

Date: 10/11/2022

To,
Listing Compliance Department,
MCX- sx Limited,
Vibgyor Towers, 4thFloor, Plot No. C 62,
G- Block, Opp. Trident Hotel, Bandra Kurla
Complex, Bandra East, Mumbai – 400 098.

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

Sub: Outcome of Board Meeting held on 10th November, 2022.

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 Thursday, 10th Day of November, 2022 at the registered office of the Company which commenced at 3.30 p.m. and concluded at 5:00 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 half year ended on 30th September, 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 30th September, 2022.

Kindly take it on your record.

Thanking You,

Yours Sincerely
For **JOY REALTY LIMITED**

Bhavin Soni
Managing Director
DIN:00132135

Encl:

1. Unaudited Financial Results along with Limited Review Report
2. Cash Flow statement

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 half year ended 30th September, 2022

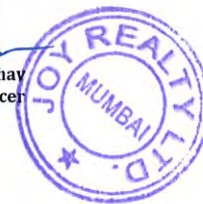
Sr. No.	Particulars	3 months ended			6 months ended		Year ended
		(30/09/2022)	(30/06/2022)	(30/09/2021)	(30/09/2022)	(30/09/2021)	(31/03/2022)
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from operations	-	-	-	-	-	-
II	Other income	-	185,714	1,114,479	185,714	2,347,053	4,763,107
III	Total Income (I + II)	-	185,714	1,114,479	185,714	2,347,053	4,763,107
IV	Expenses:						
	(a) Cost of materials consumed	650	1,420	1,520	2,070	3,200	5,790
	(b) Purchases of stock-in-trade	-	-	-	-	-	-
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(650)	(1,420)	(1,520)	(2,070)	(3,200)	(5,790)
	(d) Employee benefits expense	75,010	96,831	79,900	171,841	180,787	266,439
	(e) Finance Costs	2,526,071	2,446,735	2,327,136	4,972,806	4,568,005	9,362,148
	(f) Depreciation and amortisation expense	116,134	116,134	145,692	232,268	291,384	523,652
	(g) Other expenses	300,007	582,458	341,333	882,465	541,614	1,359,506
	Total expenses (IV)	3,017,222	3,242,158	2,894,061	6,259,380	5,581,790	11,511,745
V	Profit / (Loss) before exceptional Items and tax (I - IV)	(3,017,222)	(3,056,444)	(1,779,583)	(6,073,666)	(3,234,738)	(6,748,638)
VI	Exceptional Items	-	-	-	-	-	-
VII	Profit / (Loss) before tax (V - VI)	(3,017,222)	(3,056,444)	(1,779,583)	(6,073,666)	(3,234,738)	(6,748,638)
	Tax expense:						
VIII	- Current tax	-	-	-	-	-	-
	- Deferred tax	-	-	-	-	-	-
IX	Profit (Loss) for the period	(3,017,222)	(3,056,444)	(1,779,583)	(6,073,666)	(3,234,738)	(6,748,638)
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)	(3,017,222)	(3,056,444)	(1,779,583)	(6,073,666)	(3,234,738)	(6,748,638)
XVI	Paid up Equity Share capital (Face value of Rs. 10/- each)	24,032,800	24,032,800	24,032,800	24,032,800	24,032,800	24,032,800
XVII	Reserves excluding Revaluation reserve as per Balance sheet of the previous accounting year						(93,801,102)
XVIII	Basic & Diluted EPS (Rs.)	(1.26)	(1.27)	(0.74)	(2.53)	(1.35)	(2.81)

Notes:


- The Company is engaged in business of Builders and Developers.
- The above financial results for the quarter ended 30th September, 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 10th November, 2022
- The Provision for tax is not provided for the quarter ended 30th September, 2022 due to losses.
- Deferred Tax Asset/ Liability for the quarter ended 30th September, 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: 10/11/2022

JOY REALTY LIMITED

Regd Office: 306, Madhava, C-4, Bandra Kurla Complex , Bandra (East), Mumbai-400051.


Email: cs@joydevelopers.com

CIN NO:L65910MH1983PLC031230

Statement of Assets and Liabilities as at 30th September, 2022

Particulars		Amount in Rs	
		As at 30th September, 2022	As at 31st March, 2022
1	ASSETS:	Unaudited	Audited
	<u>NON CURRENT ASSETS:</u>		
	Property, Plant & Equipment	2,185,366	2,417,634
	Capital Work in Progress	-	-
	Financial Assets		
	(i) Investments	37,867,992	40,348,607
	Income Tax Asses (Net)	138,384	138,384
	Deffered Tax Assets	-	-
	Other Non Current Asset	67,620	67,620
	Total Non Current Asset	40,259,362	42,972,245
	<u>CURRENT ASSETS:</u>		
	Inventories	50,815,734	50,813,664
	Financial Assets:		
	(i) Trade Receivables	19,070,100	19,070,100
	(ii) Cash & Cash Equivalents	13,745	20,309
	(iii) Other Bank Balances	76,793	9,485
	Other Current Assets	182,000	-
	Total Current Asset	70,158,372	69,913,558
	Total Assets	110,417,734	112,885,802
	<u>EQUITY AND LIABILITIES:</u>		
	<u>EQUITY</u>		
	Equity Share Capital	24,032,800	24,032,800
	Other Equity	(106,623,407)	(100,549,741)
		(82,590,607)	(76,516,941)
2	<u>CURRENT LIABILITIES:</u>		
	Financial Liabilities		
	(i) Borrowings	97,967,245	94,551,720
	(ii) Trade Payables	7,522,908	6,918,259
	Other Current Liabilities	87,518,188	87,932,764
		193,008,341	189,402,743
	Total Equity and Liabilities	110,417,734	112,885,802

For Joy Realty Limited



Avinash Jadhav
Chief Financial Officer



For Joy Realty Limited



Bhavin Soni
Managing Director
Din No: 00132135

Place : Mumbai
Date : 10/11/2022

JOY REALTY LIMITED

Regd Office: 306, Madhava, C-4, Bandra Kurla Complex, Bandra (East), Mumbai-400051.

Email: cs@joydevelopers.com

CIN NO:L65910MH1983PLC031230

Unaudited Cash Flow Statement for the half year ended 30th September, 2022

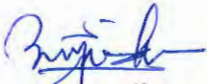
Amount in Rs.

	As on 30/09/2022	As on 30/09/2021
(I) CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit / (Loss) before Tax and Extraordinary items	(6,073,666)	(3,234,738)
ADJUSTMENTS FOR:		
Add : Provision in Diminution of Investment	-	-
Add : Depreciation	232,268	291,384
Less: Interest On Capital In Partnership Firm	(185,714)	(2,347,053)
Interest on Fixed Deposits	-	-
Share of Profit/Loss in partnership Firm (Earlier Years)	266,329	-
Operating Profit / (Loss) before Working Capital Changes	(5,760,783)	(5,290,406)
Working Capital Changes:		
(Increase) / Decrease in Other Non Currents Assets	-	-
(Increase) / Decrease in Inventories	(2,070)	(3,200)
(Increase) / Decrease in Trade Receivables	-	-
(Increase) / Decrease in Other Currents Assets	(182,000)	(133,002)
Increase / (Decrease) in Short Term Borrowings	-	(120,858)
Increase / (Decrease) in Trade Payables	604,649	626,099
Increase / (Decrease) in Other Current Liabilities	(414,576)	(122,099)
Cash (used) / generated from Operations	(5,754,781)	(5,043,467)
Less: Net Income Taxes Paid / (Refund)	-	(154,590)
Net Cash Flow from Operating Activities	(A) (5,754,781)	(4,888,877)
(II) CASH FLOW FROM INVESTING ACTIVITIES		
Fixed Deposit Interest	-	-
Capital withdrawn from Partnership Firm	2,400,000	-
Net cash used in investing activities	(B) 2,400,000	-
(III) CASH FLOW FROM FINANCING ACTIVITIES		
Unsecured Long Term Borrowings	3,415,525	4,660,118
Net cash generated from Financial Activities	(C) 3,415,525	4,660,118
NET CHANGES IN CASH AND CASH EQUIVALENTS (A+B+C)	60,744	(228,759)
Cash and cash equivalents at the beginning of the year	29,794	286,380
Cash and cash equivalents at the close of the Period	90,538	57,621
NET CHANGES IN CASH AND CASH EQUIVALENTS	60,744	(228,759)

For Joy Realty Limited

For Joy Realty Limited

Place: Mumbai
Dated: 10/11/2022


Avinash Jadhav
Chief Financial Officer




Bhavin Soni
Managing Director
Din No: 00132135

Limited review report on Unaudited Quarterly Financial Results of Joy Realty Ltd. 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 September 30, 2022 and the year to date from April 01, 2022 to September 30, 2022 ('the Statement')

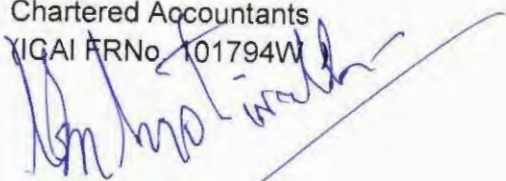
This statement, which is the responsibility of the company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting ("Ind AS 34"), prescribed under section 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 FRNo. 101794W


(H. N. Motiwalla)

Partner

(Membership No. 011423)

Place: Mumbai

Dated: November 10, 2022

UDIN: **22011423BCSNTX7870**

Date: 10/11/2022

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 – 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 24th 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