

SATRA PROPERTIES (INDIA) LIMITED

**STANDALONE AUDITED FINANCIALS
STATEMENT**

FINANCIAL YEAR 2016-17

Independent Auditor's Report

To the Members of
Satra Properties (India) Limited

Report on the Standalone Financial Statements

We have audited the accompanying standalone financial statements of **Satra Properties (India) Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss, and the Cash Flow Statement for the year then ended and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies(Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these standalone financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provision of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.



An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- (a) in the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2017;
- (b) in the case of the Statement of Profit and Loss, of the profit for the year ended on that date; and
- (c) in the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements.

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure "A" statement on the matters specified in the paragraph 3 and 4 of the Order, to the extent applicable.
2. As required by section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - c. The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;
 - d. In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - e. On the basis of written representations received from the Directors as on March 31, 2017, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017, from being appointed as a director in terms of Section 164 (2) of the Act.
 - f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and



- g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanation given to us:
- i. The company has disclosed the impact of pending litigations on its financial position in its standalone financial statements –Refer Note 27 of the financial statements as at March 31, 2017.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at March 31, 2017.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the company during the year ended March 31, 2017.
 - iv. The Company has provided requisite disclosures in its financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016 and those are in accordance with the books of accounts maintained by the Company - Refer Note 36 to the financial statements.

For **GMJ & Co.**

Chartered Accountants

Firm Registration Number: 103429W

Haridas Bhat

Partner

Membership Number: 039070

Mumbai

May 30, 2017



Annexure A to the Independent Auditor's Report

(Referred to in Paragraph 1 under the heading of "Report on Other Legal and Regulatory Requirements" of our report of even date)

- i.
 - a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - b. According to the information and explanations given to us, the Fixed Assets have been physically verified by the management during the year, no material discrepancies were noticed on such verification with book records. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and nature of its assets.
 - c. According to the information and explanations given to us and on the basis of our examination of the records, the company does not have any immovable property and hence this paragraph is not applicable to the company.
- ii. The management has conducted physical verification of inventory at reasonable intervals during the year. In our opinion and according to the information and explanations given to us, the Company is maintaining proper records of inventory. No material discrepancies have been noticed on physical verification between physical stock and book records.
- iii. In respect of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or other parties covered under register maintained under section 189 of the Companies Act, 2013;
 - a. In our opinion, the terms and conditions on which the loans have been granted are not, prima facie, prejudicial to the interest of the company;
 - b. The terms of arrangements do not stipulate any repayment schedule and the loans are repayable on demand. Accordingly, this paragraph is not applicable to the Company in respect of repayment of the principal amount.
 - c. There are no overdue amounts in respect of loans granted to the parties covered under register maintained under section 189 of the Companies Act, 2013.
- iv. In our opinion and according to the information and explanations given to us and based on our examination of the records, the Company has complied with the provisions of section 185 and 186 of the Companies Act, 2013 In respect of loans, investments, guarantees, and security given, if any.



- v. The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 of the Act and other relevant provisions with regard to the deposits accepted from the public are not applicable.
- vi. We have broadly reviewed the books of account maintained by the company pursuant to the Rules made by the Central Government for the maintenance of cost records under section 148(1) of the Act and are of the opinion that *prima facie*, the prescribed accounts and records have been made and maintained.
- vii. a. According to the information and explanations given to us and on the basis of our examination of the records, the Company is generally regular in depositing with appropriate authorities the amounts deducted/ accrued in the books of accounts in respect of undisputed statutory dues including Provident Fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory dues, as applicable *except for dues in respect of Service Tax, Value added tax, Dividend Distribution Tax, Income Tax, Works Contract Tax and TDS which have generally been regularly deposited during the year by the Company with the appropriate authorities, and there have been significant delays in few cases.*

According to the information and explanations given to us, *except for Rs. 2,63,61,256 /- on account of Dividend distribution tax, Rs.1,05,96,014 /- on account of Income-tax (Including TDS), Rs.4,77,46,548 /- on account of Value added tax Rs. 52,81,628 /- on account of service tax (including cess)* no undisputed amounts payable in respect of Profession tax, Customs duty, Provident fund, Works contract tax, and other material statutory dues were in arrears as at 31 March 2017 for a period of more than six months from the date they became payable.

- b. According to the information and explanations given to us, following dues have not been deposited with the concerned authorities on account of dispute as at 31st March, 2017:

Name of the Statute	Nature of the Dues	Amount (Rs.)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	1,85,16,950	Ass. Yr. 2014-15	Commissioner of Income Tax (Appeals)
		2,17,94,348	Asst. Yr. 2012-13	
		58,21,550	Asst. Yr. 2008-09	Assessing Officer
		60,38,750	Asst. Yr. 2011-12	Income Tax Appellate Tribunal
Income Tax Act, 1961	TDS	48,70,259	Asst. Yr. 2009-10 to Asst. Yr. 2014-15	Assessing Officer/As per Traces

- viii. According to the information and explanations given to us, the company has not defaulted in repayment of dues to banks and financial Institutions. The Company does not have any loan or borrowings from the government during the year.

The Company has extended the date of redemption of balance Non Convertible Debentures by one year which is now due for redemption on 3rd April, 2017.



- ix. In our opinion and according to the information and explanations given to us, the monies raised by way of term loans were applied for the purposes for which they were raised. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year.
- x. According to the information and explanations given to us, no material fraud by the company or on the Company by its officer or employees has been noticed or reported during the course of our audit.
- xi. According to the information and explanation given to us and based on our examination of the records, the Company has not paid/provided for managerial remuneration. Therefore, paragraph 3 (xi) of the Order is not applicable.
- xii. In our opinion and according to the information given to us, the Company is not a Nidhi Company. Therefore, paragraph 3(xii) of the Order is not applicable.
- xiii. According to the information and explanation give to us and based on our examination of the records of the Company, the transactions with related parties are in compliance of section 177 and 188 of the Companies Act, 2013 wherever applicable and the details have been disclosed in the Financial Statements, as required by the applicable accounting standards.
- xiv. Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (xiv) of the Order are not applicable to the company.
- xv. The company has not entered into any non-cash transactions with the directors or persons connected with him. Therefore, paragraph 3(xv) of the Order is not applicable.
- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For **GMJ & Co.**

Chartered Accountants

Firm Registration Number: 103429W

Haridas Bhat

Partner

Membership Number: 039070

Mumbai

May 30, 2017



Annexure – B to the Auditor’s Report**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)**

We have audited the internal financial controls over financial reporting of **Satra Properties (India) Limited** (“the Company”) as of March 31, 2017 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India (‘ICAI’). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgments, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company’s internal financial controls system over financial reporting.



Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **GMJ & Co.**

Chartered Accountants

Firm Registration Number: 103429W

Haridas Bhat

Partner

Membership Number: 039070

Mumbai

May 30, 2017



Satra Properties (India) Limited

Balance sheet

as at 31 March 2017

(Currency: Indian Rupees)

	Notes	2017	2016
EQUITY AND LIABILITIES			
SHAREHOLDERS' FUNDS			
Share capital	3	35,67,16,000	35,67,16,000
Reserves and surplus	4	72,81,88,498	73,15,29,432
		1,08,49,04,498	1,08,82,45,432
NON - CURRENT LIABILITIES			
Long-term provisions	5	33,10,629	32,78,080
		33,10,629	32,78,080
CURRENT LIABILITIES			
Short-term borrowings	6	1,76,05,52,521	1,73,39,04,093
Trade payables			
- Outstanding dues of micro enterprises and small enterprises		-	-
- Outstanding dues of creditors other than micro enterprises and small enterprises		41,06,47,563	46,37,14,982
Other current liabilities	7	1,28,16,33,614	1,42,52,47,253
Short-term provisions	8	5,32,85,742	5,16,60,358
		3,50,61,19,440	3,67,45,26,686
TOTAL		4,59,43,34,567	4,76,60,50,198
ASSETS			
NON - CURRENT ASSETS			
Fixed assets	9		
- Tangible assets		66,05,881	83,48,665
- Capital work-in-progress		30,50,715	13,43,268
		96,56,596	96,91,933
Non-current investments	10	59,87,10,450	59,87,10,450
Deferred tax assets	11	61,38,035	65,87,773
Long-term loans and advances	12	3,61,95,897	3,12,71,702
		65,07,00,978	64,62,61,858
CURRENT ASSETS			
Inventories	13	1,27,42,09,050	1,65,35,71,044
Trade receivables	14	1,26,01,69,131	99,09,20,941
Cash and bank balances	15	78,93,209	2,68,24,775
Short-term loans and advances	16	1,05,60,80,793	1,10,61,79,452
Other current assets	17	34,52,81,406	34,22,92,128
		3,94,36,33,589	4,11,97,88,340
TOTAL		4,59,43,34,567	4,76,60,50,198
Significant accounting policies	2		
Notes to the financial statements	1-36		

The notes referred to above form an integral part of these financial statements.
As per our report of even date attached.

For GMJ & Co
Chartered Accountants
Firm Registration No.: 103429W

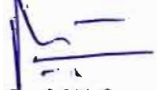
Haridas Bhat
Partner
Membership No.: 039070



Mumbai, 30 May 2017

For and on behalf of the Board of Directors
Satra Properties (India) Limited


Rushabh P. Satra
Chief Financial Officer
and Whole Time Director
DIN : 06608627


Praful N. Satra
Chairman and
Managing Director
DIN : 00053900




Manan V. Kudani
Company Secretary

Mumbai, 30 May 2017

Satra Properties (India) Limited

Statement of profit and loss

for the year ended 31 March 2017

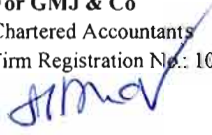
(Currency: Indian Rupees)

	Notes	2017	2016
Income			
Revenue from operations	18	1,00,73,38,259	91,24,15,847
Other income	19	8,56,68,704	9,78,42,207
Total revenue		1,09,30,06,963	1,01,02,58,054
Expenses			
Cost of construction	20	76,98,71,702	82,13,84,720
Employee benefits	21	1,29,97,803	1,50,49,992
Finance costs	22	24,57,98,472	11,81,99,803
Depreciation and amortisation	9	7,42,698	12,42,736
Other expenses	23	3,24,27,208	3,58,55,050
Total expenses		1,06,18,37,882	99,17,32,301
Profit before tax		3,11,69,081	1,85,25,753
Tax expenses:			
Current tax		96,00,000	56,00,000
Prior year (credit)/charge		29,93,528	(3,12,50,401)
Deferred tax charge/(credit)		4,49,738	7,204
Profit after tax		1,81,25,815	4,41,68,950
Earnings per equity share (Rs.)			
Basic (par value of Rs. 2 per share)	25	0.10	0.25
Diluted (par value of Rs. 2 per share)		0.10	0.25
Significant accounting policies	2		
Notes to the financial statements	1-36		

The notes referred to above form an integral part of these financial statements.

As per our report of even date attached.

For GMJ & Co
Chartered Accountants
Firm Registration No.: 103429W


Haridas Bhat
Partner
Membership No.: 039070



Mumbai, 30 May 2017

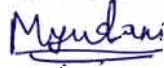
For and on behalf of the Board of Directors
Satra Properties (India) Limited


Rushabh P. Satra
Chief Financial Officer
and Whole Time Director
DIN : 06608627

Mumbai, 30 May 2017


Praful N. Satra
Chairman and
Managing Director
DIN : 0003900




Manan Y. Udani
Company Secretary

Satra Properties (India) Limited

Cash flow statement

for the year ended 31 March 2017

(Currency: Indian Rupees)

	2017	2016
A Cash flows from operating activities :		
Profit before tax	3,11,69,081	1,85,25,753
Adjusted for:		
Depreciation / amortisation	7,42,698	12,42,736
Dividend income	-	(6,240)
Loss/ (profit) on sale of fixed assets	-	(6,993)
Interest income	(5,34,06,188)	(5,54,08,818)
Finance costs	24,57,98,472	11,81,99,803
	19,31,34,982	6,40,20,488
Operating profit before working capital changes	22,43,04,063	8,25,46,241
Changes in working capital		
(Increase) / decrease in inventories	46,97,43,113	(13,47,47,351)
(Increase) / decrease in trade receivables	(26,92,48,190)	13,47,20,536
(Increase) / decrease in short-term loans and advances	(9,96,53,538)	(4,81,75,205)
Increase / (decrease) in trade payables	(5,30,67,419)	10,95,21,565
Increase / (decrease) in long-term provisions	32,549	14,25,781
Increase / (decrease) in short-term provisions	38,196	1,52,258
Increase / (decrease) in other current liabilities	(24,17,58,645)	(27,13,27,000)
	(19,39,13,934)	(20,84,29,416)
Cash generated / (used) from operations	3,03,90,129	(12,58,83,175)
Taxes paid (net of refund)	(2,26,85,507)	(3,64,33,903)
Net cash generated / (used) from operating activities	77,04,622	(16,23,17,078)
B Cash flows from investing activities :		
Purchase of fixed assets	(23,90,807)	(84,81,418)
Proceeds from sale of fixed assets	-	75,556
Loans given	(57,35,57,601)	(79,40,02,489)
Loans received back	72,33,09,798	62,63,25,805
Investment in fixed deposits (including earmarked balances)	1,91,22,788	(86,28,143)
Dividend received	-	6,240
Interest received	5,04,16,910	1,01,90,092
Net cash generated / (used) by investing activities	21,69,01,088	(17,45,14,357)
C Cash flows from financing activities :		
Proceeds from short-term borrowings	1,11,33,05,744	1,05,18,79,335
Repayment of short-term borrowings	(1,08,66,57,318)	(51,37,15,081)
Dividend paid	(1,76,42,834)	(1,76,79,079)
Finance costs paid	(23,34,20,080)	(18,34,85,478)
Net cash generated / (used) by financing activities	(22,44,14,488)	33,69,99,697
Net (decrease) / increase in cash and cash equivalents	1,91,222	1,68,262
Cash and cash equivalents, beginning of year	63,51,905	61,83,643
Cash and cash equivalents, end of year	65,43,127	63,51,905



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[Signature]

Satra Properties (India) Limited

Cash flow statement

for the year ended 31 March 2017

(Currency: Indian Rupees)

	2017	2016
Components of cash and cash equivalents		
Cash on hand	12,96,944	23,54,728
Balances with banks		
-On current accounts	52,46,183	39,97,177
	65,43,127	63,51,905

Notes:

1. Cash flow statement has been prepared using the indirect method as prescribed in Accounting Standard -3

As per our report of even date attached.

For GMJ & Co

Chartered Accountants

Firm Registration No.: 103429W

Haridas Bhat

Partner

Membership No.: 039070



Mumbai, 30 May 2017

For and on behalf of the Board of Directors
Satra Properties (India) Limited

Rushabh P. Satra

Chief Financial Officer
and Whole Time Director
DIN : 06608627

Praful N. Satra

Chairman and
Managing Director
DIN : 00053900



Manan Y. Udani
Company Secretary

Mumbai, 30 May 2017

Satra Properties (India) Limited

Notes to the financial statements

for the year ended 31 March 2017

(Currency: Indian Rupees)

1 Company overview

The Company was incorporated on 30 May 1983 as Express Leasing Limited. The name of the Company was changed to Satra Properties (India) Limited ('the Company') on 8 December 2005. The Company is engaged in the business of real estate development and trading in properties, transferable development rights and construction contracts.

2 Summary of significant accounting policies

The accounting policies set out below have been applied consistently to the periods presented in these financial statements.

2.1 Basis of preparation of financial statements

The financial statements are prepared in accordance with Indian Generally Accepted Accounting Principles (GAAP) under the historical cost convention on accrual basis. GAAP comprises mandatory accounting standards as prescribed u/s 133 of Companies Act, 2013 (the Act) read with rule 7 of the Companies (Accounts) Rules, 2014, the provision of the Act (to the extent notified) and guidelines issued by the Securities and Exchange Board of India (SEBI). Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policies hitherto in use.

2.2 Current / Non-current classification

The assets and liabilities are classified into current or non-current.

An asset is classified as current when it satisfies any of the following criteria:

- (a) it is expected to be realised in, or is intended for sale or consumption in, the Company's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is expected to be realised within twelve months after the balance sheet date; or
- (d) it is cash or cash equivalent unless it is restricted from being exchanged or used to settle a liability for at least twelve months after the balance sheet date.

All other assets are classified as non-current.

A liability is classified as current when it satisfies any of the following criteria:

- (a) it is expected to be settled in, the entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is due to be settled within twelve months after the balance sheet date; or
- (d) the Company does not have an unconditional right to defer settlement of the liability for at least twelve months after the reporting date. Terms of a liability that could at the option of the counterparty, result in its settlement by the issue of equity instruments do not affect its classification.

All other liabilities are classified as non-current.



Satra Properties (India) Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2017

(Currency: Indian Rupees)

2 Summary of significant accounting policies (*Continued*)

2.2 *Current / Non-current classification (Continued)*

Operating cycle

Based on the nature of services and the time between the acquisition of assets for processing and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 3 to 4 years for the purpose of current and non-current classification of assets and liabilities.

2.3 *Use of estimates*

The preparation of financial statements in conformity with Generally Accepted Accounting Principles (GAAP) requires management to make judgments, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses and the disclosure of contingent liabilities on the date of the financial statements. Actual results could differ from those estimates. Estimates and underlying assumptions are reviewed on an ongoing basis. Any revision to accounting estimates is recognised prospectively in current and future periods.

2.4 *Fixed assets and depreciation / amortization and capital work-in-progress*

Tangible assets

Tangible fixed assets are carried at cost of acquisition or construction less accumulated depreciation and/or accumulated impairment loss, if any. The cost of an item of tangible fixed asset comprises its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost of bringing the asset to its working condition for its intended use; any trade discounts and rebates are deducted in arriving at the purchase price.

Subsequent expenditures related to an item of tangible fixed asset are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.

Depreciation is provided on the written down value method. The rates of depreciation are calculated as prescribed in Schedule II of the Companies Act, 2013. If the management's estimate of the useful life of a fixed asset at the time of acquisition of the asset or of the remaining useful life on a subsequent review is shorter than that envisaged in the aforesaid schedule, depreciation is provided at a higher rate based on the management's estimate of the useful life/remaining useful life. Depreciation is provided on a pro-rata basis i.e. from the date on which asset is ready for use.

Plant and equipment and furniture and fixtures, costing individually Rs 5,000 or less, are depreciated fully in the year of purchase.

A fixed asset is eliminated from the financial statements on disposal or when no further benefit is expected from its use and disposal.



Satra Properties (India) Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2017

(Currency: Indian Rupees)

2 Summary of significant accounting policies (*Continued*)

2.5 *Impairment of assets*

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. The recoverable amount is the greater of the net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value based on an appropriate discount factor. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciable historical cost.

2.6 *Investments*

Investments are classified into long-term investments and current investments. Investments that are intended to be held for one year or more are classified as long-term investments and investments that are intended to be held for less than one year are classified as current investments.

Long term investments are valued at cost of acquisition less permanent diminution in value.

Current investments are valued at lower of cost or fair value determined on individual investment basis.

2.7 *Inventories*

Direct expenses like cost of land, site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance, borrowing costs and construction overheads are taken as the cost of construction work-in-progress.

Material at site comprises of building material, components and stores and spares.

Inventories are valued as lower of cost and net realizable value. Cost is determined on the first in first out ('FIFO') basis. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and estimated costs necessary to make the sale.



Satra Properties (India) Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2017

(Currency: Indian Rupees)

2 Summary of significant accounting policies (*Continued*)

2.8 *Borrowing costs*

Borrowing costs that are attributable to the acquisition, construction or production of qualifying assets are treated as direct cost and are considered as part of cost of such assets. A qualifying asset is an asset that necessarily requires a substantial period of time to get ready for its intended use or sale. Capitalisation of borrowing costs is suspended in the period during which the active development is delayed beyond reasonable time due to circumstances other than temporary interruption. All other borrowing costs are charged to the statement of profit and loss as incurred.

2.9 *Employee benefits*

(a) *Short-term employee benefits*

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits. Benefits such as salaries and wages, leave salary etc. and the expected cost of ex-gratia are recognized in the period in which the employee renders the related service.

(b) *Post-employment benefits*

Defined contribution plans:

The Company makes specified monthly contributions towards employee provident fund. The Company's contribution paid / payable under the schemes is recognized as an expense in the statement of profit and loss during the period in which the employee renders the related service.

Defined benefit plan:

The Company's gratuity benefit scheme is a defined benefit plan. The Company's net obligation in respect of the gratuity benefit scheme is calculated by estimating the amount of future benefit that employees have earned in return for their service in the current and prior periods; that benefit is discounted to determine its present value, and the fair value of any plan assets is deducted.

The present value of the obligation under such defined benefit plan is determined based on actuarial valuation using the Projected Unit Credit Method, which recognizes each period of service as giving rise to additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

The obligation is measured at the present value of the estimated future cash flows. The discount rates used for determining the present value of the obligation under defined benefit plan, are based on the market yields on Government securities as at the balance sheet date.

When the calculation results in a benefit to the Company, the recognized asset is limited to the net total of any unrecognized actuarial losses and past service costs and the present value of any future refunds from the plan or reductions in future contributions to the plan.

Actuarial gains and losses are recognized immediately in the statement of profit and loss.



Satra Properties (India) Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2017

(Currency: Indian Rupees)

2 Summary of significant accounting policies (*Continued*)

2.10 Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured.

Income from real estate sales is recognized on the transfer of all significant risks and rewards of ownership to the buyers and it is not unreasonable to expect ultimate collection and no significant uncertainty exists regarding the amount of consideration. However, if at the time of transfer substantial acts are yet to be performed under the contract, revenue is recognized on proportionate basis as the acts are performed, i.e., on the percentage of completion basis.

Revenue from constructions contracts, where the outcome can be estimated reliably, is recognised under the percentage of completion method by reference to the stage of completion of the contract activity. The stage of completion is measured by calculating the proportion that costs incurred to date bear to the estimated total costs of a contract.

Unbilled work-in-progress is valued at lower of cost and net realizable value upto the stage of completion. Cost includes direct material, labour cost and appropriate overheads.

Determination of revenues under the percentage of completion method necessarily involves making estimates by the Company, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project/activity and the foreseeable losses to completion. The estimates of cost are periodically reviewed by the management and the effect of changes in estimates is recognised in the period such changes are recognised. When the total project cost is estimated to exceed total revenues from the project, the loss is recognised immediately.

Revenue from trading activity, in property as well as Transferable Development Rights (TDR), is recognized when significant risk and rewards of the property/TDR are transferred to the buyer, as demonstrated by transfer of physical possession and transfer of the title in the property/TDR.

In view of the nature of service rendered, revenue is recognized provided the consideration is reliably determinable and no significant uncertainty exists regarding the amount of consideration.

Interest income is recognized on time proportion basis.

Dividend income is recognized when the right to receive dividend is established.

2.11 Taxation

Income-tax expense comprises current income tax and deferred tax charge or credit.

Current tax provision is made annually based on the tax liability computed in accordance with the provisions of the Income-tax Act, 1961.

The deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period) and the corresponding deferred tax liabilities or assets are recognized using the tax rates that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognized only to the extent there is reasonable certainty that the assets can be realized in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognized only if there is a virtual certainty of realization of such assets. Deferred tax assets are reviewed at each balance sheet date and written down or written up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realized.



Satra Properties (India) Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2017

(Currency: Indian Rupees)

2 Summary of significant accounting policies (*Continued*)

2.12 Foreign currency transactions

Foreign currency transactions are recorded at the spot rates on the date of the respective transactions. Exchange differences arising on foreign exchange transactions settled during the year are recognized in the statement of profit and loss of the year.

Monetary assets and liabilities denominated in foreign currencies as at the balance sheet date are translated at the closing exchange rates on that date; the resultant exchange differences are recognized in the statement of profit and loss. Non-monetary assets such as investments in equity shares, etc. are carried forward in the balance sheet at costs.

2.13 Operating lease

Lease rentals in respect of assets acquired on operating leases are recognised in the statement of profit and loss on a straight line basis over the lease term.

2.14 Earnings per share (EPS)

The Basic EPS is computed by dividing the net profit attributable to the equity shareholders for the year by the weighted average number of equity shares outstanding during the reporting year. Diluted EPS is computed by dividing the net profit attributable to the equity shareholders for the year by the weighted average number of equity and dilutive equity equivalent shares outstanding during the year, except where the results would be anti-dilutive.

2.15 Provisions and contingent liabilities

The Company creates a provision where there is present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation. A disclosure for a contingent liability is made when there is a possible or a present obligation that may, but probably will not require an outflow of resources. When there is a possible obligation in respect of which the likelihood of outflow of resources is remote, no provision or disclosure is made. Contingent assets are not recognised in the financial statements.



Satra Properties (India) Limited

Notes to the financial statements (Continued)

as at 31 March 2017

(Currency: Indian Rupees)

	2017	2016
3 Share capital		
Authorised capital:		
210,000,000 (2016: 210,000,000) equity shares [Par value of Rs 2/- per share]	42,00,00,000	42,00,00,000
8,000,000 (2016: 8,000,000) 8% cumulative redeemable preference shares [Par value of Rs. 10/- per share]	8,00,00,000	8,00,00,000
	50,00,00,000	50,00,00,000
Issued, subscribed and paid up:		
178,358,000 (2016: 178,358,000) equity shares of Rs 2/- par value, fully paid up	35,67,16,000	35,67,16,000
	35,67,16,000	35,67,16,000

Sub-notes :

1 The reconciliation of the number of equity shares outstanding as at the year end is set as below:

Equity shares	31 March 2017		31 March 2016	
	Number of equity shares	Amount	Number of equity shares (units)	Amount
At the beginning and at the end of the year	17,83,58,000	35,67,16,000	17,83,58,000	35,67,16,000
Add: issued during the year	-	-	-	-
At the end of the year	17,83,58,000	35,67,16,000	17,83,58,000	35,67,16,000

2 Rights, preferences and restrictions attached to shares

Equity shares :

The Company has only one class of equity shares having a par value of Rs 2 each. Each holder of equity share is entitled to one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the board of directors is subject to the approval of the shareholders in the ensuing annual general meeting. During the year ended 31 March 2017, the Company has proposed final dividend of Rs. 0.10 per equity share (2016: final dividend of Rs. 0.10 per equity share). In the event of liquidation of the Company, the holders of the equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to their shareholding.

3 The details of shareholders holding more than 5% of the equity shares of the Company as at year end is as below :

Name of equity shareholder	31 March 2017		31 March 2016	
	No. of shares held	% of holding	No. of shares held	% of holding
Praful N. Satra	5,27,98,106	29.60	7,37,98,106	41.38
Rushabh P. Satra	2,70,00,000	15.14	-	-
Minaxi P. Satra	2,65,37,356	14.88	3,75,37,356	21.05
Vrutika P. Satra	1,55,00,000	8.69	-	-
Anil B. Mehta	91,54,450	5.13	91,54,450	5.13



Satra Properties (India) Limited

Notes to the financial statements (Continued)

as at 31 March 2017

(Currency: Indian Rupees)

	2017	2016
4 Reserves and surplus		
Capital reserve		
Reserve on amalgamation (at the commencement and end of the year)	2,17,96,437	2,17,96,437
Capital redemption reserve		
At the commencement and end of the year	7,40,00,000	7,40,00,000
Securities premium reserve		
At the commencement and end of the year	16,24,00,000	16,24,00,000
Debenture redemption reserve		
At the commencement of the year	13,75,00,000	14,00,00,000
Less : transferred to general reserve	2,92,50,000	25,00,000
At the end of the year	10,82,50,000	13,75,00,000
General reserve		
At the commencement of the year	12,56,66,888	12,31,66,888
Add : transferred during the year	2,92,50,000	25,00,000
At the end of the year	15,49,16,888	12,56,66,888
Surplus in the statement of profit and loss		
At the commencement of the year	21,01,66,107	18,74,63,906
Add : profit for the year	1,81,25,815	4,41,68,950
	22,82,91,922	23,16,32,856
Less : appropriations		
Proposed dividend on equity shares	1,78,35,800	1,78,35,800
Tax on proposed dividend on equity shares	36,30,949	36,30,949
Total appropriations	2,14,66,749	2,14,66,749
Net surplus in the statement of profit and loss	20,68,25,173	21,01,66,107
	72,81,88,498	73,15,29,432
5 Long-term provisions		
Provision for employee benefits		
Provision for gratuity [refer note 29]	33,10,629	32,78,080
	33,10,629	32,78,080
6 Short-term borrowings		
Secured borrowings		
4,330 (2016:5,500) redeemable non-convertible debentures of Rs 100,000 each [refer note 6(i) & 6(ix)]	43,30,00,000	55,00,00,000
From banks		
Bank overdraft [refer note 6(ii)]	-	84,89,929
Term loan [refer note 6(iii) & 6(ix)]	30,37,246	40,77,186
From others [refer note 6(iv),6(v),6(vi) & 6(ix)]	92,26,26,529	54,82,00,000
Unsecured borrowings		
From banks		
Bank overdraft [refer note 6(vii) & 6(ix)]	2,36,00,974	2,60,36,978
From others [refer note 6(viii), (ix) & 6(x)]	37,82,87,772	59,71,00,000
	1,76,05,52,521	1,73,39,04,093



Satra Properties (India) Limited

Notes to the financial statements (Continued)

as at 31 March 2017

(Currency: Indian Rupees)

2017 2016

Notes:

A Details of security on loans

- (i) Non Convertible Debentures (NCD) are secured against first equitable mortgage over the leasehold rights on plot at Jodhpur and charge over escrow account on receivables from the project situated at Jodhpur. The interest on NCD is 12% p.a. with 9 months compounding, payable at the time of redemption. The NCDs are redeemable from April 2019 to December 2019. During the year company has redeemed 1170 nos of NCDs.
- (ii) Bank overdraft of Rs Nil (2016 : Rs 0.85 crores) was secured against fixed deposits and interest rate was bank rate plus 2%.
- (iii) Commercial equipment loans (2 nos.) are secured by hypothecation of the respective equipment purchased. The loans are repayable in equated monthly installments of Rs. 0.60 lacs for each loan beginning from the month subsequent to the taking of the loan. The last installment for the loans are due in August 2019.
- (iv) Term Loan of Rs.54.82 crores (2016: 54.82 crores) is secured by way of first and exclusive charge on unsold units / flats in project situated at Borivali along with receivables, pari passu charge on land and receivables from project at Kalina. Also over specific unsold units and receivables from specific sold / unsold units in the project at Vashi. The loan carries an interest rate of 22% p.a. and is repayable in 4 equal quarterly installments of Rs.15.00 crores started from end of 39th month from the date of first disbursement.
- (v) Term Loan of Rs. 33.17 crores is secured by way of first and exclusive charge on unsold units / flats in project situated at Borivali along with receivables, pari passu charge on land and receivables from project at Kalina. Also over specific unsold units and receivables from specific sold / unsold units in the project at Vashi. The loan carries an interest rate of 20% p.a. and is repayable in 8 equal quarterly installments beginning of Rs. 5 crores starting from end of 27th month from the date of first disbursement.
- (vi) Term Loan of Rs. 4.27 crores is secured by way of charge over specific units admeasuring 8,392 Sq.feet in the project "Satra Plaaza" being constructed on a leasehold commercial plot of land situated at Jodhpur. The loan carries an interest rate of 21% p.a. (monthly reducing on closing balance and is repayable in 21 equated monthly installments of Rs. 28.66 lacs starting from November 2016 on the 15th day of every month and last installment due on July 2018.
- (vii) Bank overdraft of Rs 2.36 crores (2016 : Rs 2.60 crores) carries an interest rate of base rate plus 2.90% to 3.00% p.a.
- (viii) Term loan of Rs.16.06 crores (2016: Rs. 19.96 crores) carries an interest rate of 17.85% p.a. and is secured by personal assets of directors/ shareholders. The term loan is repayable in equated monthly installment of Rs. 72.30 lacs starting from June 2016. The last installment is due by May 2019.
- (ix) All the above term loans, bank overdraft and the debentures are secured by personal guarantees/securities of directors/shareholders of the Company.
- (x) Other unsecured loans are repayable on demand and carrying interest rates ranging upto 18% p.a.

7 Other current liabilities

Interest accrued but not due on borrowings		
- debentures	15,83,29,670	12,98,06,652
Interest accrued and due on borrowings		
- term loans	8,65,47,787	2,71,50,411
- unsecured loans		
others	16,37,41,895	15,28,13,249
related party	-	4,47,638
Unpaid dividend *	8,61,244	6,68,278
Other payables		
- advance received from customer	7,12,61,490	16,96,90,999
- refundable advances	34,38,00,000	32,75,78,000
- statutory dues payable**	11,78,13,522	10,31,43,128
- employee benefits payable	65,89,948	36,52,758
- interest free deposits [refer note 30]	25,45,50,000	43,52,00,000
- other liabilities	7,81,38,058	7,50,96,140
	1,28,16,33,614	1,42,52,47,253

* There are no amounts due and outstanding to be credited to the Investor Education and Protection Fund.

** includes provision on account of tax deducted at source, value added tax, service tax, labour cess etc.



Satra Properties (India) Limited

Notes to the financial statements (Continued)

as at 31 March 2017

(Currency: Indian Rupees)

2017 2016

8 Short-term provisions

Provision for employee benefits

Provision for gratuity [refer note 29]

3,71,165 3,32,969

3,71,165 3,32,969

Other provisions

Provision for taxation [net of advance tax and tax deducted at source Rs. 17,793,275
(2016: Rs.87,047,921)]

40,00,454 75,27,421

Proposed dividend on equity shares

1,78,35,800 1,78,35,800

Tax on proposed dividend

3,10,78,323 2,59,64,168

5,29,14,577 5,13,27,389

5,32,85,742 5,16,60,358



Satra Properties (India) Limited

Notes to the financial statements (Continued)

as at 31 March 2017

(Currency: Indian Rupees)

9 Fixed assets

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION/AMORTISATION				NET BLOCK
	As at 1 April 2016	Additions	Deletions/ Disposals / Adjustments	As at 31 March 2017	As at 1 April 2016	For the year	On Deletions/ Disposals / Adjustments	As at 31 March 2017	As at 31 March 2017
Tangible assets									
Plant and machinery	99,23,894	35,870	-	99,59,764	38,91,892	13,44,420	-	52,36,312	47,23,452
Computer	69,39,189	4,48,414	-	73,87,603	62,52,985	6,12,316	-	68,65,301	5,22,302
Furniture and fittings	23,41,132	37,785	-	23,78,917	20,83,433	89,625	-	21,73,058	2,05,859
Office equipment	68,71,169	1,61,291	-	70,32,460	65,59,372	1,68,890	-	67,28,262	3,04,198
Vehicles	1,36,82,108			1,36,82,108	1,26,21,145	2,10,893	-	1,28,32,038	8,50,070
Capital work-in-progress	13,43,268	17,07,447	-	30,50,715	-	-	-	-	30,50,715
Total	4,11,00,760	23,90,807	-	4,34,91,567	3,14,08,827	24,26,144	-	3,38,34,971	96,56,596

Notes:

(i) Depreciation aggregating Rs. 1,683,446 (2016: Rs. 1,321,371) has been transferred to 'construction work-in-progress'.

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION/AMORTISATION				NET BLOCK
	As at 1 April 2015	Additions	Deletions/ Disposals / Adjustments	As at 31 March 2016	As at 1 April 2015	For the year	On Deletions/ Disposals / Adjustments	As at 31 March 2016	As at 31 March 2016
Tangible assets									
Plant and machinery	36,39,313	62,84,581	-	99,23,894	29,40,263	9,51,629	-	38,91,892	60,32,002
Computer	62,77,053	6,62,136	-	69,39,189	57,10,846	5,42,139	-	62,52,985	6,86,204
Furniture and fittings	22,71,786	69,346	-	23,41,132	19,71,065	1,12,368	-	20,83,433	2,57,699
Office equipment	68,02,419	68,750	-	68,71,169	62,78,665	2,80,707	-	65,59,372	3,11,797
Vehicles	1,39,84,489	53,335	3,55,716	1,36,82,108	1,22,31,034	6,77,266	2,87,155	1,26,21,145	10,60,963
Capital work-in-progress	-	13,43,268	-	13,43,268	-	-	-	-	13,43,268
Total	3,29,75,060	84,81,416	3,55,716	4,11,00,760	2,91,31,873	25,64,109	2,87,155	3,14,08,827	96,91,933

Notes:

(i) Depreciation aggregating Rs. 1,321,371 (2015: Rs. 717,176) has been transferred to 'construction work-in-progress' and Rs. NIL (2015: Rs. 1,06,659) has been transferred to 'investment under construction property'.



Satra Properties (India) Limited

Notes to the financial statements (Continued)

as at 31 March 2017

(Currency: Indian Rupees)

	2017	2016
10 Non-current investments (at cost)		
Trade investments : unquoted		
Investment in equity instruments (par value of Rs.10/- and fully paid-up, unless otherwise stated)		
<i>In subsidiaries</i>		
10,000 (2016: 10,000) equity shares of Satra Buildcon Private Limited	1,00,000	1,00,000
40,000 (2016: 40,000) equity shares of Satra Estate Development Private Limited	4,00,000	4,00,000
40,000 (2016: 40,000) equity shares of Satra Infrastructure and Land Developers Private Limited	4,00,000	4,00,000
40,000 (2016: 40,000) equity shares of Satra Lifestyles Private Limited	4,00,000	4,00,000
14,603,900 (2016: 14,603,900) equity shares of Satra Property Developers Private Limited	58,56,16,450	58,56,16,450
100 (2016: 100) equity shares of Satra International Realtors Limited, UAE of AED 10,000 each	1,17,11,600	1,17,11,600
<i>In associates</i>		
2,000 (2016: 2,000) equity shares of C. Bhansali Developers Private Limited.	20,000	20,000
Other non-current investments		
624 (2016: 624) equity shares of The Cosmos Co-operative Bank Limited of Rs 100 each.	62,400	62,400
Aggregate amount of unquoted investments	59,87,10,450	59,87,10,450
11 Deferred tax assets		
The components of deferred tax balances are as follows:-		
- difference between book depreciation and depreciation as per Income Tax Act, 1961.	50,00,361	54,71,959
- on provision allowable on a payment basis under the Income Tax Act, 1961	11,37,674	11,15,814
	61,38,035	65,87,773
12 Long-term loans and advances (unsecured and considered good)		
- Advance tax and tax deducted at source [net of provision for tax Rs.238,564,110 (2016: Rs.69,213,523)]	3,61,95,897	3,12,71,702
	3,61,95,897	3,12,71,702
13 Inventories		
Construction work-in-progress [refer note 24]	1,26,04,48,554	1,63,11,49,095
Materials at site	1,37,60,496	2,24,21,949
	1,27,42,09,050	1,65,35,71,044
14 Trade receivables (unsecured and considered good) [refer note 30]		
Debts outstanding for a period exceeding six months from the date they are due for payment	73,70,84,559	86,15,96,823
Other debts	52,30,84,572	12,93,24,118
	1,26,01,69,131	99,09,20,941
15 Cash and bank balances		
Cash and cash equivalents		
Cash on hand	12,96,944	23,54,728
Balances with banks		
-On current accounts	52,46,183	39,97,177
	65,43,127	63,51,905
Other bank balances		
- Earmarked balances with banks (under lien)	8,70,082	6,77,116
- Balances in deposits with original maturity of less than 12 months but more than 3 months	4,80,000	1,97,95,754
	78,93,209	2,68,24,775
Details of bank balances / deposits		
Bank deposits due to mature within 12 months of the reporting date included under 'Other bank balances'	4,80,000	1,97,95,754



Satra Properties (India) Limited

Notes to the financial statements (Continued)

as at 31 March 2017

(Currency: Indian Rupees)

2017 2016

16 Short-term loans and advances

(Unsecured and considered good)

Short-term loans and advances given to related parties [refer note 30 & 34] 44,14,62,318 67,05,04,515
Loans and advances given to other parties 58,57,95,998 37,62,91,708

Others

- Advances to vendors 95,82,887 4,82,52,213
- Prepaid expenses 13,79,202 16,01,235
- Deposits* 1,23,31,200 80,86,576
- Balance with revenue authorities 55,29,188 14,43,205

1,05,60,80,793 1,10,61,79,452

* includes Rs 2,150,000 (2016: Rs 2,150,000) rent deposit given to the Managing Director.

17 Other current assets

Interest accrued on fixed deposits with banks 8,144 1,67,483
Interest accrued and due from related parties [refer note 30] 32,65,60,840 32,88,98,539
Interest accrued and due from other parties 1,87,12,422 1,32,26,106

34,52,81,406 34,22,92,128



Satra Properties (India) Limited
Notes to the financial statements (Continued)

for the year ended 31 March 2017

(Currency: Indian Rupees)

	2017	2016
18 Revenue from operations		
Revenue from sale of properties	65,48,59,935	1,44,77,412
Revenue from work contracts	35,24,78,324	84,79,38,435
	<u>1,00,73,38,259</u>	<u>86,24,15,847</u>
Other operating revenues		
Compensation received	-	5,00,00,000
	<u>1,00,73,38,259</u>	<u>91,24,15,847</u>
19 Other income		
Interest income on		
- fixed deposits with banks	8,29,729	12,17,349
- loans given to related parties [refer note 30]	4,64,80,557	4,98,40,690
- loans given to other party	60,95,902	33,14,733
- Other interest	-	10,36,046
Dividend from others	-	6,240
Other non-operating income		
- liabilities written back to the extent no longer required	3,09,57,868	4,13,54,235
- Bad debts recovered	13,04,648	-
- profit on sale of fixed assets	-	6,993
- foreign exchange gain	-	8,08,249
- other income	-	2,57,672
	<u>8,56,68,704</u>	<u>9,78,42,207</u>
20 Cost of construction		
Opening inventory		
Material at site	2,24,21,949	2,13,05,365
Construction work-in-progress	1,63,11,49,095	1,39,47,96,109
	(A) <u>1,65,35,71,044</u>	<u>1,41,61,01,474</u>
Incurred during the year		
Development rights / land cost	-	1,89,733
Professional and legal fees	88,67,623	38,84,365
Civil, electrical and contracting	21,96,99,393	84,00,89,338
Depreciation and amortisation [refer note 9]	16,83,446	13,21,371
Administrative and other expenses	2,73,08,711	4,22,65,205
Borrowing costs [refer note 22]	8,86,97,673	10,14,00,848
Compensation paid	4,29,87,000	6,97,03,430
Statutory Dues	12,65,862	-
	(B) <u>39,05,09,708</u>	<u>1,05,88,54,290</u>
Closing inventory		
Material at site	1,37,60,496	2,24,21,949
Construction work-in-progress	1,26,04,48,554	1,63,11,49,095
	(C) <u>1,27,42,09,050</u>	<u>1,65,35,71,044</u>
	(A) + (B) - (C) <u>76,98,71,702</u>	<u>82,13,84,720</u>
21 Employee benefits		
Salaries, wages and bonus	1,02,34,847	1,15,27,113
Contribution to provident and other funds	24,59,186	15,73,969
Staff welfare expenses	2,33,025	2,45,821
Gratuity (refer note 29)	70,745	17,03,089
	<u>1,29,97,803</u>	<u>1,50,49,992</u>



Satra Properties (India) Limited
Notes to the financial statements (Continued)

for the year ended 31 March 2017

(Currency: Indian Rupees)

2017 2016

22 Finance costs

Interest on short-term borrowings

Debentures	7,70,60,800	4,04,03,091
From banks	38,88,050	22,72,347
Others	23,17,73,791	15,52,56,369

Interest on delayed payment of trade payables	46,97,746	45,26,513
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Interest on delayed payment of statutory dues	47,21,970	51,30,305
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Other borrowing costs

Processing charges	77,60,000	95,04,680
Stamp duty	10,30,000	14,00,000
Other Charges	35,63,788	11,07,346
	<u>33,44,96,145</u>	<u>21,96,00,651</u>

Less: borrowing costs transferred to construction work-in-progress /investment under construction property (refer note 20)	8,86,97,673	10,14,00,848
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	<u>24,57,98,472</u>	<u>11,81,99,803</u>
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23 Other expenses

Profession and legal fees	81,47,271	59,52,003
Advertisement and sales promotion expenses	35,35,835	84,43,313
Power and fuel	18,77,398	22,47,118
Rent	1,20,82,665	1,16,28,175
Telephone expenses	3,08,541	3,43,480
Foreign exchange loss	1,33,053	-
Repairs and maintenance		
- others	8,01,430	7,03,474
Insurance	44,173	43,204
Rates and taxes	5,52,655	9,53,334
Payment to auditors (including service tax)		
As auditors		
- Statutory audit	4,63,000	4,58,000
- Tax audit	2,30,000	2,29,000
- Limited review of quarterly results	6,90,000	6,85,000
In other capacity		
- Taxation matters	-	3,280
Directors' sitting fees	3,62,576	2,60,409
Donation for CSR Activities	10,00,000	13,50,000
Printing and stationery	6,90,049	8,59,284
Miscellaneous expenses	15,08,562	16,95,976

	<u>3,24,27,208</u>	<u>3,58,55,050</u>
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Satra Properties (India) Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2017

(Currency: Indian Rupees)

24. Disclosure pursuant to Accounting Standard (AS) 7 (Revised) "Construction Contracts"

Particulars	2017	2016
Contract revenue recognised for the year	352,478,324	847,938,435
Aggregate amount of contract costs incurred (net of inventory adjustments) for contracts existing as at the year end	184,683,553	655,819,464
Aggregate contract profits/losses recognized for contracts existing as at the year end	167,794,771	192,118,971
Contract advances	-	72,405,408
Retention money	52,287,172	4,847,400
Gross Amount due from Customers for contract work	104,171,106	141,615,946
Gross Amount due to customers for contract work	-	72,405,408

25. Earnings per share

Particulars	2017	2016
Basic earnings per share		
Net profit after tax attributable to equity shareholders (A)	18,125,815	44,168,950
Number of equity shares at the beginning of the year	178,358,000	178,358,000
Number of equity shares outstanding at the end of the year (B)	178,358,000	178,358,000
Weighted average number of equity shares outstanding during the year (based on date of issue of shares) (C)	178,358,000	178,358,000
Basic earnings (in rupees) per share of par value Rs 2 (A)/(C)	0.10	0.25
Dilutive earnings per share		
Net profit after tax attributable to equity shareholders (Existing and potential) (A)	18,125,815	44,168,950
Weighted average number of equity shares outstanding during the year (based on date of issue of shares) (B)	178,358,000	178,358,000
Weighted average number of potential equity shares outstanding during the year (C)	-	-
Weighted average number of equity shares for calculation of dilutive earnings per share (D) = (B+C)	178,358,000	178,358,000
Dilutive earnings (in rupees) per share of par value Rs 2 (A)/(D)	0.10	0.25

26. Contingencies

Particulars	2017	2016
Income tax liabilities under dispute	57,041,857	123,251,696
Corporate guarantee given on behalf of Satra Buildcon Private Limited to IDBI Bank for sanction of loan amounting of Rs 130 crores	819,081,683	800,000,000



Satra Properties (India) Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2017

(Currency: Indian Rupees)

27. Segment reporting

The Company is operating in the real estate and construction industry and has only domestic sales. Therefore, the Company has only one reportable business segment, which is real estate development and trading in properties and transferable development rights and construction contracts and only one reportable geographical segment. Accordingly, these financial statements are reflective of the information required by the Accounting Standard 17 on 'Segment reporting'.

28. CIF values of imported goods

Particulars	2017	2016
Construction materials	7,165,565	51,478,126
Total	7,165,565	51,478,126

29. Disclosure pursuant to Accounting Standard - 15 (Revised) 'Employee Benefits'

i) Defined Benefit Plans

The Company has a defined benefit gratuity plan. Every employee who has completed five years or more of service gets a gratuity on death or resignation or retirement at 15 days salary (last drawn salary) for each completed year of service.

	2017	2016
I Change in the defined benefits obligation		
Liability at the beginning of the year	3,611,049	2,008,310
Interest cost	288,884	152,735
Current service cost	671,684	730,177
Benefits paid	-	(100,350)
Actuarial (gain) / loss on obligations	(889,823)	820,177
Liability at the end of the year	3,681,794	3,611,049
II Amount recognised in the balance sheet		
Liability at the end of the year	3,681,794	3,611,049
Fair value of plan assets at the end of the year	-	-
Difference	(3,681,794)	(3,611,049)
Amount recognised in the balance sheet	(3,681,794)	(3,611,049)



Satra Properties (India) Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2017

(Currency: Indian Rupees)

29. Disclosure pursuant to Accounting Standard - 15 (Revised) 'Employee Benefits' (Continued)

i) Defined Benefit Plans (Continued)

	2017	2016			
III Expenses recognised in the statement of profit and loss					
Current service cost	671,684	730,177			
Interest cost	288,884	152,735			
Expected return on plan assets	-	-			
Net actuarial (gain) / loss to be recognized	(889,823)	820,177			
Expense recognised in the statement of profit and loss	70,745	1,703,089			
IV Balance sheet reconciliation					
Opening net liability	3,611,049	2,008,310			
Expense as above	70,745	1,703,089			
Benefits paid	-	(100,350)			
Amount recognised in the balance sheet	3,681,794	3,611,049			
V Actuarial assumptions					
Discount rate	7.40%	8.00%			
Salary escalation	6.00%	6.00%			
VI Reconciliation of present value obligation and the fair value of plan assets	2017	2016	2015	2014	2013
Present value of defined benefits obligation	3,681,794	3,611,049	2,008,310	1,080,499	1,382,443
Fair value of the plan assets	-	-	-	-	-
Deficit in the plan	3,681,794	3,611,049	2,008,310	1,080,499	1,382,443
VII Experience adjustments on:					
Plan liabilities (gain)/loss	(889,823)	(820,177)	(456,468)	(615,073)	29,793
Plan assets	-	-	-	-	-
VIII Schedule VI details	2017	2016			
Current liability	371,165	332,969			
Non-current liability	3,310,629	3,278,080			

Estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

The Company's liability on account of gratuity is not funded and hence the disclosures relating to the planned assets are not applicable.

ii) Defined contribution plan

Contribution to provident and other funds aggregating to Rs. 2,459,186 [2016: Rs.1,573,969] is recognised as an expense and included in "Employee benefits expense".

iii) Compensated absences

Compensated absences for employee benefits of Rs. 583,536 [2016: Rs 638,147] has been recognized as a expense during the year.



Satra Properties (India) Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2017

(Currency: Indian Rupees)

30. Related party disclosures

A Parties where control exists:

- Praful N. Satra –Chairman and Managing Director (also key managerial personnel)
- Rushabh P. Satra – (Director w.e.f 24.10.2016, Whole Time Director and Chief Financial Officer w.e f 27.10.2016)

II. Subsidiaries

- Satra Property Developers Private Limited
- Satra Buildcon Private Limited
- Satra Estate Development Private Limited
- Satra Infrastructure and Land Developers Private Limited
- Satra Lifestyles Private Limited
- Satra International Realtors Limited, UAE

III. Step down subsidiaries

- Satra Realty and Builders Limited
- RRB Realtors Private Limited

B Other related parties:

I. Associates

- C. Bhansali Developers Private Limited

II. Entities over which key managerial personnel or their relatives exercises significant influence (*Where transactions have taken place during the year*)

- Prime Developers

III. Relative of Key Managerial Personnel

(*Where transactions have taken place during the year*)

- Vrutika P. Satra



Satra Properties (India) Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2017

(Currency: Indian Rupees)

30. Related party disclosures (Continued)

Disclosure of transaction between the company and related parties and the status of outstanding balances

Sr. No.	Nature of transaction	Subsidiary/ Stepdown subsidiary company		Associates		Entities over which key managerial personnel or their relatives exercises significant influence		Key managerial personnel and their relatives		Total	
		2017	2016	2017	2016	2017	2016	2017	2016	2017	2016
1	Loan taken	-	-	-	-	-	-	-	10,000,000	-	10,000,000
2	Loans given	347,037,601	449,932,470	-	-	-	-	-	-	347,037,601	449,932,470
3	Interest income	46,480,557	49,840,690	-	-	-	-	-	-	46,480,557	49,840,690
4	Interest expenses	-	-	-	-	-	-	-	497,377	-	497,377
5	Receiving of services	-	-	-	-	-	-	13,334,930	13,855,017	13,334,930	13,855,017
6	Services provided (excluding taxes)	250,734,968	814,630,847	-	-	-	-	-	-	250,734,968	814,630,847
7	Advances given	-	-	-	-	129,400,000	-	-	-	129,400,000	-
	Outstanding balances receivable										
1	Loans alongwith the net interest	645,834,027	877,213,923	122,189,131	122,189,131	-	-	-	-	768,023,158	999,403,054
2	Deposits	-	-	-	-	-	-	2,150,000	2,150,000	2,150,000	2,150,000
3	Advances given	-	-	4,000,000	4,000,000	129,400,000	-	-	-	133,400,000	4,000,000
4	Sundry debtors	59,190,289	73,602,850	-	-	-	-	-	-	59,190,289	73,602,850
	Outstanding balances payables										
1	Loans alongwith the net interest	-	-	-	-	-	-	-	447,638	-	447,638
2	Deposit	254,550,000	430,200,000	-	-	-	-	-	-	254,550,000	430,200,000
3	Sundry creditors	-	-	-	-	-	-	-	570,600	-	570,600
4	Advance received	-	72,405,408	-	-	-	-	-	-	-	72,405,408



Satra Properties (India) Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2017

(Currency: Indian Rupees)

30. Related party disclosures (Continued)

Details of material related party transactions which are more than 10% of the total transactions of the same type with a related party during the year ended 31 March 2017:

Sr. No.	Nature of transaction	Total	
		2017	2016
1	Loan taken		
	Praful N. Satra	-	10,000,000
2	Loans given		
	Satra Property Developers Private Limited	319,387,601	434,750,028
3	Interest income		
	Satra Property Developers Private Limited	43,515,177	49,078,005
4	Interest expenses		
	Praful N. Satra	-	497,377
5	Receiving of services		
	Praful N. Satra	13,334,930	13,221,017
6	Services provided (excluding taxes)		
	Satra Buildcon Private Limited	230,859,726	741,860,573
7	Advances given		
	Prime Developers	1,29,400,000	-
	<i>Outstanding balances receivable</i>		
1	Loans along with the net interest		
	Satra Property Developers Private Limited	135,916,832	373,715,570
	Satra International Realtors Limited	487,511,652	487,511,652
	C.Bhansali Developers Private Limited	122,189,131	122,189,131
2	Deposits		
	Praful N. Satra	2,150,000	2,150,000
3	Advances given		
	C.Bhansali Developers Private Limited	4,000,000	4,000,000
	Prime Developers	1,29,400,000	-
4	Sundry debtors		
	Satra Realty and Builders Limited	51,519,191	73,602,850
	<i>Outstanding balances payables</i>		
1	Loans along with the net interest		
	Praful N. Satra	-	447,638
2	Deposit		
	Satra Buildcon Private Limited	225,550,000	401,200,000
3	Sundry creditors		
	Rushabh P. Satra	-	570,600
4	Advance received		
	Satra Buildcon Private Limited		72,405,408



Satra Properties (India) Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2017

(Currency: Indian Rupees)

31. Micro, Small and Medium Enterprises Development Act, 2006

Under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED) which came into force from 2 October, 2006, certain disclosures are required to be made relating to Micro, Small and Medium Enterprises. The Company has not received any information from the "suppliers" regarding their status under the Micro Small and Medium Enterprises Development Act, 2006.

	2017	2016
Principal amount remaining unpaid to any supplier as at the period end	-	-
Interest due thereon	-	-
Amount of interest paid by the Company in terms of section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting period.	-	-
Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under the MSMED	-	-
Amount of interest accrued and remaining unpaid at the end of the accounting period	-	-

32. Other matters

- i) In format in with regard to other matters specified in Schedule III of the Act, is either nil or not applicable to the Company for the year.
- ii) In the opinion of the directors, current assets, loans and advances have the value at which they are stated in the Balance Sheet, if realised in the ordinary course of business. Sundry Debtors, Creditors and advances are subject to confirmation.
- iii) In the opinion of the directors, provision has been made for all known liabilities and the same is not in excess of the amounts considered reasonably necessary.

33. Disclosure as required by schedule V(A)(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

i. Particulars in respect of loans and advances to subsidiary companies:							
	Name of the company			Balance as at		Maximum outstanding during the year	
				2017	2016	2017	2016
1	Satra International Limited*	Realtors	487,511,652	487,511,652	487,511,652	487,511,652	487,511,652
2	Satra Property Developers Limited	Private	135,916,832	373,715,570	537,547,914	505,725,368	505,725,368
3	Satra Estate Development Pvt. Ltd.		10,096,031	6,718,280	10,096,031	6,718,280	6,718,280



Satra Properties (India) Limited

Notes to the financial statements (Continued)

for the year ended 31 March 2017

(Currency: Indian Rupees)

33. Disclosure as required by schedule V(A)(2) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Continued)

ii. Particulars of loans and advances to associates:							
	Name of the Company	Balance as at		Maximum outstanding during the year			
		2017	2016	2017	2016		
1	C. Bhansali Developers Private Limited*	126,189,131	126,189,131	126,189,131	126,189,131		

All the above loans and advances are given for business purpose.

* Non-interest bearing loans.

34. Details of loans given, Investments made and guarantee given covered u/s 186 (4) of the Companies Act, 2013 are given under respective heads. [Refer note 26 and note 33].

35. Disclosure for the details of Specified Bank Notes (SBN) held and transacted during the period from November 08, 2016 to December 30, 2016 as per Ministry of Corporate Affairs notification Dated March 30, 2017 as provided in the Table below:-

(Amount in Rs.)

Particulars	SBN's	Other denomination notes	Total
Closing cash in hand as on 08.11.2016	2,300,000	251,207	2,551,207
(+) Permitted receipts	-	-	-
(-) Permitted payments	-	171,076	171,076
(-) Amount deposited in Banks	2,300,000	-	2,300,000
(+) Amount Withdrawn from Banks	-	450,000	450,000
Closing cash in hand as on 30.12.2016	-	530,131	530,131



Satra Properties (India) Limited

Notes to the financial statements (*Continued*)

for the year ended 31 March 2017

(Currency: Indian Rupees)

36. Prior year comparatives

Previous year's figures have been regrouped / reclassified wherever necessary, to conform to current year's classification.

As per our report of even date attached.

For **GMJ & Co**

Chartered Accountants

Firm Registration No: 103429W



Haridas Bhat

Partner

Membership No: 039070

For and on behalf of the Board of Directors

Satra Properties (India) Limited

Rushabh P. Satra

Chief Financial Officer

and Whole Time

Director

DIN: 06608627

Praful N. Satra

Chairman and

Managing

Director

DIN: 00053900



Manan Y. Udani

Company Secretary

Mumbai, 30 May 2017

Mumbai, 30 May 2017