

**Date: 22.05.2015**

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

**Sub: Outcome of Board Meeting held on 22<sup>nd</sup> May, 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 Friday, 22<sup>nd</sup> Day of May, 2015 have considered the following:

1. Approved the Audited Financial Results for the quarter ended and year ended on 31<sup>st</sup> March, 2015; and
2. Noted Auditors Report for the year ended on 31<sup>st</sup> March, 2015.
3. Noted of the Declaration by Directors in Dir-8 u/s 164 (3) of the Companies Act, 2013.

Attached the Audited Results along with the Auditor Report for your record purpose.

Kindly take on record and oblige.

Thanking You,

Yours Sincerely,  
For **JOY REALTY LIMITED**



**Mr. 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 Audited Financial Results for the quarter and year ended 31st March, 2015**

(Amount in Rupees)						
	Particulars	Quarter ended			Year ended	
		31.03.2015	31.12.2014	31.03.2014	31.03.2015	31.03.2014
		(Audited)	(Unaudited)	(Audited)	(Audited)	(Audited)
1	Income from operations					
	(a) Net sales/income from operations	906,705	614,160	148,500	1,788,705	1,036,000
	<b>Total income from operations (net)</b>	<b>906,705</b>	<b>614,160</b>	<b>148,500</b>	<b>1,788,705</b>	<b>1,036,000</b>
2	Expenses					
	(a) Cost of Material consumed	-	-	-	33,744,755	47,166,259
	(b) Purchases of stock-in-trade	-	-	-	-	-
	(c) (Increase)/ Decrease in Stock	-	-	-	(33,744,755)	(47,166,259)
	(d) Employee benefits expense	(360,468)	318,016	155,378	383,901	500,357
	(e) Depreciation and amortisation expense	243,358	241,371	137,782	963,961	551,128
	(f) Other expense (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	393,335	350,572	248,272	1,241,624	1,572,523
	<b>Total expenses</b>	<b>276,225</b>	<b>909,959</b>	<b>541,432</b>	<b>2,589,486</b>	<b>2,624,008</b>
3	Profit / (Loss) from operations before other income, finance costs and exceptional items (1+/-2)	630,480	(295,799)	(392,932)	(800,781)	(1,588,008)
4	Other Income	470,780	469,760	569,429	2,511,205	2,127,716
5	Profit / (Loss) from ordinary activities before finance costs and exceptional items (3+/-4)	1,101,260	173,961	176,497	1,710,424	539,708
6	Finance costs	-	-	-	-	-
7	Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5+/-6)	1,101,260	173,961	176,497	1,710,424	539,708
8	Exceptional items	-	-	-	-	-
9	Profit / (Loss) from ordinary activities before tax (7+/-8)	1,101,260	173,961	176,497	1,710,424	539,708
10	Tax expenses	347,263	54,650	157,732	536,903	270,332
11	Net Profit / (Loss) from ordinary activities after tax (9+/-10)	753,997	119,311	18,765	1,173,521	269,376
12	Extraordinary items (net of tax expense)	-	-	-	-	-
13	Net Profit / (Loss) for the period (11+/-12)	753,997	119,311	18,765	1,173,521	269,376
14	Paid-up equity share capital (Face Value Rs. 10/- per share)	24,032,800	24,032,800	24,032,800	24,032,800	24,032,800
15	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year					
16.i	Earnings per share (before extraordinary items) (of Rs. 10/- each) (not annualised):					
	(a) Basic	0.31	0.05	0.01	0.49	0.11
	(b) Diluted	0.31	0.05	0.01	0.49	0.11
16.ii	Earnings per share (after extraordinary items) (of Rs. 10/- each) (not annualised):					
	(a) Basic	0.31	0.05	0.01	0.49	0.11
	(b) Diluted	0.31	0.05	0.01	0.49	0.11



**Part II: Particulars of Shareholding**

1	<b>Public shareholding</b>					
	- Number of shares	921,040	921,040	921,040	921,040	921,040
	- Percentage of shareholding	38.32%	38.32%	38.32%	38.32%	38.32%
2	<b>Promoters and promoter Group shareholding</b>					
	(a) Pledge / Encumbered					
	- Number of shares	Nil	Nil	Nil	Nil	Nil
	- 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					
	- Number of shares	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 promoter and promoter group)	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%

**Notes**

- 1 The Company is engaged in the business of builders and developers.
- 2 The above financial Results for the quarter and the year ended 31st March, 2015 were reviewed by the Audit Committee and approved by the Board of Directors at their Meeting held on 22.05.2015
- 3 The Figures of the last quarter are the balancing figure between Audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the current as well as previous financial year.
- 4 The Board of Directors has not recommended any Dividend for the year in view of accumulated losses.
- 5 The status of the investors complaints during the Quarter ended 31.03.2015. Pending at the beginning : One, Complaints Received : NIL, Pending at the end : One
- 6a Provision for Current Taxation for the year ended 31.03.2015 is calculated and provided at applicable rates.
- 6b Deferred Tax Liability for the year ended 31.03.2015 has been provided in accordance with AS-22 "Accounting for Taxes on Income"



For Joy Realty Limited

*(Signature)*  
**Phavin Soni**  
 UIN NO: 00132135

Managing Director/Compliance officer

Place: Mumbai

Date: 22.05.2015

# JOY REALTY LIMITED

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

Email: cs@joydevelopers.com. CIN NO.L65910MH1983PLC031230

## Audited Statement of Assets and Liabilities

(Amount in Rupees)

	Particulars	As at year end 31-03-2015	As at year end 31-03-2014
<b>A</b>	<b>EQUITY AND LIABILITIES</b>		
<b>1</b>	<b>Shareholders' funds</b>		
	(a) Share capital	24,032,800	24,032,800
	(b) Reserves and surplus	948,656	(210,432)
	<b>Sub-total - Shareholders' funds</b>	<b>24,981,456</b>	<b>23,822,368</b>
<b>2</b>	<b>Non-current liabilities</b>		
	(a) Long-term borrowings	1,297,580	1,479,479
	(b) Deferred tax liabilities (net)	556,456	624,398
	<b>Sub-total - Non-current liabilities</b>	<b>1,854,036</b>	<b>2,103,877</b>
<b>3</b>	<b>Current liabilities</b>		
	(a) Trade payables	1,493,617	6,822,218
	(b) Other current liabilities	204,080,961	165,197,277
	<b>Sub-total - Current liabilities</b>	<b>205,574,578</b>	<b>172,019,495</b>
	<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>232,410,071</b>	<b>197,945,740</b>
<b>B</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non-current assets</b>		
	(a) Fixed assets	31,701,766	32,207,412
	(b) Non-current investments	21,927,729	20,048,689
	(c) Long-term loans and advances	467,620	667,620
	<b>Sub-total - Non-current assets</b>	<b>54,097,115</b>	<b>52,923,721</b>
<b>2</b>	<b>Current assets</b>		
	(a) Inventories	168,758,770	135,014,014
	(b) Trade receivables	8,380,299	8,380,299
	(c) Cash and cash equivalents	178,862	61,477
	(d) Short-term loans and advances	-	22,405
	(e) Other current assets	995,025	1,543,824
	<b>Sub-total - Current assets</b>	<b>178,312,956</b>	<b>145,022,019</b>
	<b>TOTAL - ASSETS</b>	<b>232,410,071</b>	<b>197,945,740</b>

Place : Mumbai

Date : 22.05.2015



For Joy Realty Limited

*[Signature]*

Bhavin Soni  
Din No: 00132135  
Managing Director/  
Compliance officer



**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  
FAX : +91-22-2206 3289  
Web. : [www.cavoras.com](http://www.cavoras.com)  
e-mail: [cavoras@gmail.com](mailto:cavoras@gmail.com)

Ref: MAV:15/JOY/618

**Auditor's Report On the Quarterly Financial Results and Year to Date Results of the  
Company Pursuant to the Clause 41 of the Listing Agreement**

To  
Board of Directors,  
**JOY REALTY LIMITED**

We have audited the Part – 1 Audited Financial Result for the Quarter and Year to date 31<sup>st</sup> March 2015 of the accompanying Statement of Audited Financial Results ("Part – 1 of the Statement") of **JOY REALTY LIMITED**.

**Management's Responsibility for the Financial Results**

The Company's management is responsible for the preparation Part – 1 of the Statement as per the requirement of Clause 41 on the basis of the Financial Statements, in accordance with the recognition and measurement principles laid down in Accounting Standard (AS) 25, Interim Financial Reporting, issued pursuant to the Companies (Accounting Standards) Rules, 2006 as per Section 133 of the Companies Act, 2013 and other accounting principles generally accepted in India and in Compliance with Clause 41 of the Listing Agreement. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the said Part – 1 of the Statement that gives true and fair view and is free from material misstatement, whether due to fraud or error.

**Auditors Responsibility**

Our responsibility is to express an opinion on the said Part – 1 of the Statement based on our audit of such Financial Statements. We conducted our audit in accordance with the Standard of Auditing issued by the Institutes of Chartered Accountant of India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Part – 1 of the Statement is free of material misstatement(s).

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the Financial Statements that give true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by Company's Directors, as well as evaluating the overall presentation of the Financial Statements.





**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  
FAX : +91-22-2206 3289  
Web. : [www.cavoras.com](http://www.cavoras.com)  
e-mail: [cavoras@gmail.com](mailto:cavoras@gmail.com)

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**Opinion**

In our opinion and to the best of our information and according to the explanations given to us, the said Part – 1 of the Statement:

- (i) are presented in accordance with the requirements of clause 41 of the Listing Agreement in this regard; and
- (ii) give a true and fair view in conformity with the accounting principles generally accepted in India of the NET PROFIT and other financial information with notes thereon of the Company for the quarter ended 31<sup>st</sup> March, 2015 as well as the period of the year 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015.

**Report on Legal and Other Regulatory Requirement**

We also report that we have, on the basis of the books of account and other records and information and explanations given to us by the management, we have traced the number of share as well as the percentage of shareholding in respect of the aggregate amount of public shareholdings and the number of shares as well as the percentage of shares pledged/encumbered and non-encumbered in respect of the aggregate amount of promoters and promoter group shareholding in terms of clause 35 of the Listing Agreement and the particulars relating to investor complaints in Part – II select information for the Quarter ended 31<sup>st</sup> March 2015 of the Statement, from the details furnished by the Management/Registers.

For VORA & ASSOCIATES  
CHARTERED ACCOUNTANTS  
(ICAI Firm Reg. No. 111612W)

*Bmvora*

BHAKTI M. VORA  
PARTNER

(Membership No. 148837)

Place: Mumbai

Dated: 22 MAY 2015

