

**Date: 11.02.2021**

**To,**  
**Listing Compliance Department,**  
**MCX- sx Limited,**  
Vibgyor Towers, 4<sup>th</sup> 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: Outcome of Board Meeting held on 11<sup>th</sup> February, 2021.**

**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, 11<sup>th</sup> Day of February, 2021 at the registered office of the Company which commenced at 3.30 p.m. and concluded at 05.00 p.m. and discussed the following:

1. The Board took the note, reviewed and signed minutes of the previous meetings of Board and committees held prior the date of today's meeting.
2. The Board approved Unaudited Financial Results for the quarter and nine month ended as on 31<sup>st</sup> December, 2020 along with the Limited Review Report.
3. The Board took the note on Listing Compliance done under LODR, Regulation 2015 for the quarter ended 31<sup>st</sup> December, 2020.

Kindly take it on your record.

Thanking You,

Yours Sincerely  
For **JOY REALTY LIMITED**



**Shrut Shah**  
**Company Secretary & Compliance Officer**



**Encl: Unaudited Financial Results along with Limited Review Report**  
**Declaration under Reg. 32 of SEBI (LODR) Regulations, 2015**

**JOY REALTY LIMITED**  
**CIN NO: L65910MH1983PLC031230**  
 Regd Office: 306, Madhava, C-4, Bandra Kurla Complex, Bandra (East), Mumbai-400051.  
 Email: cs@joydevelopers.com

**Statement of Standalone Unaudited Financial Results for the quarter and nine month ended 31st December, 2020**

SR. No.	Particulars	3 months ended			9 months ended		Year Ended
		(31/12/2020)	(30/09/2020)	(31/12/2019)	(31/12/2020)	(31/12/2019)	(31/03/2020)
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from operations	-	-	-	-	-	-
II	Other Income	10,87,490	9,88,219	10,98,922	30,35,145	28,94,407	38,25,898
III	<b>Total Income (I + II)</b>	<b>10,87,490</b>	<b>9,88,219</b>	<b>10,98,922</b>	<b>30,35,145</b>	<b>28,94,407</b>	<b>38,25,898</b>
IV	<b>Expenses:</b>						
	(a) Cost of materials consumed	-	-	-	-	-	22,340
	(b) Purchases of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	(22,340)
	(d) Employee benefits expense	1,25,145	1,25,145	1,17,531	3,75,435	3,67,495	4,92,640
	(e) Finance Costs	27,93,851	27,13,154	69,430	81,17,908	1,45,045	96,38,617
	(f) Depreciation and amortisation expense	1,45,892	1,45,892	1,46,415	4,37,078	4,39,245	5,84,937
	(g) Other expenses	3,44,989	2,28,961	5,29,650	7,28,564	15,15,936	17,40,862
	<b>Total expenses (IV)</b>	<b>34,09,677</b>	<b>32,12,952</b>	<b>8,63,026</b>	<b>96,58,983</b>	<b>24,67,721</b>	<b>1,24,57,055</b>
V	<b>Profit / (Loss) before exceptional items and tax (I - IV)</b>	<b>(23,22,187)</b>	<b>(22,24,733)</b>	<b>2,35,896</b>	<b>(66,23,838)</b>	<b>4,26,686</b>	<b>(86,31,158)</b>
VI	Exceptional items	-	-	-	-	-	-
VII	<b>Profit / (Loss) before extraordinary items and tax (V - VI)</b>	<b>(23,22,187)</b>	<b>(22,24,733)</b>	<b>2,35,896</b>	<b>(66,23,838)</b>	<b>4,26,686</b>	<b>(86,31,158)</b>
	Tax expense:						
VIII	- Current tax	-	-	-	-	-	-
	- Deferred tax	-	-	-	-	-	-
IX	<b>Profit (Loss) for the period</b>	<b>(23,22,187)</b>	<b>(22,24,733)</b>	<b>2,35,896</b>	<b>(66,23,838)</b>	<b>4,26,686</b>	<b>(86,31,158)</b>
X	Other Comprehensive Income						
XI	A. (i) Items that will not be reclassified to profit or loss	-	-	-	-	-	-
XII	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-	-	-
XIII	B. (i) Items that will be reclassified to profit or loss	-	-	-	-	-	-
XIV	(ii) Income tax relating to items that will be reclassified to profit or loss	-	-	-	-	-	-
XV	<b>Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period )</b>	<b>(23,22,187)</b>	<b>(22,24,733)</b>	<b>2,35,896</b>	<b>(66,23,838)</b>	<b>4,26,686</b>	<b>(86,31,158)</b>
XVI	Paid up Equity Share capital (Face value of Rs. 10/- each)	24,03,280	24,03,280	24,03,280	24,03,280	24,03,280	24,03,280
XVII	Reserves excluding Revaluation reserve as per Balance sheet of the previous accounting year	-	-	-	-	-	(5,35,58,077)
XVIII	Basic & Diluted EPS (Rs.)	(0.97)	(0.93)	0.10	(2.76)	0.18	(3.59)

**Notes:**

- The Company is engaged in business of Builders and Developers.
- The above financial results for the quarter ended 31st December, 2020 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 11th February, 2021.
- The Provision for tax is not provided for the quarter ended 31st December, 2020 and shall be reviewed annually.
- Deferred Tax Asset/ Liability for the quarter ended 31st December, 2020 has not been provided and will be accounted on annual audited accounts in accordance with Ind AS - 12 "Income Taxes".
- The Ministry of Home Affairs on March 24, 2020 notified a nationwide lockdown in India to contain the outbreak of the COVID-19 pandemic due to which there have been several restrictions imposed by the Government across the globe on the travel, movement of goods and transportation considering public health and safety measures. In view of the lockdown across the country, operations of the Company's are not affected much from March 21, 2020. There is no significant impact on the carrying amounts of inventories, trade receivable and other financial assets as expected and the company shall continue to monitor changes of the future economic conditions. The eventual outcome of the impact of the global health pandemic may be different from those estimated as on the date of approval of these financial results.
- 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: 11/02/2021





**Limited review report on Unaudited Quarterly Financial Results of Joy Realty Limited pursuant to Regulation 33 of the SEBI (listing Obligations and Disclosure Requirements) Regulations, 2015.**

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

We have reviewed the accompanying Statement of unaudited financial results of **Joy Realty Limited** ('the Company') for the quarter ended December 31, 2020 and the year to date from April 01, 2020 to December 31, 2020 ('the Statement')

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 Indian Accounting Standard 34 "Interim Financial Reporting ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Statements 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 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, 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 Chhajed & Doshi  
Chartered Accountants  
(ICAI FRNo. 101794W )

(H. N. Motiwalla)

Partner

(Membership No. 011423)

Place: Mumbai

Dated: February 11, 2021

UDIN: **21011423AAAAAD6508**

**Date: 11.02.2021**

**To,**  
**Listing Compliance Department,**  
**MCX- sx Limited,**  
Vibgyor Towers, 4<sup>th</sup> 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 24<sup>th</sup> 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*

**Shruti Shah**  
Company Secretary & Compliance Officer

