

Date: 22.01.2016

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

Sub: Outcome of Board Meeting held on 22nd January, 2016.

Ref: Joy Realty Limited

Scrip Code: 508929

Dear Sir/Madam,

With reference to the captioned subject matter, we would like to inform that the 3rd Meeting of Board of Directors of Joy Realty Limited, held on Friday, 22nd Day of January, 2016 have considered the following:

1. Approved the Un-Audited Financial Results for the quarter ended on 31st December, 2015; and
2. Noted the Limited Review Report for the quarter ended on 31st December, 2015 received from the Auditor of the Company.
3. Appointed Mrs. Harsha Vijay Sharma as the Company Secretary of the Company.
4. Authorized Mr. Bhavin Soni, Managing Director as the person responsible for determining the materiality of an event or information and for making disclosure to the stock exchange.
5. Approved to Enter into Uniform Listing Agreements with the Stock Exchanges.

Attached 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

CIN NO: L65910MH1983PLC031230

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

Email: cs@joydevelopers.com

PART I

Statement of Standalone Unaudited Results for the Quarter Ended 31st December, 2015

(Amount in Rupees)

Particulars	3 months ended (31/12/2015)	Preceding 3 months ended (30/09/2015)	Corresponding 3 months ended (31/12/2014) in the previous year	Year to date figures for current period ended (31/12/2015)	Year to date figures for previous period ended (31/12/2014)	Previous year ended (31/03/2015)
(Refer Notes Below)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Income from operations						
(a) Net sales/income from operations (Net of excise duty)	1,48,500	2,91,000	4,50,000	9,27,500	10,32,000	17,88,705
(b) Other operating income	1,50,003	1,50,000	1,64,160	4,50,003	4,81,145	6,32,165
Total income from operations (net)	2,98,503	4,41,000	6,14,160	13,77,503	15,13,145	24,20,870
2 Expenses						
(a) Cost of materials consumed	-	-	-	-	-	3,37,44,755
(b) Purchases of stock-in-trade	-	-	-	-	-	-
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	(3,37,44,755)
(d) Employee benefits expense	2,09,189	1,72,887	3,18,016	5,47,345	7,44,369	3,83,901
(e) Depreciation and amortisation expense	2,41,848	2,41,848	2,41,371	7,25,544	7,20,603	9,63,961
(f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	3,38,891	3,89,260	3,50,572	9,21,512	7,28,062	12,41,624
Postage & Courier	-	-	-	-	1,20,226	-
Total expenses	7,89,928	8,03,995	9,09,959	21,94,401	23,13,260	25,89,486
3 Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	(4,91,425)	(3,62,995)	(2,95,799)	(8,16,898)	(8,00,115)	(1,68,616)
4 Other income	5,26,132	5,26,132	4,69,760	15,78,396	14,09,280	18,79,040
5 Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)	34,707	1,63,137	1,73,961	7,61,498	6,09,165	17,10,424
6 Finance costs	-	-	-	-	-	-
7 Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 + 6)	34,707	1,63,137	1,73,961	7,61,498	6,09,165	17,10,424
8 Exceptional items	-	-	-	-	-	-
9 Profit / (Loss) from ordinary activities before tax (7 + 8)	34,707	1,63,137	1,73,961	7,61,498	6,09,165	17,10,424
10 Tax expense	10,725	50,409	54,650	2,35,303	1,89,795	5,36,903
11 Net Profit / (Loss) from ordinary activities after tax (9 + 10)	23,983	1,12,728	1,19,311	5,26,195	4,19,370	11,73,521
12 Extraordinary items (net of tax expense Rs. Lakhs)	-	-	-	-	-	-
13 Net Profit / (Loss) for the period (11 + 12)	23,983	1,12,728	1,19,311	5,26,195	4,19,370	11,73,521
14 Share of profit / (loss) of associates	-	-	-	-	-	-
15 * Minority interest *	-	-	-	-	-	-
16 Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 + 14 + 15) *	23,983	1,12,728	1,19,311	5,26,195	4,19,370	11,73,521
17 Paid-up equity share capital (Face Value of the Equity Share Rs.10 /- fully Paid up)	2,40,32,800	2,40,32,800	2,40,32,800	2,40,32,800	2,40,32,800	2,40,32,800
18 Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year						
19i Earnings per share (before extraordinary items of Rs.10/- each (not annualised)						
a) Basic:	0.01	0.047	0.05	0.22	0.17	0.49
b) Diluted	0.01	0.047	0.05	0.22	0.17	0.49
19ii Earnings per share (after extraordinary items of Rs.10/- each (not annualised)						
a) Basic:	0.01	0.047	0.05	0.22	0.17	0.49
b) Diluted	0.01	0.047	0.05	0.22	0.17	0.49



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Part II Select information for the Quarter Ended 31st December,2015

	Particulars	3 months ended (31/12/2015)	Preceding 3 months ended (30/09/2015)	Corresponding 3 months ended (31/12/2014) in the previous year	Year to date figures for current period ended (31/12/2015)	Year to date figures for pervious period ended (31/12/2014)	Previous year ended (31/03/2015)
A	PARTICULARS OF SHAREHOLDING						
1	Public shareholding						
	- Number of shares	9,21,040	9,21,040	9,21,040	9,21,040	9,21,040	9,21,040
	- Percentage of shareholding	38.32%	38.32%	38.32%	38.32%	38.32%	38.32%
2	Promoters and Promoter Group Shareholding **						
	a) Pledged / Encumbered						
	Number of shares		-				
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	0%	0%	0%	0%	0%	0%
	- Percentage of shares (as a % of the total share capital of the company)	0%	0%	0%	0%	0%	0%
	b) Non - encumbered						
	Number of shares	14,82,240	14,82,240	14,82,240	14,82,240	14,82,240	14,82,240
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter group)	100%	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%	61.68%

- 1 The Company is engaged in business of Builders and Developers
- 2 The above financial results for the Quarter ended 31st December, 2015 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 22nd January, 2016
- 3 The Board of Directors has not recommended any Dividend during the quarter ended 31st December, 2015.
- 4 Provision for Current Taxation for the quarter ended 31.12.2015 is calculated and provided at applicable rates.
- 5 Deferred Tax Asset/ Liability for the quarter ended 31.12.2015 has not been provided and will be accounted on annual audited accounts in accordance with AS - 22 "Accounting for Taxes on Income"
- 6 Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.



For Joy Realty Limited,

[Handwritten Signature]
 Bhavin Soni
 Managing Director & Compliance Officer
 Din No: 00132135

Place : Mumbai
 Date: 22nd January'2016

Date: 22.01.2016

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

Dear Sir,

Sub: Submission of Limited Review Report for the quarter ended 31st December, 2015.

Ref.: JOY REALTY LIMITED

Scrip Code: 508929

As per Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, Please find enclosed herewith Copy of Limited Review Report for the quarter ended 31st December, 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

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cavoras@gmail.com

Ref.: MA: 15: JR 682

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 REGULATION 33

CERTIFICATE

We have reviewed the accompanying statement of unaudited financial results of **JOY REALTY LIMITED** for the Third Quarter ended **December 31, 2015**. 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) 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 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 VORA & ASSOCIATES
CHARTERED ACCOUNTANTS
(ICAI Firm Reg. No. 111612W)

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BHAKTI M. VORA
PARTNER
(Membership No. 148837)



Place: Mumbai

Dated: **22 JAN 2016**