

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

Date: 04.05.2024

To,
BSE Limited
P J Towers, Dalal Street,
Mumbai- 400021
BSE Scrip Code: 508929

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

**Subject: Additional Details Required for Corporate Announcement filed under Regulation 30 of
SEBI (LODR) Regulations, 2015**

Dear Sir/ Ma'am,

This is with reference to your mail dated 23.03.2024 in relation to corporate announcement filed on 21.10.2023 under Regulation 30 of SEBI (LODR) Regulations, 2015, regarding details required under SEBI Circular no. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 & SEBI Circular no. SEBI/HO/CFD/PoD2/CIR/P/2023/120 dated July 11, 2023, we hereby submit a fresh announcement with required information.

**For Avishkar Infra Realty Limited
(Formerly Known As Joy Realty Limited)**

KOMAL
MANGHARAM
KESHWANI

Digitally signed by KOMAL
MANGHARAM KESHWANI
Date: 2024.05.04 16:15:22
+05'30'

**Komal Keshwani
Company Secretary & Compliance Officer**

Place: Mumbai

**Reg. Office: 301, Nector House, Vinayak CHS, beside parshwanrh Appartment, Baji Prabhu
Deshpande marg, vile Parle (w), Mumbai, Maharashtra- 400056
CIN: L65910MH1983PLC031230
Email id: Compliance.joyrealty@gmail.com**



Date: 21/10/2023

To, BSE Limited, Department of Corporate Services, Floor25, P.J. Tower, Dalal Street, Mumbai-400 001	To, MCX-sx Limited Vibgyor Towers, 4th Floor, Plot No. C 62, G- Block, Opp. Trident Hotel, Bandra Kurla Complex, Bandra East, Mumbai- 400 098.
--	---

Ref: Scrip Code 508929

Sub: Intimation under Regulation 30 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 – Change in Auditor

Dear Sirs/Madam

Pursuant to Regulation 30 of (SEBI Listing Regulations, 2015) read with SEBI Circular No. CIR/CFD/CMD1/114/2019 dated October 18, 2019, we wish to inform that M/s Chhajed & Doshi, Chartered Accountants (ICAI Firm Registration No. 101794W) Statutory Auditors of the Company have tendered their resignation vide their letters dated 20th October, 2023 informing their inability to continue as the Statutory Auditors of the Company due to change in Management.

The copy of the resignation letter dated 20th October, 2023 with Annexure A as received from M/s Chhajed & Doshi, Chartered Accountants is attached herewith

Kindly take this intimation in record in compliance with applicable statutory provisions.

Thanking you,

Yours faithfully,

FOR, JOY REALTY LIMITED

KOMAL
MANGHAR
AM
KESHWANI
Digitally signed
by KOMAL
MANGHAR
KESHWANI
Date: 2023.10.21
17:49:59 +05'30'

Komal Keshwani

Company Secretary & Compliance officer

**Reg. Office: Plot 239-5 Floor-GRD, 239 Yusuf Palace, LadyJamshedji Road Shivaji Park
Mahim Mumbai, Mahim, Mumbai, Mumbai, Maharashtra, India, 400016**

CIN: L65910MH1983PLC031230

Email id: Compliance.joyrealty@gmail.com



Annexure A

Details with respect to change in Auditors of the Company as required under Regulation 30 Read with Schedule III of the Listing Regulations and SEBI Circular CIR/CFD/CMD/4/2015 dated September 09, 2015

Resignation of Statutory Auditor

Particulars	Details
Name of the Company	JOY REALTY LIMITED
Name of the Auditor	CHHAJED & DOSHI, Chartered Accountants
Reason for Change viz. appointment resignation, removal, death or Otherwise	Resignation as Statutory Auditor vide Letter dated 20 th October, 2023
Effective Date of resignation	20 th October 2023
Brief profile	Not Applicable
Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

**Reg. Office: Plot 239-5 Floor-GRD, 239 Yusuf Palace, LadyJamshedji Road Shivaji Park
Mahim Mumbai, Mahim, Mumbai, Mumbai, Maharashtra, India, 400016
CIN: L65910MH1983PLC031230
Email id: Compliance.joyrealty@gmail.com**

CHHAJED & DOSHI
CHARTERED ACCOUNTANTS

October 20,2023

The Board of Directors,
M/s. Joy Realty Limited
Mumbai

Dear Sir,

We tender our resignation as a Auditor of your company, due to change in Management.

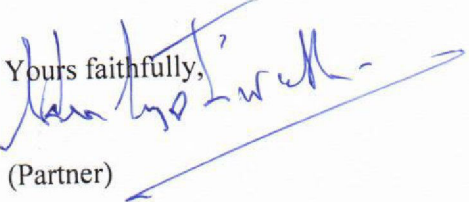
We shall not be able to perform the audit for the financial year 2023-24

We sincerely express our gratitude to the Board for support and co-operation during our tenure as auditor of the company.

Please accept and acknowledge the same.

With renewed thanks

Yours faithfully,


(Partner)

Head Office: 101, Hubtown Solaris, Near East West Flyover, N.S. Phadke Marg, Andheri (E), **Mumbai-400 069.**
☎ : 022-61037878 • e-mail: info@cndindia.com • www.cndindia.com

BRANCH : 508, Sharda Chambers, 33, New Marine Lines, **Mumbai-400 020.** ☎ : 022-22002103, 22005431
e-mail: hnmotiwalla.ca@gmail.com • www.cndindia.com

Branches : **Ahmedabad:** ☎ : 079-2646 4413 • **Delhi:** ☎ : 011-4611 3950 • **Dombivli:** ☎ : 0251-2860936

Annexure 1
Disclosure of Information from the statutory auditor upon resignation

Sr. No.	Particular	Details
1.	Name of the listed entity/ material subsidiary:	Company: JOY REALTY LIMITED Material subsidiaries: NA
2.	Details of the statutory auditor	
	Name :	CHHAJED & DOSHI, Chartered Accountants
	Address:	101, Hubtown Solaris, Near East West Flyover, N.S.Phadke Marg, Andheri (E) Mumbai- 400069
	Phone Number:	022-61037878
	Email id:	Info@cndindia.com
3.	Details of association with the listed entity/ material subsidiary:	
	a) Date on which the statutory auditor was appointed:	September 27,2022
	b) Date on which the term of the statutory auditor was scheduled to expire:	Conclusion of the company's 42 nd AGM scheduled to be held in the year 2027
	c) Prior to resignation, the latest audit report/limited review report submitted by the auditor and date of its submission.	Audit Report dated May 11, 2023 on the Company's Financial statement for the year 2022-2023 and Limited Review Report dated August 14, 2023 for the quarter ended June 2023
4.	Detailed reasons for resignation	Due to change in Management
5.	In case of any concerns, efforts made by the auditor prior to resignation (including approaching the Audit Committee/Board of Directors along with the date of communication made to the Audit Committee/Board of Directors)	Not Applicable.
6.	In case the information requested by the auditor was not provided, then following shall be disclosed:	Not Applicable.
	a. Whether the inability to obtain sufficient appropriate audit evidence was due to a management-imposed limitation or circumstances beyond the control of the management.	Not Applicable.

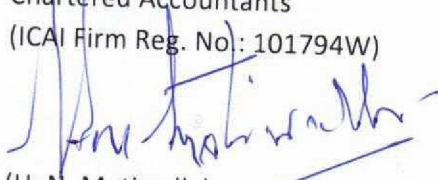
	b. Whether the lack of information would have significant impact on the financial statements/results.	Not Applicable.
	c. Whether the auditor has performed alternative procedures to obtain appropriate evidence for the purposes of audit/limited review as laid down in SA 705 (Revised)	Not Applicable.
	d. Whether the lack of information was prevalent in the previous reported financial statements/results. If yes, on what basis the previous audit/limited review reports were issued.	Not Applicable.
7.	Any other facts relevant to the resignation:	Pending Fees

Declaration

1. I/ We hereby confirm that the information given in this letter and its attachments is correct and complete.
2. I/ We hereby confirm that there is no other material reason other than those provided above for my resignation/ resignation of my firm.

Your Faithfully

For CHHAJED & DOSHI
Chartered Accountants
(ICAI Firm Reg. No: 101794W)


(H. N. Motiwalla)
Partner

Date: May 04, 2024

Place: Mumbai