

Date: 05.02.2015

To,
Corporate Relationship Department
BSE Limited
Dalal Street, Mumbai - 400 001

Sub: Outcome of Board Meeting held on 5th February, 2015.

Ref: Joy Realty Limited

Scrip Code: 508929

Dear Sir/Madam,

With reference to the captioned subject matter, we would like to inform that the Board of Directors of Joy Realty Limited, at their Meeting held on Thursday, 5th Day of February, 2015 have considered the following:

1. Approved the Un-Audited Financial Results for the quarter ended on 31st December, 2014; and
2. Noted the Limited Review Report for the quarter ended on 31st December, 2014 received from the Auditor of the Company.

Attached the Unaudited Results along with the Limited Review Report for your record purpose.

Kindly take on record and oblige.

Thanking You,

Yours Sincerely.

For **JOY REALTY LIMITED**



BHAVIN SONI
Managing Director & Compliance Officer
Din No: 00132135

Encl: As above

JOY REALTY LIMITED

CIN NO: L65910MH1983PLC031230

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

Email: cs@joydevelopers.com

PART I

Statement of Standalone Unaudited Results for the Quarter Ended 31st December 2014

(Amount in Rupees)

Particulars	3 months ended (31/12/2014)	Preceding 3 months ended (30/09/2014)	Corresponding 3 months ended (31/12/2013) in the previous year	Year to date figures for current period ended (31/12/2014)	Year to date figures for pervious period ended (31/12/2013)	Previous year ended (31/03/2014)
(Refer Notes Below)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1 Income from operations						
(a) Net sales/income from operations (Net of excise duty)	4,50,000	4,32,000	1,42,500	10,32,000	8,87,500	10,36,000
(b) Other operating income	1,64,160	1,66,985	1,50,000	4,81,145	3,00,000	
Total income from operations (net)	6,14,160	5,98,985	2,92,500	15,13,145	11,87,500	10,36,000
2 Expenses						
(a) Cost of materials consumed	-	-	-	-	-	4,71,66,259
(b) Purchases of stock-in-trade	-	-	-	-	-	-
(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	-	-	-	-	-	(4,71,66,259)
(d) Employee benefits expense	3,18,016	2,50,703	1,32,392	7,44,369	3,45,414	5,00,357
(e) Depreciation and amortisation expense	2,41,371	2,40,827	1,37,782	7,20,603	4,13,346	5,51,128
(f) Other expenses (Any item exceeding 10% of the total expenses relating to continuing operations to be shown separately)	3,50,572	1,51,466	3,36,705	7,28,062	10,93,955	15,72,523
Postage & Courier		1,20,226		1,20,226		
Total expenses	9,09,959	7,63,222	6,06,879	23,13,260	18,52,715	26,24,008
3 Profit / (Loss) from operations before other income, finance costs and exceptional items (1-2)	(2,95,799)	(1,64,237)	(3,14,379)	(8,00,115)	(6,65,215)	(15,88,008)
4 Other income	4,69,760	4,69,760	4,19,429	14,09,280	12,58,287	21,27,716
5 Profit / (Loss) from ordinary activities before finance costs and exceptional items (3 + 4)	1,73,961	3,05,523	1,05,050	6,09,165	5,93,072	5,39,708
6 Finance costs	-	-	75,727	-	2,29,862	-
7 Profit / (Loss) from ordinary activities after finance costs but before exceptional items (5 + 6)	1,73,961	3,05,523	29,323	6,09,165	3,63,210	5,39,708
8 Exceptional items	-	-	-	-	-	-
9 Profit / (Loss) from ordinary activities before tax (7 + 8)	1,73,961	3,05,523	29,323	6,09,165	3,63,210	5,39,708
10 Tax expense	54,650	95,045	9,100	1,89,795	1,12,600	2,70,332
11 Net Profit / (Loss) from ordinary activities after tax (9 + 10)	1,19,311	2,10,478	20,223	4,19,370	2,50,610	2,69,376
12 Extraordinary items (net of tax expense Rs. Lakhs)	-	-	-	-	-	-
13 Net Profit / (Loss) for the period (11 + 12)	1,19,311	2,10,478	20,223	4,19,370	2,50,610	2,69,376
14 Share of profit / (loss) of associates	NA	NA	NA	NA	NA	NA
15 * Minority interest *	NA	NA	NA	NA	NA	NA
16 Net Profit / (Loss) after taxes, minority interest and share of profit / (loss) of associates (13 + 14 + 15) *	1,19,311	2,10,478	20,223	4,19,370	2,50,610	2,69,376
17 Paid-up equity share capital (Face Value of the Equity Share Rs.10 / - fully Paid up)	2,40,32,800	2,40,32,800	2,40,32,800	2,40,32,800	2,40,32,800	2,40,32,800
18 Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year						
19i Earnings per share (before extraordinary items of Rs.10/- each (not annualised))						
a) Basic:	0.05	0.09	0.01	0.17	0.10	0.11
b) Diluted	0.05	0.09	0.01	0.17	0.10	0.11
19ii Earnings per share (after extraordinary items of Rs.10/- each (not annualised))						
a) Basic:	0.05	0.09	0.01	0.17	0.10	0.11
b) Diluted	0.05	0.09	0.01	0.17	0.10	0.11




Part II Select information for the Quarter Ended 31st December,2014

	Particulars	3 months ended (31/12/2014)	Preceding 3 months ended (30/09/2014)	Corresponding 3 months ended (31/12/2013) in the previous year	Year to date figures for current period ended (31/12/2014)	Year to date figures for pervious period ended (31/12/2013)	Previous year ended (31/03/2014)
A	PARTICULARS OF SHAREHOLDING						
1	Public shareholding						
	- Number of shares	9,21,040	9,21,040	9,21,040	9,21,040	9,21,040	9,21,040
	- Percentage of shareholding	38.32%	38.32%	38.32%	38.32%	38.32%	38.32%
2	Promoters and Promoter Group Shareholding**						
	a) Pledged / Encumbered	Nil	Nil	Nil	Nil	Nil	Nil
	Number of shares						
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	0%	0%	0%	0%	0%	0%
	- 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	14,82,240	14,82,240	14,82,240	14,82,240	14,82,240	14,82,240
	- 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 (31/12/2014)
B	INVESTOR COMPLAINTS	Nil
	Pending at the beginning of the quarter	
	Received during the quarter	1
	Disposed of during the quarter	Nil
	Remaining unresolved at the end of the quarter	1

- 1 The Company is engaged in business of Builders and Developers
- 2 The above financial results for the Quarter ended 31st December, 2014 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 5th February, 2015
- 3 The Board of Directors has not recommended any Dividend during the year.
- 4 Provision for Current Taxation for the quarter ended 31.12.2014 is calculated and provided at applicable rates.
- 5 Deferred Tax Asset/ Liability for the quarter ended 31.12.2014 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.

Place : Mumbai
Date: 5th February 2015


Bhavin Soni
Managing Director & Compliance Officer
Din No: 013 2135



Date: 05.02.2015

To,
Corporate Relationship Department
BSE Limited
Dalal Street,
Mumbai - 400 001

Dear Sir,

Sub: Submission of Limited Review Report for the quarter ended 31st December, 2014.

Ref.: JOY REALTY LIMITED

Scrip Code: 508929

As per clause 41 of Listing Agreement, Please find enclosed herewith Copy of Limited Review Report for the quarter ended 31st December, 2014. Please take the same on your records and oblige.

Thanking you,

Yours truly,

For JOY REALTY LIMITED




Bhavin Soni
Managing Director & Compliance Officer
Din No: 00132135

Encl: As above

VORA & ASSOCIATES
CHARTERED ACCOUNTANTS

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



MAYUR A. VORA F.C.A.
BHARAT B. CHOVIATIA F.C.A., DISA
SUHAS S. PARANJAPE F.C.A., DISA
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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 Third Quarter ended December 31, 2014 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)

Bmvora

BHAKTI M. VORA
PARTNER
(Membership No. 148837)



Place: Mumbai
Dated: = 5 FEB 2015