

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 ended 30th September, 2018

SR. No.	Particulars	For the quarter ended			For the Half Year Ended		Year Ended
		(30/09/2018)	(30/06/2018)	(30/09/2017)	(30/09/2018)	(30/09/2017)	(31/03/2018)
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
I	Revenue from operations	14,547,300	60,141,174	-	74,688,474	-	169,916,424
II	Other income	775,976	834,718	686,889	1,610,694	1,353,771	2,950,818
III	Total Income (I + II)	15,323,276	60,975,892	686,889	76,299,168	1,353,771	172,867,242
IV	Expenses:						
	(a) Cost of materials consumed			-	-		85,816,336
	(b) Purchases of stock-in-trade			-	-		
	(c) Changes in inventories of finished goods, work-in-progress and stock-in-trade	14,197,011	59,706,319	-	73,903,330		113,549,458
	(d) Employee benefits expense	124,647	124,647	104,208	249,294	208,416	426,970
	(e) Finance Costs	1,952,912	2,855,468	18,699	4,808,380	38,375	72,751
	(f) Depreciation and amortisation expense	146,415	146,415	151,581	292,830	303,162	591,490
	(g) Other expenses	3,115,772	3,152,631	384,641	6,268,403	747,097	14,453,372
	Total expenses (IV)	19,536,757	65,985,480	659,129	85,522,237	1,297,050	214,910,377
V	Profit / (Loss) before exceptional items and tax (I - IV)	(4,213,481)	(5,009,588)	27,760	(9,223,069)	56,721	(42,043,135)
VI	Exceptional items						
VII	Profit / (Loss) before extraordinary items and tax (V - VI)	(4,213,481)	(5,009,588)	27,760	(9,223,069)	56,721	(42,043,135)
VIII	Tax expense:						
	- Current tax	-	-	5,657	-	14,606	(2,315)
	- Deferred tax	-	-	-	-	-	(10,988,676)
IX	Profit (Loss) for the period	(4,213,481)	(5,009,588)	22,103	(9,223,069)	42,115	(31,052,144)
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)	(4,213,481)	(5,009,588)	22,103	(9,223,069)	42,115	(31,052,144)
XVI	Paid up Equity Share capital (Face value of Rs. 10/- each)	2,403,280	2,403,280	2,403,280	2,403,280	2,403,280	2,403,280
XVII	Reserves excluding Revaluation reserve as per Balance sheet of the previous accounting year						(27,346,992)
XVIII	Basic & Diluted EPS (Rs.)	(1.753)	(2.084)	0.009	(3.838)	0.018	(12.921)

Notes:

- The Company is engaged in business of Builders and Developers
- The above financial results for the quarter ended 30th September, 2018 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 14th November, 2018.
- The Board of Directors has not recommended any Dividend for the quarter ended 30th September, 2018.
- The Provision for tax is not provided for the quarter ended 30th September, 2018 due to loss, and shall be reviewed annually, subject to audit.
- Deferred Tax Asset/ Liability for the quarter ended 30th September, 2018 has not been provided and will be accounted on annual audited accounts in accordance with Ind AS - 12 "Income Taxes".
- Figures of the Previous year / period have been re-arranged / regrouped, wherever necessary.
- Operation from Revenue is in respect of a sale of flat, whose full amount has been received, but sale agreement yet to be made and registered.

For Joy Realty Limited



[Signature]
Bhavin Soni
 Managing Director
 Din No: 00132135

Place : Mumbai
 Date: 14/11/2018

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Statement of Assets and Liabilities as at 30th September, 2018

		Amount in Rs	
Particulars		As at 30th September, 2018	As at 31st March, 2018
1	ASSETS:	(Unaudited)	(Audited)
	<u>NON CURRENT ASSETS:</u>		
	Property, Plant & Equipment	28,636,995	28,929,825
	Capital Work in Progress	2,470,971	2,470,971
	Financial Assets		
	(i) Investments	26,723,174	25,112,480
	Income Tax Asses (Net)	2,192,494	1,384,361
	Deffered Tax Assets	10,626,265	10,626,265
	Other Non Current Asset	251,862	396,750
	Total Non Current Asset	70,901,761	68,920,652
	<u>CURRENT ASSETS:</u>		
	Inventories	169,608,317	243,064,026
	Financial Assets:		
	(i) Trade Receivables	-	22,366,198
	(ii) Cash & Cash Equivalents	294,617	1,643,617
	(iii) Other Bank Balances	1,460,978	1,460,978
	Other Current Assets	4,966,200	4,432,107
	Total Current Asset	176,330,112	272,966,926
	Total Assets	247,231,873	341,887,578
	<u>EQUITY AND LIABILITIES:</u>		
	<u>EQUITY</u>		
	Equity Share Capital	24,032,800	24,032,800
	Other Equity	(36,570,059)	(27,346,992)
		(12,537,259)	(3,314,192)
	<u>NON CURRENT LIABILITIES:</u>		
	Financial Liabilities		
	(i) Borrowings	1,095,745	1,093,578
	Deferred tax liabilities (net)	-	-
		1,095,745	1,093,578
2	<u>CURRENT LIABILITIES:</u>		
	Financial Liabilities		
	(i) Borrowings	140,266,819	232,808,411
	(ii) Trade Payables	6,589,393	9,483,895
	Provisions	-	-
	Other Current Liabilities	111,817,176	101,815,886
		258,673,388	344,108,192
	Total Equity and Liabilities	247,231,873	341,887,578



For Joy Realty Limited

(Signature)
Bhavin Soni
 Managing Director

Din No: 00132135

Place : Mumbai
 Date: 14/11/2018

To,
The Board of Directors,
JOY REALTY LIMITED
306 Madhava,
C-4, Bandra Kurla Complex
Bandra (E),
Mumbai 400051

**Reg.: THE LIMITED REVIEW REPORT FOR COMPANIES
ANNEXURE V TO REGULATION 33 OF SEBI (LODR), 2015**

CERTIFICATE

We have reviewed the accompanying statement of unaudited financial results of **JOY REALTY LIMITED** for the quarter and half year ended September 30, 2018, ("the statement") being submitted by the company pursuant to the requirement of regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 read with Circular No. CIR/CFD/FAC/62/2016 dated July 05, 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) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", specified under section 143(10) of the Companies Act, 2013. 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.

H. N. Motiwalla & Co. (Reg.)

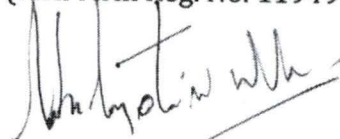
Chartered Accountants

508, Sharda Chambers, 33, New Marine Lines, Mumbai - 400 020.

☎ (O) 2200 2103, 2200 5431 E-Mail : hnmotiwalla.ca@gmail.com

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 have not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 05, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement.

For H. N. Motiwalla & Co.
Chartered Accountants
(ICAI Firm Reg. No. 11949W)



(H. N. Motiwalla)
Partner

(Membership No. 011423)

PLACE: MUMBAI

DATED: November 14, 2018