

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

Date: January 30, 2026

To,
Department of Corporate Services, S
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400 001
BSE Code: 508929

**Sub.: Reconciliation of Share Capital Audit Report for the quarter ended
December 31, 2025**

Ref.: Regulation 76 of SEBI (Depositories and Participants) Regulations, 2018.

Dear Sir,

Pursuant to Regulation 76 of SEBI (Depositories and Participants) Regulations, 2018, please find attached herewith the certificate for Reconciliation of Share Capital Audit of Avishkar Infra Realty Limited (Formerly known as Joy Realty Limited) for the quarter ended 31st December, 2025, for the Company, issued by Practicing Company Secretary Megha Samdani.

Kindly acknowledge the receipt of the same.

Thanking You.

**For AVISHKAR INFRA REALTY LIMITED
(Formerly known as Joy Realty Limited)**

KOMAL Digitally signed
by KOMAL M
M KESHWANI
Date:
KESHWA 2026.01.30
NI 19:03:51
+05'30'

**Komal keshwani
Compliance Office & Company Secretary**

Encl.: As above

CC

To,

Listing Compliance Department

MSEI Ltd,

Building A, Unit 205A, 2nd Floor, Piramal,
Agastya Corporate Park, Lal Bahadur Shastri Marg,
Kurla West, Kurla, Mumbai, Maharashtra 400070

**Reg. Office: 301, Nector House, Vinayak CHS, beside parshwanrh Appartment, Baji Prabhu
Deshpande marg, vile Parle (w), Mumbai, Maharashtra- 400056**

CIN: L65910MH1983PLC031230

Email id: Compliance.joyrealty@gmail.com



Reconciliation of Share Capital Audit Report
(Pursuant to Regulation 76 of the SEBI (Depositories and
Participants)
Regulations, 2018 r/w SEBI Circular dated 31.12.2002

Sr No	Particular	Remarks				
1	For Quarter Ended	31st December, 2025				
2	ISIN	INE433O01024				
3	Face Value	Rs.10				
4	Name of the Company	AVISHKAR INFRA REALTY LIMITED (Formerly known as Joy Realty Limited)				
5	Registered Office of the Company	Unit No. 301 Nestor Court ADJ to Vinayak Chs Baji, Prabhu Deshpande Marg Pond Gavthan, Vile Parle (W), Vileparle(West), Mumbai, Maharashtra, India, 400056				
6	Correspondence Address	Unit No. 301 Nestor Court ADJ to Vinayak Chs Baji, Prabhu Deshpande Marg Pond Gavthan, Vile Parle (W), Vileparle(West), Mumbai, Maharashtra, India, 400056				
7	Telephone	+91 9558780710				
8	Email Address	compliance.joyrealty@gmail.com				
9	Name of the Stock Exchanges where the company's securities are listed.	Bombay Stock Exchange Metropolitan Stock Exchange of India Limited				
10	Issued Capital	Equity Shares of Rs.10 each <table border="1"><thead><tr><th>No of Shares</th><th>% of the total issued capital</th></tr></thead><tbody><tr><td>22403280</td><td>100%</td></tr></tbody></table>	No of Shares	% of the total issued capital	22403280	100%
No of Shares	% of the total issued capital					
22403280	100%					
11	Listed Capital(Exchange-wise)	BSE & MSEI <table border="1"><thead><tr><th>No of Shares</th><th>% of the total issued capital</th></tr></thead><tbody><tr><td>22403280</td><td>100%</td></tr></tbody></table>	No of Shares	% of the total issued capital	22403280	100%
No of Shares	% of the total issued capital					
22403280	100%					
12	Held in dematerialized form in CDSL	Equity Shares of Rs. 10/- each <table border="1"><thead><tr><th>No of Shares</th><th>% of the total issued capital</th></tr></thead><tbody><tr><td>21921718</td><td>97.85%</td></tr></tbody></table>	No of Shares	% of the total issued capital	21921718	97.85%
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21921718	97.85%					



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COMPANY SECRETARIES

13	Held in dematerialized form in NSDL	Equity Shares of Rs. 10/- each						
		No of Shares		% of the total issued capital				
		77602		0.35%				
14	Physical	Equity Shares of Rs. 10/- each						
		No of Shares		% of the total issued capital				
		403960		1.81%				
15	Total No. of shares (12+13+14)	Equity Shares of Rs. 10/- each						
		No of Shares		% of the total issued capital				
		2,24,03,280		100%				
16	Reasons for difference if any, between(10&11),(10&15), (11&15)	NA						
17	Certifying the details of changes in share capital during the quarter under consideration as per Table below	Particulars	No of shares	Applied /Not Applied for listing	Listed on Stock Exchanges(Specify Names)	Whether intimated to CDSL	Whether intimated to NSDL	In-prin. Appr pending for SE(Specify Names)
		N.A						
18	Register of Members is updated If not, updated up to which date	YES						
19	Reference of previous quarter with regards to excess dematerialized shares, if any.	N.A						
20	Has the company resolved the matter Mentioned in point no.19 above in the Current quarter? If not, reason why?	N.A						



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21	Mentioned the total no. of requests, if any, confirmed after 21 days and the total no. of requests pending beyond 21 days with the Reasons for delay	Total No. of demat requests	No. of requests	No. of shares	Reasons for delay
		Confirmed after 21 Days	NIL	NIL	NIL
		Pending for more than 21 days	NIL	NIL	NIL
22	Name, Telephone & Fax No. of the Compliance Officer of the Co	Komal Keshwani Contact no: 8878188369			
23	Name, Address, Telephone & Fax No Regn. No. of the Auditor	M K Samdani & Co. Megha Kamal Samdani G-204 2ND Floor Sumel 11, Indian Taxtile Plaza, Namste Circle, Sahibaug, Ahmedabad-380004 ACS No: A41630 COP: 21853 Tel.: 9429965668			
24	Appointment of common agency for share registry work, if yes (name & Address)	M/S. MUFG Intime India Private Limited C-101, 247, Park, L.B.S. Marg Vikhroli (West) Mumbai -400083 Tel.: +91 22 4918 6000 Email : www.linkintime.co.in			
25	Any other details that the CAICS may like to provide (e .g. BI FR Company, dell sting From stock exchange, Company changed its Name etc.)	N.A			

For, M K Samdani & Co.

Megha Kamal Samdani
Digitally signed by Megha Kamal Samdani
Date: 2026.01.30 19:05:46 +05'30'

Megha Samdani

Proprietor

ACS No. : A41630

COP: 21853

Peer Review Certificate No.: 3320/2023

UDIN: A041630G003719689

Date: 30/01/2026

Place: Ahmedabad