

Date: 10<sup>th</sup> November, 2023

**BSE Limited,**  
Dalal Street, Fort,  
Mumbai — 400 001  
Scrip Code: 508929

**Subject: Outcome of the Board meeting held on Friday, 10th November, 2023**  
**Ref: Regulation 30 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015**

Dear Sir/Ma'am,

Pursuant to Regulation 30 of SEBI (LODR) Regulations, 2015 we hereby inform you that the Board of Directors of Joy Realty Limited at their meeting held on Friday, 10<sup>th</sup> November, 2023 has inter alia considered and approved the following:

1. To appoint Mr. Poojan Keyurbhai Mehta as Chief Financial Officer of the company.
2. To consider, approve & take on record the unaudited Financial Result for the quarter and half year ended 30th September, 2023 as per Regulation 33 of the listing Regulation and,

The meeting commenced at 2:00 P.M. and concluded at 7:20 P.M.

You are required to take the same on your records.

Thanking you,

Yours faithfully,

**For, Joy Realty Limited**

KOMAL  
MANGHARAM  
KESHWANI

Digitally signed by  
KOMAL MANGHARAM  
KESHWANI  
Date: 2023.11.10 19:13:30  
+05'30'

**KOMAL KESHWANI**  
**COMPANY SECRETARY & COMPLIANCE OFFICER**

**Place: Mumbai**  
**Date: 10.11.2023**

**Reg. Office: Plot 239-5 Floor-GRD, 239 Yusuf Palace, LadyJamshedji Road Shivaji Park Mahim  
Mumbai, Mahim, Mumbai, Mumbai, Maharashtra, India, 400016  
CIN: L65910MH1983PLC031230  
Tel: 022 6748888 / 67021550  
Email id: Compliance.joyrealty@gmail.com**

**Encl.: As above**

**CC**

**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 – 400 098**

**Reg. Office: Plot 239-5 Floor-GRD, 239 Yusuf Palace, LadyJamshedji Road Shivaji Park Mahim  
Mumbai, Mahim, Mumbai, Mumbai, Maharashtra, India, 400016**

**CIN: L65910MH1983PLC031230**

**Tel: 022 6748888 / 67021550**

**Email id: Compliance.joyrealty@gmail.com**

**Disclosure under Regulation 30 of SEBI (Listing Obligations and Disclosure) Requirements 2015 vide SEBI Circular No. CIR/CFD/CMD/4/2015 dated 9th September, 2015:**

<b>Sr. No</b>	<b>Particulars</b>	<b>Details (Ms. Poojan Mehta)</b>
1.	<b>Reason for change: viz appointment, <del>resignation, removal, death or otherwise</del></b>	Appointment as Chief Financial Officer of the company
2.	<b>Date of appointment</b>	w.e.f 10/11/2023
3.	<b>Brief Profile (in case of appointment)</b>	He has done Postgraduate. He has around 3 years of experience in Experienced in Real Estate & Trading products and having great experience in financial management
4.	<b>Disclosure of relationships between directors (in case of appointment of director)</b>	NA

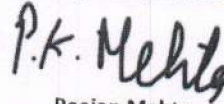
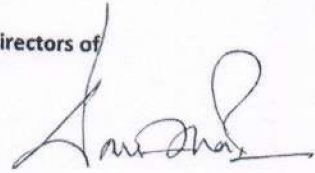
**JOY REALTY LIMITED****CIN: L65910MH1983PLC031230**

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

**STATEMENT OF UNAUDITED STANDALONE ASSETS AND LIABILITIES AS ON HALF YEAR ENDED 30TH SEPTEMBER 2023**

(Rs. In Lacs)

Particulars	As at 30 september 2023 (Unaudited)	As at 31 March 2023 (Audited)
<b>ASSETS</b>		
(1) Non - Current Assets		
(a) Property, Plant and Equipment	0.47	0.50
(b) Financial Assets		
(i) Income Tax Assets (Net)	1.38	1.38
(ii) Trade Receivable	190.70	190.70
(c) Other Non Current Assets	0.68	0.68
(2) Current Assets		
(a) Inventories (Work in Progress)	508.17	508.17
(b) Financial assets	-	-
(i) Cash and cash equivalents	1.40	0.45
(d) Other current assets	4.09	379.12
<b>TOTAL ASSETS</b>	<b>706.89</b>	<b>1,081.00</b>
<b>EQUITY AND LIABILITIES</b>		
<b>EQUITY</b>		
(a) Equity share capital	240.33	240.33
(b) Other Equity	(1,183.29)	(1,131.52)
<b>LIABILITIES</b>		
(1) Non Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	-	-
(b) Deferred tax liabilities (Net)	-	-
(2) Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	740.49	1,015.07
(i) Trade payables	65.57	67.45
(b) Other current liabilities	843.80	889.68
<b>TOTAL EQUITY AND LIABILITIES</b>	<b>706.89</b>	<b>1,081.00</b>

By order of the Board of Directors of  
Joy Realty LimitedPoojan Mehta  
CFO  
DIN: 07800003Kapil Kothari  
Director  
DIN: 02979665Date : 10th November 2023  
Place : Mumbai



**JOY REALTY LIMITED**  
**CIN: L65910MH1983PLC031230**

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

**UNAUDITED STANDALONE IND AS COMPLIANT FINANCIAL RESULT FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2023**

AMOUNT RS. IN LACS

SR.NO.	PARTICULARS	QUARTERS ENDED			HALF YEAR ENDED		FINANCIAL YEAR
		30/09/2023 UNAUDITED	30/06/2023 UNAUDITED	30/09/2022 UNAUDITED	30/09/2023 UNAUDITED	30/09/2022 UNAUDITED	ENDED 31/03/2023 AUDITED
	<b>INCOMES</b>						
I	Revenue from Operations (Net of Taxes)	-	-	-	-	1.86	1.86
II	Other Business Income	-	-	-	-	1.86	1.86
III	Total Income (I + II)	-	-	-	-	1.86	1.86
	<b>EXPENSES</b>						
(a)	Purchase of Stock in Trade.	-	-	0.01	-	0.02	0.03
	Changes of Inventories of Finished Goods, Work in Progress, Work in Trade	-	-	(0.01)	-	(0.02)	(0.03)
(b)	Employees Cost	0.34	0.95	0.75	1.29	1.72	4.48
(c)	Finance Cost	19.15	25.76	25.26	44.91	49.73	101.66
(d)	Depreciation and Amortisation Expenses	0.02	0.02	1.16	0.04	2.32	4.65
(e)	Other Expenses	0.06	5.47	3.00	5.53	8.82	17.10
	<b>TOTAL EXPENSES (IV (a to f))</b>	<b>19.57</b>	<b>32.20</b>	<b>30.17</b>	<b>51.77</b>	<b>62.59</b>	<b>127.88</b>
V	Profit/(Loss) before Exceptional Items and Tax (III-IV)	(19.57)	(32.20)	(30.17)	(51.77)	(60.74)	(126.03)
VI	Exceptional Items. & Extraordinary Item	-	-	-	-	-	-
VII	Profit/ (Loss) Before Tax (V-VI)	(19.57)	(32.20)	(30.17)	(51.77)	(60.74)	(126.03)
	<b>TAX EXPENSES</b>						
(a)	Current Tax	-	-	-	-	-	-
(b)	Deferred Tax	-	-	-	-	-	-
	Total Tax Expenses	-	-	-	-	-	-
IX	NET PROFIT AFTER TAX FROM BUSINESS OPERATIONS	(19.57)	(32.20)	(30.17)	(51.77)	(60.74)	(126.03)
X	Other Comprehensive Income	-	-	-	-	-	-
XI	Total Comprehensive Income (IX+X)	(19.57)	(32.20)	(30.17)	(51.77)	(60.74)	(126.03)
XII	Paid up Equity Share Capital (Amount in lacs) Rs. 10 Face value per share)	240.33 10.00	240.33 10.00	240.33 10.00	240.33 10.00	240.33 10.00	240.33 10.00
XIII	Other Equity Capital (Reserve & Surplus)	-	-	-	-	-	(1,005.50)
XIV	Earning Per Share (In Rupees) from Continuing Operations (Not Annualized).						
(i)	Basic	(0.81)	(1.34)	(1.26)	(2.15)	(2.53)	(5.24)
(ii)	Diluted	(0.81)	(1.34)	(1.26)	(2.15)	(2.53)	(5.24)
XV	Income from Discontinuing Operations	-	-	-	-	-	-
XVI	Profit/(Loss) from Discontinuing Operations	-	-	-	-	-	-
XVII	Profit/(loss) for the period After Adjustment of discontinuing Operations with Current Operations	(19.57)	(32.20)	(30.17)	(51.77)	(60.74)	(126.03)

NOTES:

- 1 The above Financial Results have been reviewed by the Audit Committee in its meeting held on 10th November 2023 and the same were adopted by the Board of Directors in their meeting held on the same date.
- 2 The statutory auditors have carried out limited review of the standalone unaudited financial results for the quarter ended 30th September 2023 and have issued unmodified review report.
- 3 Figures for the previous period have been regrouped/ rearranged/ reclassified wherever considered necessary to correspond with the current period's classification/group's disclosure.

Date : 10th November 2023  
Place : Mumbai

By order of the Board of Directors of  
Joy Realty Limited

*P.K. Mehta*

Poojan Mehta  
CFO  
DIN: 07800003

*Kapil Kothari*  
Kapil Kothari  
Director  
DIN: 02979665





**Limited Review Report on unaudited quarterly standalone financial results of Joy Realty Limited pursuant to the Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 ("Listing Regulations")**

**To the Board of Directors of  
Joy Realty Limited**



1. We have reviewed the accompanying statement of unaudited financial results of **Joy Realty Limited ("the Company") for the quarter and half year ended on 30th September, 2023** and year to date results for the period from 1<sup>st</sup> April 2023 to 30<sup>th</sup> September 2023 ("**the Statement**") together with notes thereon attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 ("Listing Regulations") as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 as amended, read with circulars and other accounting principles generally accepted in India. Our responsibility is to issue a report on these financial statements based on our review.
3. We conducted our review of the statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information performed by the Independent Auditor of the Entity" 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 provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement, prepared in accordance with applicable accounting standards & other accounting principles generally accepted in India, has not



disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

**For S D P M & Co.**

**Chartered Accountants**



**Sunil Dad (Partner)**

**M.No. 120702**

**UDIN: 23120702BGWOVB4427**

**Place: Ahmedabad**

**Date: 10.11.2023**



**JOY REALTY LIMITED**  
CIN: L65910MH1983PLC031230

**Statement of Cash Flow Annexed to the Balance Sheet as at 30th September 2023**

(Rs. In Lacs)

Particulars	30/09/2023	31/03/2023
<b>A. Cash Flow from Operating Activities</b>		
Net Profit before tax and extraordinary items	(51.77)	(126.03)
Adjustments for	-	4.65
Depreciation and amortization expense	0.04	(1.86)
Interest & Dividend Income	-	-
Income from Investment	-	2.66
Share of Profit/Loss in Partnership Firm	-	-
<b>Operating profit before working capital changes</b>	<b>(51.73)</b>	<b>(120.57)</b>
Adjustments for		
Decrease (Increase) in Inventories	-	(0.03)
Increase (Decrease) in Other current Assets	375.03	(379.12)
Increase (Decrease) in Short Term Borrowings	(274.58)	69.55
Increase (Decrease) in Trade Payable	(1.88)	(1.73)
Increase (Decrease) in Other current liabilities	(45.88)	10.35
Cash Generated from operations	0.96	(421.56)
Adjustment for extraordinary items	-	-
<b>Net Cash From Operating Activities</b>	<b>0.96</b>	<b>(421.56)</b>
<b>B. Cash Flow From Investing Activities</b>		
Investment on capital in partnership Firm	-	402.68
Purchase of Assets	-	19.03
<b>Net Cash from Investing Activities</b>	<b>-</b>	<b>421.71</b>
<b>C. Cash flow From Financing Activities</b>		
Financial Expenses	-	-
<b>Net Cash used in Financing Activities</b>	<b>-</b>	<b>-</b>
Net Increase in Cash & Cash Equivalents	0.96	0.15
Opening Balance of Cash & Cash Equivalents	0.45	0.30
<b>Closing Balance of Cash &amp; Cash Equivalents</b>	<b>1.40</b>	<b>0.45</b>

By order of the Board of Directors of  
Joy Realty Limited

*P. K. Mehta*

Poojan Mehta  
CFO  
DIN: 07800003

*Kapil Kothari*

Kapil Kothari  
Director  
DIN: 02979665

Date : 10th November 2023  
Place : Mumbai