

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

Date: 13/05/2024

To, BSE Limited, Department of Corporate Services, Floor25, P.J. Tower, Dalal Street, Mumbai-400 001	To, MSEI Ltd Listing Compliance Department. Building A, Unit 205A, 2nd Floor, Piramal, Agastya Corporate Park, Lal Bahadur Shastri Marg, Kurla West, Kurla, Mumbai, Maharashtra 400070
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Subject: Disclosure under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011.

Ref: Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited)

Dear Sir,

Please find enclosed herewith disclosures received pursuant to Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 from the following persons:

1. Poojan Mehta
2. Prit Mehta

Kindly take the above on records and do the needful.

Thanking You.

Yours Faithfully,

**For, Avishkar Infra Realty Limited
(Formerly known as Joy Realty Limited)**

KOMAL
MANGHARAM
KESHWANI
Digitally signed by
KOMAL MANGHARAM
KESHWANI
Date: 2024.05.13 17:23:31
+05'30'

**Komal Keshwani
Company Secretary and Compliance Officer**

**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

Date: 09/05/2024

To, BSE Limited, Department of Corporate Services, Floor 25, P.J. Tower, Dalal Street, Mumbai-400 001	To, MSEI Ltd Listing Compliance Department. Building A, Unit 205A, 2nd Floor, Piramal, Agastya Corporate Park, Lal Bahadur Shastri Marg, Kurla West, Kurla, Mumbai, Maharashtra 400070
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Subject: Disclosure under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Ref: Scrip Code 508929, Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited)

Dear Sir,

I would like to inform you that I have acquired shares of **Avishkar Infra Realty Limited**. I am submitting herewith the disclosure under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011).

Kindly take the same on your records and acknowledge receipt of the same.

Thanking You.

Yours' faithfully,



Poojan Mehta
Promoter

ANNEXURE – 2

Format for disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited)		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Poojan Mehta		
Whether the acquirer belongs to Promoter/Promoter group	Yes		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	Bombay stock exchange Metropolitan Stock Exchange of India Limited (MSEI)		
Details of the acquisition / disposal as follows	Number	% w.r.t. total share/voting capital wherever applicable(*)	% w.r.t. total diluted share/voting capital of the TC (**)
Before the acquisition under consideration, holding of :			
a) Shares carrying voting rights	3,85,714	16.05%	16.05%
b) Shares in the nature of encumbrance (pledge/ lien/non-disposal undertaking/ others)			
c) Voting rights (VR) otherwise than by shares			
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category)			
e) Total (a+b+c+d)	3,85,714	16.05%	16.05%
Details of acquisition/sale			
a) Shares carrying voting rights acquired/sold	20,00,000	8.93%	8.93%
b) VRs acquired /sold otherwise than by shares			
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) acquired/sold			
d) Shares encumbered / invoked/released by the acquirer			
e) Total (a+b+c+/-d)	20,00,000	8.93%	8.93%

After the acquisition/sale, holding of:

a) Shares carrying voting rights	23,85,714	10.65%	10.65%
b) Shares encumbered with the acquirer			
c) VRs otherwise than by shares			
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition			
e) Total (a+b+c+d)	23,85,714	10.65%	10.65%
Mode of acquisition / sale (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc).	Preferential allotment		
Date of acquisition / sale of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable	06/05/2024		
Equity share capital / total voting capital of the TC before the said acquisition / sale	3,85,714 Equity Shares of face value of Rs. 10		
Equity share capital/ total voting capital of the TC after the said acquisition / sale	23,85,714 Equity Shares of face value of Rs. 10		
Total diluted share/voting capital of the TC after the said acquisition	23,85,714 Equity Shares of face value of Rs. 10		

(* Total share capital/ voting capital to be taken as per the latest filing done by the company to the Stock Exchange under Clause 35 of the listing Agreement.

(**) Diluted share/voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.

P.K-Mehta

Poojan Mehta
Promoter

Place: Mumbai

Date: 09/05/2024

Date: 09/05/2024

To, BSE Limited, Department of Corporate Services, Floor 25, P.J. Tower, Dalal Street, Mumbai-400 001	To, MSEI Ltd Listing Compliance Department. Building A, Unit 205A, 2nd Floor, Piramal, Agastya Corporate Park, Lal Bahadur Shastri Marg, Kurla West, Kurla, Mumbai, Maharashtra 400070
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Kindly take the same on your records and acknowledge receipt of the same.

Thanking You.

Yours' faithfully,

P. X. Mehta

Prit Mehta
Promoter

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Format for disclosures under Regulation 29(2) of SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011

Name of the Target Company (TC)	Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited)		
Name(s) of the acquirer and Persons Acting in Concert (PAC) with the acquirer	Prit Keyurbhai Mehta		
Whether the acquirer belongs to Promoter/Promoter group	Yes		
Name(s) of the Stock Exchange(s) where the shares of TC are Listed	Bombay stock exchange Metropolitan Stock Exchange of India Limited (MSEI)		
Details of the acquisition / disposal as follows	Number	% w.r.t.total share/voting capital wherever applicable(*)	% w.r.t. total diluted share/voting capital of the TC (**)
Before the acquisition under consideration, holding of :			
a) Shares carrying voting rights	3,72,800	15.51%	15.51%
b) Shares in the nature of encumbrance (pledge/ lien/non-disposal undertaking/ others)			
c) Voting rights (VR) otherwise than by shares			
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the T C (specify holding in each category)			
e) Total (a+b+c+d)	3,72,800	15.51%	15.51%
Details of acquisition/sale			
a) Shares carrying voting rights acquired/sold	20,00,000	8.93%	8.93%
b) VRs acquired /sold otherwise than by shares			
c) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) acquired/sold			
d) Shares encumbered / invoked/released by the acquirer			
e) Total (a+b+c+/-d)	20,00,000	8.93%	8.93%

After the acquisition/sale, holding of:			
a) Shares carrying voting rights	23,72,800	10.59%	10.59%
b) Shares encumbered with the acquirer			
c) VRs otherwise than by shares			
d) Warrants/convertible securities/any other instrument that entitles the acquirer to receive shares carrying voting rights in the TC (specify holding in each category) after acquisition			
e) Total (a+b+c+d)	23,72,800	10.59%	10.59%
Mode of acquisition / sale (e.g. open market / off-market / public issue / rights issue / preferential allotment / inter-se transfer etc).	Preferential allotment		
Date of acquisition / sale of shares / VR or date of receipt of intimation of allotment of shares, whichever is applicable	06/05/2024		
Equity share capital / total voting capital of the TC before the said acquisition / sale	3,72,800 Equity Shares of face value of Rs. 10		
Equity share capital/ total voting capital of the TC after the said acquisition / sale	23,72,800 Equity Shares of face value of Rs. 10		
Total diluted share/voting capital of the TC after the said acquisition	23,72,800 Equity Shares of face value of Rs. 10		

(* Total share capital/ voting capital to be taken as per the latest filing done by the company to the Stock Exchange under Clause 35 of the listing Agreement.

(**) Diluted share/voting capital means the total number of shares in the TC assuming full conversion of the outstanding convertible securities/warrants into equity shares of the TC.

P. K. Mehta
Prit Keyurbhai Mehta
Promoter

Place: Mumbai

Date: 09/05/2024
