



To,

**Listing Compliance Department
MCX-sx Limited**

Vibgyor Towers, 4th Floor, Plot No. C 62,
G – Block, Opp. Trident Hotel, Kurla
Complex, Bandra East,
Mumbai - 400 098.

**Corporate Relations Department
BSE Limited,**

1st Floor, New Trading Wing, Bandra
Rotunda Building, P J Towers, Dalal
Street, Fort,
Mumbai - 400 001.

Dear Sir/Madam

Sub: Corrigendum to the Postal Ballot Notice dated 13th February, 2024

The Company had issued Notice dated 13th February, 2024 for seeking approval of members for certain agenda items through postal ballot process. The Postal Ballot Notice has already been circulated to all the Shareholders of the Company in due compliance with the provisions of the Companies Act, 2013 read with rules made thereunder and applicable provisions of SEBI regulations

The Company through this corrigendum (“Corrigendum”) wishes to bring to the notice of the Shareholders, certain changes in 22nd page of the said Postal Ballot Notice in terms of the Listing Regulations and suggestions/comments received from Stock Exchanges.

This Corrigendum to the Notice of the Postal Ballot shall form an integral part of the Notice of Postal Ballot which has already been circulated to shareholders of Company and on and from the date hereof, the Notice of Postal Ballot shall always be read in conjunction with this Corrigendum. This corrigendum is also being published in the Business Standard (Mumbai) in English and Tarun Bharat(Mumbai) in Marathi and will also be made available on website of the stock exchanges i.e., BSE i.e. <https://www.bseindia.com/> and MSEI i.e. <https://www.msei.in/> and on the website of the Company on <https://www.joyrealty.in/> and website of NSDL on <https://www.evoting.nsdl.com/> . All other contents of the Notice of Postal Ballot, save and except as modified or supplemented by the Corrigendum, shall remain unchanged



The Copy of Corrigendum to the Postal Ballot Notice is enclosed. You are requested to please take

The same on your records

Thanking you,

For Joy Realty Limited

KOMAL
MANGHARAM
KESHWANI

Digitally signed by
KOMAL MANGHARAM
KESHWANI
Date: 2024.03.05
16:38:48 +05'30'

Komal Keshwani
Company Secretary and Compliance Officer

Place: Mumbai

Date: 05/03/2024



CORRIGENDUM TO THE POSTAL BALLOT NOTICE DATED 13TH FEBRUARY, 2024

Dear Member(s),

The Company had issued Notice dated 13th February, 2024 for seeking approval of members for certain agenda items through postal ballot process. The Postal Ballot Notice has already been circulated to all the Shareholders of the Company in due compliance with the provisions of the Companies Act, 2013 read with rules made thereunder and applicable provisions of SEBI regulations

The Company through this corrigendum ("Corrigendum") wishes to bring to the notice of the Shareholders, certain changes in 22nd page of the said Postal Ballot Notice in terms of the Listing Regulations and suggestions/comments received from Stock Exchanges.

On and from the date hereof, the Postal Ballot Notice shall always be read in conjunction with this Corrigendum which is also being uploaded on the website of the Company at <https://www.joyrealty.in/> and on the website of Stock Exchanges i.e., <https://www.bseindia.com/> and <https://www.msei.in/>

All other contents/information mentioned in the Postal Ballot Notice shall remain unchanged.

Changes to the Explanatory Statement to Item No. 2 of Postal Ballot Notice:

- **Point No. 6 shall be read as under:**

The Identity of the proposed Allottee and the percentage of post preferential issue Capital that may be held by them is attached as per **Annexure 2:**

Note: The Post Issue Capital percentages have been calculated considering fully diluted equity share capital addition of as follows:

- **Existing Capital of 2403280 equity shares + (a) 20000000 equity shares proposed to be issued on preferential basis, (as stated hereinabove equity shares issued and allotted.)**

- **Point No. 9 shall be read as under:**

The offer price of equity shares of face value Rs.10/- (Rupees Ten only) per equity share shall be Rs. 10 per share as determined under Regulation 165 read with Regulation 166A of Chapter V (Preferential Issue) of SEBI ICDR Regulations, 2018 read with Articles of Association of the Company. The Valuation report so obtained from the IBBI Registered Valuer **Mr. Manish Kumar Bhagat (IBBI Regn No. IBBI/RV/06/2020/13484) having his office at B-1204, Shilp Corporate Park, Rajpath Rangoli Road Next to Aaron Spectra, Thaltej, Ahmedabad - 380054** is available at the registered office of the

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



Company for your review and is placed on the website of the Company at: <https://www.joyrealty.in/>.

The Pricing Certificate as issued by CS Megha Samdani, Practicing Company Secretary (Membership No. A41630 COP No.21853) having office at 41, Rajratna Society, Near Gita Gauri Cinema Odhav, Ahmedabad-382415 is also available at the registered office of the Company for your review and is placed on the website of the Company at: <https://www.joyrealty.in/>

This Corrigendum to the Notice of the Postal Ballot shall form an integral part of the Notice of Postal Ballot which has already been circulated to shareholders of Company and on and from the date hereof, the Notice of Postal Ballot shall always be read in conjunction with this Corrigendum. This corrigendum is also being published in the Business Standard (Mumbai) in English and Tarun Bharat (Mumbai) in Marathi and will also be made available on website of the stock exchanges i.e., BSE i.e. www.bseindia.com, on the website of Metropolitan Stock Exchange at <https://www.msei.in/> and on the website of the Company on <https://www.joyrealty.in/> and website of NSDL on <https://www.evoting.nsdl.com/>. All other contents of the Notice of Postal Ballot, save and except as modified or supplemented by the Corrigendum, shall remain unchanged

Please note: Shareholders who have not voted are required to vote by logging in on <https://www.evoting.nsdl.com/>. However, Shareholders who have already voted before the issue of this corrigendum notice, have the option to give their assent or dissent by sending an email to the Scrutinizer on below address: Samdanikalani@gmail.com

Registered Office:

301, Nector House, Vinayak CHS, beside parshwanrh Appartment, Baji Prabhu, Deshpande marg, vile Parle (w)-400056

Place: Mumbai

Date: 05/03/2024

By Order of the Board of Directors

For Joy Realty Limited

Sd/-

KAPIL JEETENDRA KOTHARI
MANAGING DIRECTOR
DIN: 02979665

Annexure 2

Sr No	Name Of The Proposed Allottee	Nature of persons who are the ultimate beneficial owner	Name of beneficial owner	Pre - issue			Number of Equity Shares proposed to be allotted	Post-Issue		
				Category (Promoter/Non-Promoter)	No. of Shares	Percentage holding (%)		Category (Promoter/Non-Promoter)	No. of Shares	Percentage holding (%)
1	Poojan Keyurbhai Mehta	Individual	-	Promoter	3,85,714	16.05	20,00,000	Promoter	23,85,714	10.65
2	Prit Keyurbhai Mehta	Individual	-	Promoter	3,72,800	15.51	20,00,000	Promoter	23,72,800	10.59
3	Kapil Jeetendra Kothari	Individual	-	Promoter	8,88,838	36.98	20,00,000	Promoter	28,88,838	12.89
4	Kenilworth consultancy services LLP	LLP	Niraj Sanghvi	-	-	-	15,00,000	Non - Promoter	15,00,000	6.7
5	Niraj Sanghvi	Individual	-	Non - Promoter	28,645	1.19	15,00,000	Non - Promoter	15,28,645	6.82
6	Naysha Niraj Sanghvi Niraj Sanghvi - Guardian	Individual	-	-	-	-	15,00,000	Non - Promoter	15,00,000	6.7
7	Nishra Niraj Sanghvi Niraj Sanghvi - Guardian	Individual	-	-	-	-	15,00,000	Non - Promoter	15,00,000	6.7
8	Manchhaben R. Shah	Individual	-	-	-	-	6,00,000	Non - Promoter	6,00,000	2.68
9	Himali Atul Shah	Individual	-	-	-	-	6,00,000	Non - Promoter	6,00,000	2.68
10	Meena Nalin Shah	Individual	-	-	-	-	6,00,000	Non - Promoter	6,00,000	2.68
11	Mansi Nalim Shah	Individual	-	-	-	-	6,00,000	Non - Promoter	6,00,000	2.68
12	Khushboo Atul Shah	Individual	-	-	-	-	6,00,000	Non - Promoter	6,00,000	2.68
13	Nishita Harsh Shah	Individual	-	-	-	-	6,00,000	Non - Promoter	6,00,000	2.68
14	Dhruvi Nalin Shah	Individual	-	-	-	-	6,00,000	Non - Promoter	6,00,000	2.68

15	Ramaniklal Kunvarji Shah(HUF)	HUF	Ramaniklal Kunvarji Shah	-	-	-	6,00,000	Non - Promoter	6,00,000	2.68
16	Atul Ramaniklal Shah(HUF)	HUF	Atul Ramaniklal Shah	-	-	-	6,00,000	Non - Promoter	6,00,000	2.68
17	Nalin Ramniklal Shah(HUF)	HUF	Nalin Ramniklal Shah	-	-	-	6,00,000	Non - Promoter	6,00,000	2.68
18	Nirzari Kunal Mehta	Individual	-	-	-	-	20,00,000	Non - Promoter	20,00,000	8.93