

Date: 14.02.2022

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: Outcome of Board Meeting held on 14th February, 2022.

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 Monday, 14th Day of February, 2022 at the registered office of the Company which commenced at 3.00 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 31st December, 2021 along with the Limited Review Report.
3. The Board took the note on Listing Compliance done under LODR, Regulation 2015 for the quarter ended 31st December, 2021.

Kindly take it on your record.

Thanking You,

Yours Sincerely
For JOY REALTY LIMITED



Bhavin Soni
Managing Director
DIN: 00132135

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

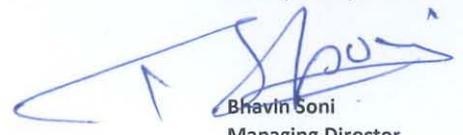
Statement of Standalone Unaudited Financial Results for the quarter and nine month ended 31st December, 2021

| SR. No. | Particulars | 3 months ended | | | 9 months ended | | Year Ended |
|---------|--|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|
| | | (31/12/2021) | (30/09/2021) | (31/12/2020) | (31/12/2021) | (31/12/2020) | (31/03/2021) |
| | | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Unaudited) | (Audited) |
| I | Revenue from operations | - | - | - | - | - | - |
| II | Other income | 12,04,457 | 11,14,479 | 10,87,490 | 35,51,509 | 30,35,145 | 44,51,294 |
| III | Total Income (I + II) | 12,04,457 | 11,14,479 | 10,87,490 | 35,51,509 | 30,35,145 | 44,51,294 |
| IV | Expenses: | | | | | | |
| | (a) Cost of materials consumed | 1,220 | 1,520 | - | 4,420 | - | 59,050 |
| | (b) Purchases of stock-in-trade | - | - | - | - | - | - |
| | (c) Changes in inventories of finished goods, work-in-progress and stock-in-trade | (1,220) | (1,520) | - | (4,420) | - | (59,050) |
| | (d) Employee benefits expense | 1,00,887 | 79,900 | 1,25,145 | 2,81,674 | 3,75,435 | 5,00,580 |
| | (e) Finance Costs | 24,05,975 | 23,27,136 | 27,93,851 | 69,73,981 | 81,17,908 | 1,06,86,129 |
| | (f) Depreciation and amortisation expense | 1,16,134 | 1,45,692 | 1,45,692 | 4,07,518 | 4,37,076 | 5,82,768 |
| | (g) Other expenses | 5,11,039 | 3,41,333 | 3,44,989 | 10,52,653 | 7,28,564 | 49,38,029 |
| | Total expenses (IV) | 31,34,035 | 28,94,061 | 34,09,677 | 87,15,826 | 96,58,983 | 1,67,07,506 |
| V | Profit / (Loss) before exceptional items and tax (I - IV) | (19,29,578) | (17,79,582) | (23,22,187) | (51,64,317) | (66,23,838) | (1,22,56,212) |
| VI | Exceptional items | - | - | - | - | - | - |
| VII | Profit / (Loss) before extraordinary items and tax (V - VI) | (19,29,578) | (17,79,582) | (23,22,187) | (51,64,317) | (66,23,838) | (1,22,56,212) |
| | Tax expense: | | | | | | |
| VIII | - Current tax | - | - | - | - | - | - |
| | - Deferred tax | - | - | - | - | - | 1,93,55,655 |
| IX | Profit (Loss) for the period | (19,29,578) | (17,79,582) | (23,22,187) | (51,64,317) | (66,23,838) | (3,16,11,867) |
| 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 | Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period) | (19,29,578) | (17,79,582) | (23,22,187) | (51,64,317) | (66,23,838) | (3,16,11,867) |
| 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 | - | - | - | - | - | - |
| XVIII | Basic & Diluted EPS (Rs.) | (0.80) | (0.74) | (0.97) | (2.15) | (2.76) | (13.15) |

Notes:

- The Company is engaged in business of Builders and Developers.
- The above financial results for the quarter ended 31st December, 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 10th February, 2022.
- The Provision for tax is not provided for the quarter ended 31st December, 2021 and shall be reviewed annually.
- Deferred Tax Asset/ Liability for the quarter ended 31st December, 2021 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



Bhavin Soni
 Managing Director
 Din No: 00132135

Place : Mumbai
 Date: 14/02/2022



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, 2021 and the year to date from April 01, 2021 to December 31, 2021 ('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 FR No. 101794W)

(H. N. Motiwalla)
Partner
(Membership No. 011423)

Place: Mumbai
Dated: February 14, 2022

Date: 14.02.2022

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



Bhavin Soni
Managing Director
DIN:00132135