

**AVISHKAR INFRA REALTY LIMITED
(FORMERLY KNOWN AS JOY REALTY LIMITED)**

Date: 13th November 2024

To,
**Department of Corporate
Relationship
BSE Limited**
25th Floor P.J. Towers, Dalal Street,
Mumbai-400001

Listing Compliance Department,
MSEI Ltd,
Building A, Unit 205A, 2nd Floor,
Piramal,
Agastya Corporate Park, Lal Bahadur
Shastri Marg,
Kurla West, Kurla, Mumbai,
Maharashtra 400070

Scrip Code: 508929

**Subject: Outcome of the Board meeting held on Wednesday, 13th November,
2024**

**Ref: Regulation 30 of SEBI (Listing Obligation and Disclosure Requirements)
Regulations, 2015**

Dear Sir/Ma'am,

Pursuant to Regulation 30 of SEBI (LODR) Regulations, 2015 we hereby inform you that the Board of Directors of Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited) at their meeting held on Wednesday, 13th November, 2024 has inter alia considered and approved the following:

1. To consider, approve & take on record the Unaudited Financial Result for the quarter and half year ended 30th September, 2024 as per Regulation 33 of the listing Regulation and take on record the Limited Review Report given by the Statutory Auditor of the Company in this behalf

The meeting commenced at 6:00 P.M. and concluded at 8:15 P.M.

You are required to take the same on your records.

Thanking you,
Yours faithfully,

**FOR, AVISHKAR INFRA REALTY LIMITED
(Formerly known as Joy Realty Limited)**

KOMAL
MANGHARA
M KESHWANI
Digitally signed by
KOMAL
MANGHARA
KESHWANI
Date: 2024.11.13
20:16:39 +05'30'

**Komal Keshwani
Company Secretary and Compliance Officer**

Place: Mumbai

**Reg. Office: 301, Nector House, Vinayak CHS, beside parshwanrh Apartment, Baji Prabhu
Deshpande marg, vile Parle (w), Mumbai, Maharashtra- 400056**

CIN: L65910MH1983PLC031230

Email id: Compliance.joyrealty@gmail.com

Limited Review Report on unaudited quarterly standalone financial results of Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited) pursuant to Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 ("Listing Regulations")

To the Board of Directors of
Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited)

1. We have reviewed the accompanying statement of unaudited financial results of **Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited)** ("the Company") for the quarter and half year ended on **30th September, 2024** and the year to date results for the period from **1st April, 2024 to 30th September, 2024** ("the Statement") together with notes thereon attached herewith, being submitted by the company pursuant to the requirements of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 ("Listing Regulations") as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standards 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued there under and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standards on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed 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 the 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.
4. Based on our review conducted as stated in above Paragraph, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard ("Ind AS") specified under section 133 of the

Companies Act, 2013 as amended read with relevant rules issued there under and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in the terms of Listing Regulation including the manner in which it is to be disclosed, or that it contains any material misstatement.

Date : 13/11/2024

Place : Ahmedabad

For S D P M & Co.

Chartered Accountants



Sunil Dad (Partner)

M.No. 120702

FRN : 126741W

UDIN : 24120702BKHINB9635

AVISHKAR INFRA REALTY LIMITED

(Formerly known as Joy Realty Limited)

CIN: L65910MH1983PLC031230

Registered Office: Unit No. 301 Nestor Court ADJ to Vinayak Chs Baji, Prabhu Deshpande Marg Pond Gavthan, Vile Parle (W), Vileparle(West), Mumbai -400056

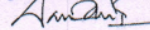
STATEMENT OF UNAUDITED STANDALONE ASSETS AND LIABILITIES AS ON HALF YEAR ENDED 30TH SEPTEMBER 2024

(Rs. In Lacs)

Particulars	As at 30 september 2024 (Unaudited)	As at 31 March 2024 (Audited)
ASSETS		
(1) Non - Current Assets		
(a) Property, Plant and Equipment	1.15	-
(b) Financial Assets (non current)	-	-
(c) Other Non Current Assets	6.68	6.68
(2) Current Assets		
(a) Inventories (Work in Progress)	508.17	508.17
(b) Financial assets	-	-
(i) Trade Receivable	190.70	190.70
(ii) Cash and cash equivalents	125.49	6.78
(iii) Loans	1,238.60	-
(d) Other current assets	7.45	6.49
TOTAL ASSETS	2,078.24	718.82
EQUITY AND LIABILITIES		
EQUITY		
(a) Equity share capital	2,240.33	240.33
(b) Other Equity	(1,284.20)	(1,233.03)
LIABILITIES		
(1) Non Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	227.25	807.12
(b) Deferred tax liabilities (Net)	-	-
(2) Current Liabilities		
(a) Financial Liabilities		
(i) Trade payables	65.05	65.98
(b) Other current liabilities	829.81	838.42
TOTAL EQUITY AND LIABILITIES	2,078.24	718.82

By order of the Board of Directors of
Avishkar Infra Realty Limited

For, Avishkar Infra Realty Limited



Kapil Kothari
Managing Director
DIN: 02979665

Date : 13th November 2024
Place : Mumbai

AVISHKAR INFRA REALTY LIMITED

(Formerly known as Joy Realty Limited)

CIN: L65910MH1983PLC031230

Registered Office: Unit No. 301 Nestor Court ADJ to Vinayak Chs Baji, Prabhu Deshpande Marg Pond Gavthan, Vile Parle (W), Vileparle(West), Mumbai -400056
UNAUDITED STANDALONE IND AS COMPLIANT FINANCIAL RESULT FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER 2024

AMOUNT RS. IN LACS

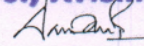
SR.NO.	PARTICULARS	QUARTERS ENDED			HALF YEAR ENDED		FINANCIAL YEAR
		30/09/2024 UNAUDITED	30/06/2024 UNAUDITED	30/09/2023 UNAUDITED	30/09/2024 UNAUDITED	30/09/2023 UNAUDITED	ENDED 31/03/2024 AUDITED
	INCOMES						
I	Revenue from Operations (Net of Taxes)	-	-	-	-	-	-
II	Other Income	0.31	3.22	-	3.53	-	-
III	Total Income (I + II)	0.31	3.22	-	3.53	-	-
	EXPENSES.						
(a)	Purchase of Stock in Trade.	-	-	-	-	-	-
(b)	Changes of Inventories of Finished Goods, Work in Progress, Work in Trade	-	-	-	-	-	-
(c)	Employees Cost	0.90	0.75	0.34	1.65	1.29	2.16
(d)	Finance Cost	13.12	20.41	19.15	33.53	44.91	84.41
(e)	Depreciation and Amortisation Expenses	0.03	-	0.02	0.03	0.04	-
(f)	Other Expenses	7.26	12.23	0.06	19.49	5.53	17.16
	TOTAL EXPENSES (IV (a to f))	21.31	33.40	19.57	54.70	51.77	103.73
V	Profit/(Loss) before Exceptional Items and Tax (III-IV)	(21.00)	(30.17)	(19.57)	(51.17)	(51.77)	(103.73)
VI	Exceptional Items. & Extraordinary Item	-	-	-	-	-	(2.22)
VII	Profit/ (Loss) Before Tax (V-VI)	(21.00)	(30.17)	(19.57)	(51.17)	(51.77)	(101.51)
VIII	TAX EXPENSES						
(a)	Current Tax	-	-	-	-	-	-
(b)	Deferred Tax	-	-	-	-	-	-
	Total Tax Expenses	-	-	-	-	-	-
IX	NET PROFIT AFTER TAX FROM BUSINESS OPERATIONS	(21.00)	(30.17)	(19.57)	(51.17)	(51.77)	(101.51)
X	Other Comprehensive Income	-	-	-	-	-	-
XI	Total Comprehensive Income (IX+X)	(21.00)	(30.17)	(19.57)	(51.17)	(51.77)	(101.51)
XII	Paid up Equity Share Capital (Amount in lacs)	2,240.33	2,240.33	240.33	2,240.33	240.33	240.33
	Rs. 10 Face value per share)	10.00	10.00	10.00	10.00	10.00	10.00
XIII	Other Equity Capital (Reserve & Surplus)	-	-	-	-	-	(1,233.03)
XIV	Earning Per Share (In Rupees) from Continuing Operations (Not Annualized).						
(i)	Basic	(0.09)	(0.13)	(0.81)	(0.23)	(2.15)	(4.22)
(ii)	Diluted	(0.09)	(0.13)	(0.81)	(0.23)	(2.15)	(4.22)
XV	Income from Discontinuing Operations	-	-	-	-	-	-
XVI	Profit /(Loss) from Discontinuing Operations	-	-	-	-	-	-
XVII	Profit/(loss) for the period After Adjustment of discontinuing Operations with Currnet Operations	(21.00)	(30.17)	(19.57)	(51.17)	(51.77)	(101.51)

NOTES:

- 1 The above Financial Results have been reviewed by the Audit Committee in its meeting held on 13th November 2024 and the same were adopted by the Board of Directors in their meeting held on the same date.
- 2 The statutory auditors have carried out limited review of the standalone unaudited financial results for the quarter ended 30th September 2024 and have issued unmodified review report.
- 3 Figures for the previous period have been regrouped/ rearranged/ reclassified wherever considered necessary to correspond with the current period's classification/group's disclosure.

Date : 13th November 2024
Place : Mumbai

By order of the Board of Directors of
Avishkar Infra Realty Limited
For, Avishkar Infra Realty Limited



Kapil Kothari
Managing Director
DIN: 02979665

AVISHKAR INFRA REALTY LIMITED

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CIN: L65910MH1983PLC031230

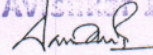
Statement of Cash Flow Annexed to the Balance Sheet as at 30th September 2024

(Rs. In Lacs)

Particulars	30/09/2024	31/03/2024
A. Cash Flow from Operating Activities		
Net Profit before tax and extraordinary Items	(51.17)	(101.51)
Adjustments for	-	-
Depreciation and amortization expense	0.03	-
Interest & Dividend Income	(3.53)	-
Operating profit before working capital changes	(54.67)	(101.51)
Adjustments for		
Increase (Decrease) in Other current Assets	(0.96)	-
Increase (Decrease) in Trade and other Receivables	(1,238.60)	368.01
Increase (Decrease) in Trade Payable	(0.93)	(1.47)
Increase (Decrease) in Other current liabilities	(8.61)	(51.26)
Cash Generated from operations	(1,303.77)	213.77
Adjustment for extraordinary items	-	-
Net Cash From Operating Activities	(1,303.77)	213.77
B. Cash Flow From Investing Activities		
Investment on capital in partnership Firm	-	-
Purchase of Assets	(1.18)	0.50
Interest & Dividend Income	3.53	-
Net Cash from Investing Activities	2.35	0.50
C. Cash flow From Financing Activities		
Proceeds from Long Term Borrowings	(579.87)	(207.94)
Proceeds from increase in share capital	2,000.00	-
Net Cash used in Financing Activities	1,420.13	(207.94)
Net Increase in Cash & Cash Equivalents	118.71	6.33
Opening Balance of Cash & Cash Equivalents	6.78	0.45
Closing Balance of Cash & Cash Equivalents	125.49	6.78

By order of the Board of Directors of
Avishkar Infra Realty Limited

For, Avishkar Infra Realty Limited

Kapil Kothari
Managing Director
DIN: 02979665

Date : 13th November 2024

Place : Mumbai