

To
BSE Limited,
Dalal Street, Fort,
Mumbai — 400 001

Scrip Code: 508929

Subject: Outcome of the Board meeting held on Monday, 14th August, 2023

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 Joy Realty Ltd at their meeting held on Monday 14th August, 2023 has inter alia considered and approved the following:

- 1) Consider and approved unaudited financial results for the quarter ended June 30, 2023 and took on record the Limited Review Report given by the Statutory Auditor of the Company in this behalf.
- 2) Consider and approved the following person as a Promoter of the company under Regulation 31A(10) of SEBI (Listing Obligation Disclosure Requirement) pursuant to Open offer made by the Company under SEBI (Substantial Acquisition of Shares and Takeovers) Regulation, 2011.

Sr. No.	Name of promoter seeking reclassification	No. of shares	% of holding
1	Mr. Kapil Kothari	888838	36.98%
2	Mr. Poojan Mehta	385714	16.049%
3	Mr. Tarang Shah	88079	3.66%
4	Mr. Prit Mehta	372800	15.51%

- 3) Consider and approved the following person reclassifying from Promoter to Public Shareholder under Regulation 31A(10) of SEBI (Listing Obligation Disclosure Requirement) pursuant to Open offer made by the Company under SEBI (Substantial Acquisition of Shares and Takeovers) Regulation, 2011.

Sr. No.	Name of promoter seeking reclassification as public shareholders	No. of shares	% of holding
1	Snehal J Dharamshi	153580	6.3904
2	Chandan V.Mota	145600	6.0584
3	Jayantilal B Soni-Huf .	105620	4.3948
4	Malti J Soni	100000	4.1610
5	Jatin Tarun Dharamshi	40000	1.6644
6	Kalpna Tarun Dharamshi	36000	1.4980

7	Bhavin J Soni	745460	31.02
8	Tarun Dhanji Dharamshi	36000	1.50

The meeting commenced at 5.00 P.M. and concluded at 6:30 P.M.

You are required to take the same on your records.

Thanking you,
Yours faithfully,

For JOY REALTY LIMITED

**BHAVIN
JAYANT
SONI**

Digitally signed by BHAVIN
JAYANT SONI
DN: c=IN, o=Personal,
postalCode=400056,
st=Maharashtra,
serialNumber=BECF7256E71168
8D6E1ADF87FB9EC00D0CD3259
9787725BCE53356E81776BC9C,
cn=BHAVIN JAYANT SONI
Date: 2023.08.14 18:34:07 +05'30'

**BHAVIN SONI
MANAGING DIRECTOR
DIN: 00132135**

**DATE: 14/08/2023
PLACE: MUMBAI**

**Encl.: As above
CC
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 – 400 098**

Limited review report on Unaudited Quarterly Financial Results of Joy Realty Limited. pursuant to Regulation 33 of the SEBI (listing Obligations and Disclosure Requirements) Regulations, 2015.

To the Board of Directors of
Joy Realty Limited
Mumbai

We have reviewed the accompanying Statement of unaudited financial results of Joy Realty Limited ('the Company') for the quarter ended June 30, 2023 ('the Statement')

This statement, which is the responsibility of the company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to issue a report on the Statement based on our review.

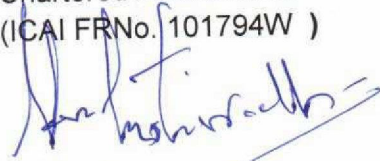
We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Statements by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate 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

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable

CHHAJED & DOSHI
CHARTERED ACCOUNTANTS

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 Chhajed & Doshi
Chartered Accountants
(ICAI FRNo. 101794W)



(H. N. Motiwalla)

Partner

(Membership No. 011423)

Place: Mumbai

Dated: August 14, 2023

UDIN: 23011423BGYQUJ2531

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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 ended 30th June, 2023

SR. No.	Particulars	For the quarter ended			Year Ended
		(30/06/2023)	(31/03/2023)	(30/06/2022)	(31/03/2023)
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
I	Revenue from operations	-	-	-	-
II	Other income	-	-	1,85,714	1,85,714
III	Total Income (I + II)	-	-	1,85,714	1,85,714
IV	Expenses:				
	(a) Cost of materials consumed	-	270	1,420	3,370
	(b) Purchases of stock-in-trade	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	(270)	(1,420)	(3,370)
	(d) Employee benefits expense	95,197	1,22,262	96,831	4,47,565
	(e) Finance Costs	25,76,435	25,97,769	24,46,735	1,01,66,460
	(f) Depreciation and amortisation expense	1,765	1,16,134	1,16,134	4,64,536
	(g) Other expenses	5,46,627	5,82,127	5,82,458	17,09,793
	Total expenses (IV)	32,20,024	34,18,292	32,42,158	1,27,88,354
V	Profit / (Loss) before exceptional items and tax (I - IV)	(32,20,024)	(34,18,292)	(30,56,444)	(1,26,02,640)
VI	Exceptional items	-	-	-	-
VII	Profit / (Loss) before extraordinary items and tax (V - VI)	(32,20,024)	(34,18,292)	(30,56,444)	(1,26,02,640)
VIII	Tax expense:				
	- Current tax	-	-	-	-
	- Deferred tax	-	-	-	-
IX	Profit (Loss) for the period	(32,20,024)	(34,18,292)	(30,56,444)	(1,26,02,640)
X	Other Comprehensive income	-	-	-	-
XI	A. (i) Items that will not be reclassified to profit or loss	-	-	-	-
XII	(ii) Income tax relating to items that will not be reclassified to profit or loss	-	-	-	-
XIII	B. (i) Items that will be reclassified to profit or loss	-	-	-	-
XIV	(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)	(32,20,024)	(34,18,292)	(30,56,444)	(1,26,02,640)
XVI	Paid up Equity Share capital (Face value of Rs. 10/- each)	2,40,32,800	2,40,32,800	2,40,32,800	2,40,32,800
XVII	Reserves excluding Revaluation reserve as per Balance sheet of the previous accounting year	-	-	-	(10,05,49,741)
XVIII	Basic & Diluted EPS (Rs.)	(1.34)	(1.42)	(1.27)	(5.24)

Notes:

- The Company is engaged in business of Builders and Developers.
- The above financial results for the quarter ended 30th June, 2023 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 14th August, 2023.
- The Provision for tax is not provided for the quarter ended 30th June, 2023 due to losses.
- Deferred Tax Asset/ Liability for the quarter ended 30th June, 2023 has not been provided and will be accounted on annual audited accounts in accordance with Ind AS - 12 "Income Taxes due to losses
- Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.



For Joy Realty Limited

(Signature)

Bhavin Sorn
 Managing Director
 DIN No: 00132135

Place : Mumbai
 Date: 14.08.2023