

Date: 12.02.2018

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.

CC To,
Corporate Relationship Department
The Bombay Stock Exchange Limited
Dalal Street, Mumbai – 400001.

Sub: Outcome of Board Meeting held on 12th February, 2018.

Ref: Joy Realty Limited

Scrip Code: 508929

Dear Sir/Madam,

With reference to the captioned subject matter, we would like to inform that the 5/2017-18 Meeting of Board of Directors of Joy Realty Limited, held on Monday, 12th Day of February, 2018 at the registered office of the Company which commenced at 3.30 p.m. and concluded at 5.45 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 on 31st December, 2017 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, 2017.

Kindly take it on your record.

Thanking You,

Yours Sincerely
For JOY REALTY LIMITED



Shrut Shah
Company Secretary & Compliance Officer



Encl:

1. Unaudited Financial Results
2. Limited Review Report

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, 2017

Sr. No.	Particulars	3 months ended			9 months ended		Year ended
		(31/12/2017)	(30/09/2017)	(31/12/2016)	(31/12/2017)	(31/12/2016)	(31/03/2017)
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from operations	-	-	-	-	300,000	3,077,500
II	Other income	707,496	686,889	930,605	2,061,267	2,141,557	2,278,463
III	Total Income (I + II)	707,496	686,889	930,605	2,061,267	2,441,557	5,355,963
IV	Expenses:						13,209,042
	(a) Cost of materials consumed						
	(b) Purchases of stock-in-trade						(13,209,042)
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade						
	(d) Employee benefits expense	104,208	104,208	171,037	312,624	334,623	442,464
	(e) Finance Costs	17,700	18,699	-	56,075	-	-
	(f) Depreciation and amortisation expense	141,913	151,581	125,103	445,075	375,309	577,710
	(g) Other expenses	354,697	384,641	512,459	1,101,794	1,360,281	1,886,790
	Total expenses (IV)	618,518	659,129	808,599	1,915,568	2,070,213	2,906,964
V	Profit / (Loss) before exceptional items and tax (I - IV)	88,978	27,760	122,006	145,699	371,344	2,448,999
VI	Exceptional items	88,978	27,760	122,006	145,699	371,344	2,448,999
VII	Profit / (Loss) before extraordinary items and tax (V - VI)						
VIII	Tax expense:						
	- Current tax	22,912	5,657	37,700	37,518	114,745	733,561
	- Deferred tax						(166,899)
IX	Profit / (Loss) for the period from continuing operations (VII - VIII)	66,066	22,103	84,306	108,181	256,599	1,882,337
X	Profit / (Loss) from discontinued operations						
XI	Tax expense of discontinued operations						
XII	Profit / (Loss) from discontinued operations (after tax) (X - XI)						
XIII	Profit (Loss) for the period (IX + XII)	66,066	22,103	84,306	108,181	256,599	1,882,337
XIV	Other Comprehensive Income						
	A. (i) Items that will not be reclassified to profit or loss						
	(ii) Income tax relating to items that will not be reclassified to profit or loss						
	B. (i) Items that will be reclassified to profit or loss						
	(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)	66,066	22,103	84,306	108,181	256,599	1,882,337
XVI	Earnings per equity share (for continuing operation):						
	(1) Basic	0.027	0.009	0.035	0.045	0.107	0.783
	(2) Diluted	0.027	0.009	0.035	0.045	0.107	0.783
XVII	Earnings per equity share (for discontinued operation):						
	(1) Basic						
	(2) Diluted						
XVIII	Earnings per equity share (for discontinued & continuing operation):						
	(1) Basic	0.027	0.009	0.035	0.045	0.107	0.783
	(2) Diluted	0.027	0.009	0.035	0.045	0.107	0.783

Notes:

- The Company is engaged in business of Builders and Developers
- During the quarter under review, the Company has sold flats in its ongoing work in progress project. As per the accounting policy of the Company, the estimated profit shall be recognised at the end of the year or receipt of occupation certificate whichever is earlier.
- The Income from Share of Profit from Partnership firm, will be accounted for on an annual basis on finalisation of accounts of the Partnership Firm
- The above financial results for the quarter and nine month ended 31st December, 2017 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 12th February, 2018
- The comparative Ind-AS compliant financial results for the period ended December, 2016, have not been subjected to limited review or audit. However the management has exercised necessary due diligence to ensure that financial results provide a true and fair view of its affairs.

6 Statement of Reconciliation of Profit

Particulars	Quarter ended 31/12/2016	Nine month ended 31/12/2016
Net Profit as per Old Indian GAAP	84,306	256,599
+/- Impact on Implementation of Ind-AS	-	-
Net Profit as per New Ind-AS	84,306	256,599

- The Board of Directors has not recommended any Dividend for the quarter and nine month ended 31st December, 2017
- Provision for Current Taxation for the quarter and nine month ended 31st December, 2017 is calculated and provided at applicable rates, and shall be reviewed annually, subject to audit
- Deferred Tax Asset/ Liability for the quarter and nine month ended 31st December, 2017 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.

Place : Mumbai
Date: 12/02/2018



For Joy Realty Limited

Bhavini Soni
Bhavini Soni
Managing Director
Din No: 00132135

To,
The Board of Directors,
JOY REALTY LIMITED
306 Madhava,
C-4, Bandra Kurla Complex
Bandra (E).
Mumbai 400 051

**Reg.: THE LIMITED REVIEW REPORT FOR COMPANIES
ANNEXURE V TO REGULATION 33 OF SEBI (LODR), 2015**

CERTIFICATE

We have reviewed the accompanying statement of unaudited financial results of **JOY REALTY LIMITED** for the quarter and nine months ended 31st December, 2017. 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) 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.

The unaudited financial results for the quarter and nine months ended 31st December 2017 included in the Statement, are based on the previously issued results of the Company prepared in accordance with the Accounting Standards as per Section 133 of the Companies Act, 2013 read with Rule 7 of the Companies (Accounts) Rules, 2016 ("previous GAAP"). Those unaudited financial results prepared under previous GAAP were reviewed by the predecessor auditors, whose limited review report expressed an unmodified conclusion on those unaudited financial results. Management has adjusted those unaudited financial results for the differences in the accounting principles adopted by the Company on transition to Indian Accounting Standard ("Ind AS") and presented a reconciliation for the same, which has been approved by the Company's Board of Directors but have not been subjected to review.

H. N. Motiwalla & Co. (Reg.)

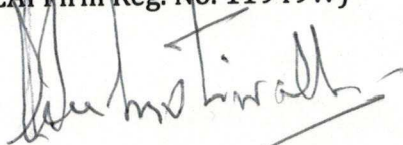
Chartered Accountants

508, Sharda Chambers, 33, New Marine Lines, Mumbai - 400 020.

☎ (O) 2200 2103, 2200 5431 Fax : 2209 4331 E-Mail : hnmco@mtnl.net.in

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 H. N. Motiwalla & Co.
Chartered Accountants
(ICAI Firm Reg. No. 11949W)



(H. N. Motiwalla)
Partner
(Membership No. 011423)
PLACE: MUMBAI
DATED: February 12, 2018