

Date: 05.11.2015

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

Sub: Outcome of Board Meeting held on 5th November, 2015.

Ref: Joy Realty Limited

Scrip Code: 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 Thursday, 5th Day of November, 2015 have considered the following:

1. Approved the Un-Audited Financial Results for the quarter ended on 30th September, 2015; and
2. Noted the Limited Review Report for the quarter ended on 30th September, 2015 received from the Auditor of the Company.

Attached the Unaudited Results along with the Limited Review Report for your record purpose.

Kindly take on record and oblige.

Thanking You,

Yours Sincerely,

For **JOY REALTY LIMITED**



BHAVIN SONI
Managing Director & Compliance Officer
Din No: 00132135



Encl: As above

JOY REALTY LIMITED

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

Email: cs@joydevelopers.com

CIN NO:L65910MH1983PLC031230

PART I

Statement of Standalone Unaudited Results for the Quarter Ended 30/09/2015

Amount in Rupees

Particulars	3 months ended (30/09/2015)	Preceding 3 months ended (30/06/2015)	Corresponding 3 months ended (30/09/2014) in the previous year	Year to date figures for current period ended (30/09/2015)	Year to date figures for the previous year ended (30/09/2014)	Previous year ended (31/03/2015)
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Income from operations						
(a) Net sales/income from operations	441,000	638,000	432,000	930,500	732,000	1,788,705
(Net of excise duty)						
(b) Other operating income			166,985		166,985	-
Total income from operations (net)	441,000	638,000	598,985	930,500	898,985	1,788,705
2 Expenses						
(a) Cost of materials consumed	-	-	-	-	-	33,744,755
(b) Purchases of stock-in-trade	-	-	-	-	-	-
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	(33,744,755)
(d) Employee benefits expense	172,887	165,269	250,703	338,156	426,353	383,901
(e) Depreciation and amortisation expense	241,848	241,848	240,827	483,696	479,232	963,961
(f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	389,260	193,361	271,692	575,441	497,715	1,241,624
Total expenses	803,995	600,478	763,222	1,397,293	1,403,300	2,589,486
3 Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	(362,995)	37,522	(164,237)	(466,793)	(504,315)	(800,781)
4 Other income	526,132	526,132	469,760	1,052,264	939,520	2,511,205
5 Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)	163,137	563,654	305,523	585,471	435,205	1,710,424
6 Finance costs	-	-	-	-	-	-
7 Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 + 6)	163,137	563,654	305,523	585,471	435,205	1,710,424
8 Exceptional items	-	-	-	-	-	-
9 Profit / (Loss) from ordinary activities before tax (7 + 8)	163,137	563,654	305,523	585,471	435,205	1,710,424
10 Tax expense	50,409	174,169	95,045	180,910	135,145	536,903
11 Net Profit / (Loss) from ordinary activities after tax (9 + 10)	112,728	389,485	210,478	404,561	300,060	1,173,521
12 Extraordinary items (net of tax expense Rs. Lakhs)	-	-	-	-	-	-
13 Net Profit / (Loss) for the period (11 + 12)	112,728	389,485	210,478	404,561	300,060	1,173,521
14 Share of profit / (loss) of associates	NA	NA	NA	NA	NA	NA
15 * Minority interest *	NA	NA	NA	NA	NA	NA
16 Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 + 14 + 15) *	112,728	389,485	210,478	404,561	300,060	1,173,521
17 Paid-up equity share capital	24,032,800	24,032,800	24,032,800	24,032,800	24,032,800	24,032,800
(Face Value of the Equity Share Rs.10 /- fully Paid up)						
18 Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-	-
19i Earnings per share (before extraordinary items of Rs.10/- each) (not annualised):						
(a) Basic	0.047	0.16	0.09	0.17	0.12	0.49
(b) Diluted	0.047	0.16	0.09	0.17	0.12	0.49
19ii Earnings per share (after extraordinary items of Rs.10/- each) (not annualised):						
(a) Basic	0.047	0.16	0.09	0.17	0.12	0.49
(b) Diluted	0.047	0.16	0.09	0.17	0.12	0.49



PART II

Select Information for the Quarter Ended 30/09/2015

Amount in Rupees

	Particulars	3 months ended (30/09/2015)	Preceding 3 months ended (30/06/2015)	Corresponding 3 months ended (30/09/2014) in the previous year	Year to date figures for current period ended (30/09/2015)	Year to date figures for the previous year ended (30/09/2014)	Previous year ended (31/03/2015)
A	PARTICULARS OF SHAREHOLDING						
1	Public shareholding						
	- Number of shares	921,040	921,040	921,040	921,040	921,040	921,040
	- Percentage of shareholding	38.32%	38.32%	38.32%	38.32%	38.32%	38.32%
2	Promoters and Promoter Group Shareholding **						
	a) Pledged / Encumbered	0%	0%	0%	0%	0%	0%
	Number of shares						
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)						
	- 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	1,482,240	1,482,240	1,482,240	1,482,240	1,482,240	1,482,240
	- 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%

	Particulars	3 months ended (30/09/2015)
B	INVESTOR COMPLAINTS	
	Pending at the beginning of the quarter	Nil
	Received during the quarter	Nil
	Disposed of during the quarter	Nil
	Remaining unresolved at the end of the quarter	Nil



JOY REALTY LIMITED

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

Email: cs@joydevelopers.com

CIN NO:L65910MH1983PLC031230

Amount in Rupees

Standalone / Consolidated Statement of Assets and Liabilities Particulars	As at (current half year end) (30/09/2015)	As at (previous year end) (30/09/2014)
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	24,032,800	24,032,800
(b) Reserves and surplus	1,683,644	75,194
(c) Money received against share warrants		
Sub-total - Shareholders' funds	25,716,444	24,107,994
2 Share application money pending allotment	-	-
3 Minority interest *		
4 Non-current liabilities		
(a) Long-term borrowings	121,392,577	1,558,969
(b) Deferred tax liabilities (net)	556,456	624,398
(c) Other long-term liabilities	-	-
(d) Long-term provisions	-	-
Sub-total - Non-current liabilities	121,949,033	2,183,367
5 Current liabilities		
(a) Short-term borrowings	21,114,557	43,608,912
(b) Trade payables	2,425,871	377,327
(c) Other current liabilities	97,810,988	150,561,197
(d) Short-term provisions	634,921	135,300
Sub-total - Current liabilities	121,986,337	194,682,736
TOTAL - EQUITY AND LIABILITIES ASSETS	269,651,814	220,974,097
1 Non-current assets		
(a) Fixed assets	28,812,863	29,563,300
(b) Goodwill on consolidation *	-	-
(c) Non-current investments	23,221,993	20,988,209
(d) Capital Work in Progress	2,470,971	2,470,971
(e) Long-term loans and advances	67,620	67,620
(f) Other non-current assets		
Sub-total - Non-current assets	54,573,447	53,090,100
2 Current assets		
(a) Current investments	-	-
(b) Inventories	199,971,982	154,114,744
(c) Trade receivables	8,380,299	8,380,299
(d) Cash and cash equivalents	2,499,648	651,412
(e) Short-term loans and advances	3,751,398	1,235,191
(f) Other current assets	475,041	3,502,351
Sub-total - Current assets	215,078,368	167,883,997
TOTAL - ASSETS	269,651,814	220,974,097

- 1 The Company is engaged in the Business of Builders & Developers
- 2 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 05/11/2015.
- 3 The Board of Directors have not recommended dividend during the quarter ended 30/09/2015
- 4 The Status of Investor Complain during the quarter ended 30/09/2015 is as follows:
Pending at the Beginning of the quarter: Nil,
Complaint received during the quarter: NIL,
Disposed off during the quarter: Nil,
Pending at the end of the quarter: Nil.
- 5a Provisions for current taxation for the quarter ended 30/09/2015 is calculated and provided at applicable rates
Deferred Tax Asset/ Liability for the quarter ended 30/09/2015 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 J. Soni
 Managing Director & Compliance Officer
 DIN : 00132135

Place : Mumbai
Date: 05.11.2015

Date: 05.11.2015

To,
Corporate Relationship Department
BSE Limited
Dalal Street,
Mumbai - 400 001

Dear Sir,

Sub: Submission of Limited Review Report for the quarter ended 30th September, 2015.

Ref.: JOY REALTY LIMITED

Scrip Code: 508929

As per clause 41 of Listing Agreement, Please find enclosed herewith Copy of Limited Review Report for the quarter ended 30th September, 2015. Please take the same on your records and oblige.

Thanking you,

Yours truly,

For JOY REALTY LIMITED



Bhavin Soni
Managing Director & Compliance Officer
Din No: 00132135

Encl: As above



VORA & ASSOCIATES
CHARTERED ACCOUNTANTS

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Ref.: MA: 15: JR 658

Review report to,
The Board of Directors,
Joy Realty Limited,
306, Madhva,
C-4, Bandra Kurla Complex,
Bandra (E),
Mumbai - 400 051

Reg.: THE LIMITED REVIEW REPORT FOR COMPANIES
ANNEXURE V TO CLAUSE 41

CERTIFICATE

We have reviewed the accompanying statement of unaudited financial results of **JOY REALTY LIMITED** for the Second Quarter ended September 30, 2015 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors/ committee of 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 Clause 41 of the Listing Agreement 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)

MAYUR A. VORA
PARTNER
(Membership No. 30097)



Place: Mumbai

Dated: 05 NOV 2015