

SATRA PROPERTIES (INDIA) LIMITED

**STANDALONE AUDITED FINANCIALS
STATEMENT**

FINANCIAL YEAR 2017-18

INDEPENDENT AUDITORS' REPORT**To****The Members of
Satra Properties (India) Limited****Report on Indian Accounting Standards ("Ind AS") Financial Statements**

We have audited the accompanying standalone Ind AS financial statements of **Satra Properties (India) Limited** ("the Company"), which comprise the standalone Balance Sheet as at 31 March, 2018, the standalone Statement of Profit and Loss (including other comprehensive income), standalone Statement of Cash Flows and the standalone Statement of Changes in Equity for the year then ended and a summary of significant accounting policies and other explanatory information (hereinafter referred to as 'Ind AS standalone Financial Statements').

Management's Responsibility for the IndAS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act ("the Act") with respect to the preparation of these standalone Ind AS Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India.

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 controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these standalone Ind AS 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 provisions of the Act and the Rules made there under and the Order issued under section 143(11) of the Act.

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 Ind AS Financial Statements are free from material misstatement.



An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Ind AS Financial Statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the Ind AS 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 Ind AS 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 the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the Ind AS Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS Financial Statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS 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, of the financial position of the Company as at 31st March, 2018, and its financial performance including other comprehensive income, the changes in equity and its 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 in terms of Section 143(11) of the Act, we give in "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order;
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 standalone Balance Sheet, standalone Statement of Profit and Loss (including other comprehensive income), the standalone Cash Flow Statement and standalone statement of changes in Equity dealt with by this Report are in agreement with the books of account;
 - (d) In our opinion, the aforesaid Ind AS Financial Statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act, read with the relevant rules issued thereunder;
 - (e) On the basis of the written representations received from the directors as on 31 March, 2018 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March, 2018, from being appointed as a director in terms of Section 164(2) of the Act;
 - (f) With respect to adequacy of internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B";



- (g) With respect to the matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rule, 2014 as amended, in our opinion and to the best of our information and according to the explanations given to us:
- i. The Company has disclosed the impact of pending litigations on its financial position in its standalone Ind AS Financial Statements. Refer Note No. 30 to the Ind AS Financial Statements;
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31 March , 2018;
 - iii. There has been no delay in transferring amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended March 31st 2018.
 - iv. The disclosures in the standalone Ind AS Financials statement regarding holding as well as dealings in specified Bank notes during the period 8 November 2016 to 30 December 2016 have not been made since they do not pertain to the financial year ended 31 March 2018.

For GMJ & Co.

Chartered Accountants

Firm Registration Number: 103429W

Haridas Bhat

Partner

M. No. 039070



Place: Mumbai

Date : 30 May,2018

“ANNEXURE A”

The Annexure referred to in paragraph 1 of the Independent Auditors’ under “Report on Other Legal and Regulatory Requirements” section of our report of even date to the members of Satra Properties (India) Limited on the Ind AS financial statements as of and for the year ended 31 March, 2018

- (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;
 - 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 and interest 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.
- (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, 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. 3,21,64,441/- on account of Dividend distribution tax, Rs. 1,31,27,038/- on account of Income-tax (Including TDS), Rs. 3,82,72,335/- on account of Value added tax, Rs. 2,59,90,213/- on account of service tax (including cess)*, no undisputed amounts payable in respect of Profession tax, Customs duty, Provident fund, and other material statutory dues were in arrears as at 31 March 2018 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 31 March, 2018:

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	Asst. Yr. 2014-15	Commissioner of Income Tax (Appeals) Income Tax Appellate Tribunal
		1,34,91,700	Asst. Yr. 2012-13	
		60,38,750	Asst. Yr. 2011-12	
Income Tax Act, 1961	TDS	48,70,259	Asst. Yr. 2009-10 to Asst. Yr. 2014-15	Assessing Officer/As per Traces

- (viii) In According to the information and explanations given to us, *except for Rs. 5,39,69,591/- payable to a financial institution*, the company has not defaulted in repayment of dues to banks, financial institution and debenture holders. 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 two years which is now due for redemption from 2nd April, 2019 onwards.

- (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) According to the information and explanations given to us, the Company is not a Nidhi Company. Therefore, the provisions of clause 3(xii) of the Order are not applicable to the Company;
- (xiii) According to information and explanations given us and based on our examination of the records of the Company, all transactions with the related parties are in compliance with sections 177 and 188 of Companies Act wherever applicable and the details have been disclosed in the IndAS Financial Statements etc., 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) According to information and explanations given to us and based on our examination of records of the Company, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly 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. Accordingly paragraph 3 (xvi) of the Order is not applicable;

For GMJ & Co.

Chartered Accountants

Firm Registration Number: 103429W

H. Bhat

Haridas Bhat

Partner

M. No. 039070



Place: Mumbai

Date : 30 May, 2018

“ANNEXURE B”**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Act**

We have audited the internal financial controls over financial reporting of **Satra Properties (India) Limited** (“the Company”) as of 31 March, 2018 in conjunction with our audit of the Ind AS 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 auditors’ judgment, including the assessment of the risks of material misstatement of the IndAS 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 Ind AS 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 Ind AS 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 unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the Ind AS 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, to the best of our information and according to the explanations given to us, 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 31st March, 2018, 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
M. No. 039070



Place: Mumbai
Date : 30 May,2018

SATRA PROPERTIES (INDIA) LIMITED
STANDALONE BALANCE SHEET AS AT MARCH 31, 2018

(Amount in INR Lakhs)

Particulars	Notes	March 31, 2018	March 31, 2017	April 1, 2016
ASSETS				
Non-Current Assets				
(a) Property, plant and equipment	4	117.42	66.06	83.49
(b) Capital work-in-progress	4	-	30.51	13.43
(c) Financial assets				
(i) Investments	5	11,396.20	6,439.18	6,357.28
(d) Deferred tax asset (Net)	11	-	941.94	1,121.39
(e) Other non-current assets	10	392.36	361.96	312.72
		11,905.98	7,839.65	7,888.31
Current assets				
(a) Inventories	6	17,893.60	12,742.09	16,533.00
(b) Financial assets				
(i) Trade receivables	7	4,344.14	11,053.70	8,112.89
(ii) Cash and cash equivalents	8	646.51	65.43	63.52
(iii) Bank balances other than (ii) above	9	15.19	13.50	204.73
(iv) Loans	5	2,719.90	5,082.26	6,560.77
(v) Other financial assets	5	3,489.26	7,109.84	5,445.54
(c) Other current assets	10	377.99	419.12	771.52
		29,486.59	36,485.94	37,691.97
TOTAL		41,392.57	44,325.59	45,580.28
EQUITY AND LIABILITIES				
Equity				
(a) Equity share capital	12	3,567.16	3,567.16	3,567.16
(b) Other equity	13	899.04	5,979.49	5,539.77
		4,466.20	9,546.65	9,106.93
Liabilities				
Non Current Liabilities				
Provisions	19	27.11	33.11	32.78
		27.11	33.11	32.78
Current Liabilities				
(a) Financial liabilities				
(i) Borrowings	15	20,739.98	17,504.83	17,249.01
(ii) Trade payables	17			
Micro, Small and Medium Enterprises				
Others		3,601.85	4,106.48	4,637.15
(iii) Other financial liabilities	16	8,938.00	10,256.47	10,844.33
(b) Other current liabilities	18	3,472.10	2,734.34	3,531.48
(c) Provisions	19	103.48	103.71	103.33
(d) Current tax liabilities (Net)	20	43.84	40.00	75.27
		36,899.26	34,745.83	36,440.57
TOTAL		41,392.57	44,325.59	45,580.28

Significant accounting policies and notes forming part of the financial statements 1 to 42

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 2018



Manan Y. Udani
Manan Y. Udani
Company Secretary

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

Praful N. Satra
Praful N. Satra
Chairman and Managing Director
(DIN : 00053900)

Kamlesh B. Limbachiya
Kamlesh B. Limbachiya
Director
(DIN : 07256660)

Mumbai, 30 May 2018



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2018

(Amount in INR Lakhs)

Particulars	Notes	2017-18	2016-17
REVENUE			
Revenue from operations (net)	21	(5,693.54)	10,073.38
Other income	22	730.69	1,261.97
Total revenue (I)		(4,962.85)	11,335.35
EXPENSES			
Cost of construction	23	(4,296.91)	7,698.72
Employee benefits expense	24	155.13	138.88
Finance costs	25	2,754.20	2,447.32
Depreciation expense	26	12.35	7.43
Other expenses	27	332.36	92.14
Total expenses (II)		(1,042.87)	10,384.49
Profit/(loss) before tax (I-II)		(3,919.98)	950.86
Tax expense:			
Current tax		-	96.00
Adjustment of tax relating to earlier periods		21.05	29.94
Deferred tax		941.94	176.70
Profit/(loss) for the year		(4,882.97)	648.22

OTHER COMPREHENSIVE INCOME			
A. Other comprehensive income not to be reclassified to profit and loss in subsequent periods:			
Remeasurement of gains (losses) on defined benefit plans		17.19	8.90
Income tax effect		-	(2.75)
B. Other comprehensive income to be reclassified to profit and loss in subsequent periods:			
		-	-
Other comprehensive income for the year, net of tax		17.19	6.15
TOTAL COMPREHENSIVE INCOME FOR THE YEAR, NET OF TAX		(4,865.78)	654.37

Earnings per share for profit attributable to equity shareholders	28		
Basic and diluted EPS		(2.74)	0.36

Significant accounting policies and notes forming part of the financial statements 1 to 42

As per our report of even date attached

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

Haridas Bhat
Partner
Membership No. 039070



Manan Y. Udani
Manan Y. Udani
Company Secretary

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

Praful N. Satra
Praful N. Satra
Chairman and Managing Director
(DIN : 00053900)

Kamlesh B. Limbachiya
Kamlesh B. Limbachiya
Director
(DIN : 07256660)



Mumbai, 30 May 2018

Mumbai, 30 May 2018

SATRA PROPERTIES (INDIA) LIMITED
STANDALONE STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MARCH 31, 2018

(Amount in INR Lakhs)

Particulars	2017-18	2016-17
CASH FLOWS FROM OPERATING ACTIVITIES:		
Profit/(Loss) before income tax	(3,919.98)	950.86
Adjustments for:		
Depreciation and amortisation expense	25.06	24.26
Financial guarantee	(81.90)	(81.90)
Interest income classified as investing cash flows	(623.81)	(857.44)
Finance costs	2,751.10	3,116.57
Allowance for loss on trade receivables and other advances	365.35	234.37
Change in operating assets and liabilities:		
(Increase)/Decrease in trade receivables	6,450.15	(3,189.12)
(Increase)/Decrease in inventories	(5,151.51)	3,790.91
Increase/(decrease) in trade payables	(504.62)	(530.67)
(Increase) in other financial assets	(1,384.68)	(981.46)
(Increase)/decrease in other assets	41.13	352.40
Increase/(decrease) in provisions	10.96	9.61
(Increase)/decrease in other bank balances	(1.69)	191.23
Increase/(decrease) in other financial liabilities	(1,557.54)	(1,571.87)
Increase/(decrease) in other liabilities	737.76	(797.14)
Cash generated from operations	(2,844.22)	660.61
Less: Income taxes paid	(47.61)	(210.46)
Net cash inflow from operating activities	(2,891.83)	450.16
CASH FLOWS FROM INVESTING ACTIVITIES:		
Payments for property, plant and equipment	(45.90)	(23.91)
Loans to employees and related parties	(2,010.69)	(5,735.58)
Repayment of loans by related parties	1,956.27	7,273.11
Interest received	3,064.79	129.53
Net cash outflow from investing activities	2,964.46	1,643.15
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from borrowings	7,480.46	11,300.64
Repayment of borrowings	(4,281.66)	(11,034.15)
Interest paid	(2,475.68)	(2,143.22)
Dividends paid	(214.67)	(214.67)
Net cash inflow (outflow) from financing activities	508.45	(2,091.40)
Net increase (decrease) in cash and cash equivalents	581.08	1.91
Cash and cash equivalents at the beginning of the financial year	65.43	63.52
Cash and cash equivalents at end of the year	646.51	65.43
Reconciliation of cash and cash equivalents as per the cash flow statement:		
Cash and cash equivalents as per above comprise of the following:		
Balances with banks on current accounts	635.92	52.46
Cash on hand	10.59	12.97
Balances per statement of cash flows	646.51	65.43

Note:

The above cash flow statement has been prepared under the 'Indirect Method' as set out in the Ind AS 7 on 'Statement of Cash Flows'.

Significant accounting policies and notes forming part of the financial statements 1 to 42

As per our report of even date attached

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

Haridas Bhat
Haridas Bhat
Partner
Membership No. 039070



Manan Y. Udani
Manan Y. Udani
Company Secretary

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

Praful N. Satra
Praful N. Satra
Chairman and Managing Director
(DIN : 00053900)

Kamlesh B. Limbachiya
Kamlesh B. Limbachiya
Director
(DIN : 07256660)

Mumbai, 30 May 2018



Mumbai, 30 May 2018

SATRA PROPERTIES (INDIA) LIMITED

STANDALONE STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED MARCH 31, 2018

A Equity Share Capital

(Amount in INR Lakhs)

Particulars	Balance at the Beginning of the year	Changes in Equity share capital during the year	Balance at the end of the year
March 31, 2017			
Numbers	17,83,58,000	-	17,83,58,000
Amount	3,567.16	-	3,567.16
March 31, 2018			
Numbers	17,83,58,000	-	17,83,58,000
Amount	3,567.16	-	3,567.16

B Other Equity

(Amount in INR Lakhs)

Particulars	Reserves and Surplus						Total
	Capital Reserve	Securities Premium Reserve	General Reserve	Debenture Redemption Reserve	Capital Redemption reserve	Retained Earnings	
As at April 1, 2016	217.96	1,624.00	1,256.67	1,375.00	740.00	326.14	5,539.77
Profit for the year	-	-	-	-	-	648.22	648.22
Other comprehensive income	-	-	-	-	-	6.16	6.16
Total comprehensive income for the year	-	-	-	-	-	654.38	654.38
Dividend paid and tax thereon	-	-	-	-	-	(214.67)	(214.67)
Transfer to debenture redemption reserve	-	-	292.50	(292.50)	-	-	-
As at March 31, 2017	217.96	1,624.00	1,549.17	1,082.50	740.00	765.85	5,979.48
Profit for the year	-	-	-	-	-	(4,882.97)	(4,882.97)
Other comprehensive income	-	-	-	-	-	17.19	17.19
Total comprehensive income for the year	-	-	-	-	-	(4,865.78)	(4,865.78)
Dividend paid and tax thereon	-	-	-	-	-	(214.67)	(214.67)
As at March 31, 2018	217.96	1,624.00	1,549.17	1,082.50	740.00	(4,314.60)	899.04

Significant accounting policies and notes forming part of the financial statements

1 to 42

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 2018



Manan Y. Udani
Manan Y. Udani
Company Secretary

For and on behalf of the Board of Directors
Satra Properties (India) Limited
Praful N. Satra
Praful N. Satra
Chairman and Managing Director
(DIN : 00053900)

Kamlesh B. Limbachiya
Kamlesh B. Limbachiya
Director
(DIN : 07256660)

Mumbai, 30 May 2018



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED
MARCH 31, 2018

1 Corporate information

These statements comprise financial statements of Satra Properties (India) Limited (CIN: L65910MH1983PLC030083) for the year ended March 31, 2018. The company is a public company domiciled in India and is incorporated on May 30, 1983 under the provisions of the Companies Act applicable in India. Its shares are listed on BSE in India. The registered office of the company is located at Dev Plaza, 2nd Floor, Opposite Andheri Fire Station, S.V. Road, Andheri (West), Mumbai - 400 058.

The Company is principally engaged in the business of real estate development and trading in properties, transferable development rights and construction contracts. The financial statements were approved by the board of directors and authorised for issue on May 30, 2018.

2 Significant accounting policies

2.1 Basis of preparation

The financial statements of the company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) (Amendment) Rules, 2016 and the relevant provisions of the Companies Act, 2013 ("the Act").

For all periods up to and including the year ended March 31, 2017, the Company prepared its financial statements in accordance with accounting standards notified under the section 133 of the Act, read together with Rule 7 of the Companies (Accounts) Rules, 2014 (Indian GAAP). These financial statements for the year ended March 31, 2018 are the first the Company has prepared in accordance with Ind AS (Refer Note 42)

The financial statements have been prepared on a historical cost basis, except for certain financial assets and liabilities measured at fair value (refer accounting policy regarding financial instruments) which have been measured at fair value or revalued amount.

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 policy hitherto in use.

2.2 Summary of significant accounting policies

(a) Property, plant and equipment

Property, plant and equipment are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. Freehold land are stated at cost. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

Each part of an item of property, plant and equipment with a cost that is significant in relation to the total cost of the item is depreciated separately. When significant parts of plant and equipment are required to be replaced at intervals, the Company depreciates them separately based on their specific useful lives. Likewise, when a major inspection is performed, its cost is recognized in the carrying amount of the plant and equipment as a replacement if the recognition criteria are satisfied. All other repair and maintenance costs are recognized in profit or loss as incurred.



Subsequent expenditure related to an item of property, plant and equipment is added to its book value only if it increases the future benefits from its previously assessed standard of performance. All other expenses on existing property, plant and equipment, including day-to-day repair and maintenance expenditure and cost of replacing parts, are charged to the statement of profit and loss for the period during which such expenses are incurred.

Borrowing costs directly attributable to acquisition of property, plant and equipment which take substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such assets are ready to be put to use.

Advances paid towards the acquisition of property, plant and equipment outstanding at each balance sheet date is classified as capital advances under other non-current assets.

An item of property, plant and equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the Property, plant and equipment is de-recognized.

Expenditure directly relating to construction activity is capitalized. Indirect expenditure incurred during construction period is capitalized to the extent to which the expenditure is indirectly related to construction or is incidental thereto. Other indirect expenditure (including borrowing costs) incurred during the construction period which is neither related to the construction activity nor is incidental thereto is charged to the statement of profit and loss.

Costs of assets not ready for use at the balance sheet date are disclosed under capital work- in- progress.

Depreciation methods, estimated useful lives and residual value

Depreciation is calculated on written down value basis using the useful lives as prescribed under Schedule II to the Act. 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.

The property, plant and equipment acquired under finance leases is depreciated over the asset's useful life or over the shorter of the asset's useful life and the lease term if there is no reasonable certainty that the company will obtain ownership at the end of the lease term. Leashold land is amortised on a straight line basis over the balance period of lease.

The residual values are not more than 5% of the original cost of the asset.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.



(b) Impairment of non financial assets

The Company assesses, at each reporting date, whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash-generating unit's (CGU) fair value less costs of disposal and its value in use. Recoverable amount is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or groups of assets. When the carrying amount of an asset or CGU exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. In determining fair value less costs of disposal, recent market transactions are taken into account. If no such transactions can be identified, an appropriate valuation model is used.

Impairment losses are recognized in the statement of profit and loss. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

(c) Leases

The determination of whether an arrangement is (or contains) a lease is based on the substance of the arrangement at the inception of the lease. The arrangement is, or contains, a lease if fulfilment of the arrangement is dependent on the use of a specific asset or assets and the arrangement conveys a right to use the asset or assets, even if that right is not explicitly specified in an arrangement.

(i) As a lessee

A lease is classified at the inception date as a finance lease or an operating lease. Leases of property, plant and equipment where the company, as lessee, has substantially all the risks and rewards of ownership are classified as finance leases.

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the company as lessee are classified as operating leases. Payments made under operating leases are charged to profit or loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.

(ii) As a lessor

Leases are classified as finance leases when substantially all of the risks and rewards of ownership transfer from the Company to the lessee. Amounts due from lessees under finance leases are recorded as receivables at the Company's net investment in the leases. Finance lease income is allocated to accounting periods so as to reflect a constant periodic rate of return on the net investment outstanding in respect of the lease.

Lease income from operating leases where the company is a lessor is recognised in income on a straight-line basis over the lease term unless the receipts are structured to increase in line with expected general inflation to compensate for the expected inflationary cost increases. The respective leased assets are included in the balance sheet based on their nature.

(d) Inventories

Direct expenditure relating to real estate activity is inventorised. Other expenditure (including borrowing costs) during construction period is inventorised to the extent the expenditure is directly attributable cost of bringing the asset to its working condition for its intended use. Other expenditure (including borrowing costs) incurred during the construction period which is not directly attributable for bringing the asset to its working condition for its intended use is charged to the statement of profit and loss. Direct and other expenditure is determined based on specific identification to the real estate activity.



Construction work-in-progress: Represents cost incurred in respect of unsold area (including land) of the real estate development projects or cost incurred on projects where the revenue is yet to be recognized. Work-in-progress is valued at lower of cost and net realizable value.

Finished goods - Stock of Residential Flats: Valued at lower of cost and net realizable value.

Raw materials, components and stores: Valued at lower of cost and net realizable value. Cost is determined based on FIFO basis.

Land stock: Valued at lower of cost and net realizable value.

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.

Land

Advances paid by the Company to the seller/intermediary toward outright purchase of land is recognized as land advance under other assets during the course of obtaining clear and marketable title, free from all encumbrances and transfer of legal title to the Company, whereupon it is transferred to land stock under inventories/ construction work in progress.

(e) Foreign currency translation

(i) Functional and presentation currency

Items included in the financial statements of the entity are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in Indian rupee (INR), which is entity's functional and presentation currency.

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at year end exchange rates are recognised in profit or loss.

Non-monetary items that are measure based on historical cost in a foreign currency are translated at the exchange rate at the date of transaction.

(f) 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. Revenue is measured at the fair value of the consideration received or receivable, taking into account contractually defined terms of payment and excluding taxes or duties collected on behalf of the government.

The Company collects taxes such as sales tax/value added tax, service tax, etc on behalf of the Government and, therefore, these are not economic benefits flowing to the Company. Hence, they are excluded from the aforesaid revenue/ income.

The following specific recognition criteria must also be met before revenue is recognized:

(i) Recognition of revenue from real estate development

Revenue from real estate projects is recognized upon transfer of all significant risks and rewards of ownership of such real estate/ property, as per the terms of the contracts entered into with buyers, which generally coincides with the firming of the sales contracts/ agreements.



Where the Company still has obligations to perform substantial acts even after the transfer of all significant risks and rewards, revenue in such cases is recognized by applying the percentage of completion method in accordance with the "Guidance Note on Accounting for Real Estate Transactions" (for entities to whom Ind AS is applicable) only if the following thresholds have been met:

- (a) all critical approvals necessary for the commencement of the project have been obtained;
- (b) the expenditure incurred on construction and development costs (excluding land cost) is not less than 25 % of the total estimated construction and development costs;
- (c) at least 25 % of the saleable project area is secured by contracts/ agreements with buyers; and
- (d) at least 10 % of the contracts/ agreements value are realised at the reporting date in respect of such contracts/ agreements.

When the outcome of a real estate project can be estimated reliably and the conditions above are satisfied, project revenue (including from sale of undivided share of land) and project costs associated with the real estate project should be recognised as revenue and expenses by reference to the stage of completion of the project activity at the reporting date arrived at with reference to the entire project costs incurred (including land costs).

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.

(ii) Interest income

Interest income, including income arising from other financial instruments measured at amortized cost, is recognized using the effective interest rate method.

(iii) Dividend income

Revenue is recognised when the company's right to receive the payment is established, which is generally when shareholders approve the dividend.

(g) Taxes

(i) Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date in the countries where the company operates and generates taxable income.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

(ii) Deferred tax

Deferred income tax is recognized using the balance sheet approach, deferred tax is recognized on temporary differences at the balance sheet date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

Deferred income tax assets are recognized for all deductible temporary differences, carry forward of unused tax credits and unused tax losses, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.



The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

(h) Financial Instruments

Financial assets and financial liabilities are recognised when a Company becomes a party to the contractual provisions of the instruments.

Initial recognition

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss and ancillary costs related to borrowings) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in Statement of Profit and Loss.

Classification and subsequent measurement: Financial assets

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income ("FVOCI") or fair value through profit or loss ("FVTPL") on the basis of following:

- the entity's business model for managing the financial assets and
- the contractual cash flow characteristics of the financial asset.

(i) Amortised cost

A financial asset shall be classified and measured at amortised cost if both of the following conditions are met:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

(ii) Fair Value through other comprehensive income

A financial asset shall be classified and measured at fair value through OCI if both of the following conditions are met:

- the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

(iii) Fair value through profit or loss

A financial asset shall be classified and measured at fair value through profit or loss unless it is measured at amortised cost or at fair value through OCI.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.



Classification and subsequent measurement: Financial liabilities

Financial liabilities are classified as either financial liabilities at FVTPL or 'other financial liabilities'.

(i) Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is held for trading or are designated upon initial recognition as FVTPL. Gains or Losses on liabilities held for trading are recognised in the Statement of Profit and Loss.

(ii) Other financial liabilities:

Other financial liabilities (including borrowings and trade and other payables) are subsequently measured at amortised cost using the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Impairment of financial assets

Financial assets, other than those at FVTPL, are assessed for indicators of impairment at the end of each reporting period. The Company recognises a loss allowance for expected credit losses on financial asset. In case of trade receivables, the Company follows the simplified approach permitted by Ind AS 109 – Financial Instruments for recognition of impairment loss allowance. The application of simplified approach does not require the Company to track changes in credit risk. The Company calculates the expected credit losses on trade receivables using a provision matrix on the basis of its historical credit loss experience.

Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

Derecognition of financial liabilities

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of profit or loss.

Equity investment in subsidiaries, joint ventures and associates

Investment in subsidiaries, joint ventures and associates are carried at cost. Impairment recognized, if any, is reduced from the carrying value.



Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

(i) Financial liabilities and equity instruments

Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity instruments

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued by a Company are recognised at the proceeds received.

(j) Employee benefits

(i) Short-term obligations

Liabilities for wages, salaries and bonus including non-monetary benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liabilities are presented as current employee benefit obligations in the balance sheet.

(ii) Other long-term employee benefit obligations

The liabilities for earned leave and sick leave are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service. They are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation.

The obligations are presented as current liabilities in the balance sheet if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

(iii) Post-employment obligations

The company operates the following post-employment schemes:

- (a) defined benefit plans such as gratuity,
- (b) defined contribution plans such as provident fund.

Gratuity obligations

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plans is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets. The defined benefit obligation is calculated annually by actuaries using the projected unit credit method.

The present value of the defined benefit obligation denominated in INR is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation.

The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in employee benefit expense in the statement of profit and loss.



Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the statement of changes in equity and in the balance sheet.

Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service cost.

Defined contribution plans

The company pays provident fund contributions to publicly administered provident funds as per local regulations. The company has no further payment obligations once the contributions have been paid. The contributions are accounted for as defined contribution plans and the contributions are recognised as employee benefit expense when they are due. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

(iv) Termination benefits

Termination benefits are payable when employment is terminated by the company before the normal retirement date, or when an employee accepts voluntary redundancy in exchange for these benefits.

(k) Provisions, contingent liabilities and contingent assets

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event and it is probable that an outflow of resources, that can be reliably estimated, will be required to settle such an obligation.

If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows to net present value using an appropriate pre-tax discount rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Unwinding of the discount is recognised in the Statement of Profit and Loss as a finance cost. Provisions are reviewed at each reporting date and are adjusted to reflect the current best estimate.

A present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is disclosed as a contingent liability. Contingent liabilities are also disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company.

Claims against the Company where the possibility of any outflow of resources in settlement is remote, are not disclosed as contingent liabilities.

Contingent assets are not recognised in financial statements since this may result in the recognition of income that may never be realised. However, when the realisation of income is virtually certain, then the related asset is not a contingent asset and is recognised.

(l) Borrowing costs

General and specific borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Qualifying assets are assets that necessarily take a substantial period of time to get ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation. Other borrowing costs are expensed in the period in which they are incurred.



(m) Segment reporting - Identification of segments

An operating segment is a component of the Company that engages in business activities from which it may earn revenues and incur expenses, whose operating results are regularly reviewed by the company's chief operating decision maker to make decisions for which discrete financial information is available. Based on the management approach as defined in Ind AS 108, the chief operating decision maker evaluates the Company's performance and allocates resources based on an analysis of various performance indicators by business segments and geographic segments.

(n) Cash dividend to equity holders of the company

The Company recognizes a liability to make cash distributions to equity holders of the Company when the distribution is authorized and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

(o) Earnings per share

Basic earnings per share

Basic earnings per share is calculated by dividing:

- the profit attributable to owners of the company
- by the weighted average number of equity shares outstanding during the financial year, adjusted for bonus elements in equity shares issued during the year

Diluted earnings per share

Diluted earnings per share adjusts the figures used in the determination of basic earnings per share to take into account:

- the after income tax effect of interest and other financing costs associated with dilutive potential equity
- the weighted average number of additional equity shares that would have been outstanding assuming the conversion of all dilutive potential equity shares.

(p) Current/non current classification

The Company presents assets and liabilities in the balance sheet based on current/ non-current classification. An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle
- Held primarily for the purpose of trading
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period

All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle
- It is held primarily for the purpose of trading
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period

The company classifies all other liabilities as non-current.

Deferred tax assets and liabilities are classified as non-current assets and liabilities.

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.



(q) Cash and cash equivalents

Cash and cash equivalents in the Balance Sheet comprise cash at bank and in hand and short-term deposits with banks having original maturity of three months or less which are subject to insignificant risk of changes in value.

(r) Cash flow statement

Cash Flows are reported using the indirect method, whereby profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the company are segregated.

(s) Rounding of amounts

All amounts disclosed in the financial statements and notes have been rounded off to the nearest Lakh as per the requirement of Schedule III, unless otherwise stated.

3 Use of estimates and critical accounting judgments

The preparation of these financial statements in conformity with the recognition and measurement principles of Ind AS requires the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities, disclosures relating to contingent liabilities as at the date of the financial statements and the reported amounts of income and expense for the periods presented.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected.

Key sources of estimation of uncertainty at the date of the financial statements, which may cause a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are in respect of recognition of revenue, valuation of unbilled receivables, estimation of net realisable value of inventories, impairment of non current assets, valuation of deferred tax assets, provisions and contingent liabilities.

(i) Revenue recognition and valuation of unbilled revenue

The Company uses the percentage-of-completion method for recognition of revenue, accounting for unbilled revenue and contract cost thereon for its real estate and contractual projects. The percentage of completion is measured by reference to the stage of the projects and contracts determined based on the proportion of contract costs incurred for work performed to date bear to the estimated total contract costs. Use of the percentage-of-completion method requires the Company to estimate the efforts or costs expended to date as a proportion of the total efforts or costs to be expended. Significant assumptions are required in determining the stage of completion, the extent of the contract cost incurred, the estimated total contract revenue and contract cost and the recoverability of the contracts. These estimates are based on events existing at the end of each reporting date.

(ii) Estimation of net realizable value for inventory

Inventory is stated at the lower of cost and net realizable value (NRV). NRV for completed inventory property is assessed by reference to market conditions and prices existing at the reporting date and is determined by the Company, based on comparable transactions identified by the Company for properties in the same geographical market serving the same real estate segment.

NRV in respect of inventory property under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and an estimate of the time value of money to the date of completion.



(iii) Impairment of non - financial assets

Impairment exists when the carrying value of an asset or cash generating unit exceeds its recoverable amount, which is the higher of its fair value less costs of disposal and its value in use. The fair value less costs of disposal calculation is based on available data from binding sales transactions, conducted at arm's length, for similar assets or observable market prices less incremental costs for disposing of the asset. The value in use calculation is based on a DCF model. The cash flows are derived from the budget for the next five years and do not include restructuring activities that the Company is not yet committed to or significant future investments that will enhance the asset's performance of the CGU being tested. The recoverable amount is sensitive to the discount rate used for the DCF model as well as the expected future cash-inflows and the growth rate used for extrapolation purposes. These estimates are most relevant to disclosure of fair value of investment property recorded by the Company.

(iv) Useful lives of property, plant and equipment

The Company reviews the useful life of property, plant and equipment at the end of each reporting period. This reassessment may result in change in depreciation expense in future periods.

(v) Valuation of deferred tax assets

The Company reviews the carrying amount of deferred tax assets at the end of each reporting period. The policy for the same has been explained under note above.

(vi) Defined benefit plans

The cost of the defined benefit gratuity plan and other post-employment medical benefits, if any and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

Particulars	(Amount in INR Lakhs)									
	Plant and equipments	Furniture and fixtures	Vehicles	Office equipments	Computer and printer	Capital work in progress	Total			
GROSS CARRYING VALUE										
As at April 1, 2016 (Deemed cost)	60.32	2.58	10.61	3.12	6.86	13.43	96.92			
Additions	0.36	0.38	-	1.61	4.48	17.08	23.91			
Disposals	-	-	-	-	-	-	-			
Other adjustments	-	-	-	-	-	-	-			
As at March 31, 2017	60.68	2.96	10.61	4.73	11.34	30.51	120.83			
Additions	-	49.91	24.82	0.87	0.82	14.43	90.85			
Disposals	-	-	-	-	-	-	-			
Other adjustments	-	-	-	-	-	(44.94)	(44.94)			
As at March 31, 2018	60.68	52.87	35.43	5.60	12.16	-	166.74			
ACCUMULATED DEPRECIATION/IMPAIRMENT										
As at April 1, 2016	-	-	-	-	-	-	-			
Depreciation for the year	13.44	0.90	2.11	1.69	6.12	-	24.26			
Deductions\Adjustments during the period	-	-	-	-	-	-	-			
As at March 31, 2017	13.44	0.90	2.11	1.69	6.12	-	24.26			
Depreciation for the year	10.51	2.66	7.29	1.46	3.14	-	25.06			
Deductions\Adjustments during the period	-	-	-	-	-	-	-			
As at March 31, 2018	23.95	3.56	9.40	3.15	9.26	-	49.32			
Net Carrying value as at March 31, 2018	36.73	49.31	26.03	2.45	2.90	-	117.42			
Net Carrying value as at March 31, 2017	47.24	2.06	8.50	3.04	5.22	30.51	96.57			
Net Carrying value as at April 1, 2016	60.32	2.58	10.61	3.12	6.86	13.43	96.92			

Note:

- Property, plant and equipment given as collateral security against borrowings by the company Refer to Note 36 for information on property, plant and equipment given as collateral security by the company
- Depreciation amounting to INR 12.71 Lakhs (March 31, 2017: 16.83 Lakhs) has been capitalised in the cost of construction work in progress.



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

5. FINANCIAL ASSETS			
Particulars	(Amount in INR Lakhs)		
	March 31, 2018	March 31, 2017	April 1, 2016
(A) INVESTMENTS			
Non Current			
(1) Investments carried at fair value through profit and loss			
Unquoted			
Investments in equity instruments			
624 equity shares of The Cosmos Co-operative Bank Limited of INR 100 each (March 31, 2017: 624 and March 31, 2016: 624)	0.62	0.62	0.62
	0.62	0.62	0.62
(2) Investments carried at cost			
Unquoted			
Investments in equity instruments of subsidiaries (par value of INR 10 each fully paid-up, unless otherwise stated)			
10,000 equity shares of Satra Buildcon Private Limited (March 31, 2017: 10,000 and March 31, 2016: 10,000)	244.80	162.90	81.00
40,000 equity shares of Satra Estate Development Private Limited (March 31, 2017: 40,000 and March 31, 2016: 40,000)	4.00	4.00	4.00
40,000 equity shares of Satra Infrastructure and Land Developers Private Limited (March 31, 2017: 40,000 and March 31, 2016: 40,000)	4.00	4.00	4.00
40,000 equity shares of Satra Lifestyles Private Limited (March 31, 2017: 40,000 and March 31, 2016: 40,000)	4.00	4.00	4.00
14,603,900 equity shares of Satra Property Developers Private Limited (March 31, 2017: 14,603,900 and March 31, 2016: 14,603,900)	5,856.16	5,856.16	5,856.16
2,870 equity shares of Satra International Realtors Limited, UAE of AED 10,000 each (March 31, 2017: 100 and March 31, 2016: 100)	4,992.23	117.12	117.12
Investments in equity instruments of associate (par value of INR 10 each fully paid-up, unless otherwise stated)			
2,000 Equity shares of C. Bhansali Developers Private Limited (March 31, 2017: 2,000 and March 31, 2016: 2,000)	290.38	290.38	290.38
	11,395.58	6,438.56	6,356.66
Total	11,396.20	6,439.18	6,357.28
Aggregate amount of quoted investments	-	-	-
Market value of quoted investments	-	-	-
Aggregate amount of unquoted investments	11,396.20	6,439.18	6,357.28
Aggregate amount of impairment in the value of investments	-	-	-
Investments carried at fair value through profit and loss	0.62	0.62	0.62
Investments carried at cost	11,395.58	6,438.56	6,356.66
(B) LOANS			
Current			
Unsecured, considered good unless otherwise stated			
Loans to Related Parties	2,437.95	4,191.57	6,462.98
Loans to Other Parties	281.95	890.69	97.79
Total	2,719.90	5,082.26	6,560.77



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

(C) OTHER FINANCIAL ASSETS			
Current			
Financial assets carried at amortised cost			
<i>Unsecured, considered good unless otherwise stated</i>			
Security Deposits*	21.50	20.12	17.97
Interest accrued on fixed deposits with banks	0.08	0.08	1.67
Interest accrued and due on loan			
Related parties	284.83	3,107.39	3,132.15
Other parties	166.65	146.22	98.68
Tender Deposit	-	19.50	24.75
Other Deposit	250.00	50.00	-
Other financial assets	2,766.20	3,766.53	2,170.32
Total	3,489.26	7,109.84	5,445.54

* includes deposits to related parties

6. INVENTORIES			
(Amount in INR Lakhs)			
Particulars	March 31, 2018	March 31, 2017	April 1, 2016
(Valued at lower of cost and net realisable value)			
Raw materials	104.61	137.60	224.22
Construction work-in-process	17,788.99	12,604.49	16,308.78
Total	17,893.60	12,742.09	16,533.00

7. TRADE RECEIVABLES			
(Amount in INR Lakhs)			
Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Current			
Receivables from customers	3,844.41	10,518.04	7,391.22
Receivables from related parties	499.73	535.66	721.67
	4,344.14	11,053.70	8,112.89
Breakup of Security details			
Unsecured, considered good	5,632.73	12,601.70	9,909.21
Doubtful	-	-	-
	5,632.73	12,601.70	9,909.21
Loss Allowance (allowance for bad and doubtful debts)			
Unsecured, considered good	1,288.59	1,548.00	1,796.32
Doubtful	-	-	-
	1,288.59	1,548.00	1,796.32
	4,344.14	11,053.70	8,112.89

Trade or other receivable due from directors or other officers of the company either severally or jointly with any other person amounted to NIL (Previous year NIL)

Trade or other receivable due from firms or companies respectively in which any director is a partner, a director or a member amounted to INR 499.73 Lakhs (Previous year INR 535.66 Lakhs)



SATRA PROPERTIES (INDIA) LIMITED**STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018****8. CASH AND CASH EQUIVALENTS**

(Amount in INR Lakhs)

Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Balances with banks on current accounts	635.92	52.46	39.97
Cash on hand	10.59	12.97	23.55
Total	646.51	65.43	63.52

9. OTHER BANK BALANCES

(Amount in INR Lakhs)

Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Earmarked balances with banks	10.31	8.70	6.77
Other deposits with banks	4.88	4.80	197.96
Total	15.19	13.50	204.73

10. OTHER ASSETS

(Amount in INR Lakhs)

Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Non Current			
Payment of taxes (Net of provisions)	392.36	361.96	312.72
Total	392.36	361.96	312.72
Current			
Advances other than capital advances			
- Security deposits	14.38	25.81	33.37
- Advances to creditors	126.05	95.83	482.52
- Advances against purchase of property	217.35	220.06	220.06
- Staff advance	7.10	7.03	1.60
Others			
- Prepaid expenses	4.75	13.80	16.01
- Advance rent	-	1.30	3.53
- Balances with statutory, Government authorities	8.36	55.29	14.43
Total	377.99	419.12	771.52



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

11. INCOME TAX

Deferred Tax		(Amount in INR Lakhs)		
Particulars	March 31, 2018	March 31, 2017	April 1, 2016	
Deferred tax relates to the following				
Temporary difference in carrying amount of property, plant and equipment	-	50.00		54.72
Temporary difference in carrying amount of instruments carried at amortised cost	-	338.69		441.22
Loss allowance on financial assets	-	541.87		614.29
Expenditure allowable on payment basis under Income Tax	-	11.38		11.16
Net Deferred Tax Assets / (Liabilities)	-	941.94		1,121.39

Movement in deferred tax liabilities/assets

Particulars	March 31, 2018	March 31, 2017
Opening balance as of April 1	941.94	1,121.39
Tax income/(expense) during the period recognised in profit or loss	(941.94)	(176.70)
Tax income/(expense) during the period recognised in OCI	-	(2.75)
Closing balance as at March 31	-	941.94

Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Unrecognised deferred tax assets			
Deductible temporary differences	99.64*	119.34	2.11
Unrecognised tax losses	1225.23*	-	-

*Calculated using the effective tax rate of 26% applicable for the financial year 2018-19

The Company offsets tax assets and liabilities if and only if it has a legally enforceable right to set off current tax assets and current tax liabilities and the deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority.

Considering the probability of availability of future taxable profits in the period in which tax losses expire, deferred tax assets have not been recognised in respect of tax losses carried forward by the Company

Major Components of income tax expense for the years ended March 31, 2017 and March 31, 2016 are as follows:

i. Income tax recognised in profit or loss		(Amount in INR Lakhs)	
Particulars	2017-18	2016-17	
Current income tax charge	-	96.00	
Adjustment in respect of current income tax of previous year	21.05	29.94	
Deferred tax			
Relating to origination and reversal of temporary differences	941.94	176.70	
Income tax expense recognised in profit or loss	962.99	302.64	

ii. Income tax recognised in OCI		(Amount in INR Lakhs)	
Particulars	2017-18	2016-17	
Net loss/(gain) on remeasurements of defined benefit plans	-	(2.75)	
Income tax expense recognised in OCI	-	(2.75)	

Reconciliation of tax expense and accounting profit multiplied by income tax rate for March 31, 2018 and March 31, 2017

Particulars	2017-18	2016-17	
Accounting profit before income tax	(3,919.98)	950.86	
Enacted tax rate in India	33.063%	33.063%	
Income tax on accounting profits	(1,296.06)	314.38	
Tax Effect of			
Depreciation	56.83	7.17	
Expenditure allowable on payment basis and other disallowances	815.08	108.57	
Income not taxable under income tax	(146.49)	(157.42)	
losses carried forward to future years	1,512.57	-	
Tax expense relating to earlier years	21.05	29.94	
Tax at effective income tax rate	962.99	302.64	



SATRA PROPERTIES (INDIA) LIMITED

STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

12. SHARE CAPITAL

i. Authorised Share Capital

(Amount in INR Lakhs)

Particulars	Equity Share of INR 2 each		Preference Share of INR 10 each	
	Number	Amount	Number	Amount
At April 1, 2016	21,00,00,000	4,200.00	80,00,000	800.00
Increase/(decrease) during the year	-	-	-	-
At March 31, 2017	21,00,00,000	4,200.00	80,00,000	800.00
Increase/(decrease) during the year	-	-	-	-
At March 31, 2018	21,00,00,000	4,200.00	80,00,000	800.00

Terms/rights attached to equity shares

The Company has only one class of equity shares having a par value of INR 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. 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.

ii. Issued capital

(Amount in INR Lakhs)

Particulars	Number	Amount
	Equity shares of INR 2 each issued, subscribed and fully paid	
At April 1, 2016	17,83,58,000	3,567.16
Issued during the period	-	-
At March 31, 2017	17,83,58,000	3,567.16
Issued during the period	-	-
At March 31, 2018	17,83,58,000	3,567.16

iii. Details of shareholders holding more than 5% shares in the company

Name of the shareholder	As at March 31, 2018		As at March 31, 2017	
	Number	% holding	Number	% holding
Equity shares of INR 2 each fully paid				
Praful N. Satra	5,27,98,106	29.60%	5,27,98,106	29.60%
Rushabh P. Satra	2,70,00,000	15.14%	2,70,00,000	15.14%
Minaxi P. Satra	2,65,37,356	14.88%	2,65,37,356	14.88%
Vrutika P. Satra	1,55,00,000	8.69%	1,55,00,000	8.69%
Anil B. Mehta	87,97,526	4.93%	91,54,450	5.13%

Name of the shareholder	As at April 1, 2016	
	Number	% holding
Equity shares of INR 2 each fully paid		
Praful N. Satra	7,37,98,106	41.38%
Rushabh P. Satra	-	-
Minaxi P. Satra	3,75,37,356	21.05%
Vrutika P. Satra	-	-
Anil B. Mehta	91,54,450	5.13%

iv. Aggregate number of equity shares issued as bonus, shares issued for consideration other than cash and shares bought back during the period of five years immediately preceding the reporting date: NIL

v. Shares reserved for issue under options

None of the above shares are reserved for the issue under option/contract/commitments for sale of shares or disinvestment.



SATRA PROPERTIES (INDIA) LIMITED

STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

13. OTHER EQUITY

Reserves and surplus		(Amount in INR Lakhs)		
Particulars	March 31, 2018	March 31, 2017	April 1, 2016	
Capital reserve	217.96	217.96	217.96	
Securities premium reserve	1,624.00	1,624.00	1,624.00	
General reserve	1,549.17	1,549.17	1,256.67	
Retained earnings	(4,314.59)	765.86	326.14	
Debenture redemption reserve	1,082.50	1,082.50	1,375.00	
Capital redemption reserve	740.00	740.00	740.00	
	899.04	5,979.49	5,539.77	

(a) Capital reserve (Amount in INR Lakhs)

	March 31, 2018	March 31, 2017
Opening balance	217.96	217.96
Add/(Less):	-	-
Closing balance	217.96	217.96

During amalgamation, the excess of net assets taken over the cost of consideration paid is treated as capital reserve on account of amalgamation.

(b) Securities premium reserve (Amount in INR Lakhs)

	March 31, 2018	March 31, 2017
Opening balance	1,624.00	1,624.00
Add/(Less):	-	-
Closing balance	1,624.00	1,624.00

Securities Premium reserve is used to record the premium received on issue of shares. It is utilised in accordance with the provisions of the Act.

(c) General reserve (Amount in INR Lakhs)

	March 31, 2018	March 31, 2017
Opening balance	1,549.17	1,256.67
Add/(Less):		
Transfer from debenture redemption reserve	-	292.50
Closing balance	1,549.17	1,549.17

(d) Retained earnings (Amount in INR Lakhs)

	March 31, 2018	March 31, 2017
Opening balance	765.85	326.14
Net Profit/(Loss) for the period	(4,882.97)	648.22
Add/(Less):		
Dividend paid and tax thereon	(214.67)	(214.67)
Items of other comprehensive income directly recognised in retained earnings		
Remeasurement of post employment benefit obligation, net of tax	17.19	6.16
Closing balance	(4,314.60)	765.85

(e) Debenture redemption reserve (DRR) (Amount in INR Lakhs)

	March 31, 2018	March 31, 2017
Opening balance	1,082.50	1,375.00
Add/(Less):		
Transferred to general reserve on redemption of debentures	-	(292.50)
Closing balance	1,082.50	1,082.50

The Company had issued secured redeemable non convertible debentures. Accordingly, the Companies (Share capital and Debentures) Rules, 2014 (as amended), require the company to create DRR out of profits of the company available for payment of dividend. DRR is required to be created for an amount which is equal to 25% of the value of debentures issued.

(f) Capital redemption reserve (CRR) (Amount in INR Lakhs)

	March 31, 2018	March 31, 2017
Opening balance	740.00	740.00
Add/(Less):	-	-
Closing balance	740.00	740.00

Represents reserve created during redemption of preference shares and it is a non distributable reserve.



SATRA PROPERTIES (INDIA) LIMITED**STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018****14. DISTRIBUTION MADE AND PROPOSED**

Cash dividends		(Amount in INR Lakhs)	
Particulars	2017-18	2016-17	
Cash dividends on equity shares declared and paid:			
Final dividend for the year ended on March 31, 2017: INR 0.1 per share (March 31 2016: INR 0.1 per share)	178.36	178.36	
DDT on final dividend	36.31	36.31	
	214.67	214.67	
Proposed dividends on equity shares:			
Final cash dividend for the year ended on March 31, 2018: NIL (March 31, 2017: INR 0.1 per share)	-	178.36	
DDT on proposed dividend	-	36.31	
	-	214.67	

Proposed dividend on equity shares are subject to approval at the annual general meeting and are not recognised as a liability (including DDT thereon) as at March 31.

15. BORROWINGS

Particulars	(Amount in INR Lakhs)		
	March 31, 2018	March 31, 2017	April 1, 2016
Current borrowings			
Secured			
(a) 4,330 Redeemable non-convertible debentures of INR 100,000 each (March 31, 2017 : 4,330 and April 1, 2016 : 5,500)	4,330.00	4,330.00	5,500.00
(b) Term loans			
From banks	18.74	30.28	40.60
From others	10,427.51	9,143.81	5,420.59
(c) Bank overdraft	-	-	84.90
Unsecured			
(d) Term loan from others	1,304.31	1,605.88	1,996.00
(e) Loans from other parties	4,449.10	2,158.85	3,946.55
(f) Bank overdraft	210.32	236.01	260.37
Total	20,739.98	17,504.83	17,249.01



SATRA PROPERTIES (INDIA) LIMITED**STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018****Note : Borrowings**

(Amount in INR Lakhs)			
Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Secured			
(a) 4,330, 9% Redeemable non-convertible debentures of INR 100,000 each (March 31, 2017 : 4,330 and April 1, 2016 : 5,500) (Refer Note 1)	4,330.00	4,330.00	5,500.00

9% Redeemable non-convertible debentures of INR 1 Lakh each

Note 1 : 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 9% p.a. with 9 months compounding, payable at the time of redemption. The NCDs are redeemable from April 2019 to December 2019.

(Amount in INR Lakhs)			
Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Secured			
(b) Term loans			
From banks (Refer Note 2)	18.74	30.28	40.60
From other parties (Refer note 3 to 6 and 8)	10,427.51	9,143.81	5,420.59
(c) Bank overdraft (Refer Note 7 and 8)	-	-	84.90

Note 2: Term Loan of INR 18.77 lakhs (March 31, 2017: 30.37 lakhs) Commercial equipment loans (2 nos.) are secured by hypothecation of the respective equipment purchased. The loans are repayable in equated monthly installments of INR 0.60 lakhs 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.

Note 3: Term loan of INR 6,000 Lakhs (March 31, 2017: INR 5,482 Lakhs) 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 INR 1,825 Lakhs started from 31st December ,2019 .

Note 4: Term Loan of INR 4,000 lakhs (March 31, 2017: INR 3,317 lakhs) 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 INR 597.59 lakh started from 31st December, 2019 .

Note 5: Term Loan of INR 472.24 lakhs (March 31, 2017: INR 427.27 lakhs) 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 24% p.a. (monthly reducing on closing balance and is repayable in 60 equated monthly installments of INR 14.38 lakhs starting from September 2018 on the 15th day of every month and last installment due on September 2023.

Note 6: Vehicle loans are secured by hypothecation of vehicles purchased. The loans are repayable in equated monthly installments of INR 0.41 lakh beginning from the month February 2018. The last installment for the loans are due in January 2023.

Note 7: Bank overdraft of INR NIL (March 31, 2017 : INR NIL, March 31, 2016: INR 84.90 lakhs) was secured against fixed deposits and interest rate is bank rate plus 2%.

Note 8: All the above term loans, bank overdraft and the debentures are secured by personal guarantees of directors of the Company.

(Amount in INR Lakhs)			
Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Unsecured			
(d) Term loan from others (Refer Note 10)	1,304.31	1,605.88	1,996.00
(e) Loans from other parties (Refer Note 11)	4,449.10	2,158.85	3,946.55
(f) Bank overdraft (Refer Note 12)	210.32	236.01	260.37



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

Note 10: Term loan of INR 1,304.31 lakhs (March 31, 2017: INR 1,605.88 lakhs) carries an interest rate of 13% p.a. and is secured by personal assets of directors. The term loan is repayable in equated monthly installment of INR 15.57 lakhs starting from November 2018 as per revised repayment schedule. The last installment is due by April 2035.

Note 11: All unsecured loans are repayable on demand and carrying interest rates ranging upto 18% p.a.

Note 12: Bank overdraft of INR 210.32 lakhs (March 31, 2017 : INR 236.01 lakh) carries an interest rate of base rate plus 2.90% to 3.00% p.a.

The carrying amounts of financial and non-financial assets pledge as security for current and non current borrowings are disclosed in Note 36

Net debt reconciliation

This section sets out an analysis of net debt and the movements in net debt for each of the periods specified :

Particulars	(Amount in INR Lakhs)	
	Liabilities from financing activities	
	Current Borrowings	
Net debt as at April 1, 2016	20,351.18	
Cash inflows	11,300.64	
Cash outflows	(11,034.15)	
Interest expense	3,116.57	
Interest paid	(2,149.16)	
Other adjustments	5.95	
Net debt as at March 31, 2017	21,591.03	
Cash inflows	7,480.46	
Cash outflows	(4,281.67)	
Interest expense	2,751.10	
Interest paid	(2,423.76)	
Other adjustments	(51.92)	
Net debt as at March 31, 2018	25,065.24	

Amount and period of default in repayment of borrowings

(Amount in INR Lakhs)

	March 31, 2018		March 31, 2017		April 1, 2016	
	Amount	Period of Default	Amount	Period of Default	Amount	Period of Default
Principal						
Unsecured term loan from others	8.46	144 days	-	-	-	-
Interest payable						
Secured term loan from others	461.87	90 days	-	-	-	-
Unsecured term loan from others	69.37	144 days	-	-	-	-

16. OTHER FINANCIAL LIABILITIES

(Amount in INR Lakhs)

Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Current			
Financial liabilities at amortised cost			
Interest accrued and due on borrowings from			
- Related party	-	-	4.48
- Others	2,255.96	2,502.90	1,799.64
Interest accrued but not due on borrowings	2,069.30	1,583.30	1,298.07
Interest accrued on payments to creditors	-	4.49	-
Unpaid dividends *	10.18	8.61	6.68
Employee dues payable	95.80	65.90	36.53
Refundable advances	4,101.00	3,438.00	3,275.78
Other deposits	304.02	2,545.50	4,351.99
Other payables	101.74	107.77	71.16
	8,938.00	10,256.47	10,844.33

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



SATRA PROPERTIES (INDIA) LIMITED**STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

17. TRADE PAYABLES			
(Amount in INR Lakhs)			
Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Current			
Trade payables to Micro, Small and Medium Enterprises (Refer Note 37)	-	-	-
Trade payables to others	3,601.85	4,106.48	4,637.15
Total	3,601.85	4,106.48	4,637.15

18. OTHER LIABILITIES			
(Amount in INR Lakhs)			
Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Current			
Advance received from customers	2,356.39	847.72	1,809.29
Statutory liabilities *	781.03	1,178.14	1,031.43
Tax on dividend	334.68	274.47	223.34
Others	-	434.01	467.42
Total	3,472.10	2,734.34	3,531.48

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

19. PROVISIONS			
(Amount in INR Lakhs)			
Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Non Current			
Provision for employee benefits			
Gratuity (Refer Note 29)	27.11	33.11	32.78
Total	27.11	33.11	32.78
Current			
Provision for employee benefits			
Gratuity (Refer Note 29)	3.48	3.71	3.33
Provision for others	100.00	100.00	100.00
Total	103.48	103.71	103.33

20. CURRENT TAX LIABILITY(NET)		
(Amount in INR Lakhs)		
Particulars	March 31, 2018	March 31, 2017
Opening balance	40.00	75.27
Add: Current tax payable for the year	3.84	96.00
Less: Taxes paid	-	(131.27)
Closing Balance	43.84	40.00



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

21. REVENUE FROM OPERATIONS

(Amount in INR Lakhs)		
Particulars	2017-18	2016-17
Revenue from sale of properties	(6,381.87)	6,548.60
Revenue from work contract	688.33	3,524.78
	(5,693.54)	10,073.38

22. OTHER INCOME

(Amount in INR Lakhs)		
Particulars	2017-18	2016-17
Interest income on		
Bank fixed deposits	0.53	8.30
Other financial assets at amortised cost	623.28	849.14
Other non operating income		
Financial guarantee income	81.90	81.90
Sundry balances written back	-	309.58
Miscellaneous income	24.98	13.05
	730.69	1,261.97

23. COST OF CONSTRUCTION

(Amount in INR Lakhs)		
Particulars	2017-18	2016-17
Opening inventory		
Material at site	137.60	224.22
Construction work-in-progress	12,604.49	16,311.49
	12,742.09	16,535.71
Incurred during the year		
Development rights / land cost	232.01	-
Professional and legal fees	59.93	88.68
Civil, electrical and contracting	424.61	2,196.99
Depreciation and amortisation	12.71	16.83
Administrative and other expenses	124.38	273.09
Borrowing costs	-	886.98
Compensation paid	0.95	429.87
Statutory Dues	-	12.66
	854.59	3,905.10
Closing inventory		
Material at site	104.61	137.60
Construction work-in-progress	17,788.98	12,604.49
	17,893.59	12,742.09
Net Cost of construction	(4,296.91)	7,698.72

24. EMPLOYEE BENEFITS EXPENSE

(Amount in INR Lakhs)		
Particulars	2017-18	2016-17
Salaries, wages and bonus	121.15	102.35
Contribution to provident and other funds	9.96	24.59
Staff welfare expenses	3.06	2.33
Gratuity Expense	20.96	9.61
	155.13	138.88



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

25. FINANCE COST		
(Amount in INR Lakhs)		
Particulars	2017-18	2016-17
Interest expense on debts and borrowings	2,751.10	3,116.57
Interest on delayed payment of trade payables	0.45	46.98
Interest on delayed payment of statutory dues	1.14	47.22
Other borrowing costs		
Processing charges	1.51	77.60
Stamp duty	-	10.30
Others	-	35.63
Less: borrowing costs transferred to construction work-in-progress /investment under construction property	-	(886.98)
	2,754.20	2,447.32

26. DEPRECIATION EXPENSE		
(Amount in INR Lakhs)		
Particulars	2017-18	2016-17
Depreciation on tangible assets	12.35	7.43
	12.35	7.43

27. OTHER EXPENSES		
(Amount in INR Lakhs)		
Particulars	2017-18	2016-17
Electric power, fuel and water	13.44	18.77
Repairs and maintenance	7.18	8.01
Advertisement	5.54	35.36
Payments to auditors (Refer note below)	8.00	13.83
Sundry balances written off	399.24	-
Insurance	0.81	0.44
Legal and professional fees	104.48	81.47
Rates and taxes	65.10	5.53
Rent	59.47	123.06
Printing and stationary	4.51	6.90
Telephone and internet expenses	2.50	3.09
Allowance for doubtful debts and advances	(365.35)	(234.37)
Director's sitting fees	3.15	3.63
Foreign exchange fluctuation loss	-	1.33
Corporate social responsibility expenditure (Refer note below)	-	10.00
Miscellaneous expenses	24.29	15.09
Total	332.36	92.14

(a) Details of Payments to auditors		
(Amount in INR Lakhs)		
	2017-18	2016-17
As auditor		
Statutory audit fee	2.00	4.63
Tax audit fee	1.00	2.30
Limited review fee	5.00	6.90
	8.00	13.83

(b) Corporate social responsibility expenditure		
(Amount in INR Lakhs)		
	2017-18	2016-17
Amount required to be spent as per Section 135 of the Act	-	8.79
Amount spent during the year	-	10.00



SATRA PROPERTIES (INDIA) LIMITED**STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

Particulars	(Amount in INR Lakhs)	
	March 31, 2018	March 31, 2017
(a) Basic and diluted earnings per share (INR)	(2.74)	0.36
(b) Nominal Value per share (INR)	2.00	2.00
(c) Reconciliations of earnings used in calculating earnings per share		
Profit attributable to the equity holders of the company used in calculating basic earnings per share	(4,882.97)	648.22
(d) Weighted average number of shares used as the denominator		
Weighted average number of equity shares used as the denominator in calculating basic earnings per share	17,83,58,000	17,83,58,000



SATRA PROPERTIES (INDIA) LIMITED

STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

29. EMPLOYEE BENEFIT OBLIGATIONS

	(Amount in INR Lakhs)					
	March 31, 2018			March 31, 2017		
	Current	Non Current	Total	Current	Non Current	Total
Gratuity	3.48	27.11	30.59	3.71	33.11	36.82
Total employee benefit obligation	3.48	27.11	30.59	3.71	33.11	36.82

(ii) Post employment obligations

a) Defined Benefit plan - Gratuity

The company provides for gratuity for employees in india as per the Payment of Gratuity Act, 1972. Employees who are in continuous service for a period of five years are eligible for gratuity. The amount of gratuity payable on retirement/ termination/death is the employees last drawn basic salary per month computed proportionately for 15 days salary multiplied by number of years of service.

The gratuity plan is an unfunded plan

The amount recognised in the balance sheet and the movement in the net defined benefit obligation over the period are as follows

	Present value of obligation
As at April 1, 2016	36.11
Current service cost	6.72
Interest expense/(income)	2.89
Total amount recognised in profit or loss	9.61
<i>Remeasurements</i>	
(Gain)/Loss from change in financial assumptions	2.49
Experience (gains)/losses	(11.39)
Total amount recognised in other comprehensive income	(8.90)
As at March 31, 2017	36.82
Current service cost	7.07
Interest expense/(income)	2.72
Past service cost -(vested benefits)	1.17
Total amount recognised in profit or loss	10.96
<i>Remeasurements</i>	
(Gain)/Loss from change in financial assumptions	(0.85)
Experience (gains)/losses	(16.34)
Total amount recognised in other comprehensive income	(17.19)
As at March 31, 2018	30.59

The significant actuarial assumptions were as follows:

	March 31, 2018	March 31, 2017	April 1, 2016
Mortality	IALM (2006-08) Ult.	IALM (2006-08) Ult.	IALM (2006-08) Ult.
Interest / Discount Rate	7.67%	7.40%	8.00%
Rate of increase in compensation	6.00%	6.00%	6.00%
Expected average remaining service	13.69	16.70	NA
Retirement age	58 Years	58 Years	58 Years
Employee attrition rate	2% for all Ages	2% for all Ages	2% for all Ages

A quantitative sensitivity analysis for significant assumption as at March 31, 2018 is shown below:

Assumptions	Discount rate		Salary Escalation rate	
	1% increase	1% decrease	1% increase	1% decrease
March 31, 2018				
Impact on defined benefit obligation	(2.83)	3.33	2.79	(2.78)
% Impact	-9.25%	10.88%	9.14%	-9.09%
March 31, 2017				
Impact on defined benefit obligation	(4.00)	4.83	4.85	(4.09)
% Impact	-10.87%	13.11%	13.17%	-11.10%



SATRA PROPERTIES (INDIA) LIMITED**STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

The sensitivity analysis above have been determined based on a method that extrapolates the impact on defined benefit obligation as a result of reasonable changes in key assumptions occurring at the end of the reporting period.

The following are the expected payout in future years:

	(Amount in INR Lakhs)	
	March 31, 2018	March 31, 2017
Expected Payout Year one	3.48	3.71
Expected Payout Year two	0.95	2.14
Expected Payout Year three	1.15	3.12
Expected Payout Year four	1.33	4.19
Expected Payout Year five	4.40	5.43
Expected Payout Year six to ten	30.57	37.43
Total expected payments	41.88	56.02

The average duration of the defined benefit plan obligation at the end of the reporting period is 13.69 years (March 31, 2017: 16.70 years)

b) Defined contribution plans

The company also has defined contribution plans. Contributions are made to provident fund in India for employees at the rate of 12% of basic salary as per regulations. The contributions are made to registered provident fund administered by the government. The obligation of the company is limited to the amount contributed and it has no further contractual nor any constructive obligation. The expense recognised during the period towards defined contribution plan is INR 7.29 Lakhs (March 31, 2017: INR 17.49 Lakhs).

30. CONTINGENCIES

A. Contingent liabilities	(Amount in INR Lakhs)		
	March 31, 2018	March 31, 2017	April 1, 2016
Claim against the company not acknowledged as debt			
Income tax liabilities under dispute	429.18	570.42	1,232.52

B. Contingent liabilities- Financial guarantees	(Amount in INR Lakhs)		
	March 31, 2018	March 31, 2017	April 1, 2016
Corporate guarantee given by the Company for the loan taken by: Satra Buildcon Private Limited	2,959.05	8,190.82	8,000.00



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

31. RELATED PARTY TRANSACTIONS

(i) List of related parties as per the requirements of Ind-AS 24 - Related Party Disclosures

Name of Related Party	Country of Incorporation
-----------------------	--------------------------

Subsidiaries

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

Step down subsidiary

Satra Realty and Builders Limited	India
RRB Realtors Private Limited (till January 24, 2018)	India

Associates

C. Bhansali Developers Private Limited

Key managerial personnel

Praful N. Satra-Chairman and Managing Director
 Rushabh P. Satra, Director (upto 14-12-17)
 Vishal R. Karia, Independent Director
 Sheetal D. Ghatalia, Independent Director
 Kamlesh B. Limbachiya, Independent Director
 Vidyadhar D. Khadilkar, Independent Director (resigned w.e.f 31-05-17)
 Sharad G. Kathawate, Chief Financial Officer (w.e.f 31-05-17 upto 05-01-18)

Entities over which key managerial personnel or their relatives exercises significant influence

Prime Developers
 RRB Realtors Private Limited (w.e.f January 25, 2018)

(ii) Transactions with related parties

The following transactions occurred with related parties

(Amount in INR Lakhs)

Name	Nature of Transaction	March 31, 2018	March 31, 2017
Praful N. Satra	Receiving of services	59.47	123.06
Satra Property Developers Private Limited	Loans given	865.04	3,193.88
	Interest income	178.33	435.15
	Services provided (excluding taxes)	91.04	-
Satra Estate Development Private Limited	Loans given	80.00	25.00
	Interest income	7.43	9.75
Satra Infrastructure and Land Developers Private Limited	Loans given	6.72	251.50
	Interest income	11.29	19.90
Satra Buildcon Private Limited	Services provided (excluding taxes)	76.09	2,308.60
Satra Realty and Builders Limited	Services provided (excluding taxes)	-	198.75
RRB Realtors Private Limited	Deposit received	70.55	-
	Services provided (excluding taxes)	87.20	-



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

(Amount in INR Lakhs)

Name	Nature of Transaction	March 31, 2018	March 31, 2017
Prime Developers	Advances given	120.00	1,294.00
Satra International Realtors Limited	Investment in subsidiaries	4,875.12	-

(iii) Outstanding balances

(Amount in INR Lakhs)

Name	March 31, 2018	March 31, 2017	April 1, 2016
Trade receivables			
Satra Buildcon Private Limited	-	76.71	-
Satra Property Developers Private Limited	55.60	-	-
Satra Realty and Builders Limited	342.98	458.95	721.67
RRB Realtors Private Limited	101.15	-	-
Deposits receivable			
Praful N. Satra	21.50	20.12	17.97
Advances given			
C.Bhansali Developers Private Limited	40.00	35.71	31.89
Prime Developers	-	1,294.00	-
Deposit payable			
Satra Buildcon Private Limited	7.47	2,255.50	4,012.00
Satra Realty and Builders Limited	226.00	290.00	290.00
RRB Realtors Private Limited	70.55	-	-

(iv) Loans to related parties

Name	Particulars	March 31, 2018	March 31, 2017
Satra Property Developers Private Limited	Beginning of the year	1,359.18	3,737.16
	Loans advanced	865.04	3,193.88
	Loan repayments received	(209.61)	(5,521.80)
	Interest charged	160.50	391.64
	Interest received	(391.64)	(441.70)
	End of the year		1,783.47
Satra International Realtors Limited	Beginning of the year	4,875.12	4,875.12
	Converted to Equity Shares	(4,875.12)	-
	End of the year	-	4,875.12
Satra Estate Development Private Limited	Beginning of the year	100.96	67.18
	Loans advanced	80.00	25.00
	Loan repayments received	(79.00)	-
	Interest charged	6.69	8.78
	Interest received	-	-
	End of the year	108.65	100.96
Satra Infrastructure and Land Developers Private Limited	Beginning of the year	123.09	92.68
	Loans advanced	6.72	251.50
	Loan repayments received	-	(239.00)
	Interest charged	10.16	17.91
	Interest received	-	-
	End of the year	139.97	123.09



SATRA PROPERTIES (INDIA) LIMITED**STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018**

(Amount in INR Lakhs)

Name	Particulars	March 31, 2018	March 31, 2017
Loans to related parties			
C.Bhansali Developers Private Limited	Beginning of the year	842.04	783.02
	Loss allowances	113.26	-
	Fair valuation of loan	66.10	59.02
	Balance Written off during the year	(323.61)	-
	End of the year	697.79	842.04

(v) Key management personnel compensation

	March 31, 2018	March 31, 2017
Short term employee benefits	35.19	12.96
Director Sitting Fees	3.15	3.63
Post-employment benefits*	-	-
Long term employee benefits*	-	-
	38.34	16.59

* The amounts of post employment benefits and long term employee benefits cannot be separately identified from the composite amount advised by the actuary/valuer.

(vi) Terms and conditions of transactions with related parties

The transactions with related parties are made on terms equivalent to those that prevail in arm's length transactions. Outstanding balances at the year end are unsecured and settlement occurs as per the contractual terms. The Company has given guarantee/security to the lenders of subsidiary companies amounting to INR 2,959.09 Lakhs (March 31, 2017: INR 8,190.82 Lakhs). For the year ended March 31, 2018, the Company has reversed impairment of receivables relating to amount owed by related parties amounting to INR 80.60 Lakhs (provided for loss for the year ended March 31, 2017: INR 43.27 Lakhs). This assessment is undertaken each financial year through examining the financial position of the related party and market in which the related party operates.



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

32. FAIR VALUE MEASUREMENTS

Particulars	(Amount in INR Lakhs)					
	Carrying Amount			Fair Value		
	March 31, 2018	March 31, 2017	April 1, 2016	March 31, 2018	March 31, 2017	April 1, 2016
i. Financial instruments by category						
FINANCIAL ASSETS						
Amortised cost						
Trade receivables	4,344.14	11,053.70	8,112.89	4,344.14	11,053.70	8,112.89
Loans	2,719.90	5,082.26	6,560.77	2,719.90	5,082.26	6,560.77
Cash and cash equivalents	646.51	65.43	63.52	646.51	65.43	63.52
Security deposits	21.50	20.12	17.97	21.50	20.12	17.97
Other bank balances	15.19	13.50	204.73	15.19	13.50	204.73
Other financial assets	3,467.76	7,089.72	5,427.57	3,467.76	7,089.72	5,427.57
FVTPL						
Investment in equity instruments	0.62	0.62	0.62	0.62	0.62	0.62
Total	11,215.62	23,325.35	20,388.07	11,215.62	23,325.35	20,388.07
FINANCIAL LIABILITIES						
Amortised cost						
Borrowings	20,739.98	17,504.83	17,249.01	20,739.98	17,504.83	17,249.01
Trade payables	3,601.85	4,106.48	4,637.15	3,601.85	4,106.48	4,637.15
Other financial liabilities	8,938.00	10,256.47	10,844.33	8,938.00	10,256.47	10,844.33
Total	33,279.83	31,867.78	32,730.49	33,279.83	31,867.78	32,730.49

The management assessed that the fair value of cash and cash equivalent, trade receivables, trade payables, and other current financial assets and liabilities approximate their carrying amounts largely due to the short term maturities of these instruments.

The fair values security deposits and loans were calculated based on cash flows discounted using a current lending rate. They are classified as level 3 fair values in the Fair value hierarchy due to the inclusion of unobservable inputs including counterparty credit risk.

The fair values of current borrowings are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs, including own credit risk.



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

Fair value measurement

Level 1 - Hierarchy includes financial instruments measured using quoted prices.

Level 2 - The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3 - If one or more of the significant inputs are not based on observable market data, the instrument is included in level 3.

ii. Valuation technique used to determine fair value

Specific Valuation techniques used to value financial instruments include:

- the use of quoted market prices or dealer quotes for similar instruments
- the fair value of the remaining financial instruments is determined using discounted cash flow analysis

The fair value of unquoted equity instruments is not significantly different from their carrying value and hence the management has considered their carrying amount as fair value.

iii. Valuation processes

The finance department of the company includes a team that performs the valuations of financial assets and liabilities required for financial reporting purposes, including level 3 fair values.



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

33. FINANCIAL RISK MANAGEMENT

(A) Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of change in market prices. Market risk comprises three types of risk: foreign currency risk, interest rate risk and other price risk such as equity price risk and commodity/real estate risk.

(i) Foreign currency risk

Currency risk is not material as the Company's primary business activities are within India and does not have significant exposure in foreign currency.

(ii) Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of change in market interest rates. The management is responsible for the monitoring of the Company's interest rate position. Various variables are considered by the management in structuring the Company's borrowings to achieve a reasonable and competitive cost of funding.

However during the periods presented in the financial statements, the Company has primarily borrowed funds under fixed interest rate arrangements with banks and financial institutions and therefore the Company is not significantly exposed to interest rate risk.

(iii) Commodity/real estate price risk

The Company is affected by the price volatility of certain commodities/ real estate. Its operating activities require the ongoing development of real estate. The Company's management has developed and enacted a risk management strategy regarding commodity/ real estate price risk and its mitigation. The Company is subject to the price risk variables, which are expected to vary in line with the prevailing market conditions.

(B) Credit risk

Credit risk is the risk of loss that may arise on outstanding financial instruments if a counterparty default on its obligations. The Company's exposure to credit risk arises majorly from trade receivables/ unbilled revenue and other financial assets.

The company considers the probability of default upon initial recognition of asset and whether there has been a significant increase in credit risk on an ongoing basis throughout each reporting period. To assess whether there is a significant increase in credit risk the company compares the risk of a default occurring on the asset as at the reporting date with the risk of default as at the date of initial recognition. It considers available reasonable and supportive forwarding-looking information.

A default on a financial asset is when the counterparty fails to make contractual payments when they fall due. This definition of default is determined by considering the business environment in which entity operates and other macro-economic factors.

The carrying amount of financial assets represents the maximum credit exposure.

Trade receivables

With respect to trade receivables/ unbilled revenue, the Company has constituted teams to review the receivables on periodic basis and to take necessary mitigations, wherever required. The Company creates allowance for all unsecured receivables based on lifetime expected credit loss under simplified approach model suggested by Ind AS 109.

As per simplified approach, the Company makes provision of expected credit losses on trade receivables using a provision matrix to mitigate the risk of default payments and makes appropriate provision at each reporting date wherever outstanding is for longer period and involves higher risk.

Reconciliation of loss allowance provision - Trade receivables

(Amount in INR Lakhs)

Particulars	
Loss allowance on April 1, 2016	1,796.32
Changes in loss allowance	(248.32)
Loss allowance on March 31, 2017	1,548.00
Changes in loss allowance	(259.41)
Loss allowance on March 31, 2018	1,288.59

Other financial assets

The carrying amount of cash and cash equivalents, loans, deposits with banks and financial institutions and other financial assets represents the maximum credit exposure. The maximum exposure to credit risk is INR 6,870.86 Lakhs (March 31, 2017: INR 12,271.03 Lakhs, April 1, 2016: INR 12,274.55 Lakhs). The 12 months expected credit loss and lifetime expected credit loss on these financial assets for the year ended March 31, 2018 is INR 99.67 Lakhs (March 31, 2017: INR 205.62 Lakhs, April 1, 2016 : INR 191.67 Lakhs).



SATRA PROPERTIES (INDIA) LIMITED**STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018****Reconciliation of loss allowance provision - other financial assets****(Amount in INR Lakhs)**

Particulars	
Loss allowance on April 1, 2016	191.67
Changes in loss allowances due to changes in risk parameters	13.95
Loss allowance on March 31, 2017	205.62
Changes in loss allowances due to changes in risk parameters	(105.95)
Loss allowance on March 31, 2018	99.67

(C) Liquidity risk

Liquidity risk is defined as the risk that the Company will not be able to settle or meet its obligations on time or at reasonable price. Prudent liquidity risk management implies maintaining sufficient cash and marketable securities and the availability of funding through an adequate amount of credit facilities to meet obligations when due. The Company's finance team is responsible for liquidity, funding as well as settlement management. In addition, processes and policies related to such risks are overseen by senior management. Management monitors the Company's liquidity position through rolling forecasts on the basis of expected cash flows.

The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. In the table below, borrowings include both interest and principal cash flows.

Contractual maturities of financial liabilities**(Amount in INR Lakhs)**

Particulars	Carrying Amount	Less than 1 year	1 to 5 years	More than 5 years
March 31, 2018				
Borrowings	20,739.98	5,038.13	15,677.45	2,225.96
Trade payables	3,601.85	3,601.85	-	-
Other financial liabilities	8,938.00	8,938.00	-	-
Total financial liabilities	33,279.83	17,577.98	15,677.45	2,225.96
March 31, 2017				
Borrowings	17,504.83	2,958.09	14,011.17	2,412.75
Trade payables	4,106.48	4,106.48	-	-
Other financial liabilities	10,256.47	10,256.47	-	-
Total financial liabilities	31,867.78	17,321.04	14,011.17	2,412.75
April 1, 2016				
Borrowings	17,249.01	5,117.85	12,039.10	2,599.55
Trade payables	4,637.15	4,637.15	-	-
Other financial liabilities	10,844.33	10,844.33	-	-
Total financial liabilities	32,730.49	20,599.33	12,039.10	2,599.55



SATRA PROPERTIES (INDIA) LIMITED

STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

34. CAPITAL MANAGEMENT

For the purpose of the company's capital management, capital includes issued equity capital and all other equity reserves attributable to the equity holders of the parent. The primary objective of the Company's capital management is to maximise the shareholder value.

The company manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The company monitors capital using a gearing ratio, which is net debt divided by total capital plus net debt. The company includes within debt, interest bearing loans and borrowings, trade and other payables, less cash and cash equivalents.

	(Amount in INR Lakhs)		
	March 31, 2018	March 31, 2017	April 1, 2016
Borrowings	20,739.98	17,504.83	17,249.01
Trade payables	3,601.85	4,106.48	4,637.15
Other payables	8,938.00	10,256.47	10,844.33
Less: cash and cash equivalents and other bank balances	(661.70)	(78.93)	(268.25)
Net Debt	32,618.13	31,788.85	32,462.24
Equity share capital	3,567.16	3,567.16	3,567.16
Other equity	899.04	5,979.49	5,539.77
Total capital	4,466.20	9,546.65	9,106.93
Capital and net debt	37,084.33	41,335.50	41,569.17
Gearing ratio (%)	87.96	76.90	78.09

In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the borrowings that define capital structure requirements.

35. SEGMENT REPORTING

The Company is exclusively engaged in the business of real estate development primarily in India. As per Ind AS 108 "Operating Segments" there are no reportable operating segment applicable to the Company.

36. ASSETS GIVEN AS COLLATERAL AGAINST BORROWING

The carrying amount of assets given as collateral against current and non current borrowings are:

(Amount in INR Lakhs)

	March 31, 2018	March 31, 2017	April 1, 2016
CURRENT ASSETS			
i. Financial Assets			
Trade Receivables	3,270.52	9,753.83	5,718.19
ii. Non Financial Assets			
Inventories	17,719.27	12,016.53	15,752.65
Total current assets	20,989.79	21,770.36	21,470.84
NON CURRENT ASSETS			
Property, plant and equipment	50.21	34.56	44.36
Total non current assets	50.21	34.56	44.36



SATRA PROPERTIES (INDIA) LIMITED

STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

(Amount in INR Lakhs)

37. DETAILS OF DUES TO MICRO AND SMALL ENTERPRISES AS DEFINED UNDER MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT ACT, 2006 (MSMED ACT, 2006)

Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Principal amount due to suppliers under MSMED Act, 2006	-	-	-
Interest accrued and due to suppliers under MSMED Act, on the above amount	-	-	-
Payment made to suppliers (other than interest) beyond the appointed day, during the year	-	-	-
Interest paid to suppliers under MSMED Act, (other than Section 16)	-	-	-
Interest paid to suppliers under MSMED Act, (Section 16)	-	-	-
Interest due and payable to suppliers under MSMED Act, for payment already made	-	-	-
Interest accrued and remaining unpaid at the end of the year to suppliers under MSMED Act, 2006	-	-	-

38. DISCLOSURES REQUIRED UNDER SECTION 186(4) OF THE COMPANIES ACT, 2013

Details of loan given, investments made and guarantee given covered u/s 186(4) of the Companies Act, 2013 are given under their respective heads, if any. The loans given, investments made and guarantee given, if any, are for business purpose.

39. DISCLOSURE AS REQUIRED BY SCHEDULE V(A)(2) OF THE SEBI (LISTING OBLIGATIONS AND DISCLOSURE REQUIREMENTS) REGULATIONS , 2015

Name of company	Balance at			Maximum Outstanding during the year		
	March 31, 2018	March 31, 2017	March 31, 2016	March 31, 2018	March 31, 2017	March 31, 2016
Particulars in respect of loans and advances to subsidiary companies						
Satra International Realtors Limited	-	4,875.12	4,875.12	4,875.12	4,875.12	4,875.12
Satra Property Developers Private Limited	1,783.47	1,359.17	3,737.16	1,876.67	5,375.48	5,057.25
Satra Estate Development Private Limited	108.65	100.96	67.18	108.65	100.96	67.18
Satra Infrastructure and Land Developers Private Limited	139.98	123.10	92.68	139.98	225.18	92.68
Particulars of loans and advances to associates						
C. Bhansali Developers Private Limited	898.28	1,221.89	1,221.89	1,221.89	1,221.89	1,221.89

40. DISCLOSURES FOR CONSTRUCTION CONTRACTS

Particulars	March 31, 2018	March 31, 2017	April 1, 2016
Contract revenue for the period	(5,693.54)	10,073.38	8,624.16
Method used to determine the contract revenue recognised as revenue in the period	Percentage of completion method	Percentage of completion method	Percentage of completion method
Method used to determine the stage of completion of contract in progress	Cost incurred	Cost incurred	Cost incurred
Aggregate amount of cost incurred and recognized profits to date less recognized losses up to the reporting date on contract under progress	26,720.17	41,726.67	68,585.75
Advances received from customer	2,221.28	712.61	1,696.91
The amount of work in progress and the value of inventories	17,788.99	12,604.49	16,308.78
Excess of revenue recognised over actual bills raised (unbilled revenue)	-	-	-
Excess of bills raised over revenue recognised (advance billing)	-	434.01	467.42

41. STANDARDS ISSUED BUT NOT YET EFFECTIVE

Ind AS 115 - Revenue from contracts with customers

Ind AS 115 was issued in February 2016 and establishes a five-step model to account for revenue arising from contracts with customers. Under Ind AS 115 revenue is recognised at an amount that reflects the consideration to which an entity expects to be entitled in exchange for transferring goods or services to a customer. The new revenue standard will supersede all current revenue recognition requirements under Ind AS. This standard will come into force from accounting period commencing on or after April 1, 2018. The Company will adopt the new standard on the required effective date.



SATRA PROPERTIES (INDIA) LIMITED

STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

42. FIRST TIME ADOPTION OF IND AS

These are the company's first financial statements prepared in accordance with Ind AS. The accounting policies set out in note 1 have been applied in preparing the financial statements for the year ended March 31, 2018, the comparative information presented in these financial statements for the year ended March 31, 2017 and in the preparation of an opening Ind AS balance sheet at April 1, 2016 (the Company's date of transition). In preparing its opening Ind AS balance sheet, the Company has adjusted the amounts reported previously in financial statements prepared in accordance with the accounting standards notified under Companies (Accounting Standards) Rules, 2006 (as amended) and other relevant provisions of the Act (previous GAAP or Indian GAAP). An explanation of how the transition from previous GAAP to Ind AS has affected the company's financial position, financial performance and cash flows is set out in the following tables and notes.

A. Exemptions and exceptions availed

Set out below are the applicable Ind AS 101 optional exemptions and mandatory exceptions applied in the transition from previous GAAP to Ind AS.

i. Deemed cost

Ind AS 101 permits a first-time adopter to elect to continue with the carrying value for all of its property, plant and equipment and intangible assets covered by Ind AS 38 - Intangible Assets as recognised in the financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost as at the date of transition. Accordingly, the company has elected to measure all of its property, plant and equipment and intangible assets at their previous GAAP carrying value.

ii. Estimates

The estimates at April 1, 2016 and at March 31, 2017 are consistent with those made for the same dates in accordance with Indian GAAP (after adjustments to reflect any differences in accounting policies) apart from Impairment of financial assets based on expected credit loss model.

The estimates used by the company to present these amounts in accordance with Ind AS reflect conditions at April 1, 2016, the date of transition to Ind AS and as of March 31, 2017.

iii. Investments in subsidiaries, joint ventures and associates

In separate financial statements, a first-time adopter that subsequently measures an investment in a subsidiary, joint ventures or associate at cost, may measure such investment at cost (determined in accordance with Ind AS 27) or deemed cost (fair value or previous GAAP carrying amount) in its separate opening Ind AS balance sheet.

Selection of fair value or previous GAAP carrying amount for determining deemed cost can be done for each subsidiary, associate and joint venture. The company elects to carry all its investments in subsidiaries, associates and joint ventures at previous GAAP carrying amount as deemed cost.



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

42. FIRST TIME ADOPTION OF IND AS

B. Reconciliations between previous GAAP and Ind AS

Ind AS 101 requires an entity to reconcile equity, total comprehensive income and cash flows for prior periods. The following tables represent the reconciliations from previous GAAP to Ind AS.

I. Reconciliation of equity as at date of transition (April 1, 2016)

(Amount in INR Lakhs)

Particulars	Notes	IGAAP	Ind-AS Adjustments	Ind-AS
ASSETS				
Non-Current Assets				
(a) Property, plant and equipment		83.49	-	83.49
(b) Capital work-in-progress		13.43	-	13.43
(c) Financial assets				-
(i) Investments	6, 10	5,987.10	370.18	6,357.28
(d) Deferred tax asset (Net)	2	65.88	1,055.51	1,121.39
(e) Other non-current assets		312.72	-	312.72
		6,462.62	1,425.69	7,888.31
Current assets				
(a) Inventories		16,533.00	-	16,533.00
(b) Financial assets				
(i) Trade receivables	1	9,909.21	(1,796.32)	8,112.89
(ii) Cash and cash equivalents		63.52	-	63.52
(iii) Bank balances other than (ii) above		204.73	-	204.73
(iv) Loans	6	6,842.84	(282.07)	6,560.77
(v) Other financial assets	6, 7	6,876.60	(1,431.06)	5,445.54
(c) Other current assets	7	767.99	3.53	771.52
		41,197.89	(3,505.92)	37,691.97
TOTAL		47,660.51	(2,080.23)	45,580.28
EQUITY AND LIABILITIES				
Equity				
(a) Equity share capital		3,567.16	-	3,567.16
(b) Other equity	8	7,315.30	(1,775.53)	5,539.77
		10,882.46	(1,775.53)	9,106.93
Liabilities				
Non Current Liabilities				
(a) Provisions		32.78	-	32.78
		32.78	-	32.78
Current Liabilities				
(a) Financial liabilities				
(i) Borrowings	3	17,339.04	(90.03)	17,249.01
(ii) Trade payables				
Micro, Small and Medium Enterprises		-	-	-
Others		4,637.15	-	4,637.15
(iii) Other financial liabilities		10,844.33	-	10,844.33
(b) Other current liabilities	4	3,746.15	(214.67)	3,531.48
(c) Provisions		103.33	-	103.33
(d) Current tax liabilities (Net)		75.27	-	75.27
		36,745.27	(304.70)	36,440.57
TOTAL		47,660.51	(2,080.23)	45,580.28



SATRA PROPERTIES (INDIA) LIMITED

STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

ii. Reconciliation of equity as at March 31, 2017

(Amount in INR Lakhs)

Particulars	Notes	IGAAP	Ind-AS Adjustments	Ind-AS
ASSETS				
Non-Current Assets				
(a) Property, plant and equipment		66.06	-	66.06
(b) Capital work-in-progress		30.51	-	30.51
(c) Financial assets				-
(i) Investments	6, 10	5,987.10	452.08	6,439.18
(d) Deferred tax asset (Net)	2	61.38	880.56	941.94
(e) Other non-current assets		361.96	-	361.96
		6,507.01	1,332.64	7,839.65
Current assets				
(a) Inventories		12,742.09	-	12,742.09
(b) Financial assets				
(i) Trade receivables	1	12,601.70	(1,548.00)	11,053.70
(ii) Cash and cash equivalents		65.43	-	65.43
(iii) Bank balances other than (ii) above		13.50	-	13.50
(iv) Loans	6	5,305.31	(223.05)	5,082.26
(v) Other financial assets	6, 7	8,290.49	(1,180.65)	7,109.84
(c) Other current assets	7	417.82	1.30	419.12
		39,436.34	(2,950.40)	36,485.94
TOTAL		45,943.35	(1,617.76)	44,325.59
EQUITY AND LIABILITIES				
Equity				
(a) Equity share capital		3,567.16	-	3,567.16
(b) Other equity	8	7,281.89	(1,302.40)	5,979.49
		10,849.05	(1,302.40)	9,546.65
Liabilities				
Non Current Liabilities				
(a) Provisions		33.11	-	33.11
		33.11	-	33.11
Current Liabilities				
(a) Financial liabilities				
(i) Borrowings	3	17,605.52	(100.69)	17,504.83
(ii) Trade payables				
Micro, Small and Medium Enterprises		-	-	-
Others		4,106.48	-	4,106.48
(iii) Other financial liabilities		10,256.47	-	10,256.47
(b) Other current liabilities	4	2,949.01	(214.67)	2,734.34
(c) Provisions		103.71	-	103.71
(d) Current tax liabilities (Net)		40.00	-	40.00
		35,061.19	(315.36)	34,745.83
TOTAL		45,943.35	(1,617.76)	44,325.59



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

iii. Reconciliation of total comprehensive income for the year ended March 31, 2017

(Amount in INR Lakhs)

Particulars	Notes	IGAAP	Ind-AS Adjustments	Ind-AS
REVENUE				
Revenue from operations (net)		10,073.38	-	10,073.38
Other income	6, 7, 10	856.69	405.28	1,261.97
Total Revenue (I)		10,930.07	405.28	11,335.35
EXPENSES				
Cost of construction		7,698.72	-	7,698.72
Employee benefits expense		129.98	8.90	138.88
Finance costs	3	2,457.98	(10.66)	2,447.32
Depreciation and amortization expense		7.43	-	7.43
Other expenses	1, 7	324.28	(232.14)	92.14
Total Expenses (II)		10,618.39	(233.90)	10,384.49
Profit/(loss) before exceptional items and tax (I II)		311.68	639.18	950.86
Exceptional Items		-	-	-
Profit/(loss) before tax		311.68	639.18	950.86
Tax expense:				
Current tax		96.00	-	96.00
Adjustment of tax relating to earlier periods		29.94	-	29.94
Deferred tax	2	4.51	172.19	176.70
Profit/(loss) for the period		181.23	466.99	648.22

Particulars	Notes	IGAAP	Ind-AS Adjustments	Ind-AS
OTHER COMPREHENSIVE INCOME				
A. Other comprehensive income not to be reclassified to profit and loss in subsequent periods:				
Remeasurement of gains (losses) on defined benefit plans	9	-	8.90	8.90
Income tax effect		-	(2.75)	(2.75)
B. Other comprehensive income to be reclassified to profit and loss in subsequent periods:				
		-	-	-
Other comprehensive income for the year, net of tax		-	6.15	6.15
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD, NET OF TAX		181.23	473.14	654.37

* The previous GAAP figures have been reclassified to conform to Ind AS presentation requirements for the purpose of this note

iv. Reconciliation of total equity as at March 31, 2017 and April 1, 2016

(Amount in INR Lakhs)

Particulars	Note	March 31, 2017	April 1, 2016
Total equity (shareholder's funds) as per previous GAAP		10,849.05	10,882.46
Adjustments:			
Financial liabilities accounted using effective interest rate	3	100.69	90.03
Fair valuation of financial guarantees	10	161.90	80.00
Expected credit loss on financial assets	1	(1,753.62)	(1,987.99)
Reversal of provision for proposed dividend and tax thereon	4	214.67	214.67
Fair valuation of financial instruments	1	(906.60)	(1,227.75)
Deferred tax on Ind AS adjustments	2	880.56	1,055.51
Total adjustments		(1,302.40)	(1,775.53)
Total equity as per Ind AS		9,546.65	9,106.93



SATRA PROPERTIES (INDIA) LIMITED**STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018****v. Reconciliation of total comprehensive income for the year ended March 31, 2017****(Amount in INR Lakhs)**

Particulars	Note	March 31, 2017
Profit after tax as per previous GAAP		181.23
Adjustments:		
Financial liabilities accounted using effective interest rate	3	10.66
Fair valuation of financial guarantees	10	81.90
Expected credit loss on financial assets	1	234.37
Fair valuation of financial instruments	1	321.15
Actuarial (gain)/ Loss on employee defined benefit obligation recognised in other comprehensive income	9	(8.90)
Deferred tax on Ind AS adjustments	2	(172.20)
Total adjustments		466.98
Profit after tax as per Ind AS		648.22
Other comprehensive income		6.15
Total comprehensive income as per Ind AS		654.37

vi. Impact of Ind AS adoption on the statements of cash flows for the year ended March 31, 2017

There are no material adjustments to the Statement of Cash flows as reported under the previous GAAP.

C. Notes to first-time adoption:**Note 1: Trade receivables and other financial assets**

Under Indian GAAP, the company has created provision for impairment of receivables consists only in respect of specific amount for incurred losses. Under Ind AS, impairment allowance has been determined based on Expected Credit Loss model (ECL). The Company also required to account for loss allowance on other financial assets based on the Expected Credit Loss model.

Note 2: Deferred tax

Indian GAAP requires deferred tax accounting using the income statement approach, which focuses on differences between taxable profits and accounting profits for the period. Ind AS 12 requires entities to account for deferred taxes using the balance sheet approach, which focuses on temporary differences between the carrying amount of an asset or liability in the balance sheet and its tax base. The application of Ind AS 12 approach has resulted in recognition of deferred tax on new temporary differences which was not required under Indian GAAP.

In addition, the various transitional adjustments lead to temporary differences. According to the accounting policies, the company has to account for such differences. Deferred tax adjustments are recognised in correlation to the underlying transaction in retained earnings.

Note 3: Borrowings

Ind AS 109 requires transaction costs incurred towards origination of borrowings to be deducted from the carrying amount of borrowings on initial recognition. These costs are recognised in the profit or loss over the tenure of the borrowing as part of the interest expense by applying the effective interest rate method. Under previous GAAP, these transaction costs were charged to profit or loss as and when incurred.

Note 4: Proposed dividend

Under the previous GAAP, dividends proposed by the board of directors after the balance sheet date but before the approval of the financial statements were considered as adjusting events. Accordingly, provision for proposed dividend including DDT was recognised as a liability. Under Ind AS, such dividends are recognised when the same is approved by the shareholders in the general meeting. Accordingly, the liability for proposed dividend of INR 214.67 Lakhs as at March 31, 2017 (April 1, 2016: INR 214.67 Lakhs) included under provisions has been reversed with corresponding adjustment to retained earnings. Consequently, the total equity increased by an equivalent amount.

Note 5: Remeasurements of post-employment benefit obligations

Under Ind AS, remeasurements i.e. actuarial gains and losses and the return on plan assets, excluding amounts included in the net interest expense on the net defined benefit liability are recognised in other comprehensive income instead of profit or loss. Under the previous GAAP, these remeasurements were forming part of the profit or loss for the year.

Note 6: Loans and other financial assets

Under the previous GAAP, interest free loans and other long term receivables are recorded at their transaction value. Under Ind AS, all financial assets are required to be recognised at fair value. Accordingly, the company has fair valued these loans and other long term receivables on the basis of terms and conditions of each contract under Ind AS. Difference between the fair value and transaction value of these financial assets has been recognised in the cost of investment / other equity.

Note 7: Security deposits

Under the previous GAAP, interest free lease security deposits (that are refundable in cash on completion of the lease term) are recorded at their transaction value. Under Ind AS, all financial assets are required to be recognised at fair value. Accordingly, the company has fair valued these security deposits under Ind AS. Difference between the fair value and transaction value of the security deposit has been recognised as prepaid rent.

Note 8: Retained earnings

Retained earnings as at April 1, 2016 has been adjusted consequent to the above Ind AS transition adjustments.

Note 9: Other comprehensive income

Under Ind AS, all items of income and expense recognised in a period should be included in profit or loss for the period, unless a standard requires or permits otherwise. Items of income and expense that are not recognised in profit or loss but are shown in the statement of profit and loss as 'other comprehensive income' includes remeasurements of defined benefit plans. The concept of other comprehensive income did not exist under previous GAAP.



SATRA PROPERTIES (INDIA) LIMITED
STANDALONE NOTES TO FINANCIAL STATEMENTS FOR THE YEAR ENDED MARCH 31, 2018

Note 10: Financial guarantees


Under Ind AS, financial guarantees issued by the Company to the lenders of subsidiaries are initially recognised as a liability at fair value which is subsequently amortised as other income to the Statement of Profit and Loss. This transaction was not recorded under the previous GAAP.

Significant accounting policies and notes forming part of the financial statements

1 to 42

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 2018

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


Manan Y. Udani
Company Secretary


Praful N. Satra
Chairman and Managing Director
(DIN : 00053900)


Kamlesh B. Limbachiya
Director
(DIN : 07256660)



Mumbai, 30 May 2018