

August 8, 2022

To,  
**BSE Limited**  
Department of Corporate Services  
P. J. Towers, Dalal Street, Mumbai – 400001.

Dear Sir/ Madam,

**Subject: Submission of unaudited Financial Results for the quarter ended June 30, 2022.**

**Scrip Codes: 952984, 952985, 973940 and 973941**

Pursuant to Chapter V, Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“**SEBI LODR Regulations**”) including any amendments thereto, we wish to inform that the Board of Directors of Joyville Shapoorji Housing Private Limited (“**the Company**”) at its meeting held on Monday, August 8, 2022, have *inter alia* approved the Unaudited Financial Results of the Company for the quarter ended June 30, 2022. A copy of the said financial results along with the Limited Review Report issued by M/s. B S R & Co. LLP, Chartered Accountants, the Statutory Auditors of the Company are enclosed herewith.

Further, please note that the –

1. Statutory Auditors have expressed an unqualified/unmodified opinion in the Limited Review Report on the aforesaid financial results.
2. Financial Results shall be duly published by the Company in accordance with Regulation 52(8) of the SEBI LODR Regulations.

Request you to kindly take note of the above and oblige.

**For Joyville Shapoorji Housing Private Limited**

  
**Siddhant Agarwal**  
**Company Secretary**  
**Membership No. A41137**



Enclosed a/a

**Joyville Shapoorji Housing Pvt. Ltd.,**

**CIN U70109MH2007PTC166942**

**Corporate Office:** Godrej Coliseum, Office No. 1201, 12th Floor, “B” Wing,  
Off K. J. Somaiya Hospital Road, Everard Nagar, Sion, Mumbai - 400 022

**Head Office:** SP Center, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005

**(T) +91 22 43560000 (W) www.joyvillehomes.com**



# B S R & Co. LLP

Chartered Accountants


14th Floor, Central B Wing and North C Wing,  
Nesco IT Park 4, Nesco Center,  
Western Express Highway, Goregaon (East),  
Mumbai - 400 063, India

Telephone: +91 22 6257 1000  
Fax: +91 22 6257 1010

## Limited Review Report on unaudited financial results of Joyville Shapoorji Housing Private Limited for the quarter ended June 30, 2022 pursuant to Regulation 52 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

### To the Board of Directors of Joyville Shapoorji Housing Private Limited

1. We have reviewed the accompanying Statement of unaudited financial results of Joyville Shapoorji Housing Private Limited ("the Company") for the quarter ended 30 June 2022 ("the Statement").
2. This Statement, which is the responsibility of the Company's management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "*Interim Financial Reporting*" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013, and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. Our responsibility is to issue a report on the Statement based on our review.
3. 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 Statement is 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. Attention is drawn to the fact that the figures for the three months ended 31 March 2022 as reported in these unaudited financial results are the balancing figures between audited figures in respect of the full previous financial year and the published year to date figures up to the third quarter of the previous financial year. The figures up to the end of the third quarter of previous financial year had only been reviewed and not subjected to audit.



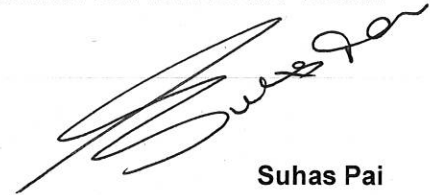
**B S R & Co. LLP**

5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Regulation 52 of the Securities and Exchange Board of India (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 B S R & Co. LLP**

*Chartered Accountants*

Firm's Registration No.: 101248W/W-100022



**Suhas Pai**

*Partner*

Mumbai

08 August 2022

Membership No.: 119057

UDIN: 22119057AOMSTN7783

<b>Joyville Shapoorji Housing Private Limited</b> CIN : U70109MH2007PTC166942   Website: www.joyvillehomes.com Registered Office: SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai – 400005				
Statement of Unaudited financial results for the three months ended 30 June 2022				
Particulars	Three months period ended			Year ended
	30-Jun-22	31-Mar-22	30-Jun-21	31-Mar-22
	(Unaudited)	Audited	(Unaudited)	(Audited)
	INR in lakhs	INR in lakhs	INR in lakhs	INR in lakhs
<b>Income</b>				
Revenue from operations	27,281.36	29,800.53	11,167.56	59,487.65
Other income	133.62	258.83	101.58	410.91
<b>Total income</b>	<b>27,414.98</b>	<b>30,059.36</b>	<b>11,269.14</b>	<b>59,898.56</b>
<b>Expenses</b>				
Cost of material consumed	27,853.06	23,352.37	15,346.38	75,888.81
Decrease/(increase) in inventories of finished goods and project work-in-progress	(5,615.49)	11,671.34	(4,470.79)	(11,772.36)
Employee benefits expense	577.84	573.94	368.86	1,846.15
Finance costs	1,044.20	812.14	546.97	2,481.24
Depreciation and amortisation expense	174.78	171.69	124.45	643.70
Other expenses	1,340.73	1,587.40	457.31	3,845.66
<b>Total expenses</b>	<b>25,375.12</b>	<b>38,168.88</b>	<b>12,373.18</b>	<b>72,933.20</b>
<b>Profit / (Loss) before tax</b>	<b>2,039.86</b>	<b>(8,109.52)</b>	<b>(1,104.04)</b>	<b>(13,034.64)</b>
<b>Tax expenses:</b>				
Current tax	-	-	-	-
Deferred tax charge / (credit)	-	-	-	-
<b>Profit / (Loss) for the period / year</b>	<b>2,039.86</b>	<b>(8,109.52)</b>	<b>(1,104.04)</b>	<b>(13,034.64)</b>
<b>Other comprehensive income</b>				
A Items that will not be reclassified to profit or loss				
(i) Remeasurements of the defined benefit plan	9.46	24.55	-	37.85
(ii) Income-tax relating to items that will not be reclassified to profit or loss	-	-	-	-
B Items that will be reclassified to profit or loss	-	-	-	-
<b>Total Comprehensive Income / (Loss) for the period / year</b>	<b>2,049.32</b>	<b>(8,084.97)</b>	<b>(1,104.04)</b>	<b>(12,996.79)</b>
Paid-up equity share capital (Face Value INR 10/- Per Share)	10.31	10.31	10.31	10.31
Other equity	(30,962.42)	(33,162.74)	(21,269.99)	(33,162.74)
<b>Earnings per equity share (in INR) (refer note 3)</b>				
(1) Basic	1,978.68	(7,866.29)	(1,070.93)	(12,643.70)
(2) Diluted	473.53	(7,866.29)	(1,070.93)	(12,643.70)
	Not annualised	Not annualised	Not annualised	Annualised
<b>Disclosure as required by regulation 52(4) of Listing Obligation and Disclosure Requirements</b>				
<b>Key Ratios and Financial Indicators (Refer Note 5)</b>				
(a) Net worth	(30,952.11)	(33,152.43)	(21,259.68)	(33,152.43)
(b) Debenture Redemption Reserve	-	-	-	-
(c) Debt-Equity ratio (in times)	(4.00)	(3.73)	(6.46)	(3.73)
(d) Debt Service Coverage ratio (DSCR)	0.43	(0.85)	(0.05)	(0.33)
(e) Interest Service Coverage ratio	0.86	(1.65)	(0.16)	(0.69)
(f) Current ratio	1.35	1.39	1.70	1.39
(g) Long Term Debt to Working Capital	1.49	1.49	1.23	1.49
(h) Bad debts to Account receivable ratio	-	-	NA	-
(i) Current liability ratio	0.66	0.63	0.54	0.63
(j) Total debts to total assets	0.42	0.43	0.51	0.43
(k) Debtors turnover	166.01	231.79	NA	462.70
(l) Inventory turnover	0.09	0.14	0.05	0.27
(m) Operating margin %	11.95	(23.91)	(3.87)	(16.66)
(n) Net profit margin %	7.44	(26.98)	(9.80)	(21.76)

**Joyville Shapoorji Housing Pvt. Ltd.,**

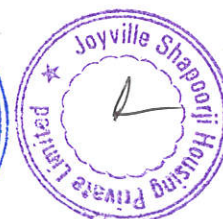
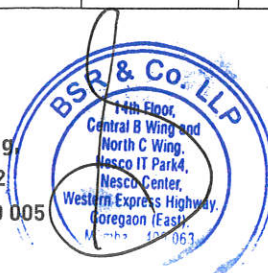
**CIN U70109MH2007PTC166942**

**Corporate Office:** Godrej Coliseum, Office No. 1201, 12th Floor, "B" Wing,

Off K. J. Somaiya Hospital Road, Everard Nagar, Sion, Mumbai - 400 022

**Head Office:** SP Center, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005

**(T) +91 22 43560000 (W) www.joyvillehomes.com**





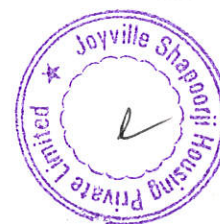
Joyville Shapoorji Housing Private Limited  
CIN : U70109MH2007PTC166942 | Website: www.joyvillehomes.com  
Registered Office: SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai – 400005

## Statement of Unaudited financial results for the three months ended 30 June 2022

Notes:		
1	The above results have been reviewed by the Audit Committee and thereafter were approved by the Board of Directors at its meeting held on 8 August 2022. The statutory auditors of Joyville Shapoorji Housing Private Limited have expressed an unmodified review report. The unaudited financial results are in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.	
2	As the Company's business activity falls within a single business segment viz. 'Development of Real Estate Property', the financial results are reflective of the information required by Ind AS 108 "Operating Segments".	
3	For previous period/year Earnings per share ('EPS'), potential equity shares in the form of 322,665, 17%, compulsorily convertible debentures (Series "A" and "B") are ignored in the calculation of diluted earnings per share, as on their conversion to equity shares, the results on the earnings per share from continuing activities would be anti-dilutive.	
4	The figures for the last quarter are the balancing figures between audited figures in respect of full financial year and the published year to date figures upto the third quarter of the previous financial year.	
5	Formula used for calculation of Ratios and Financial Indicators are as below:	
Sr. No.	Ratio	Formulae
1	Debt-Equity Ratio	Borrowings (Current Borrowing+ Non-Current Borrowing) / Total Equity
2	Debt Service Coverage ratio	EBIT / (Gross Finance Cost (excludes interest accounted on customer advance as per EIR Principal) + Principal repayment made during the period)
3	Interest Service Coverage ratio	EBIT / Gross Finance Cost (excludes interest accounted on customer advance as per EIR Principal)
4	EBIT	Profit / (loss) before tax + Finance cost
5	Current ratio	Current Assets / Current Liabilities
6	Long Term Debt to Working Capital	Non-Current Borrowing / Current Assets -Current Liabilities
7	Bad debts to Account receivable ratio	Bad Debts /Average trade receivables
8	Current liability ratio	Current Liabilities / Total Liabilities
9	Total debts to total assets	Borrowings (Current Borrowing+ Non-Current Borrowing) / Total Assets
10	Debtors turnover	Revenue from operations/Average trade receivables
11	Inventory turnover	(Cost of material consumed + (Increase) in inventories of finished goods and project work-in-progress) /Average value of inventory
12	Operating margin	EBITDA / Revenue from operations
13	Net profit margin	Profit / (loss) for the period/year / Total Income
6	Previous period figures have been re-grouped / re-classified wherever necessary, to conform to current period's classification in order to comply with the requirements of the amended Schedule III to the Companies Act, 2013.	

For and on behalf of the Board of Directors of  
Joyville Shapoorji Housing Private Limited  
CIN : U70109MH2007PTC166942

Place: Mumbai  
Date: 8 August 2022



Sriram Mahadevan  
Managing Director  
DIN: 08028238

**Joyville Shapoorji Housing Pvt. Ltd.,**

**CIN U70109MH2007PTC166942**

**Corporate Office:** Godrej Coliseum, Office No. 1201, 12th Floor, "B" Wing,  
Off K. J. Somaiya Hospital Road, Everard Nagar, Sion, Mumbai - 400 022  
**Head Office:** SP Center, 41/44, Minoo Desai Marg, Colaba, Mumbai - 400 005  
**(T) +91 22 43560000 (W) www.joyvillehomes.com**

