

Date: 10.11.2016

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

Sub: Outcome of Board Meeting held on 10th November, 2016.

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, 2016 have considered the following:

1. Approved the Un-Audited Financial Results for the quarter ended on 30th September, 2016.
2. Noted the Limited Review Report for the quarter ended on 30th September, 2016 received from the Auditor of the Company.
3. Appointed Ms. Shruti Dinesh Shah as the Company Secretary and Compliance Officer in place of Mr. Bhavin Soni.

Kindly take it on your record.

Thanking You.


Yours Sincerely,
For **JOY REALTY LIMITED**


BHAVIN SONI
Managing Director
Din No: 00132135



Encl: 1. Un-Audited Financial Results
2. Limited Review Report

General information about company	
Script code	508929
Name of company	Joy Realty Limited
Result Type	Main Format
Class of security	Equity
Date of start of financial year	01-04-2016
Date of end of financial year	31-03-2017
Date of board meeting when results were approved	10-11-2016
Date on which prior intimation of the meeting for considering financial results was informed to the exchange	02-11-2016
Description of presentation currency	INR
Level of rounding used in financial results	Actual
Reporting Quarter	Half yearly
Nature of report standalone or consolidated	Standalone
Whether results are audited or unaudited	Unaudited
Segment Reporting	Single segment
Description of single segment	Single segment

For JOY REALTY LTD.

 DIRECTOR

Quarterly & Half Yearly Financial Result by Companies Other than Banks							
Particulars		3 months ended (dd-mm-yyyy)	Previous 3 months ended (dd-mm-yyyy)	Corresponding 3 months ended in the previous year (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)	Year to date figures for previous period ended (dd-mm-yyyy)	Previous accounting year ended (dd-mm-yyyy)
A	Date of start of reporting period	01-07-2016	01-04-2016	01-07-2015	01-04-2016	01-04-2015	01-04-2015
B	Date of end of reporting period	30-09-2016	30-06-2016	30-09-2015	30-09-2016	30-09-2015	31-03-2016
C	Whether results are audited or unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
D	Nature of report standalone or consolidated	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone
Part I							
1	Revenue From Operations						
	Net sales or Revenue from Operations	0	0	291000	0	779000	1107500
	Other operating revenues	150000	150000	150000	300000	300000	600003
	Total Revenue from operations (net)	150000	150000	441000	300000	1079000	1707503
2	Expenses						
(a)	Cost of materials consumed	0	0	0	0	0	55822178
(b)	Purchases of stock-in-trade	0	0	0	0	0	0
(c)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	0	0	0	0	0	-55822178
(d)	Employee benefit expense	63789	99797	172887	146310	338156	704050
(e)	Depreciation and amortisation expense	67889	1823 7	241848	250206	483696	734044
(f)	Other Expenses						
1	Other Expenses	433342	414468	389260	865098	583005	1409699
	Total other expenses	433342	414468	389260	865098	583005	1409699

For JOY REALTY LTD.
T. D. S.

Total expenses	565020	696582	803995	1261614	1404857	2847793
----------------	--------	--------	--------	---------	---------	---------

For JOY REALTY LTD.
T. J. ...
DIRECTOR

Quarterly & Half Yearly Financial Result by Companies Other than Banks							
	Particulars	3 months ended (dd-mm-yyyy)	Previous 3 months ended (dd-mm-yyyy)	Corresponding 3 months ended in the previous year (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)	Year to date figures for previous period ended (dd-mm-yyyy)	Previous accounting year ended (dd-mm-yyyy)
A	Date of start of reporting period	01-07-2016	01-04-2016	01-07-2015	01-04-2016	01-04-2015	01-04-2015
B	Date of end of reporting period	30-09-2016	30-06-2016	30-09-2015	30-09-2016	30-09-2015	31-03-2016
C	Whether results are audited or unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
D	Nature of report standalone or consolidated	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone
Part I							
3	Profit (loss) from operations before other income, finance costs and exceptional items	-415020	-546582	-362995	-961614	-325857	-1140290
4	Other income	614424	596527	526132	1210952	1052264	2104528
5	Profit (loss) from ordinary activities before finance costs and exceptional items	199404	49945	163137	249338	726407	964238
6	Finance costs	0	0	0	0	0	0
7	Profit (loss) from ordinary activities after finance costs but before exceptional items	199404	49945	163137	249338	726407	964238
8	Prior period items before tax	0	0	0	0	0	0
9	Exceptional items	0	0	0	0	0	0
10	Profit (loss) from ordinary activities before tax	199404	49945	163137	249338	726407	964238
11	Tax Expense	61616	15433	50409	77046	224578	90078
12	Net profit (loss) from ordinary activities after tax	137788	34512	112728	172292	501829	874160
13	Extraordinary items	0	0	0	0	0	0
14	Net Profit Loss for the period from continuing operations	137788	34512	112728	172292	501829	874160

For JOY REALTY LTD.

T. S. 02

DIRECTOR

15	Profit (loss) from discontinuing operations before tax	0	0	0	0	0	0
16	Tax expense of discontinuing operations	0	0	0	0	0	0
17	Net profit (loss) from discontinuing operation after tax	0	0	0	0	0	0
18	Profit (loss) for period before minority interest	137788	34512	112728	172292	501829	874160
21	Net Profit (loss) after taxes minority interest and share of profit (loss) of associates	137788	34512	112728	172292	501829	874160

For JOY REALTY LTD.



DIRECTOR


Quarterly & Half Yearly Financial Result by Companies Other than Banks							
Particulars	3 months ended (dd-mm-yyyy)	Previous 3 months ended (dd-mm-yyyy)	Corresponding 3 months ended in the previous year (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)	Year to date figures for previous period ended (dd-mm-yyyy)	Previous accounting year ended (dd-mm-yyyy)	
A	Date of start of reporting period	01-07-2016	01-04-2016	01-07-2015	01-04-2016	01-04-2015	01-04-2015
B	Date of end of reporting period	30-09-2016	30-06-2016	30-09-2015	30-09-2016	30-09-2015	31-03-2016
C	Whether results are audited or unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
D	Nature of report standalone or consolidated	Standalone	Standalone	Standalone	Standalone	Standalone	Standalone
Part I							
22	Details of equity share capital						
	Paid-up equity share capital	24032800	24032800	24032800	24032800	24032800	24032800
	Face value of equity share capital	10	10	10	10	10	10
23	Details of debt securities						
24	Reserves excluding revaluation reserve	0	0	0	0	0	1822816
26	Earnings per share						
i	Earnings per share before extraordinary items						
	Basic earnings per share before extraordinary items	0.06	0.01	0.047	0.07	0.21	0.36
	Diluted earnings per share before extraordinary items	0.06	0.01	0.047	0.07	0.21	0.36
ii	Earnings per share after extraordinary items						
	Basic earnings per share after extraordinary items	0.06	0.01	0.047	0.07	0.21	0.36
	Diluted earnings per share after extraordinary	0.06	0.01	0.047	0.07	0.21	0.36

For JOY REALTY LTD.

T. S. S. S.

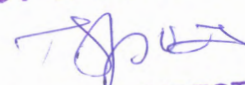
DIRECTOR

	items						
30	Disclosure of notes on financial results						

For JOY REALTY LTD.

DIRECTOR

Statement of Asset and Liabilities			
	Particulars	Half year ended (dd-mm- yyyy)	Previous year ended (dd-mm- yyyy)
	Date of start of reporting period	01-04-2016	01-04-2015
	Date of end of reporting period	30-09-2016	31-03-2016
	Whether results are audited or unaudited	Unaudited	Audited
	Nature of report standalone or consolidated	Standalone	Standalone
	Equity and liabilities		
1	Shareholders' funds		
	Share capital	24032800	24032800
	Reserves and surplus	1994010	1822816
	Money received against share warrants	0	0
	Total shareholders' funds	26026810	25855616
2	Share application money pending allotment	0	0
3	Deferred government grants	0	0
5	Non-current liabilities		
	Long-term borrowings	105956110	121080210
	Deferred tax liabilities (net)	529310	529310
	Foreign currency monetary item translation difference liability account	0	0
	Other long-term liabilities	0	0
	Long-term provisions	0	0
	Total non-current liabilities	106485420	121609520
6	Current liabilities		
	Short-term borrowings	108446898	46676645
	Trade payables	6057600	2862727
	Other current liabilities	97810988	98667620
	Short-term provisions	410111	0
	Total current liabilities	212725597	148206992
	Total equity and liabilities	345237827	295672128
	Assets		
1	Non-current assets		
(i)	Fixed assets		
	Tangible assets	28563397	28813603
	Producing properties	0	0

For JOY REALTY LTD.



DIRECTOR

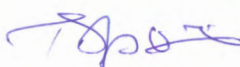
Intangible assets	0	0
Preproducing properties	0	0
Tangible assets capital work-in-progress	2470971	2470970
Intangible assets under development or work-in-progress	0	0
Total fixed assets	31034368	31284573

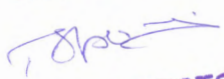
For JOY REALTY LTD.



DIRECTOR

Statement of Asset and Liabilities		
Particulars	Half year ended (dd-mm-yyyy)	Previous year ended (dd-mm-yyyy)
Date of start of reporting period	01-04-2016	01-04-2015
Date of end of reporting period	30-09-2016	31-03-2016
Whether results are audited or unaudited	Unaudited	Audited
Nature of report standalone or consolidated	Standalone	Standalone
(ii) Non-current investments	25575208	24274257
(v) Deferred tax assets (net)	0	0
(vi) Foreign currency monetary item translation difference asset account	0	0
(vii) Long-term loans and advances	394250	394250
(viii) Other non-current assets	0	0
Total non-current assets	57003826	55953080
Current assets		
Current investments	0	0
Inventories	274783041	224584443
Trade receivables	8527299	8380299
Cash and bank balances	2795002	2612859
Short-term loans and advances	0	0
Other current assets	2128659	4141447
Total current assets	288234001	239719048
Total assets	345237827	295672128
Disclosure of notes on assets and liabilities		

For JOY REALTY LTD.

 DIRECTOR

For JOY REALTY LTD.

DIRECTOR



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
e-mail office@cavoras.com
cavoras@gmail.com

Ref.: MA: 16: JR 788

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 REGULATION 33

CERTIFICATE

We have reviewed the accompanying statement of unaudited financial results of **JOY REALTY LIMITED** for the quarter ended 30th September, 2016. This statement is the responsibility of the Company's Management and has been approved by the 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 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 VORA & ASSOCIATES
CHARTERED ACCOUNTANTS
(ICAI Firm Reg. No.: 111612W)



BHAKTI M. VORA
PARTNER

(Membership No. 148837)

PLACE: MUMBAI

DATED: 10 NOV 2016

