

# JOY REALTY LIMITED

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

Email: cs@joydevelopers.com

CIN NO:L65910MH1983PLC031230

## PART I

### Statement of Standalone Unaudited Results for the Quarter Ended 30/09/2015

Amount in Rupees

Particulars	3 months ended (30/09/2015)	Preceding 3 months ended (30/06/2015)	Corresponding 3 months ended (30/09/2014) in the previous year	Year to date figures for current period ended (30/09/2015)	Year to date figures for the previous year ended (30/09/2014)	Previous year ended (31/03/2015)
(Refer Notes Below)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
<b>1</b> Income from operations						
(a) Net sales/income from operations (Net of excise duty)	441,000	638,000	432,000	930,500	732,000	1,788,705
(b) Other operating income			166,985		166,985	-
<b>Total income from operations (net)</b>	<b>441,000</b>	<b>638,000</b>	<b>598,985</b>	<b>930,500</b>	<b>898,985</b>	<b>1,788,705</b>
<b>2</b> Expenses						
(a) Cost of materials consumed	-	-	-	-	-	33,744,755
(b) Purchases of stock-in-trade	-	-	-	-	-	-
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	(33,744,755)
(d) Employee benefits expense	172,887	165,269	250,703	338,156	426,353	383,901
(e) Depreciation and amortisation expense	241,848	241,848	240,827	483,696	479,232	963,961
(f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	389,260	193,361	271,692	575,441	497,715	1,241,624
<b>Total expenses</b>	<b>803,995</b>	<b>600,478</b>	<b>763,222</b>	<b>1,397,293</b>	<b>1,403,300</b>	<b>2,589,486</b>
<b>3</b> Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	(362,995)	37,522	(164,237)	(466,793)	(504,315)	(800,781)
<b>4</b> Other income	526,132	526,132	469,760	1,052,264	939,520	2,511,205
<b>5</b> Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)	163,137	563,654	305,523	585,471	435,205	1,710,424
<b>6</b> Finance costs	-	-	-	-	-	-
<b>7</b> Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 + 6)	163,137	563,654	305,523	585,471	435,205	1,710,424
<b>8</b> Exceptional items	-	-	-	-	-	-
<b>9</b> Profit / (Loss) from ordinary activities before tax (7 + 8)	163,137	563,654	305,523	585,471	435,205	1,710,424
<b>10</b> Tax expense	50,409	174,169	95,045	180,910	135,145	536,903
<b>11</b> Net Profit / (Loss) from ordinary activities after tax (9 + 10)	112,728	389,485	210,478	404,561	300,060	1,173,521
<b>12</b> Extraordinary items (net of tax expense Rs. Lakhs)	-	-	-	-	-	-
<b>13</b> Net Profit / (Loss) for the period (11 + 12)	112,728	389,485	210,478	404,561	300,060	1,173,521
<b>14</b> Share of profit / (loss) of associates	NA	NA	NA	NA	NA	NA
<b>15</b> * Minority interest *	NA	NA	NA	NA	NA	NA
<b>16</b> Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 + 14 + 15) *	112,728	389,485	210,478	404,561	300,060	1,173,521
<b>17</b> Paid-up equity share capital (Face Value of the Equity Share Rs.10 /- fully Paid up)	24,032,800	24,032,800	24,032,800	24,032,800	24,032,800	24,032,800
<b>18</b> Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	-	-	-
<b>19i</b> Earnings per share (before extraordinary items of Rs.10/- each) (not annualised):						
(a) Basic	0.047	0.16	0.09	0.17	0.12	0.49
(b) Diluted	0.047	0.16	0.09	0.17	0.12	0.49
<b>19ii</b> Earnings per share (after extraordinary items of Rs.10/- each) (not annualised):						
(a) Basic	0.047	0.16	0.09	0.17	0.12	0.49
(b) Diluted	0.047	0.16	0.09	0.17	0.12	0.49



## PART II

## Select Information for the Quarter Ended 30/09/2015

Amount in Rupees

	Particulars	3 months ended (30/09/2015)	Preceding 3 months ended (30/06/2015)	Corresponding 3 months ended (30/09/2014) in the previous year	Year to date figures for current period ended (30/09/2015)	Year to date figures for the previous year ended (30/09/2014)	Previous year ended (31/03/2015)
<b>A</b>	<b>PARTICULARS OF SHAREHOLDING</b>						
<b>1</b>	Public shareholding						
	- Number of shares	921,040	921,040	921,040	921,040	921,040	921,040
	- Percentage of shareholding	38.32%	38.32%	38.32%	38.32%	38.32%	38.32%
<b>2</b>	Promoters and Promoter Group Shareholding **						
	a) Pledged / Encumbered	0%	0%	0%	0%	0%	0%
	Number of shares						
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)						
	- Percentage of shares (as a % of the total share capital of the company)	0%	0%	0%	0%	0%	0%
	b) Non - encumbered						
	Number of shares	1,482,240	1,482,240	1,482,240	1,482,240	1,482,240	1,482,240
	- Percentage of shares (as a % of the total shareholding of the Promoter and Promoter group)	100%	100%	100%	100%	100%	100%
	- Percentage of shares (as a % of the total share capital of the company)	61.68%	61.68%	61.68%	61.68%	61.68%	61.68%

	Particulars	3 months ended (30/09/2015)
<b>B</b>	<b>INVESTOR COMPLAINTS</b>	
	Pending at the beginning of the quarter	Nil
	Received during the quarter	Nil
	Disposed of during the quarter	Nil
	Remaining unresolved at the end of the quarter	Nil





## JOY REALTY LIMITED

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CIN NO:L65910MH1983PLC031230

Amount in Rupees

Standalone / Consolidated Statement of Assets and Liabilities Particulars	As at (current half year end) (30/09/2015)	As at (previous year end) (30/09/2014)
<b>A EQUITY AND LIABILITIES</b>		
<b>1 Shareholders' funds</b>		
(a) Share capital	24,032,800	24,032,800
(b) Reserves and surplus	1,683,644	75,194
(c) Money received against share warrants		
<b>Sub-total - Shareholders' funds</b>	<b>25,716,444</b>	<b>24,107,994</b>
<b>2 Share application money pending allotment</b>	-	-
<b>3 Minority interest *</b>		
<b>4 Non-current liabilities</b>		
(a) Long-term borrowings	121,392,577	1,558,969
(b) Deferred tax liabilities (net)	556,456	624,398
(c) Other long-term liabilities	-	-
(d) Long-term provisions	-	-
<b>Sub-total - Non-current liabilities</b>	<b>121,949,033</b>	<b>2,183,367</b>
<b>5 Current liabilities</b>		
(a) Short-term borrowings	21,114,557	43,608,912
(b) Trade payables	2,425,871	377,327
(c) Other current liabilities	97,810,988	150,561,197
(d) Short-term provisions	634,921	135,300
<b>Sub-total - Current liabilities</b>	<b>121,986,337</b>	<b>194,682,736</b>
<b>TOTAL - EQUITY AND LIABILITIES ASSETS</b>	<b>269,651,814</b>	<b>220,974,097</b>
<b>1 Non-current assets</b>		
(a) Fixed assets	28,812,863	29,563,300
(b) Goodwill on consolidation *	-	-
(c) Non-current investments	23,221,993	20,988,209
(d) Capital Work in Progress	2,470,971	2,470,971
(e) Long-term loans and advances	67,620	67,620
(f) Other non-current assets		
<b>Sub-total - Non-current assets</b>	<b>54,573,447</b>	<b>53,090,100</b>
<b>2 Current assets</b>		
(a) Current investments	-	-
(b) Inventories	199,971,982	154,114,744
(c) Trade receivables	8,380,299	8,380,299
(d) Cash and cash equivalents	2,499,648	651,412
(e) Short-term loans and advances	3,751,398	1,235,191
(f) Other current assets	475,041	3,502,351
<b>Sub-total - Current assets</b>	<b>215,078,368</b>	<b>167,883,997</b>
<b>TOTAL - ASSETS</b>	<b>269,651,814</b>	<b>220,974,097</b>

- 1 The Company is engaged in the Business of Builders & Developers
- 2 The above financial results have been reviewed and recommended by the Audit Committee and subsequently approved and taken on record by the Board of Directors in their respective meetings held on 05/11/2015.
- 3 The Board of Directors have not recommended dividend during the quarter ended 30/09/2015
- 4 The Status of Investor Complain during the quarter ended 30/09/2015 is as follows:  
Pending at the Beginning of the quarter: Nil,  
Complaint received during the quarter: NIL,  
Disposed off during the quarter: Nil,  
Pending at the end of the quarter: Nil.
- 5a Provisions for current taxation for the quarter ended 30/09/2015 is calculated and provided at applicable rates  
Deferred Tax Asset/ Liability for the quarter ended 30/09/2015 has not been provided and will be accounted on annual audited accounts in accordance with AS- 22 "Accounting for Taxes on Income"
- 6 Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.



For Joy Realty Limited

*(Signature)*  
Bhavin J. Soni  
Managing Director & Compliance Officer  
DIN : 00132135

Place : Mumbai  
Date: 05.11.2015



**VORA & ASSOCIATES**  
**CHARTERED ACCOUNTANTS**

101-103, REWA CHAMBERS  
31, NEW MARINE LINES  
MUMBAI - 400 020, INDIA

TEL. : +91-22-2200 5933  
+91-22-2200 5934  
+91-22-6615 5599  
+91-22-2206 3289

Web. : [www.cavoras.com](http://www.cavoras.com)  
e-mail: [office@cavoras.com](mailto:office@cavoras.com)  
[cavoras@gmail.com](mailto:cavoras@gmail.com)

Ref.: MA: 15: JR 658

Review report to,  
The Board of Directors,  
Joy Realty Limited,  
306, Madhva,  
C-4, Bandra Kurla Complex,  
Bandra (E),  
Mumbai - 400 051

Reg.: THE LIMITED REVIEW REPORT FOR COMPANIES  
ANNEXURE V TO CLAUSE 41

CERTIFICATE

We have reviewed the accompanying statement of unaudited financial results of **JOY REALTY LIMITED** for the Second Quarter ended September 30, 2015 except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors/ committee of Board of Directors. Our responsibility is to issue a report on these Financial Statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, Engagements to Review Financial Statements 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 of unaudited financial results 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 Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For VORA & ASSOCIATES  
CHARTERED ACCOUNTANTS  
(ICAI Firm Reg. No. 111612W)

  
MAYUR A. VORA  
PARTNER

(Membership No. 30097)



Place: Mumbai

Dated: **05 NOV 2015**