

**Date: 07.08.2015**

To,  
**Corporate Relationship Department**  
The Bombay Stock Exchange Limited  
Dalal Street, Mumbai - 400 001.

**Sub: Outcome of Board Meeting held on 7<sup>th</sup> August, 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, 7<sup>th</sup> Day of August, 2015 have considered the following:

1. Approved the Un-Audited Financial Results for the quarter ended on 30<sup>th</sup> June, 2015;
2. Noted the Limited Review Report for the quarter ended on 30<sup>th</sup> June, 2015 received from the Auditor of the Company;
3. Fixed AGM Date as 15<sup>th</sup> September, 2015 at 11.00 a.m. at the registered office of the company;
4. Considered Closure of Register of Members & Share Transfer Books of the Company, pursuant to Clause 16 of the Listing Agreement with the Stock Exchange during the period from September 9<sup>th</sup>, 2015 to September 15<sup>th</sup>, 2015 both days inclusive;
5. Considered re-appointment of Managing Director, Mr. Bhavin Soni (DIN No: 00132135) in pursuance to the approval of members at the ensuing AGM;
6. Considered ratification of resolution passed by the members in pursuance to section 293(1)(d) of Companies Act, 1956 & in pursuance to provision of section 180(1)(c) as per Companies Act, 2013 accorded for the approval of members in the ensuing AGM.
7. Adopted serial No. 1 for the Board Meetings held with effect from 1<sup>st</sup> July, 2015.
8. Considered appointment of Mrs. Monika Ritesh Trivedi as an Independent Non-Executive Director at the ensuing AGM subject to the request in writing received from a member of the Company along with the deposit amount.
9. Noted the KMP's of the company.

Attached herewith the Unaudited Results along with the Limited Review Report for your record purpose.

Kindly take on record and oblige.

Thanking You,

Yours Sincerely,  
For **JOY REALTY LIMITED**



**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 Standalone Unaudited Results for the Quarter Ended 30th June.2015**

(Amount in Rupees)

Particulars	Quarter Ended 30.06.2015 (Unaudited)	Quarter Ended 31.03.2015 (Audited)	Quarter Ended 30.06.2014 (Unaudited)	Year Ended 31.03.2015 (Audited)
(Refer Notes Below)				
<b>1 Income from operations</b>				
(a) Net sales/income from operations	638,000	906,705	300,000	1,788,705
<b>Total income from operations (net)</b>	<b>638,000</b>	<b>906,705</b>	<b>300,000</b>	<b>1,788,705</b>
<b>2 Expenses</b>				
(a) Cost of materials consumed	-	-	-	33,744,755
(b) Purchases of stock-in-trade	-	-	-	-
(c) Increase / Decrease in Stock	-	-	-	(33,744,755)
(d) Employee benefits expense	165,269	(360,468)	175,650	383,901
(e) Depreciation and amortisation expense	241,848	243,358	238,405	963,961
(f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	193,361	393,335	226,023	1,241,624
<b>Total expenses</b>	<b>600,478</b>	<b>276,225</b>	<b>640,078</b>	<b>2,589,486</b>
<b>3 Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)</b>	<b>37,522</b>	<b>630,480</b>	<b>(340,078)</b>	<b>(800,781)</b>
4 Other income	526,132	470,780	469,760	2,511,205
<b>5 Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)</b>	<b>563,654</b>	<b>1,101,260</b>	<b>129,682</b>	<b>1,710,424</b>
6 Finance costs	-	-	-	-
<b>7 Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 + 6)</b>	<b>563,654</b>	<b>1,101,260</b>	<b>129,682</b>	<b>1,710,424</b>
8 Exceptional items	-	-	-	-
<b>9 Profit / (Loss) from ordinary activities before tax (7 + 8)</b>	<b>563,654</b>	<b>1,101,260</b>	<b>129,682</b>	<b>1,710,424</b>
10 Tax expense	174,169	347,263	40,100	536,903
<b>11 Net Profit / (Loss) from ordinary activities after tax (9 + 10)</b>	<b>389,485</b>	<b>753,997</b>	<b>89,582</b>	<b>1,173,521</b>
12 Extraordinary items (net of tax expense)	-	-	-	-
<b>13 Net Profit / (Loss) for the period (11 + 12)</b>	<b>389,485</b>	<b>753,997</b>	<b>89,582</b>	<b>1,173,521</b>
14 Paid-up equity share capital (Face Value of the Equity Share Rs.10 /- fully Paid up)	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	-	-	-	-
<b>16i Earnings per share (before extraordinary items)</b>				
<b>(of Rs. 10/- each) (not annualised):</b>				
(a) Basic	0.16	0.31	0.04	0.49
(b) Diluted	0.16	0.31	0.04	0.49
<b>16ii Earnings per share (after extraordinary items)</b>				
<b>(of Rs. 10/- each) (not annualised):</b>				
(a) Basic	0.16	0.31	0.04	0.49
(b) Diluted	0.16	0.31	0.04	0.49





**Part II** **Select information for the Quarter Ended 30th June,2015**

(Amount in Rupees)

	Particulars	Quarter Ended 30.06.2015	Quarter Ended 31.03.2015	Quarter Ended 30.06.2014	Year Ended 31.03.2015
<b>A</b>	<b>PARTICULARS OF SHAREHOLDING</b>				
<b>1</b>	<b>Public shareholding</b>				
	- Number of shares	921040	921040	921040	921040
	- Percentage of shareholding	38.32%	38.32%	38.32%	38.32%
<b>2</b>	<b>Promoters and Promoter Group Shareholding **</b>				
	<b>a) Pledged / Encumbered</b>				
	Number of shares	-	-	-	-
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)				
	- Percentage of shares (as a % of the total share capital of the company)	0%	0%	0%	0%
	<b>b) Non - encumbered</b>				
	Number of shares	1,482,240	1,482,240	1,482,240	1,482,240
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter group)	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%

	Particulars	3 months ended (30/06/2015)
<b>B</b>	<b>INVESTOR COMPLAINTS</b>	
	Pending at the beginning of the quarter	<b>One</b>
	Received during the quarter	<b>Nil</b>
	Disposed of during the quarter	<b>One</b>
	Remaining unresolved at the end of the quarter	<b>Nil</b>

- 1 The above financial results for the Quarter ended 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 Friday, **07th August 2015**
- 2 The Company is engaged in business of builders and developers
- 3 The Board of Directors has not recommended any Dividend during the quarter
- 4a Provision for Current Taxation for the quarter ended 30.06.2015 is calculated and provided at applicable rates.
- 4b Deferred Tax Asset/ Liability for the quarter ended 30.06.2015 has not been provided and will be accounted on annual audited accounts in accordance with AS - 22 "Accounting for Taxes on Income"
- 5 Comparative figures have been rearranged / regrouped wherever necessary.



For Joy Realty Limited

*(Signature)*  
**Bhavin J. Soni**  
 Managing Director  
 DIN : 00132135

Place : Mumbai  
 Date: 07.08.2015

**Date: 07.08.2015**

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

Dear Sir,

**Sub:** Submission of Limited Review Report for the quarter ended 30<sup>th</sup> June, 2015.

**Ref.: JOY REALTY LIMITED**

**Scrip Code:** 508929

As per clause 41 of Listing Agreement, Please find enclosed herewith Copy of Limited Review Report for the quarter ended 30<sup>th</sup> June, 2015. Please take the same on your records and oblige.

Thanking you,

Yours truly,

**For JOY REALTY LIMITED**



**Bhavin Soni**  
**Managing Director & Compliance Officer**  
**Din No: 00132135**



**Encl:** As above



**VORA & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**

101-103, REWA CHAMBERS  
31, NEW MARINE LINES  
MUMBAI - 400 020. INDIA

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e-mail: [cavoras@gmail.com](mailto:cavoras@gmail.com)

Ref.: MA: 16: JR 633

Review report to,  
The Board of Directors,  
Joy Realty Limited,  
306, Madhva,  
C-4, Bandra Kurla Complex,  
Bandra (E),  
Mumbai - 400 051

Reg.: THE LIMITED REVIEW REPORT FOR COMPANIES  
ANNEXURE V TO CLAUSE 41

CERTIFICATE

We have reviewed the accompanying statement of unaudited financial results of **JOY REALTY LIMITED** for the First Quarter ended June 30, 2015 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors/ committee of 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) 2400, Engagements to Review Financial Statements 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 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 Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

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

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BHAKTI M. VORA  
PARTNER  
(Membership No. 148837)



Place: Mumbai  
Dated:

7 AUG 2015