

**Date: 07.02.2023**

**To,**  
**Listing Compliance Department,**  
**MCX- sx Limited,**  
Vibgyor Towers, 4<sup>th</sup> Floor, Plot No. C 62,  
G- Block, Opp. Trident Hotel, Bandra Kurla  
Complex, Bandra East, Mumbai – 400098.

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

**Sub: Outcome of Board Meeting held on 7<sup>th</sup> February, 2023.**

**Ref:** Joy Realty Limited

**Scrip Code:** 508929

Dear Sir/Madam,

With reference to the captioned subject matter, we would like to inform that the Meeting of Board of Directors of Joy Realty Limited, held on Tuesday, 7<sup>th</sup> Day of February, 2023 at the registered office of the Company which commenced at 3:00 p.m. and concluded at 6:30 p.m. and discussed the following:

1. The Board took the note, reviewed and signed minutes of the previous meetings of Board and committees held prior the date of today's meeting.
2. The Board approved Unaudited Financial Results for the quarter and nine month ended as on 31<sup>st</sup> December, 2022 along with the Limited Review Report.
3. The Board took the note on Listing Compliance done under LODR, Regulation 2015 for the quarter ended 31<sup>st</sup> December, 2022.

Kindly take it on your record.

Thanking You,

Yours Sincerely  
For **JOY REALTY LIMITED**

**Bhavin Soni**  
**Managing Director**  
**DIN: 00132135**

**Encl:** Unaudited Financial Results along with Limited Review Report  
Declaration under Reg. 32 of SEBI (LODR) Regulations, 2015

**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 and nine month ended 31st December, 2022**

SR. No.	Particulars	3 months ended			9 months ended		Year Ended
		(31/12/2022)	(30/09/2022)	(31/12/2021)	(31/12/2022)	(31/12/2021)	(31/03/2022)
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from operations	-	-	-	-	-	-
II	Other income	-	-	12,04,457	1,85,714	35,51,509	47,63,107
III	<b>Total Income (I + II)</b>	-	-	<b>12,04,457</b>	<b>1,85,714</b>	<b>35,51,509</b>	<b>47,63,107</b>
IV	<b>Expenses:</b>						
	(a) Cost of materials consumed	1,030	650	1,220	3,100	4,420	5,790
	(b) Purchases of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(1,030)	(650)	(1,220)	(3,100)	(4,420)	(5,790)
	(d) Employee benefits expense	1,46,607	75,010	1,00,887	3,18,448	2,81,674	2,66,439
	(e) Finance Costs	25,95,885	25,26,071	24,05,975	75,68,691	69,73,981	93,62,148
	(f) Depreciation and amortisation expense	1,16,134	1,16,134	1,16,134	3,48,402	4,07,518	5,23,652
	(g) Other expenses	2,52,056	3,00,007	5,11,039	11,34,521	10,52,653	13,59,506
	<b>Total expenses (IV)</b>	<b>31,10,682</b>	<b>30,17,222</b>	<b>31,34,035</b>	<b>93,70,062</b>	<b>87,15,826</b>	<b>1,15,11,745</b>
V	<b>Profit / (Loss) before exceptional items and tax (I - IV)</b>	<b>(31,10,682)</b>	<b>(30,17,222)</b>	<b>(19,29,578)</b>	<b>(91,84,348)</b>	<b>(51,64,317)</b>	<b>(67,48,638)</b>
VI	<b>Exceptional items</b>						
VII	<b>Profit / (Loss) before extraordinary items and tax (V - VI)</b>	<b>(31,10,682)</b>	<b>(30,17,222)</b>	<b>(19,29,578)</b>	<b>(91,84,348)</b>	<b>(51,64,317)</b>	<b>(67,48,638)</b>
VIII	<b>Tax expense:</b>						
	- Current tax	-	-	-	-	-	-
	- Deferred tax	-	-	-	-	-	-
IX	<b>Profit (Loss) for the period</b>	<b>(31,10,682)</b>	<b>(30,17,222)</b>	<b>(19,29,578)</b>	<b>(91,84,348)</b>	<b>(51,64,317)</b>	<b>(67,48,638)</b>
X	<b>Other Comprehensive income</b>						
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	<b>Total Comprehensive Income for the period (XIII+XIV) Comprising Profit (Loss) and Other comprehensive Income for the period )</b>	<b>(31,10,682)</b>	<b>(30,17,222)</b>	<b>(19,29,578)</b>	<b>(91,84,348)</b>	<b>(51,64,317)</b>	<b>(67,48,638)</b>
XVI	<b>Paid up Equity Share capital (Face value of Rs. 10/- each)</b>	<b>2,40,32,800</b>	<b>2,40,32,800</b>	<b>2,40,32,800</b>	<b>2,40,32,800</b>	<b>2,40,32,800</b>	<b>2,40,32,800</b>
XVII	<b>Reserves excluding Revaluation reserve as per Balance sheet of the previous accounting year</b>	-	-	-	-	-	(9,38,01,102)
XVIII	<b>Basic &amp; Diluted EPS (Rs.)</b>	<b>(1.29)</b>	<b>(1.26)</b>	<b>(0.80)</b>	<b>(3.82)</b>	<b>(2.15)</b>	<b>(2.81)</b>

**Notes:**

- The Company is engaged in business of Builders and Developers.
- The above financial results for the quarter ended 31st December, 2022 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 7th February, 2023.
- The Provision for tax is not provided for the quarter ended 31st December, 2022 due to losses.
- Deferred Tax Asset/ Liability for the quarter ended 31st December, 2022 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

  
 Avinash Jadhav  
 Chief Financial Officer



For Joy Realty Limited

  
 Bhavin Soni  
 Managing Director  
 Din No: 00132135

Place : Mumbai  
 Date:07.02.2023

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 December 31, 2022 and the year to date from April 01, 2022 to December 31, 2022 ('the Statement')

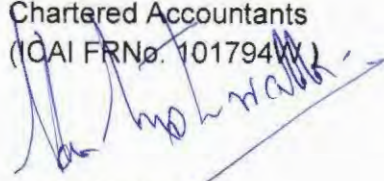
This statement, which is the responsibility of the company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting ("Ind AS 34"), prescribed under section 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 .

**CHHAJED & DOSHI**  
**CHARTERED ACCOUNTANTS**

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 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 FRN No. 101794M)

  
(H. N. Motiwalia)

Partner

(Membership No. 011423)

Place: Mumbai

Dated: February 07, 2023

UDIN: **23011423BGYQUA4272**

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**Head Office:** 101, Hubtown Solaris, Near East West Flyover, N.S. Phadke Marg, Andheri (E), **Mumbai-400 069.**  
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**Branches :** **Ahmedabad:** ☎ : 079-2646 4413 • **Delhi:** ☎ : 011-4611 3950 • **Dombivli:** ☎ : 0251-2860936

**Date: 07.02.2023**

**To,**  
**Listing Compliance Department,**  
**MCX- sx Limited,**  
Vibgyor Towers, 4<sup>th</sup> Floor, Plot No. C 62,  
G- Block, Opp. Trident Hotel, Bandra Kurla  
Complex, Bandra East, Mumbai – 400098.

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

**Sub:-** Undertaking regarding Non-applicability of Statement for Deviation(s) or Variation(s) under Regulation 32 of the SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015

**Ref:** Joy Realty Limited

**Script Code:** 508929

**Dear Sir/ Madam,**

Pursuant to Regulation 32 of SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015 and in compliance with SEBI Circular No. CIR/CFD/CMD1/162/2019 dated 24<sup>th</sup> December, 2019, it is hereby confirmed by the Company that Regulation 32 of Statement for Deviation(s) or Variation(s) under SEBI (Listing Obligations & Disclosure Requirements) Regulation, 2015 is not applicable to the Company.

Kindly take it on your record.

Thanking You,

Yours Sincerely  
For **JOY REALTY LIMITED**

**Bhavin Soni**  
**Managing Director**  
**DIN:00132135**