

Date: 09.02.2017

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

Sub: Outcome of Board Meeting held on 9th February, 2017.

Ref: Joy Realty Limited

Scrip Code: 508929

Dear Sir/Madam,

With reference to the captioned subject matter, we would like to inform that the Meeting of Board of Directors of Joy Realty Limited, held on Thursday, 9th Day of February, 2017 commenced at 3.30 p.m. and concluded at 5.30 p.m. and discussed and considered the following:

1. The Board took the note minutes of the previous meetings of Board and committees held prior the date of today's meeting.
2. Approved the Un-Audited Financial Results for the quarter ended on 31st December, 2016.
3. Noted the Limited Review Report for the quarter ended on 31st December, 2016 received from the Auditor of the Company.
4. The Board took the note on Compliance done under LODR, Regulation 2015 for the quarter ended 31.12.2016.
5. Accepted resignation of Mr. Jayant Bhavanji Soni from the post of Directorship of the company.
6. Appointed Mr. Jayant Bhavanji Soni as Chief Financial Officer (CFO) of the company pursuant to section 203 of the Companies Act, 2013.

Kindly take it on your record.

Thanking You,

Yours Sincerely,
For **JOY REALTY LIMITED**



Shruti Shah
Company Secretary



Encl: 1. Un-Audited Financial Results

2. Limited Review Report
3. Profile of CFO

General information about company	
Scrip code	508929
Name of company	Joy Realty Ltd
Result Type	Main Format
Class of security	Equity
Date of start of financial year	01-04-2016
Date of end of financial year	31-03-2017
Date of board meeting when results were approved	09-02-2017
Date on which prior intimation of the meeting for considering financial results was informed to the exchange	31-01-2017
Description of presentation currency	INR
Level of rounding used in financial results	Lakhs
Reporting Quarter	Third quarter
Nature of report standalone or consolidated	Standalone
Whether results are audited or unaudited	Unaudited
Segment Reporting	Single segment
Description of single segment	Single segment

For JOY REALTY LTD.


DIRECTOR

Quarterly & Half Yearly Financial Result by Companies Other than Banks							
Particulars		3 months ended (dd-mm-yyyy)	Previous 3 months ended (dd-mm-yyyy)	Corresponding 3 months ended in the previous year (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)	Year to date figures for previous period ended (dd-mm-yyyy)	Previous accounting year ended (dd-mm-yyyy)
A	Date of start of reporting period	01-10-2016	01-07-2016	01-10-2015	01-04-2016	01-04-2015	01-04-2015
B	Date of end of reporting period	31-12-2016	30-09-2016	31-12-2015	31-12-2016	31-12-2015	31-03-2016
C	Whether results are audited or unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
D	Nature of report standalone or consolidated	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone
Part I							
1 Revenue From Operations							
	Net sales or Revenue from Operations	0	0	148500	0	927500	1107500
	Other operating revenues	645000	150000	150003	945000	450003	600003
	Total Revenue from operations (net)	645000	150000	298503	945000	1377503	1707503
2 Expenses							
(a)	Cost of materials consumed	0	0	0	0	0	55822178
(b)	Purchases of stock-in-trade	0	0	0	0	0	0
(c)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	0	0	0	0	0	-55822178
(d)	Employee benefit expense	171037	63789	209189	334623	547345	704050
(e)	Depreciation and amortisation expense	125103	67889	241848	375309	725544	734044
(f) Other Expenses							
1	Other Expenses	512459	433342	338891	1360281	921512	1409699
	Total other expenses	512459	433342	338891	1360281	921512	1409699
	Total expenses	808599	565020	789928	2070213	2194401	2847793

For **JOY REALTY LTD.**


DIRECTOR

Quarterly & Half Yearly Financial Result by Companies Other than Banks							
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C	Whether results are audited or unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
D	Nature of report standalone or consolidated	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone
Part I							
3	Profit (loss) from operations before other income, finance costs and exceptional items	-163599	-415020	-491425	-1125213	-816898	-1140290
4	Other income	635556	614424	526132	1846508	1578396	2104528
5	Profit (loss) from ordinary activities before finance costs and exceptional items	471957	199404	34707	721295	761498	964238
6	Finance costs	0	0	0	0	0	0
7	Profit (loss) from ordinary activities after finance costs but before exceptional items	471957	199404	34707	721295	761498	964238
8	Prior period items before tax	-349951	0	0	-349951	0	0
9	Exceptional items	0	0	0	0	0	0
10	Profit (loss) from ordinary activities before tax	122006	199404	34707	371344	761498	964238
11	Tax Expense	37700	61616	10725	114745	235303	90078
12	Net profit (loss) from ordinary activities after tax	84306	137788	23982	256599	526195	874160
13	Extraordinary items	0	0	0	0	0	0
14	Net Profit Loss for the period from continuing operations	84306	137788	23982	256599	526195	874160
15	Profit (loss) from discontinuing operations before tax	0	0	0	0	0	0
16	Tax expense of discontinuing operations	0	0	0	0	0	0
17	Net profit (loss) from discontinuing operation after tax	0	0	0	0	0	0
18	Profit (loss) for period before minority interest	84306	137788	23982	256599	526195	874160
21	Net Profit (loss) after taxes minority interest and share of profit (loss) of associates	84306	137788	23982	256599	526195	874160

For JOY REALTY LTD.



DIRECTOR


Quarterly & Half Yearly Financial Result by Companies Other than Banks							
Particulars		3 months ended (dd-mm-yyyy)	Previous 3 months ended (dd-mm-yyyy)	Corresponding 3 months ended in the previous year (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)	Year to date figures for previous period ended (dd-mm-yyyy)	Previous accounting year ended (dd-mm-yyyy)
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D	Nature of report standalone or consolidated	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone
Part I							
22	Details of equity share capital						
	Paid-up equity share capital	24032800	24032800	24032800	24032800	24032800	24032800
	Face value of equity share capital	10	10	10	10	10	10
23	Details of debt securities						
24	Reserves excluding revaluation reserve	0	0	0	0	0	1822816
26	Earnings per share						
i	Earnings per share before extraordinary items						
	Basic earnings per share before extraordinary items	0.035	0.057	0.01	0.11	0.219	0.36
	Diluted earnings per share before extraordinary items	0.035	0.057	0.01	0.11	0.219	0.36
ii	Earnings per share after extraordinary items						
	Basic earnings per share after extraordinary items	0.035	0.057	0.01	0.11	0.219	0.36
	Diluted earnings per share after extraordinary items	0.035	0.057	0.01	0.11	0.219	0.36
30	Disclosure of notes on financial results	Textual Information(1)					

For **JOY REALTY LTD.**


DIRECTOR

Text Block	
Textual Information(1)	The Company is engaged in business of Builders and Developers.
	The above financial results for the Quarter ended 31st December, 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 9th February, 2017. The Statutory Auditors of the company have carried out the Limited Review
	The Board of Directors has not recommended any Dividend during the quarter ended 31st December, 2016.
	Provision for Current Taxation for the quarter ended 31st December, 2016 is calculated and provided at applicable rates, and shall be reviewed annually, subject to audit
	Deferred Tax Asset/ Liability for the quarter ended 31st December, 2016 has not been provided and will be accounted on annual audited accounts 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 LTD.



DIRECTOR



VORA & ASSOCIATES
CHARTERED ACCOUNTANTS

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

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+91-22-6615 5599
+91-22-2206 3289

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

Ref.: MA: 17: JR 837

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 REGULATION 33

CERTIFICATE

We have reviewed the accompanying statement of unaudited financial results of **JOY REALTY LIMITED** for the quarter ended 31st December, 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: 9 FEB 2017

Date: 09.02.2017

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

Sub: - Brief Profile of Chief Financial Officer mandated under the provisions of Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Ref: Joy Realty Limited

Script Code: 508929

Dear Sir,

As per Circular No. CIR/CFD/CMD/4/2015 Dated September 09, 2015 with reference to Regulation 30 regarding Continuous Disclosure requirements for Listed Entities, the company is hereby disclosing following details as mandated with reference to appointment of Mr. Jayant Bhavanji Soni as the Chief Financial Officer (CFO) of the company.

Brief Profile	
Name	Mr. Jayant Bhavanji Soni
Date of Birth	26.02.1957
Age	60 years
Date of Appointment	09.02.2017
PAN	AAEPS7809R
Qualifications	Under Graduate
Experience & Profile	<p>Mr. Jayant Bhavanji Soni is the Chairman of the JOY group. He has been in the construction industry for more than 25 years.</p> <p>He is a great visionary and has led the organization to a sustainable path. Started with the construction of economical and boutique apartments in Juhu, he spread his reach across the suburbs of Mumbai. He carries with himself great amount of experience and market knowledge. Mr. Jayant Soni is known for his capability to understand the market place and strong business acumen.</p>

	Under his leadership, the mission is to deliver the best product and service in property development. He has excellent management skills and has an influencing personality. He has remarkable business perception and is an astute negotiator.
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We request you to kindly consider the above mentioned facts and details and take the same on record.

Thanking you.

Yours faithfully,

For Joy Realty Limited

Shruti

Shruti Shah
Company Secretary and Compliance Officer



CCTo,

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.