that the Board of Directors of Joy Realty Limited, at their Meeting held on Wednesday, 3rd August, 2016, at the registered office of the Company have considered the following:

1. Approved the Un - Audited Financials Results for the quarter ended on 30th June, 2016 along with the Limited Review Report ;
2. Noted the Boards Report for the Year ended 31st March, 2016.
3. Appointed the Auditor of the Company subject to the approval of the members in the ensuing Annual General Meeting.
4. Approved retirement by rotation of Mr. Jayant Bhavanji Soni and subsequent appointment in the Company subject to the approval of the members in the ensuing Annual General Meeting.
5. Approved adoption of new set of articles of association of the Company subject to the approval of the members in the ensuing Annual General Meeting.
6. Approved the Book closure date for the Annual General Meeting.
7. Fixed the date of the Annual General Meeting of the Company.

Kindly take on record and oblige.

Thanking You,

Yours Sincerely
For JOY REALTY LIMITED


MR. BHAVIN SONI
Managing Director & Compliance Officer
DIN : 00132135
Encl.: As above

PART I

Statement of Standalone Unaudited Results for the Quarter Ended 30th June,2016

	Particulars	3 months ended (30/06/2016)	Preceding 3 months ended (31/03/2016)	Corresponding 3 months ended (30/06/2015) in the previous year	Year to date figures for previous period ended(30/06/2016)	Year to date figures for previous period ended (31/03/2016)
	(Refer Notes Below)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income from operations					
	(a) Net sales/income from operations (Net of excise duty)	-	1,80,000	6,38,000	-	11,07,500
	(b) Other operating income	1,50,000	1,50,000	-	1,50,000	6,00,003
	Total income from operations (net)	1,50,000	3,30,000	6,38,000	1,50,000	17,07,503
2	Expenses					
	(a) Cost of materials consumed	-	-	-	-	5,58,22,178
	(b) Purchases of stock-in-trade	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	(5,58,22,178)
	(d) Employee benefits expense	99,797	1,45,710	1,65,269	99,797	7,04,050
	(e) Depreciation and amortisation expense	1,82,317	8,500	2,41,848	1,82,317	7,34,044
	(f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	4,14,468	4,99,183	1,93,361	4,14,468	14,09,699
	Total expenses	6,96,582	6,53,393	6,00,478	6,96,582	28,47,793
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	(5,46,582)	(3,23,393)	37,522	(5,46,582)	(11,40,290)
4	Other income	5,96,527	5,26,132	5,26,132	5,96,527	21,04,528
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)	49,945	2,02,739	5,63,654	49,945	9,64,238
6	Finance costs	-	-	-	-	-
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 + 6)	49,945	2,02,739	5,63,654	49,945	9,64,238
8	Exceptional items	-	-	-	-	-
9	Profit / (Loss) from ordinary activities before tax (7 + 8)	49,945	2,02,739	5,63,654	49,945	9,64,238
10	Tax expense	15,433	1,14,697	1,74,169	-	90,078



11	Net Profit / (Loss) from ordinary activities after tax (9 + 10)	34,512	88,042	3,89,485	49,945	8,74,160
12	Extraordinary items (net of tax expense Rs. Lakhs)	-	-	-	-	-
13	Net Profit / (Loss) for the period (11 + 12)	34,512	88,042	3,89,485	49,945	8,74,160
14	Share of profit / (loss) of associates	-	-	-	-	-
15	* Minority interest *	-	-	-	-	-
16	Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 + 14 + 15) *	34,512	88,042	3,89,485	49,945	8,74,160
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	2,40,32,800	2,40,32,800	2,40,32,800
18	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	18,22,816
19i	Earnings per share (before extraordinary items of Rs.10/- each (not annualised)					
	a) Basic:	0.01	0.04	0.16	0.02	0.36
	b) Diluted	0.01	0.04	0.16	0.02	0.36
19ii	Earnings per share (after extraordinary items of Rs.10/- each (not annualised)					
	a) Basic:	0.01	0.04	0.16	0.02	0.36
	b) Diluted	0.01	0.04	0.16	0.02	0.36



Part II Select information for the Quarter Ended 30th June,2016

Particulars		3 months ended (30/06/2016)	Preceding 3 months ended (31/03/2016)	Corresponding 3 months ended (30/06/2015) in the previous year	Year to date figures for previous period ended(30/06/2016)	Year to date figures for previous period ended (31/03/2016)
A	PARTICULARS OF SHAREHOLDING					
1	Public shareholding					
	- Number of shares					
	- Percentage of shareholding	9,21,040	9,21,040	9,21,040	9,21,040	9,21,040
2	Promoters and Promoter Group Shareholding **	38.32%	38.32%	38.32%	38.32%	38.32%
	a) Pledged / Encumbered					
	Number of shares					
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	0%	0%	0%	0%	0%
	- Percentage of shares (as a % of the total share capital of the company)	0%	0%	0%	0%	0%
	b) Non - encumbered	0%	0%	0%	0%	0%
	Number of shares					
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter group)	14,82,240	14,82,240	14,82,240	14,82,240	14,82,240
	- Percentage of shares (as a % of the total share capital of the company)	100%	100%	100%	100%	100%
		61.68%	61.68%	61.68%	61.68%	61.68%

Particulars		3 months ended (30/06/2016)
B	INVESTOR COMPLAINTS	
	Pending at the beginning of the quarter	
	Received during the quarter	Nil
	Disposed of during the quarter	Nil
	Remaining unresolved at the end of the quarter	Nil
		Nil

- 1 The Company is engaged in business of Builders and Developers
- 2 The above financial results for the Quarter ended 30th June, 2016 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 3rd August, 2016
- 3 The Board of Directors has not recommended any Dividend during the quarter ended 30th June, 2016.
- 4 Provision for Current Taxation for the quarter ended 30th June, 2016 is calculated and provided at applicable rates.
- 5 Deferred Tax Asset/ Liability for the quarter ended 30th June, 2016 has not been provided and will be accounted on annual audited accounts in accordance with AS - 22 "Accounting for Taxes on Income"
- 6 Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.

For Joy Realty Limited



Bhavin Soni
Managing Director & Compliance Officer
Din No: 00132135

Place: Mumbai
Date: 3rd August, 2016

EXTRACT OF THE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE 2016

PARTICULARS	3 months ended (30/06/2016)	Year to date figures for previous period ended (31/03/2016)	Corresponding 3 months ended (30/06/2015) in the previous year
Total Income From Operations (Net)	1,50,000	17,07,503	6,38,000
Net Profit / (Loss) From Ordinary Activities After Tax	34,512	8,74,160	3,89,485
Net Profit / (Loss) For The Period After Tax (After Extra Ordinary Items)	34,512	8,74,160	3,89,485
Equity Share Capital	2,40,32,800	2,40,32,800	2,40,32,800
Reserves (Excluding Revaluation Reserve As Shown In The Balance Sheet Of Previous Year)	-	18,22,816	-
Earnings Per Share (Before Extra Ordinary Items) (Face Value of Rs.10/- Each)			
Basic:	0.01	0.36	0.16
Dilted:	0.01	0.36	0.16
Earnings Per Share (After Extra Ordinary Items) (Face Value of Rs.10/- Each)			
Basic:	0.01	0.36	0.16
Dilted:	0.01	0.36	0.16

- 1 The Company is engaged in business of Builders and Developers
- 2 The above financial results for the Quarter ended 30th June 2016 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 3rd August 2016
- 3 To strengthen the financial position of the company, the Board of Directors has not recommended any dividend for the quarter
- 4 Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.
- 5 The above is an extract of the detailed format of the audited quarterly financial results filed with the Stock exchange under Regulation 33 of the SEBI (Listing and Other disclosures requirement) Regulation, 2015. The full format of the quarterly results are available on the Stock Exchange website www.bseindia.com

For Joy Realty Limited



Bhavin Soni
Managing Director
Din No: 00132135

Place : Mumbai
Date: 3rd August 2016



VORA & ASSOCIATES
CHARTERED ACCOUNTANTS

101-103, REWA CHAMBERS
31, NEW MARINE LINES
MUMBAI - 400 020. INDIA

TEL. : +91-22-2200 5933
+91-22-2200 5934
+91-22-6615 5599
+91-22-2206 3289

Web. : www.cavoras.com
e-mail: office@cavoras.com
cavoras@gmail.com

Ref.: MA: 16: JR 745

Review report to:
The Board of Directors,
JOY REALTY LIMITED

Reg.: THE LIMITED REVIEW REPORT FOR COMPANIES
ANNEXURE V TO REGULATION 33

CERTIFICATE

We have reviewed the accompanying statement of unaudited financial results of **JOY REALTY LIMITED** for the quarter ended 30th June, 2016. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, Engagements to Review Financial Statements 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.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results 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 VORA & ASSOCIATES
CHARTERED ACCOUNTANTS
(ICAI Firm Reg. No.: 111612W)

BHAKTI M. VORA
PARTNER

(Membership No. 148837)



PLACE: MUMBAI

DATED: **3 AUG 2016**