

Statement of Standalone Audited Financial Results for the quarter and year ended 31st March, 2021

Sr. No.	Particulars	3 months ended			Year Ended	
		(31/03/2021) (Audited)	(31/12/2020) (Unaudited)	(31/03/2020) (Audited)	(31/03/2021) (Audited)	(31/03/2020) (Audited)
I	Revenue from operations	-	-	-	-	-
II	Other income	1,416,149	1,087,490	931,491	4,451,294	3,825,898
III	Total Income (I + II)	1,416,149	1,087,490	931,491	4,451,294	3,825,898
IV	Expenses:					
	(a) Cost of materials consumed	52,460	-	-	59,050	22,340
	(b) Purchases of stock-in-trade	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(52,460)	-	-	(59,050)	(22,340)
	(d) Employee benefits expense	125,145	125,145	125,145	500,580	492,640
	(e) Finance Costs	2,568,221	2,793,851	9,493,887	10,686,129	9,638,617
	(f) Depreciation and amortisation expense	145,692	145,692	145,692	582,768	584,937
	(g) Other expenses	4,209,466	344,989	224,611	4,938,029	1,740,862
	Total expenses (IV)	7,048,523	3,409,677	9,989,335	16,707,506	12,457,056
V	Profit / (Loss) before exceptional items and tax (I - IV)	(5,632,374)	(2,322,187)	(9,057,844)	(12,256,212)	(8,631,158)
VI	Exceptional items	-	-	-	-	-
VII	Profit / (Loss) before tax (V - VI)	(5,632,374)	(2,322,187)	(9,057,844)	(12,256,212)	(8,631,158)
	Tax expense:					
VIII	- Current tax	-	-	-	-	-
	- Deferred tax	19,355,655	-	-	19,355,655	-
IX	Profit (Loss) for the period/year (VII - VIII)	(24,988,029)	(2,322,187)	(9,057,844)	(31,611,867)	(8,631,158)
	Other Comprehensive Income					
	A. (i) Items that will not be reclassified to profit or loss	-	-	-	-	-
	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-
X	B. (i) Items that will be reclassified to profit or loss	-	-	-	-	-
	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-
XI	Total Comprehensive Income for the period comprising Profit / (Loss) and Other comprehensive Income for the period (IX-X)	(24,988,029)	(2,322,187)	(9,057,844)	(31,611,867)	(8,631,158)
XII	Paid up Equity Share capital (Face value of Rs. 10/- each)	24,032,800	24,032,800	24,032,800	24,032,800	24,032,800
XIII	Reserves excluding Revaluation reserve as per Balance sheet of the previous accounting year	-	-	-	(62,189,235)	(53,558,077)
XIV	A. Basic & Diluted EPS (Rs.) (Before exceptional items)					
	Basic & Diluted EPS (Rs.)	(2.34)	(0.97)	(3.77)	(5.10)	(3.59)
	Basic & Diluted EPS (Rs.)	(2.34)	(0.97)	(3.77)	(5.10)	(3.59)
	B. Basic & Diluted EPS (Rs.) (After exceptional items)					
	Basic & Diluted EPS (Rs.)	(10.40)	(0.97)	(3.77)	(13.15)	(3.59)
	Basic & Diluted EPS (Rs.)	(10.40)	(0.97)	(3.77)	(13.15)	(3.59)

Notes:

- The Company is engaged in business of Builders and Developers
- The above financial results for the quarter ended 31st March, 2021 were reviewed and recommended by the Audit Committee and approved and taken on record by the Board of Directors in their respective meeting held on 22/06/2021.
- The Income from Share of Profit from Partnership firm, will be accounted for on an annual basis on finalisation of accounts of the Partnership Firm for the year March 2021
- The Board of Directors has not recommended any Dividend for the quarter ended 31st March, 2021
- The Provision for tax is not provided for the quarter and year ended on 31st March, 2021 due to loss.
- Deferred Tax Asset/ Liability for the quarter and year ended 31st March, 2021 has been provided in accordance with Ind AS - 12 "Income Taxes".
- Due to COVID 19, pandemic and consequent lockdown across the country, the Companies operations and financial results for the year have not been impacted much. Further, In view of recent surge in Covid 19 cases, few states reintroduced some restrictions, therefore company continues to be vigilant and cautious and hence not expected to have any significant impact on the company's operations and result.
- Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.

For Joy Realty Limited



(Signature)
Bhavin Soni
Managing Director
Din No: 00132135

Place : Mumbai
Date: 22/06/2021

JOY REALTY LIMITED

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

Email: cs@joydevelopers.com

CIN NO:L65910MH1983PLC031230

Statement of Assets and Liabilities as at 31st March, 2021

Particulars		Amount in Rs	
		As at 31st March, 2021	As at 31st March, 2020
1	ASSETS:	Audited	Audited
	<u>NON CURRENT ASSETS:</u>		
	Property, Plant & Equipment	3,377,813	27,759,228
	Capital Work in Progress	-	2,470,971
	Financial Assets		
	(i) Investments	36,067,273	31,981,208
	Income Tax Asses (Net)	142,419	2,205,185
	Deffered Tax Assets	-	19,355,655
	Other Non Current Asset	67,620	70,120
	Total Non Current Asset	39,655,124	83,842,365
	<u>CURRENT ASSETS:</u>		
	Inventories	50,807,874	50,748,824
	Financial Assets:		
	(i) Trade Receivables	19,070,100	7,389,000
	(ii) Cash & Cash Equivalentents	286,380	433,436
	Other Current Assets	48,998	52,768
	Total Current Asset	70,213,352	58,624,027
	Total Assets	109,868,477	142,466,394
	EQUITY AND LIABILITIES:		
	<u>EQUITY</u>		
	Equity Share Capital	24,032,800	24,032,800
	Other Equity	(93,801,102)	(62,189,235)
		(69,768,302)	(38,156,435)
	<u>NON CURRENT LIABILITIES:</u>		
	Financial Liabilities		
	(i) Borrowings	153,536	59,958
		153,536	59,958
2	<u>CURRENT LIABILITIES:</u>		
	Financial Liabilities		
	(i) Borrowings	85,410,620	87,382,841
	(ii) Trade Payables	6,955,751	7,343,239
	Other Current Liabilities	87,116,872	85,836,791
		179,483,243	180,562,872
	Total Equity and Liabilities	109,868,477	142,466,395

For Joy Realty Limited



(Signature)

Bhavin Soni
Managing Director
Din No: 00132135

Place : Mumbai
Date : 22/06/2021

JOY REALTY LIMITED
CIN : L65910MH1983PLC031230
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2021

		<u>2020 - 2021</u> Amount in Rs.	<u>2019 - 2020</u> Amount in Rs.
(I) CASH FLOW FROM OPERATING ACTIVITIES			
Net Profit / (Loss) before Tax and Extraordinary items		(1,22,56,212)	(86,31,159)
ADJUSTMENTS FOR:			
<u>Add</u> : Depreciation		5,82,768	5,84,937
<u>Less</u> : Interest On Capital In Partnership Firm		(40,13,923)	(35,62,404)
Interest on Fixed Deposits		-	(62,933)
Share of Profit/Loss in partnership Firm (Earlier Years)		(72,142)	(68,188)
Operating Profit / (Loss) before Working Capital Changes		(1,57,59,509)	(1,17,39,747)
Working Capital Changes:			
(Increase) / Decrease in Other Non Currents Assets		2,500	-
(Increase) / Decrease in Inventories		(59,050)	(22,340)
(Increase) / Decrease in Trade Receivables		(1,16,81,100)	25,00,000
(Increase) / Decrease in Other Currents Assets		3,770	1,934
Increase / (Decrease) in Short Term Borrowings		(18,18,685)	88,69,609
Increase / (Decrease) in Trade Payables		(3,87,487)	(13,16,611)
Increase / (Decrease) in Other Current Liabilities		12,80,081	(3,85,069)
Cash (used) / generated from Operations		(2,84,19,481)	(20,92,222)
<u>Less</u> : Net Income Taxes Paid / (Refund)		(20,62,766)	(12,57,473)
Net Cash Flow from Operating Activities	(A)	(2,63,56,715)	(8,34,749)
(II) CASH FLOW FROM INVESTING ACTIVITIES			
Fixed Deposit Interest		-	62,933
Capital expenditure on Fixed Assets		(2,62,69,618)	-
Net cash used in investing activities	(B)	(2,62,69,618)	62,933
(III) CASH FLOW FROM FINANCING ACTIVITIES			
Unsecured Long Term Borrowings		(59,958)	(4,92,703)
Net cash generated from Financial Activities	(C)	(59,958)	(4,92,703)
NET CHANGES IN CASH AND CASH EQUIVALENTS (A+B+C)		(1,47,056)	(12,64,519)
Cash and cash equivalents at the beginning of the year		4,33,436	16,97,955
Cash and cash equivalents at the close of the year		2,86,380	4,33,436
NET CHANGES IN CASH AND CASH EQUIVALENTS		(1,47,056)	(12,64,519)

Notes:

- The Cash flow statement has been prepared under the Indirect Method as set out in IND AS 7.
- Cash and Cash Equivalents includes Cash & Bank Balance and Other Bank Balances.
- Figures of Previous years have been regrouped and rearranged wherever necessary to confirm with current year's classification.

For and on behalf of Directors of
JOY REALTY LIMITED



Bhavin J. Soni
 Managing Director
 Din No.: 00132135



INDEPENDENT AUDITORS' REPORT

To,
The Members Of,
JOY REALTY LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial statements of **JOY REALTY LIMITED** ("the Company"), which comprise the Balance Sheet as at 31 March 2021, the Statement of Profit and Loss (including other comprehensive income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed u/s 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the State of Affairs of the Company as at 31st March, 2021, the Profit and Total Comprehensive Income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the company in Accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India (ICAI) together with the ethical requirements that are relevant to our audit of the Financial Statements under the provision of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

Management's Responsibility for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the Ind AS and accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility for the Audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the Financial Statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements. As part of an audit in accordance with SA's, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a

basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty does not exist, our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in

extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other Legal and Regulatory Requirements

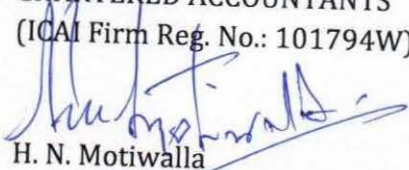
1. As required by the Companies (Auditor's Report) Order, 2016 ("The Order") issued by the Central Government of India in terms of Section 143 (11) of the Act, we give in the Annexure A, a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and the Statement of changes in Equity dealt with by this Report are in agreement with the books of account;
 - d) In our opinion, the aforesaid Financial Statements comply with the Ind AS specified under Section 133 of the Act read with the relevant rule 7 of the Companies (Accounts) Rules, 2014;
 - e) On the basis of written representations received from the directors as on 31 March, 2021 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2021, from being appointed as a director in terms of Section 164(2) of the Act;
 - f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to separate report of another Accountant. The said report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.
 - g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rule, 2014, as

CHHAJED & DOSHI
CHARTERED ACCOUNTANTS

amended in our opinion and to the best of our information and according to the explanation given to us:

- i. The Company does not have any pending litigations which shall impact its financial positions.
- ii. The Company does not have any long terms contracts for which provisions are required to be made.
- iii. The Company is not liable to transfer any amount to the Investor Education and Protection Fund.

For CHHAJED & DOSHI
CHARTERED ACCOUNTANTS
(ICAI Firm Reg. No.: 101794W)


H. N. Motiwalla

PARTNER

(Membership No. 11423)

Place: Mumbai

DATED: June 22,2021

Annexure A to the Auditors' Report

The Annexure referred to in paragraph 1 under "Report on Other legal and Regulatory Requirements" section of our Report to the members of the Company on the Financial Statements for the year ended 31st March 2021.

(i) In respect of its Fixed Assets

(a) The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets.

(b) As explained to us and according to the practice generally followed by the Company, all the fixed assets have been verified in a periodical manner by the management during the year and no material discrepancies were noticed on such physical verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on physical verification

(ii) In respect of inventories

In our opinion and according to the information and explanation given to us, we are informed that inventories have been physically verified by the management at reasonable intervals and No material discrepancies have been notified between the physical stock and book records.

(iii) In respect of loans granted, secured or unsecured, by the Company to firms or other parties covered in the register maintained u/s 189 of the Act;

The Company has not granted any secured / unsecured loan to any of the parties covered in the register maintained under section 189 of the Act. Accordingly, sub clauses (a), (b) and (c) are not applicable.

(iv) In our Opinion and according to the information and explanation given to us, The Company has complied with the provisions of section 185 and 186 of the Act in respect of granting of loans, making investments, providing guarantees and securities, as applicable.

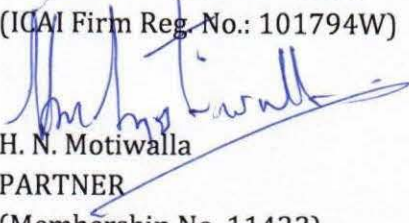
(v) The Company has not accepted any deposits within the meaning of Section 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly the provisions of clause 3 (v) of the Order are not applicable.

- (vi) We have broadly reviewed the books of accounts maintained by the Company pursuant to the rules made by the Central Government of India for the maintenance of cost records under section 148 (1) Companies Act, 2013 and are of the opinion that prima facie, the prescribed accounts and records have been made and maintained being real estate construction business. However, we have not made a detailed examination of the records with a view to determine whether they are accurate or complete.
- (vii) According to information and explanation given to us, In respect to statutory dues
- (a) The Company has generally been regular in depositing undisputed statutory dues under Income tax, Goods & Service Tax and other Statutory Dues as applicable to it with the appropriate authorities.
- According to the information and explanations given to us, no undisputed amounts payable in respect of the above were outstanding as at 31st March, 2021 for a period of more than six months from the date on when they became payable.
- (b) According to the information and explanations given to us, there are no dues in respect of Goods & Service Tax and other Statutory Dues as applicable to it, outstanding on account of any dispute.
- (viii) The Company has not defaulted in repayment of dues to any bank or financial institution during the year under review.
- (ix) The Company has not raised any moneys by way of Initial Public Offer or further public offer or obtained term loans during the year. Hence reporting under clause 3 (ix) of the Order is not applicable to the Company.
- (x) To the best of our knowledge and according to the information and explanation given to us, no fraud by the Company or no material fraud on the Company by its officers or employees has been noticed or reported during this year.
- (xi) In our opinion and according to the information and explanation given to us and based on our examination of the records of the Company, the Company has paid managerial remuneration to any key management personnel during the year under review, as per Act readwith Schedule V of the Act.

CHHAJED & DOSHI
CHARTERED ACCOUNTANTS

- (xii) The Company is not a Nidhi Company and hence reporting under clause 3 (xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with section 177 and section 188 of the Act, as applicable, and the details have been disclosed in the Financial Statements as required by the applicable accounting standard.
- (xiv) During the year, the Company has not made any preferential allotment or private placement of shares or fully or partly paid convertible debentures and hence reporting under clause 3 (xiv) of the Order is not applicable to the Company.
- (xv) In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with them and hence reporting under clause 3 (xv) of the Order is not applicable to the Company.
- (xvi) According to the information and explanations given to us, the Company is not required to get registered under section 45-IA of the Reserve Bank of India Act, 1934.

For CHHAJED & DOSHI
CHARTERED ACCOUNTANTS
(ICAI Firm Reg. No.: 101794W)


H. N. Motiwalla

PARTNER

(Membership No. 11423)

Place: Mumbai

Dated: : June 22,2021

Date: 22.06.2021

To,
Listing Compliance Department,
MCX- sx Limited,
Vibgyor Towers, 4th Floor, Plot No. C 62,
G- Block, Opp. Trident Hotel,
Bandra Kurla Complex,
Bandra East, Mumbai – 400098.

CC to,
Corporate Relationship Department
The Bombay Stock Exchange Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400001.

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 27th May, 2016, it is hereby declared and confirmed that the Audit report in respect of Financial Statement for the year ended 31st March, 2021 issued by M/s. Chhajer & Doshi, 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 Shah
Company Secretary & Compliance Officer



Date: 22.06.2021

To,
Listing Compliance Department,
MCX- sx Limited,
Vibgyor Towers, 4th Floor, Plot No. C 62,
G- Block, Opp. Trident Hotel, Bandra Kurla
Complex, Bandra East, Mumbai – 400098.

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

Sub:- Undertaking regarding Non-applicability of Statement for Deviation(s) or Variation(s) under Regulation 32 of the SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015

Ref: Joy Realty Limited

Script Code: 508929

Dear Sir/ Madam,

Pursuant to Regulation 32 of SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015 and in compliance with SEBI Circular No. CIR/CFD/CMD1/162/2019 dated 24th December, 2019, it is hereby confirmed by the Company that Regulation 32 of Statement for Deviation(s) or Variation(s) under SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015 is not applicable to the Company.

Kindly take it on your record.

Thanking You,

Yours Sincerely
For JOY REALTY LIMITED



Shruti Shah
Company Secretary & Compliance Officer

