

**AVISHKAR INFRA REALTY LIMITED
(FORMERLY KNOWN AS JOY REALTY LIMITED)**

Date: 12/08/2025

To,

**Listing Compliance Department
MCX-sx Limited**
Vibgyor Towers, 4th Floor, Plot No. C 62,
G – Block, Opp. Trident Hotel, Bandra
Kurla Complex, Bandra East,
Mumbai - 400 098.

**Corporate Relations Department
BSE Limited,**
1st Floor, New Trading Wing,
Rotunda Building, P J Towers,
Dalal Street, Fort,
Mumbai - 400 001.

Scrip Code – 508929/ Scrip ID – JOYREALTY

Subject: Integrated Filing (Financials) for the quarter ended 30th June, 2025

Pursuant to SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated 31 December, 2024, read with BSE Circular No. 20250102-4 and NSE Circular No. NSE/CML/2025/02 both dated January 2, 2025, we are submitting herewith Integrated Filing (Financial) for the quarter ended on 30th June, 2025 as per the details mentioned below:

- A. Financial Results** - Attached as Annexure-I
- B. Statement on Deviation or Variation for proceeds of Public Issue, Rights Issue, Preferential Issue, Qualified Institutions Placement Etc.** - Not Applicable
- C. Format for disclosing outstanding default on loans and debt securities** - Not applicable as there is no default on loans outstanding as on June 30, 2025 and the Company has not issued any debt securities
- D. Format for disclosure of Related Party Transactions** (applicable only for half-yearly filings i.e., 2nd and 4th quarter) - Not Applicable for the quarter ended June 30, 2025.
- E. Statement on impact of audit qualifications** (for audit report with modified opinion) submitted along with annual audited financial results (applicable only for Annual Filing)

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

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i.e., 4th quarter) - Not Applicable for the quarter ended June 30, 2025.

Kindly take the same on your records.

**FOR, AVISHKAR INFRA REALTY LIMITED
(FORMERLY KNOWN AS JOY REALTY LIMITED)**

**Poojan Keyurbhai Mehta
Director
Din: 07800003**

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Limited Review Report on unaudited quarterly standalone financial results of Avishkar Infra Realty Limited pursuant to the Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 ("Listing Regulations")

**To the Board of Directors of
Avishkar Infra Realty Limited**

1. We have reviewed the accompanying statement of unaudited financial results of **Avishkar Infra Realty Limited ("the Company")** for the quarter ended on **30th June, 2025 ("the Statement")** attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. This Statement, which is the responsibility of the Company's Management and has been approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards 34, "Interim Financial Reporting" (IND AS 34) prescribed under section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the statement based on our review.
3. We conducted our review of the statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information performed by the Independent Auditor of the Entity" 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 provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. 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



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(Listing Obligation and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed, or that it contains any material misstatement.

Our conclusion is not modified in respect of this matter.


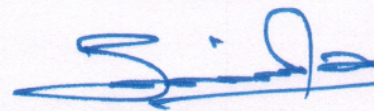
Date : 11/08/2025

Place : Ahmedabad

For, S D P M & Co.

Chartered Accountants

FRN : 124193W



Sunil Dad (Partner)

M.No. 120702

UDIN: 25120702BMIFWO7323

AVISHKAR INFRA REALTY LIMITED
(Formerly known as Joy Realty Limited)
CIN: L65910MH1983PLC031230

Registered Office : Unit No. 301 Nestor Court ADJ to Vinayak CHS Baji, Prabhu Deshpande Marg Pond Gavthan, Vile Parle (W),
Vileparle(West), Mumbai, Mumbai, Maharashtra, India, 400056

Statement of Standalone Unaudited Financial Results for the quarter ended 30th June 2025

Amount Rs. In Lacs

Sr. No.	Particulars	Quarters Ended			Year Ended
		30/06/2025 (Unaudited)	31/03/2025 (Audited)	30/06/2024 (Unaudited)	31/03/2025 (Audited)
I	Revenue from Operations (Net of Taxes)	-	200.00	-	240.00
II	Other Income	46.48	39.62	3.22	122.07
	III. Total Income (I + II)	46.48	239.62	3.22	362.07
	Expenses:				
(a)	Cost of materials consumed	-	-	-	-
(b)	Purchase of Stock in Trade	-	-	-	-
(c)	Changes of Inventories of Finished Goods, Works in Progress and Stock in Trade	-	-	-	-
(d)	Employees benefit expenses	3.34	2.73	0.75	6.11
(e)	Finance Cost	4.65	4.50	20.41	42.53
(f)	Depreciation and Amortisation Expenses	0.07	0.05	-	0.12
(g)	Other Expenses	8.76	19.37	12.23	47.01
	IV. Total Expenses (a to g)	16.82	26.65	33.40	95.77
V	Profit/(Loss) before Exceptional Items and Tax (III-IV)	29.65	212.97	(30.17)	266.30
VI	Exceptional Items	-	(97.55)	-	(97.55)
VII	Profit/ (Loss) Before Tax (V-VI)	29.65	310.52	(30.17)	363.85
VIII	Tax Expenses				
(a)	Current Tax	-	-	-	-
(b)	Deferred Tax	7.46	(71.92)	-	(71.92)
	VIII. Total Tax Expenses	7.46	(71.92)	-	(71.92)
IX	Profit/(Loss) for the period (VII - VIII)	22.19	382.44	(30.17)	435.77
X	Other Comprehensive Income				
	(i) Items that will not be reclassified to the statement of profit and loss	-	-	-	-
	(ii) Income Tax relating to items that will not be reclassified to the statement of profit and loss	-	-	-	-
	X. Total Other Comprehensive Income	-	-	-	-
XI	Total Comprehensive Income (IX+X)	22.19	382.44	(30.17)	435.77
XII	Paid up Equity Share Capital (face value Rs. 10 per share)	2,240.33	2,240.33	2,240.33	2,240.33
XIII	Earnings/(Loss) Per Equity Share (based on net profit/(loss) for the period (IX))				
(i)	Basic	0.10	1.71	(0.13)	1.95
(ii)	Diluted	0.10	1.71	(0.13)	1.95
XIV	Income from Discontinuing Operation	-	-	-	-
XV	Profit/(Loss) from Discontinuing Operation	-	-	-	-
XVI	Profit/(Loss) for the period after Adjustment of discontinuing operation with current operations	22.19	382.44	(30.17)	435.77

Notes:

- The Standalone financial results of Avishkar Infra Realty Limited ("the Company") have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015, as amended.



4. The statement includes the results of a subsidiary, Avishkar Keval Kunj Redevelopment Private Limited.

Date : 11/08/2025

Place : Ahmedabad

For, S D P M & Co.

Chartered Accountants

FRN : 124193W



Sunil Dad (Partner)

M.No. 120702

UDIN: 25120702BMIFWP8272

Limited Review Report on unaudited quarterly consolidated financial results of Avishkar Infra Realty Limited pursuant to the Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulation, 2015 ("Listing Regulations")

To The Board of Directors of
Avishkar Infra Realty Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **Avishkar Infra Realty Limited ("the Parent")** and its subsidiary (the Parent and its subsidiary together referred to as "the Group") for the quarter ended **30th June, 2025**, being submitted by Parent pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('the Regulation'), as amended. The statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.
2. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", 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.
3. 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.



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- 2 The figures for the quarter ended 31st March 2025 are a balancing figure between the audited figures of the full financial year and the unaudited year to date figure upto the third quarter of the financial year ended 31st March, 2025.
- 3 The statutory auditors have carried out limited review of the Standalone unaudited financial results for the quarter ended 30th June 2025 and have issued an unmodified review report.
- 4 The Standalone unaudited financial results of the Company for the quarter ended 30th June 2025 have been reviewed by the Audit Committee of the Board and approved by the Board of Directors at their meeting on 11th August, 2025.
- 5 The figures for the previous periods have been regrouped/ reclassified wherever necessary to confirm to the current period's presentation.

Place: Mumbai
Date : 11th August, 2025



For and on behalf of the Board of Directors

P.K. Mehta

Poojan Mehta
Director and Chief Financial Officer
DIN: 07800003

AVISHKAR INFRA REALTY LIMITED

(Formerly known as Joy Realty Limited)

CIN: L65910MH1983PLC031230

Registered Office : Unit No. 301 Nestor Court ADJ to Vinayak CHS Baji, Prabhu Deshpande Marg Pond Gavthan, Vile Parle (W),
Vileparle(West), Mumbai, Mumbai, Maharashtra, India, 400056

Statement of Consolidated Unaudited Financial Results for the quarter ended 30th June 2025

Sr. No.	Particulars	Quarters Ended		Year Ended
		30/06/2025	31/03/2025	31/03/2025
		(Unaudited)	(Audited)	(Audited)
				Amount Rs. in Lacs
I	Revenue from Operations (Net of Taxes)	-	200.00	240.00
II	Other Income	46.48	39.72	122.17
	III. Total Income (I + II)	46.48	239.72	362.17
	Expenses:			
(a)	Cost of materials consumed	-	-	-
(b)	Purchase of Stock in Trade	250.13	132.09	132.09
(c)	Changes of Inventories of Finished Goods, Works in Progress and Stock in Trade	(250.13)	(132.09)	(132.09)
(d)	Employees benefit expenses	3.34	2.73	6.11
(e)	Finance Cost	70.12	20.63	58.66
(f)	Depreciation and Amortisation Expenses	0.08	0.06	0.13
(g)	Other Expenses	16.65	21.14	48.78
	IV. Total Expenses (a to g)	90.19	44.55	113.67
V	Profit/(Loss) before Exceptional Items and Tax (III-IV)	(43.72)	195.17	248.50
VI	Exceptional Items	-	(97.55)	(97.55)
VII	Profit/ (Loss) Before Tax (V-VI)	(43.72)	292.73	346.06
VIII	Tax Expenses			
(a)	Current Tax	-	-	-
(b)	Deferred Tax	7.46	(71.92)	(71.92)
	VIII. Total Tax Expenses	7.46	(71.92)	(71.92)
IX	Profit/(Loss) for the period (VII - VIII)	(51.17)	364.64	417.97
X	Other Comprehensive Income			
	(i) Items that will not be reclassified to the statement of profit and loss	-	-	-
	(ii) Income Tax relating to items that will not be reclassified to the statement of profit and loss	-	-	-
	X. Total Other Comprehensive Income	-	-	-
XI	Total Comprehensive Income (IX+X)	(51.17)	364.64	417.97
	Total Comprehensive Income Attributable to Parent Company	(46.28)	365.83	419.16
	Non-Controlling Interest	(4.89)	(1.19)	(1.19)
XII	Paid up Equity Share Capital (face value Rs. 10 per share)	2,240.33	2,240.33	2,240.33
XIII	Earnings/(Loss) Per Equity Share (based on net profit/(loss) for the period (IX))			
(i)	Basic	(0.23)	1.63	1.87
(ii)	Diluted	(0.23)	1.63	1.87
XIV	Income from Discontinuing Operation	-	-	-



XV	Profit/(Loss) from Discontinuing Operation	-	-	-
XVI	Profit/(Loss) for the period after Adjustment of discontinuing operation with current operations	(51.17)	364.64	417.97

Notes:

- 1 The Consolidated Financial Statement are prepared in accordance with principles and procedures as set out in the Indian Accounting Standards ("Ind AS 110") "Consolidated Financial Statements" prescribed under section 113 of the Companies Act, 2013 read with relevant rules issued there under.
- 2 Consolidated Financial Statements include financial results of subsidiary company named Avishkar Keval Kunj Redevelopment Private Limited.
- 3 The company has invested in subsidiary company named Avishkar Keval Kunj Redevelopment Private Limited in March 2025. The Consolidated Financial statement for the quarter ended March 2025 and June 2025 and for the year ended March, 2025 has been prepared after considering the same.
- 4 The figures for the previous periods have been regrouped/ reclassified wherever necessary to confirm to the current period's presentation.

Place: Mumbai
Date : 11th August, 2025



For and on behalf of the Board of Directors

P.K. Mehta

Poojan Mehta
Director and Chief Financial Officer
DIN: 07800003