

Independent Auditors' Report

To the Board of Directors of Satra Properties (India) Limited

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of Satra Properties (India) Limited (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") its associates companies, comprising the Consolidated Balance Sheet as at 31st March, 2015, the Consolidated Statement of Profit and Loss, the Consolidated Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

Management's Responsibility for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation of these consolidated financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Group including its Associates companies in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. The respective Board of Directors of the companies included in the Group and of its associates companies are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. While conducting the 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 thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Holding Company's preparation of the consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on whether the Holding Company has an adequate internal



financial controls system over financial reporting in place and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Holding Company's Board of Directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their reports referred to in sub-paragraph (a) of the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of other auditors, on the financial statements of the subsidiaries and associates noted below, the aforesaid consolidated 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 :

- (i) in the case of the consolidated balance sheet, of the state of affairs of the Group as at 31 March 2015;
- (ii) in the case of the consolidated statement of profit and loss, of the loss of the Group for the year ended on that date; and
- (iii) in the case of the consolidated cash flow statement, of the cash flows of the Group for the year ended on that date.

Other matter

- a) We did not audit the financial statements of certain subsidiaries, whose financial statements reflect total assets of Rs. 323,23,36,465 as at March 31, 2015, total revenues of Rs. 11,34,341 and net cash out flows of Rs. 55,39,443 for the year then ended on that date. These financial statements have been audited by other auditors whose reports have been furnished to us and our opinion is based solely on the reports of the other auditors.
- b) We have relied upon the unaudited financial statements of an associate whose financial statements reflect Group's share of profit of Rs Nil for the year ended on 31 March 2015. These unaudited financial statements as certified by the respective management of the company has been furnished to us by the management, and our opinion, in so far as it relates to the amounts included in respect of the associate, is based solely on such unaudited financial statements certified by the management. Since associate's financials are unaudited, the possible effect of the same on our reporting under Annexure to Independent auditor's report of the consolidated financial statements has not been considered.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors and the financial statements certified by the Management.



Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2015 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, based on the comments in the auditors' reports of the Holding company, subsidiary companies and associate companies incorporated in India, we give in the Annexure a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143(3) of the Act, we report, to the extent applicable, 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 purposes of our audit of the aforesaid consolidated financial statements.
 - b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
 - c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, and the Consolidated Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
 - d) In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - e) On the basis of the written representations received from the directors of the Holding Company as on 31st March, 2015 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies and associate companies incorporated in India, none of the directors of the Group companies, its associate companies incorporated in India is disqualified as on 31st March, 2015 from being appointed as a director in terms of Section 164 (2) of the Act.
 - f) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group, its associates companies.
 - ii. The Group does not anticipate any material foreseeable losses, on long- term contracts.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company and its subsidiary companies and associate companies incorporated in India.

For GMJ & Co.
Chartered Accountants
Firm's Regn. No. 103429W


CA Haridas Bhat
Partner
M. No. 039070



Mumbai, 29th May, 2015

**ANNEXURE TO THE INDEPENDENT AUDITORS' REPORT ON THE
CONSOLIDATED FINANCIAL STATEMENTS OF SATRA PROPERTIES
(INDIA) LIMITED FOR THE YEAR ENDED MARCH 31, 2015**

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- i. In respect of the fixed assets of the Holding Company and subsidiary companies incorporated in India:
 - a) The respective companies have maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - b) The Fixed assets of the Holding Company and subsidiary companies incorporated in India have been physically verified by the management which in our opinion is reasonable having regard to the size of the company and the nature of its assets. According to the information and explanations given to us and the other auditors, no material discrepancies were noticed on such verification.
- ii. In respect of the inventories of the Holding Company and subsidiary companies incorporated in India:
 - a) As explained to us and the other auditors, the inventories were physically verified during the year by the Management of the respective companies at reasonable intervals.
 - b) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, the procedures of physical verification of inventories followed by the Management of the respective companies were reasonable and adequate in relation to the size of the respective companies and the nature of their business.
 - c) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, the respective companies have maintained proper records of their inventories and no material discrepancies were noticed on physical verification.
- iii. In respect of loans, secured or unsecured to/from companies, firms or other parties covered in the register maintained under Section 189 of the Companies Act, 2013.
 - (a) In the case of the loans granted to the bodies corporate, the borrowers have been regular in the payment of the interest as stipulated. The terms of arrangements do not stipulate any repayment schedule and the loans are repayable on demand. Accordingly, this paragraph is not applicable to the Company in respect of repayment of the principal amount.
 - (b) There are no overdue amounts in excess of Rs.1 lakh remaining outstanding as at the year-end.

The subsidiary companies incorporated in India have not granted any loans, secured or unsecured, to companies, firms or other parties covered in the Register maintained under Section 189 of the Companies Act, 2013 by the respective companies.

- iv. In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, there is an adequate internal control system in Holding Company and subsidiary companies incorporated in India, commensurate with the size of the respective companies and the nature of their businesses for the purchase of inventory and fixed assets and for the sale of commercial/residential Premises and services and during the course of our and the other auditor's audit no continuing failure to correct major weaknesses in



such internal control system has been observed. During the course of our and the other auditor's audit, no major weakness in such internal control system has been observed.

- v. According to the information and explanations given to us, in our opinion and the opinion of the other auditors, the Holding Company and subsidiary companies incorporated in India has not accepted any deposits during the year under audit.
- vi. According to the information and explanations given to us and the other auditors, in our opinion and the opinion of the other auditors, the Holding Company and subsidiary companies incorporated in India have, prima facie, made and maintained (to the extent applicable to respective companies) the prescribed cost records pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended, prescribed by the Central Government under subsection (1) of Section 148 of the Companies Act, 2013.
- vii. According to the information and explanations given to us and the other auditors, in respect of statutory dues of the Holding Company and subsidiary companies incorporated in India:
 - (a) The respective companies have generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Excise Duty, Value Added Tax, Cess and other material statutory dues applicable to the respective companies with the appropriate authorities *except for dues in respect of Dividend distribution tax, Value added tax, TDS, Service tax, Works contract tax and Income-tax 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.* As explained to us, the Company did not have any dues on account of Employees' state insurance, Excise duty, cess and Investor education and Protection fund.

According to the information and explanations given to us, *except for Rs 3,03,07,682/- on account of Dividend distribution tax, Rs 15,15,83,856/- on account of Income-tax, Rs 16,02,64,942/- on account of Value added tax, Rs 1,19,26,714/- on account of TDS, Rs 37,67,520/- on account of Service tax, Rs 11,63,755/- on account of works Contract tax,* no undisputed amounts payable in respect of Wealth tax, Profession tax, Customs duty, Provident fund, Cess and other material statutory dues were in arrears as at 31 March 2015 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us, following dues have not been deposited with the concerned authorities on account of dispute as at 31st March, 2015

Name of the Statute	Nature of the Due	Amount (Rs.)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax	9,24,99,191	Asst. Yr. 2012-13	Assessing Officer / Commissioner of Income Tax (Appeals)
		6,91,73,860	Asst. Yr. 2011-12	Commissioner of Income Tax (Appeals)
		42,83,010	Asst. Yr. 2008-09	
		4,61,854	Asst. Yr. 2007-08	
		1,62,135	Asst. Yr. 2007-08	Assessing Officer
		3,26,038	Asst. Yr. 2007-08	Income Tax Appellate Tribunal



Name of the Statute	Nature of the Due	Amount (Rs.)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	TDS	48,92,079	Asst. Yr. 2007-08 to Asst. Yr. 2015-16	Assessing Officer

- (c) According to the information and explanations given to us, the amounts which were required to be transferred to the investor education and protection fund in accordance with the relevant provision of the Act and rules there under has been transferred to such fund within time.
- viii. The Group have consolidated accumulated losses at the end of the financial year and the Group has incurred cash losses on a consolidated basis during the financial year covered by our audit. Group has not incurred any cash loss in the immediately preceding financial year.
- ix. The Group has not defaulted in repayment of dues to bankers, financial institution and debenture holders during the year under audit *except in the case of one subsidiary which has defaulted in repayment of dues to its banker at various dates during the year* which have been made good as at the year end.
- x. According to the information and explanations given to us, the Holding Company and subsidiary companies incorporated in India have not given guarantees for loans taken by others from banks and financial institutions, except in case of holding company where guarantees given by the company, for loans taken by subsidiary from banks are not, prima facie, prejudicial to the interests of the Group.
- xi. In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, the term loans have been applied by the Holding Company and subsidiary companies incorporated in India during the year for the purposes for which they were obtained.
- xii. To the best of our knowledge and according to the information and explanations given to us and the other auditors, no fraud by the Holding Company and its subsidiary companies incorporated in India and no material fraud on the Holding Company and its subsidiary companies incorporated in India has been noticed or reported during the year.

For GMJ & Co.
Chartered Accountants
Firm's Regn. No. 103429W


CA Haridas Bhat
Partner
M. No. 039070



Mumbai, 29th May, 2015

Satra Properties (India) Limited

Consolidated Balance sheet

as at 31st March 2015

(Currency: Indian Rupees)

	Notes	2015	2014
EQUITY AND LIABILITIES			
SHAREHOLDERS' FUNDS			
Share capital	3	35,67,16,000	32,27,16,000
Reserves and surplus	4	48,14,37,490	72,61,91,094
Money received against share warrants	5	-	2,21,00,000
		83,81,53,490	1,07,10,07,094
Minority interest		4,335	1,62,945
NON - CURRENT LIABILITIES			
Long-term borrowing	6	60,75,75,504	1,15,43,638
Deferred tax liabilities	7	-	45,883
Long-term provisions	8	46,49,196	22,29,312
		61,22,24,700	1,38,18,833
CURRENT LIABILITIES			
Short-term borrowings	9	4,29,84,64,770	4,38,78,33,101
Trade payables	10	51,18,96,487	85,15,10,983
Other current liabilities	11	3,43,60,06,031	1,62,14,84,936
Short-term provisions	12	26,25,25,657	29,30,37,172
		8,50,88,92,945	7,15,38,66,192
		9,95,92,75,470	8,23,88,55,064
ASSETS			
NON - CURRENT ASSETS			
Fixed assets	13		
-Tangible assets		2,10,02,340	3,52,37,973
-In tangible assets		43,34,031	48,15,590
Non-current investments	14	2,15,94,800	84,19,58,671
Deferred tax assets	15	65,94,977	74,35,467
Long-term loans and advances	16	2,56,21,606	1,45,63,469
Other non-current assets	17	-	7,78,540
		7,91,47,754	90,47,89,710
CURRENT ASSETS			
Inventories	18	5,94,27,59,067	3,95,57,25,123
Trade receivables	19	1,21,71,58,904	1,32,97,19,998
Cash and bank balances	20	6,45,46,007	7,40,10,903
Short-term loans and advances	21	2,53,19,39,304	1,79,53,69,576
Other current assets	22	12,37,24,434	17,92,39,754
		9,88,01,27,716	7,33,40,65,354
		9,95,92,75,470	8,23,88,55,064

Significant accounting policies

Notes to the financial statements

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1-42

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

As per our report of even date attached.

For GMJ & Co.

Chartered Accountants

Firm Registration No.: 103429W

Haridas Bhat

Partner

Membership No.: 39070



Mumbai

29 May 2015

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

Bhavesh V. Sanghavi
Chief Financial Officer

Vidyadhar D.
Khadilkar
Director

Praful N. Satra
Chairman and
Managing Director

Manan Y. Udani
Company Secretary



Satra Properties (India) Limited

Consolidated Statement of profit and loss for the year ended 31st March 2015

(Currency: Indian Rupees)

	Notes	2015	2014
Income			
Revenue from operations	23	30,81,46,215	94,16,05,489
Other income	24	16,25,35,697	8,15,70,701
Total revenue		47,06,81,912	1,02,31,76,190
Expenses			
Cost of Construction	25	23,41,87,481	58,66,98,590
Employee benefits	26	2,10,35,739	2,62,14,018
Finance costs	27	19,62,40,502	28,09,10,655
Depreciation and amortisation	13	91,58,324	62,34,161
Other expenses	28	15,56,11,583	4,59,78,946
Prior period expenses	29	11,78,03,462	-
Goodwill on consolidation amortised		4,81,559	-
Total expenses		73,45,18,650	94,60,36,370
Profit before tax		(26,38,36,738)	7,71,39,820
Tax expenses:			
Current Tax		1,42,53,000	4,56,10,000
Prior year (credit) / charge of current tax		(4,73,058)	1,33,85,717
Deferred tax charge / (credit)		27,67,715	32,163
Profit after tax		(28,03,84,395)	1,81,11,940
Less : profit attributable to minority interest		(1,58,610)	98,312
		(28,02,25,785)	1,80,13,628
Earnings per equity share (Rs.)			
Basic (face value of Rs 2 per share)	30	(1.71)	0.11
Diluted (face value of Rs 2 per share)	30	(1.71)	0.11

Significant accounting policies

2

Notes to the financial statements

1-42

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

As per our report of even date attached.

For GMJ & Co.

Chartered Accountants

Firm Registration No.: 103429W

Haridas Bhat

Partner

Membership No.: 39070



Mumbai

29 May 2015

For and on behalf of the Board of Directors

Satra Properties (India) Limited

Bhavesh V. Sanghavi
Chief Financial Officer

Vidyadhar D. Khadilkar
Director

Praful N. Satra
Chairman and
Managing Director



Mumbai

29 May 2015

Manan Y. Udani
Company Secretary

Satra Properties (India) Limited

Consolidated cash flow statement for the year ended 31 March 2015

(Currency: Indian Rupees)

	2015	2014
A Cash flows from operating activities :		
Profit before tax	(26,38,36,738)	7,71,39,820
Adjusted for:		
Depreciation / amortisation	91,58,324	62,34,161
Goodwill Amortised	4,81,559	-
Dividend income	(7,488)	-
Net foreign exchange fluctuation	34,40,425	61,74,927
Loss/ (profit) on sale of fixed assets	(10,643)	3,63,328
Loss/ (profit) on sale of investment	59,697	-
Interest income	(2,71,76,632)	(7,45,38,888)
Finance costs	19,62,40,502	28,09,10,655
	<u>18,21,85,744</u>	<u>21,91,44,183</u>
Operating profit before working capital changes	(8,16,50,994)	29,62,84,003
Changes in working capital		
(Increase) / decrease in inventories	(57,25,97,063)	(2,29,61,18,670)
(Increase) / decrease in trade receivables	17,39,33,046	(7,73,65,003)
(Increase) / decrease in short-term loans and advances	(1,10,97,72,743)	31,23,06,923
(Increase) / decrease in other current assets	(53,27,05,984)	(72,47,201)
Increase / (decrease) in trade payables	(33,36,57,028)	60,07,68,610
Increase / (decrease) in long-term provisions	24,19,884	9,66,011
Increase / (decrease) in short-term provisions	68,48,809	1,45,21,187
Increase / (decrease) in other current liabilities	2,65,60,10,942	(21,13,47,053)
	<u>29,04,79,863</u>	<u>(1,66,35,15,196)</u>
Cash generated from operations	20,88,28,869	(1,36,72,31,193)
Taxes paid (net of refund)	(8,40,87,490)	(13,37,66,456)
Net cash generated from operating activities	12,47,41,379	(1,50,09,97,649)
B Cash flows from investing activities :		
Purchase of fixed assets	(37,19,532)	(1,60,57,528)
Proceeds from sale of fixed assets	40,000	14,50,735
Loans given	(35,85,13,527)	-
Loans repaid	12,01,32,590	-
Investment in fixed deposits (including earmarked balances)	(1,23,59,571)	(2,77,29,794)
Investment made / sold	30,923	(50,87,500)
Dividend received	7,488	-
Interest received	3,41,11,031	1,21,40,849
Net cash (used) by investing activities	(22,02,70,598)	(3,52,83,238)
C Cash flows from financing activities :		
Money received against share warrants	6,63,00,000	2,21,00,000
Equity shares issued	-	96,070
Redemption of preference shares	-	(7,40,00,000)
Proceeds from long-term borrowings	60,04,42,346	1,02,90,147
Repayment of long-term borrowings	(40,06,701)	(36,10,555)
Proceeds from short-term borrowings	2,37,83,06,260	6,40,71,21,911
Repayment of short-term borrowings	(2,46,74,41,791)	(4,45,55,68,768)
Net foreign exchange fluctuation	(34,40,425)	(61,74,927)
Dividend paid	(1,59,25,769)	(2,22,22,738)
Finance costs paid	(45,95,29,167)	(35,06,41,843)
Net cash (used) by financing activities	9,47,04,753	1,52,73,89,297
Net (decrease) / increase in cash and cash equivalents	(8,24,466)	(88,91,590)
Cash and cash equivalents, beginning of year	2,07,79,668	2,91,29,900
Add: Upon addition of Subsidiaries	-	5,41,359
Cash and cash equivalents, end of year	1,99,55,202	2,07,79,669



Satra Properties (India) Limited

Consolidated cash flow statement

for the year ended 31 March 2015

(Currency: Indian Rupees)

	2015	2014
Components of cash and cash equivalents		
Cash on hand	54,87,571	32,80,776
Balances with banks		
-On current accounts	1,44,67,631	89,98,893
-On deposit accounts	-	85,00,000
	<u>1,99,55,202</u>	<u>2,07,79,669</u>

Notes:

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

As per our report of even date attached.

For GMJ & Co.

Chartered Accountants

Firm Registration No.: 103429W

Haridas Bhat

Partner

Membership No.: 39070



Bhavesh V. Sanghavi
Chief Financial Officer

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

Adyadhar D.
Khadilkar
Director

Praful N. Satra
Chairman and
Managing Director

Mumbai
29 May 2015

Mumbai
29 May 2015



Manan Y. Udani
Company Secretary

Satra Properties (India) Limited

Notes to the consolidated financial statements

for the year ended 31st March 2015

(Currency: Indian Rupees)

1 Company overview

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

1.1 Principles of consolidation

The consolidated financial statements relate to the Company and all of its subsidiary companies and companies controlled, that is, companies over which the Company exercises control / joint control over ownership and voting power and the associates and joint venture (herein after collectively referred to as the "Group"). The consolidated financial statements have been prepared on the following basis:

- a. The financial statements of the Company and its subsidiaries are combined on a line-by-line basis by adding together the book values of like items of assets, liabilities, income and expenses after fully eliminating intra-group balances and intra-group transactions and resultant unrealized profits or losses in accordance with the Accounting Standard – 21 "Consolidated Financial Statements" prescribed u/s 133 of Companies Act, 2013 (the Act) read with rule 7 of the Companies (Accounts) Rules, 2014 issued by the Central Government.
- b. In case of foreign subsidiaries, revenue items are consolidated at the average exchange rate prevailing during the year. All monetary assets and liabilities are converted at the exchange rate prevailing at the end of the year and non-monetary assets and liabilities at the exchange rate prevailing on the date of the transaction. Any exchange difference arising on consolidation of integral foreign operation is recognised in the statement of profit and loss.
- c. Investments in subsidiaries are eliminated and differences between the costs of investment over the net assets on the date of the investment in subsidiaries are recognised as goodwill or capital reserve, as the case may be.
- d. The difference between the proceeds from disposal of investment in a subsidiary or in a company, controlled by the Company, and the proportionate carrying amount of its assets less liabilities as of the date of disposal is recognised in the consolidated statement of profit and loss as the profit or loss on disposal of investment in subsidiaries.
- e. Investment in associates, where the Company directly or indirectly through subsidiaries holds 20% or more of equity, are accounted for using equity method in accordance with Accounting Standard – 23 "Accounting for investments in associates in consolidated financial statements". The Company accounts for its share in the change of the net assets of the associates, post acquisition after eliminating unrealised profits and losses resulting from transactions between the Company and its associates to the extent of its share, through its statement of profit and loss to the extent such change is attributable to the Associates' statement of profit and loss, based on available information. The difference between the cost of investment in the associates and the share of net assets at the time of acquisition of shares in the associates is identified in the financial statements as goodwill or capital reserve as the case may be.



Satra Properties (India) Limited

Notes to the consolidated financial statements (*Continued*)

for the year ended 31 March 2015

(Currency: Indian Rupees)

1 Company overview (*Continued*)

1.1 Principles of consolidation (*Continued*)

- f. If, under the equity method, the Company's share of losses of an associate equals or exceeds the carrying amount of the investment, the Company discontinues recognizing its share of further losses and the investment is reported at nil value. Additional losses are provided for to the extent that the Company has incurred obligations or made payments on behalf of the associate to satisfy obligations of the associate that the Company has guaranteed or to which the Company is otherwise committed. If the associate subsequently reports profits, the Company resumes including its share of those profits only after its share of the profits equals the share of net losses that have not been recognised.
- g. Goodwill on consolidation is amortised over a period of 10 years from the date of acquisition/investment.
- h. As far as possible, the consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances and are presented in the same manner as the Company's stand alone financial statements.

The list of subsidiary companies which are included in the consolidated financial statements are as under:

Name of the Company	Country of incorporation	% holding
Satra Property Developers Private Limited	India	100%
Satra Buildcon Private Limited	India	51%
Satra Lifestyles Private Limited	India	100%
Satra Estate Development Private Limited	India	100%
Satra Infrastructure and Land Developers Private Limited	India	100%
RRB Realtors Private Limited	India	87.5%
Satra Realty and Builders Limited*	India	100%
Satra International Realtors Limited	United Arab Emirates	100%

*(Formerly known as Satra DLH Reality & Builders Limited)

The list of associate companies considered in the consolidated financial statements is as under:

Name of the Company	Country of Incorporation	% holding
C. Bhansali Developers Private Limited	India	20%

Investments other than in Subsidiaries and Associates are accounted as per Accounting Standard 13 – "Accounting for Investments".



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

for the year ended 31 March 2015

(Currency: Indian Rupees)

2. Summary of significant accounting policies

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

2.1 Basis of preparation of consolidated financial statements

The consolidated financial statements have been prepared and presented on the historical cost convention on accrual basis and comprises mandatory accounting standards as prescribed u/s 133 of Companies Act, 2013 (the Act) read with rule 7 of the Companies (Accounts) Rules, 2014, the provision of the Act (to the extent notified). Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policies hitherto in use.

2.2 Current / Non-current classification

The assets and liabilities are classified into Current or Non-current.

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

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

All other assets are classified as non-current.

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

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

All other liabilities are classified as non-current.

Operating cycle

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



Satra Properties (India) Limited

Notes to the consolidated financial statements (*Continued*)

for the year ended 31 March 2015

(Currency: Indian Rupees)

2. Summary of significant accounting policies (*Continued*)

2.3 Use of Estimates

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

2.4 Fixed assets and depreciation / amortisation and capital work-in-progress

Tangible assets

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

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

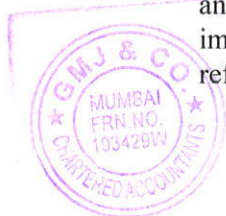
Depreciation is provided on the written down value method. The rates of depreciation are calculated as prescribed in Schedule II to the Companies Act, 2013. If the management's estimate of the useful life of a fixed asset at the time of acquisition of the asset or of the remaining useful life on a subsequent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

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

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

2.5 Impairment of assets

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



Satra Properties (India) Limited

Notes to the consolidated financial statements (*Continued*)

for the year ended 31 March 2015

(Currency: Indian Rupees)

2. Summary of significant accounting policies (*Continued*)

2.6 Investments

Investments that are readily realisable and intended to be held for not more than a year from the date of acquisition are classified as current investments. All other investments are classified as long-term investments. However, that part of long term investments which is expected to be realized within 12 months after the reporting date is also presented under 'current assets' as "current portion of long term investments" in consonance with the current / non-current classification scheme of Schedule III.

Long-term investments (including current portion thereof) are carried at cost less any other-than-temporary diminution in value, determined separately for each individual investment.

Any reductions in the carrying amount and any reversals of such reductions are charged or credited to the statement of profit and loss.

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

Investment property under construction

Profit or loss on sale of investments is determined on the basis of weighted average carrying amount of investments disposed off.

Property that is being constructed for future use as investment property is accounted for as Investment property under construction until construction or development is complete.

Investment property under construction represents the cost incurred in respect of areas under construction of the real estate development projects less impairment losses, if any.

2.7 Inventories

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

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

Stock-in-trade comprises of completed projects that are unsold.

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



Satra Properties (India) Limited

Notes to the consolidated financial statements (*Continued*)

for the year ended 31 March 2015

(Currency: Indian Rupees)

2. Summary of significant accounting policies (*Continued*)

2.8 *Borrowing costs*

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

2.9 *Employee benefits*

(a) *Short term employee benefits*

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

(b) *Post employment benefits*

Defined contribution plans:

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

Defined benefit plan:

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

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

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

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

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



Satra Properties (India) Limited

Notes to the consolidated financial statements (*Continued*)

for the year ended 31 March 2015

(Currency: Indian Rupees)

2. Summary of significant accounting policies (*Continued*)

2.10 Revenue recognition

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

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

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

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

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

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

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

Interest income is recognized on time proportion basis.

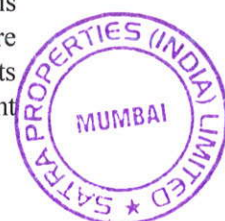
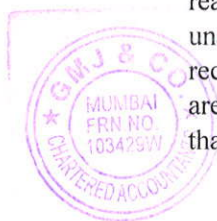
Dividend income is recognized when the right to receive dividend is established.

2.11 Taxation

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

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

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



Satra Properties (India) Limited

Notes to the consolidated financial statements (*Continued*)

for the year ended 31 March 2015

(Currency: Indian Rupees)

2. Summary of Significant accounting policies (*Continued*)

2.12 Foreign currency transactions

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

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

2.13 Operating lease

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

2.14 Earnings per share (EPS)

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

2.15 Provisions and contingent liabilities

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



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

as at 31st March 2015

(Currency: Indian Rupees)

3 Share capital

Authorised capital:

210,000,000 (2014: 210,000,000) equity shares of Rs 2 each	42,00,00,000	42,00,00,000
8,000,000 (2014: 8,000,000) 8% cumulative redeemable preference shares of Rs. 10 each	8,00,00,000	8,00,00,000
	50,00,00,000	50,00,00,000

Issued, subscribed and paid up:

178,358,000 (2014: 161,358,000) equity shares of Rs 2 each, fully paid up	35,67,16,000	32,27,16,000
	35,67,16,000	32,27,16,000

Sub-notes :

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

Equity shares	31 March 2015		31 March 2014	
	Number of equity shares (units)	Amount	Number of equity shares (units)	Amount
At the beginning of the year	16,13,58,000	32,27,16,000	16,13,58,000	32,27,16,000
Add: issued during the year [refer note 5(i)]	1,70,00,000	3,40,00,000	-	-
At the end of the year	17,83,58,000	35,67,16,000	16,13,58,000	32,27,16,000

Preference shares	31 March 2015		31 March 2014	
	Number of preference shares (units)	Amount	Number of preference shares (units)	Amount
At the beginning of the year	-	-	74,00,000	7,40,00,000
Less: redeemed during the year	-	-	74,00,000	7,40,00,000
At the end of the year	-	-	-	-

- 2 Rights, preferences and restrictions attached to shares

Equity shares :

The Company has only one class of equity shares having a face value of Rs 2 each. Each holder of equity share is entitled to one vote per share. The Company declares and pays dividends in Indian rupees. The dividend proposed by the board of directors is subject to the approval of the shareholders in the ensuing annual general meeting. During the year ended 31 March 2015, the Company has proposed final dividend of Re. 0.10 per equity share (2014: final dividend of Re. 0.10 per equity share). In the event of liquidation of the Company, the holders of the equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to their shareholding.

Preference shares :

7,400,000 8% cumulative redeemable preference shares of Rs 10 each were redeemed on 2 February 2014.

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

Name of equity shareholder	31 March 2015		31 March 2014	
	No. of shares held	% of holding	No. of shares held	% of holding
Praful N. Satra	7,37,98,106	41.38	7,37,98,106	45.74
Minaxi P. Satra	3,75,37,356	21.05	3,75,37,356	23.26
Anil B. Mehta	91,54,450	5.13	91,54,450	5.67



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued) as at 31st March 2015

(Currency: Indian Rupees)

4 Reserves and surplus

Capital reserve

Reserve on amalgamation (at the commencement and end of the year)

2015	2014
2,17,96,437	2,17,96,437

Capital redemption reserve

At the commencement of the year

7,40,00,000	-
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Add : transferred in the current year

-	7,40,00,000
---	-------------

At the end of the year

7,40,00,000	7,40,00,000
-------------	-------------

Securities premium reserve (at the commencement and end of the year)

At the commencement of the year

10,80,00,000	10,80,00,000
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Add : equity shares issued during the year

5,44,00,000	-
-------------	---

At the end of the year

16,24,00,000	10,80,00,000
--------------	--------------

Debenture redemption reserve

At the commencement of the year

4,00,00,000	8,90,00,000
-------------	-------------

Add : transferred in the current year

10,00,00,000	4,00,00,000
--------------	-------------

Less : transferred to general reserve

-	8,90,00,000
---	-------------

At the end of the year

14,00,00,000	4,00,00,000
--------------	-------------

General reserve

At the commencement of the year

15,64,58,822	14,14,58,822
--------------	--------------

Add : transferred in the current year

-	8,90,00,000
---	-------------

Less : transferred to capital redemption reserve

-	7,40,00,000
---	-------------

At the end of the year

15,64,58,822	15,64,58,822
--------------	--------------

Surplus in the statement of profit and loss

At the commencement of the year

32,59,35,835	36,66,75,638
--------------	--------------

Less : adjustment relating to fixed assets [refer note 13(ii)]

(41,53,544)	-
-------------	---

Revised balance at the commencement of year

32,17,82,291	36,66,75,638
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Add : profit for the year

(28,02,25,785)	1,80,13,628
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4,15,56,506	38,46,89,266
-------------	--------------

Less: Appropriations

Proposed dividend on equity shares

1,78,35,800	1,61,35,800
-------------	-------------

Tax on proposed dividend on equity shares

36,51,821	26,17,631
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Dividend distribution tax adjustments

(67,13,346)	-
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Transfer to debenture redemption reserve

10,00,00,000	4,00,00,000
--------------	-------------

Total appropriations

11,47,74,275	5,87,53,431
--------------	-------------

Net surplus in the statement of profit and loss

(7,32,17,769)	32,59,35,835
---------------	--------------

48,14,37,490	72,61,91,094
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Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued) as at 31st March 2015

(Currency: Indian Rupees)

2015 2014

5 Money received against share warrants

1,70,00,000 share warrants allotted with an option to convert into equivalent equity share: [refer note 5(i)]

At the commencement of the year

Add: money received during the year

Less:- conversion into equivalent equity shares

2,21,00,000	-
6,63,00,000	2,21,00,000
(8,84,00,000)	-

-	2,21,00,000
---	-------------

- (i) The Company had allotted 17,00,000 warrants of issue price of Rs. 5.20 each with an option to convert each warrant into one equity share of Nominal Value of Rs. 2 each at a price of Rs. 5.20 per share, including premium of Rs. 3.20 per share to the promoter group on preferential basis. The Company had received 25% of issue price in the last year and pursuant to receipt of balance 75% of the issue price upon the exercise of rights by the allottees, the share warrants are converted into equivalent equity shares.

6 Long-term borrowing

Secured borrowings

From banks

-Term loans [refer note 6(i)]

-Vehicle loans [refer note 6(ii)]

60,00,00,000	-
24,51,637	42,50,102

From others

-Vehicle loans [refer note 6(ii)]

51,23,867	72,93,536
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60,75,75,504	1,15,43,638
--------------	-------------

Details of security on loans

- (i) Term loan of Rs 60 crores is secured by way of security interest on development rights, unsold units along with charge on escrow account of receivables. The said term loan is further secured by personal guarantee of directors along with corporate guarantee given by holding company. The loan carries an interest rate of Banks' base rate plus 350 bps payable monthly and principal shall be repaid in 6 quarterly installments commencing after a moratorium period of 30 months from the date of first disbursement i.e. beginning from April 2017.
- (ii) Vehicle loans are secured by hypothecation of the respective vehicles purchased. The loans are repayable in equated monthly installments of Rs 39,068, Rs.1,74,988, Rs.88,333, Rs. 1,51,749 and Rs. 9,749 beginning from the month subsequent to the taking of the loan. The last installment for the loans are due in December 2015, April 2017, February 2018, April 2018 and May 2019 respectively.

7 Deferred tax liabilities

The components of deffer tax balances as follows

- difference between book depreciation and depreciation as per income tax act, 1961

- on provision allowable on payment basis under income tax act 1961

-	62,801
-	(16,918)

-	45,883
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8 Long-term provisions

Provision for employee benefits

Provision for gratuity [refer note 36]

46,49,196	22,29,312
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46,49,196	22,29,312
-----------	-----------

9 Short-term borrowings

Secured borrowings

5,600 (2014: 3,850) redeemable non-convertible debentures of Rs 100,000 each [refer note 9(i) & 9(xiii)]

From banks

- bank overdraft [refer note 9(ii) & 9(xiii)]

Vehicle loan [refer note 9(iii)]

From others [refer note 9(iv) to 9(xiii) & 39(iv)]

56,00,00,000	38,50,00,000
1,26,98,911	2,23,17,246
3,23,341	-
1,93,68,54,000	2,17,58,18,090

Unsecured borrowings

From banks

-term loan [refer note 9(xi)]

From related parties [refer note 9(xiv) & note 37]

From others [refer note 9(xiv)]

-	7,49,00,000
90,87,00,000	56,30,07,723
87,98,88,518	1,16,67,90,042

4,29,84,64,770	4,38,78,33,101
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Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

as at 31st March 2015

(Currency: Indian Rupees)

Notes:

Details of security on loans

- (i) Non Convertible Debentures (NCD) are secured against first equitable mortgage over the leasehold rights on plot at Jodhpur and charge over escrow account on receivables from the project situated at Jodhpur. The interest on debentures is 18% p.a. with 9 months compounding, payable at the time of redemption. The NCD is redeemable from April 2016 to December 2016.
- (ii) Bank overdraft of Rs 1.27 crores (2014 : Rs 1.69 crores) is secured against fixed deposits of Rs 2.54 crores with the same banks.
- (iii) Vehicle loan is secured by hypothecation of the respective vehicle purchased. Payment of equated monthly installments of Rs 19,400 commenced from the month of February 2015. The loan carries an fixed interest rate of 10.66% p.a. and last installment is due by December 2017.
- (iv) Rs. Nil (2014 : Rs 27.61 crores) was secured against registered mortgage on land at Kalina, Mumbai alongwith charge on Escrow account of receivables of other projects. Further, unsold units of two other projects have been mortgaged. The loan carried an interest rate of 24% p.a. and was fully repayable on or before 30 September 2014.
- (v) Loan of Rs. 75 crores is secured by way of mortgage of the property situated at Matunga, Mumbai by way of deposit of title deed. Principal is repayable within 36 months from the date of each disbursement starting June, 2016. Last installment is due in December, 2016.
- (vi) Rs. 32.50 crore is secured against registered mortgage on sale component to be generated on consumption of free sale FSI in slum rehabilitation project at Ghatkopar, Mumbai, except area coming to the share of joint venture partners alongwith charge on scheduled & additional receivables, insurance receipts from the project and escrow account of receivables. The loan carries an interest rate of 24% p.a. payable on quarterly basis. Repayable in 6 equal quarterly installments of Rs 5.42 crores each starting from June 2015 quarter. The loan is further secured by personal guarantee of Managing Director, Mr. Praful N. Satra.
- (vii) Rs 55.15 (2014: Rs 49.97) crores is secured against exclusive mortgage on residential project at Upper Chembur, Mumbai alongwith charge on scheduled & additional receivables, insurance receipts from the project, escrow account of receivables. The loan carries an interest rate of 18% p.a. alongwith 5% revenue sharing. Repayable in 8 equal quarterly installments of Rs 7.5 crores starting from March 2015. The above term loan is secured by personal guarantee of director of the company.
- (viii) Term Loan of Rs.31.04 crores is secured by way of first and exclusive charge on unsold units / flats in project situated at Borivali along with receivables, pari passu charge on land and receivables from project at Kalina. Also over specific unsold units and receivables from specific sold / unsold units in the project at Vashi. The loan carries an interest rate of 19% p.a. and is repayable in 4 equal quarterly installment of Rs.8.125 crores starting from May 2015.
- (ix) Rs 0.65 crore (2014 : 0.65 crore) term loan carries an interest rate of 19% p.a. which is payable in lump sum by 7 September 2015.
- (x) Term loan of Rs 10.76 crores carries an interest rate of 18% p.a. and is secured by personal assets of directors/ shareholders. The term loan is repayable in equated monthly instalment of Rs. 72,30,479 (including interest) starting from April 2016. The last installment is due by March 2018.
- (xi) The term loan of Nil (2014: Rs.7.49 Crores) was repayable in 8 equated quarterly installments of Rs 1 Crore beginning from October, 2013 and last installment of Rs. 0.50 Crores was due in October 2015. Mr. Praful N. Satra, Managing Director had given personal guarantee for the loan. The said term loan has been repaid before the agreed repayment schedule.
- (xii) Term loan of Rs. Nil (2014: Rs 20 crores) crores carried an interest rate of 12% p.a. payable on monthly rest and principal was repayable on 13 August 2014. The term loan was secured against personal assets of a director and was further secured by personal guarantee of the director. The loan has been repaid in full.
- (xiii) All the above term loans, bank overdraft and the debentures are secured by personal guarantees of director / shareholders of the Company.
- (xiv) Loan from related parties and other inter-corporate loan are repayable on demand and carries an interest rates ranging upto 18% p.a.

10 Trade payables

	2015	2014
Dues to Micro, small and medium enterprises [refer note 38]	-	-
Others	51,18,96,487	85,15,10,983
	<u>51,18,96,487</u>	<u>85,15,10,983</u>



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

as at 31st March 2015

(Currency: Indian Rupees)

11 Other current liabilities

Current maturities of long-term borrowings

	2015	2014
From banks (Secured)		
- vehicle loans [refer note 6(ii)]	24,21,207	27,50,654
From others (secured)		
- vehicle loans [refer note 6(ii)]	21,69,282	12,03,256
Interest accrued but not due on borrowings		
- term loan	-	94,628
- debentures	9,34,43,870	44,70,411
Interest accrued and due on borrowings		
- term loans	3,82,68,162	4,07,39,322
- unsecured loans	33,38,66,170	20,80,07,561
Unpaid dividend *	5,11,557	3,01,526
Other payables		
- advance received against property	1,82,85,27,916	67,79,59,563
- refundable advances	35,52,27,015	45,54,98,214
- statutory dues payable**	26,60,08,841	10,12,53,119
- employee benefits payable	59,52,652	30,55,771
- interest free security deposit from customer/others	44,94,44,265	-
- other liabilities	6,01,65,094	12,61,50,911

3,43,60,06,031	1,62,14,84,936
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* There are no amounts due and outstanding to be credited to the Investor Education and Protection Fund.

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

12 Short-term provisions

Provision for employee benefits

Provision for gratuity [refer note 36]	4,89,892	4,25,625
	4,89,892	4,25,625

Other provisions

Provision for taxation [net of advance tax and tax deducted at source Rs.28,30,38,677 (2014:Rs.22,23,79,138)]	20,53,00,002	23,40,96,114
Provision for wealth tax	54,200	50,545
Proposed dividend on equity shares	1,78,35,800	1,61,35,800
Tax on dividend on shares	3,88,45,763	4,23,29,088
	26,20,35,765	29,26,11,547
	26,25,25,657	29,30,37,172



Notes to the Consolidated financial statements (Continued)

as at 31 March 2015

(Currency: Indian Rupees)

13 Fixed assets

Particulars	GROSS BLOCK			ACCUMULATED DEPRECIATION/AMORTISATION			NET BLOCK	
	As at 1 April 2014	Additions	Deletions/ Disposals	As at 31 March 2015	As at 1 April 2014	For the year	On Deletions/ Disposals	As at 31 March 2015
Tangible assets								
Leasehold improvements	2,53,31,539	-	2,53,31,539	-	2,53,31,539	-	2,53,31,539	-
Plant and machinery	2,06,36,829	4,21,112	1,73,09,303	37,48,638	1,51,61,346	51,11,833	1,73,09,303	7,84,762
Computer	69,82,348	8,75,373	-	78,57,721	52,34,411	15,79,783	-	68,14,194
Furniture and fittings	52,07,422	1,26,962	-	53,34,384	32,07,097	6,69,550	-	10,43,527
Office equipment	83,18,846	9,48,753	-	92,67,599	40,37,672	35,63,181	-	14,57,737
Temporary structures	4,57,775	-	4,57,775	-	4,57,775	-	4,57,775	16,66,746
Building	26,33,240	-	-	26,33,240	4,51,028	1,06,719	-	20,75,493
Vehicles	4,13,44,875	13,47,328	2,80,697	4,24,11,506	2,17,94,033	68,94,738	2,51,340	1,39,74,075
Total	11,09,12,874	37,19,528	4,33,79,314	7,12,53,088	7,56,74,901	1,79,25,804	4,33,49,957	2,10,02,340
Intangible assets								
Goodwill on acquisition	48,15,590	-	-	48,15,590	2014	4,81,559	-	4,81,559
Total	48,15,590	-	-	48,15,590	2015	4,81,559	-	43,34,031

Notes:

- (i) Depreciation aggregating Rs.25,34,175 (2014: Rs.18,85,910) has been transferred to 'construction work-in-progress' and Rs.106,659 (2014: Rs.NIL) has been transferred to 'investment under construction property'
- (ii) Pursuant to the enactment of Companies Act 2013, the company has applied the estimated useful lives as specified in Schedule II. Accordingly the unamortised carrying value is being depreciated / amortised over the revised/ remaining useful lives. The written down value of Fixed Assets whose lives have expired as at 1st April 2014 have been adjusted, in the opening balance of Profit and Loss Account amounting to Rs.41,53,543 (net of tax of Rs.19,73,108).

Particulars	GROSS BLOCK			ACCUMULATED DEPRECIATION/AMORTISATION			NET BLOCK	
	As at 1 April 2013	Additions	Deletions/ Disposals	As at 31 March 2014	As at 1 April 2013	For the year	On Deletions/ Disposals	As at 31 March 2014
Tangible assets								
Leasehold improvements	2,53,31,539	-	-	2,53,31,539	2,53,31,539	-	-	2,53,31,539
Plant and machinery	2,37,92,906	2,69,995	34,26,072	2,06,36,829	1,62,34,200	10,02,483	20,75,337	1,51,61,346
Computer	54,53,334	15,29,014	-	69,82,348	47,08,118	5,26,293	-	52,34,411
Furniture and fittings	36,85,911	15,21,511	-	52,07,422	28,42,056	3,65,041	-	32,07,097
Office equipment	69,48,959	13,69,887	-	83,18,846	35,11,771	5,25,901	-	40,37,672
Temporary structures	4,07,275	50,500	-	4,57,775	4,07,275	50,500	-	4,57,775
Building	26,33,240	-	-	26,33,240	3,36,175	1,14,853	-	4,51,028
Vehicles	3,20,57,878	1,13,35,869	20,48,872	4,13,44,875	1,78,43,151	55,36,426	15,85,544	2,17,94,033
Total	10,03,11,042	1,60,76,776	54,74,944	11,09,12,874	7,12,14,285	81,21,497	36,60,881	7,56,74,901
Intangible assets								
Goodwill on acquisition	48,15,590	-	-	48,15,590	2014	4,81,559	-	4,81,559
Total	48,15,590	-	-	48,15,590	2015	4,81,559	-	43,34,031

Notes:

- (i) Depreciation aggregating Rs. 1,885,910 (2013: Rs 1,778,282) has been transferred to construction work in progress.



Goodwill on acquisition



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

as at 31st March 2015

(Currency: Indian Rupees)

14 Non-current investments (at cost)

Trade investments : unquoted

Investment in equity instruments

(face value of Rs.10/- and fully paid-up, unless otherwise stated)

In associates

2,000 (2014: 2,000) equity shares of C. Bhansali Developers Private Limited
2,600 (2014: 2,600) equity shares of Deepmala Infrastructure Private Limited

Other non-current investments

948 (2014: 948) equity shares of The Cosmos Co-operative Bank Limited of Rs 100 each
20,000 (2014: 20,000) equity shares of The Greater Bombay Co-operative Bank Ltd of Rs. 25 each, fully paid up

Non-trade investments : quoted

Nil (2014: 718) Equity Shares of SEL Manufacturing Company Limited [market value 2014: Rs. 3.02 per share]

	2015	2014
Aggregate amount of investments	(A) 5,94,800	6,85,420
Aggregate amount of unquoted investments	5,94,800	6,20,800
Aggregate amount of quoted investments	-	64,620
Aggregate market value of quoted investments	-	2,168
Balance in deposits with original maturity of more than 12 months [refer note 6] (given as security towards term loan)	(B) 2,10,00,000	-
Investment in property under construction [refer note 14(i)]		
Development rights	41,25,83,740	41,25,83,740
Professional and legal fees	79,99,056	71,31,767
Civil, electrical and contracting	20,73,84,723	13,44,59,072
Depreciation and amortisation [refer note 13(i)]	4,32,895	3,26,236
Administrative and other expenses	1,03,44,971	1,31,78,987
Borrowing costs	30,12,31,393	27,35,93,449
	(C) 93,99,76,778	84,12,73,251
Less: transferred to inventory	(D) (93,99,76,778)	-
	(A+B+C+D) 2,15,94,800	84,19,58,671

- (i) Pursuant to change in the management's business plans in respect of the Company's Jodhpur project from lease model to sale model, the Company has re-classified costs incurred till date on its Jodhpur project from construction work-in-progress (inventories) to investment property under construction (non-current investments).

15 Deferred tax assets

The components of deferred tax balances are as follows:-

- Difference between book depreciation and depreciation as per Income Tax Act, 1961

Add: adjustment relating to fixed assets [refer note 13(ii)]

- On provision allowable on a payment basis under the Income Tax Act, 1961

- Business loss and unabsorbed depreciation

Less: differential deferred tax assets not recognised*

84,00,473	65,91,836
3,87,099	8,43,631
87,87,572	74,35,467
13,36,066	-
2,88,15,197	-
(3,23,43,858)	-
65,94,977	74,35,467

*As a matter of prudence, no Deferred Tax Asset has been recognized in the books of subsidiaries according to the accounting policy of the respective Companies.



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

as at 31st March 2015

(Currency: Indian Rupees)

	2015	2014
16 Long-term loans and advances		
- Advance tax and tax deducted at source [net of provision for tax Rs 63,613,523 (2014:Rs.63,613,523)]	2,56,21,606	1,45,63,469
	<u>2,56,21,606</u>	<u>1,45,63,469</u>
17 Other non current assets		
Other loans and advances		
- Other receivables*	-	7,78,540
	<u>-</u>	<u>7,78,540</u>
* includes consideration receivable towards sale of Non trade investments.		
18 Inventories		
Construction work-in-progress [refer note 13(i)]	5,91,29,00,313	3,91,49,87,296
Materials at site	2,40,84,053	1,59,16,712
Unsold units	57,74,701	2,48,21,115
	<u>5,94,27,59,067</u>	<u>3,95,57,25,123</u>
19 Trade receivables (unsecured and considered good)		
Debts outstanding for a period exceeding six months from the date they are due for payment	1,08,02,16,811	93,26,91,291
Other debts	13,69,42,093	39,70,28,707
	<u>1,21,71,58,904</u>	<u>1,32,97,19,998</u>
20 Cash and bank balances		
Cash and cash equivalents		
Cash on hand	54,87,571	32,80,776
Balances with banks		
-On current accounts	1,44,67,631	89,81,249
-On Bank overdraft accounts	-	17,644
-On deposits accounts (with original maturity of 3 months or less)	-	85,00,000
	<u>1,99,55,202</u>	<u>2,07,79,669</u>
Other bank balances		
- Earmarked balances with banks (under lien)	5,40,256	3,32,238
- Balances in deposits with original maturity of less than 12 months but more than 3 months	4,40,50,549	2,70,48,007
- Balances in deposits with original maturity of more than 12 months	-	2,58,50,989
	<u>6,45,46,007</u>	<u>7,40,10,903</u>
Details of bank balances / deposits		
Bank deposits available on demand/deposits with original maturity of 3 months or less included under 'Cash and cash equivalents'	-	85,00,000
Bank deposits due to mature within 12 months of the reporting date included under 'Other bank balances'	4,40,50,549	2,70,48,007
Fixed Deposits	-	2,58,50,989

- (i) Deposits amounting to Rs. 2.68 crores (2014: Rs.2.58 crores) are under lien for bank guarantee.
(ii) Deposits amounting to Rs. 56.29 lakhs (2014: Rs.50 lakhs) are under lien for overdraft facility.
(iii) Deposits amounting to Rs. Nil (2014: Rs.40.48 lakhs) were under lien for three months interest cover of unsecured loan.



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued) as at 31st March 2015

(Currency: Indian Rupees)

21 Short-term loans and advances

(Unsecured and considered good)

Short-term loans and advances given to related parties [refer note 37]
Loans and advances given to other parties [refer note 40]

Others

- Advances to staff
- Advances to vendors
- Advances for property
- Prepaid expenses
- Deposits*
- Balance with government authorities

2015	2014
8,38,06,037	8,15,02,305
1,76,91,22,676	1,53,95,93,647
4,07,250	6,79,950
18,20,31,106	14,10,27,749
25,53,065	33,04,286
44,41,55,449	2,17,88,134
98,63,721	74,73,505
2,49,19,39,304	1,79,53,69,576

* includes Rs 3,300,000 (2014: Rs 3,300,000) rent deposit given to the Managing Director

22 Other current assets

Interest accrued on fixed deposits with banks
Interest accrued and due from related parties
Interest accrued and due from other parties
Prepaid taxes

41,19,606	34,23,794
4,48,00,916	4,48,00,826
7,20,11,337	13,10,15,134
27,92,575	-
12,37,24,434	17,92,39,754



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

for the year ended 31st March 2015

(Currency: Indian Rupees)

	2015	2014
23 Revenue from operations		
Revenue from sale of properties	23,98,62,129	78,90,00,564
Revenue from work contract	6,60,00,839	-
Other operating revenues		
Development charges	5,18,500	26,04,925
Brokerage income	-	15,00,00,000
Forfeiture income	2,96,908	-
Rental income	11,17,839	-
Tenancy rights	3,50,000	-
	30,81,46,215	94,16,05,489
24 Other income		
Interest income on		
- fixed deposits with banks	57,86,238	46,35,713
- loans given to related parties [refer note 37]	67,229	6,78,08,408
- loans given to other party	2,13,23,165	20,29,452
- electricity deposits	-	65,315
Dividend from others	7,488	-
Other non-operating income		
- liabilities written back to the extent no longer required	13,53,40,934	2,79,444
- profit on sale of fixed assets	10,643	-
- input credit income	-	67,52,369
	16,25,35,697	8,15,70,701
25 Cost of construction		
Opening inventory		
Material at site	1,59,16,712	2,37,70,131
Construction work-in-progress	3,91,49,87,296	2,18,67,71,130
Unsold units	2,48,21,115	10,58,64,634
(A)	3,95,57,25,123	2,31,64,05,895
Incurred during the year		
Development rights / land cost	88,090	2,40,39,15,974
Professional and legal fees	4,95,26,988	2,79,47,288
Civil, electrical and contracting	63,14,50,454	39,91,09,085
Depreciation and amortisation [refer note 13]	25,34,175	18,85,910
Administrative and other expenses	5,59,15,616	2,62,65,288
Statutory dues and other expenses	5,43,74,651	15,76,600
Borrowing costs [refer note 27]	47,67,44,200	18,30,57,870
Compensation paid	14,48,000	1,93,41,400
Transfer from 'investment in property under construction' (including borrowing cost of Rs. 27,637,944 and depreciation of Rs.106,659 incurred during the year)	93,99,76,778	-
(B)	2,21,20,58,952	3,06,30,99,415
Closing inventory		
Material at site	2,40,84,053	1,59,16,712
Construction work-in-progress	5,90,37,37,840	3,91,49,87,296
Unsold units	57,74,701	2,48,21,115
(C)	5,93,35,96,594	3,95,57,25,123
(A) + (B) - (C)	23,41,87,481	1,42,37,80,187
Less : Transfer to 'investment in property under construction'	-	83,70,81,597
	23,41,87,481	58,66,98,590



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

for the year ended 31st March 2015

(Currency: Indian Rupees)

	2015	2014
26 Employee benefits		
Salaries, wages and bonus	1,33,50,574	1,90,43,476
Directors' remuneration	54,00,000	54,00,000
Contribution to provident and other funds	10,29,292	6,83,821
Staff welfare expenses	3,18,678	1,29,727
Gratuity [refer note 36]	9,37,195	9,56,994
	2,10,35,739	2,62,14,018
27 Finance costs		
Interest on long-term borrowings		
From others		
-term loans	-	1,74,81,959
-vehicle loans	3,21,291	14,06,514
Interest on short-term borrowings		
Debentures	9,93,56,112	7,51,40,593
From banks	6,56,13,099	13,40,603
Others	46,13,50,348	30,22,14,499
Interest on delayed payment of trade payables	55,48,364	33,73,147
Interest on delayed payment of statutory dues	4,05,70,009	3,35,97,271
Other borrowing costs		
Other borrowing cost	10,78,559	1,33,09,029
Processing charges	2,43,84,261	1,13,23,816
Others	14,00,603	11,05,594
Stamp duty	10,00,000	36,75,500
	70,06,22,646	46,39,68,525
Less: borrowing costs transferred to construction work-in-progress [refer note 25]	50,43,82,144	18,30,57,870
	19,62,40,502	28,09,10,655



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

for the year ended 31st March 2015

(Currency: Indian Rupees)

	2015	2014
28 Other expenses		
Profession and legal fees	40,47,450	48,44,848
Advertisement and sales promotion expenses	10,97,04,816	39,81,629
Power and fuel	23,71,756	22,68,530
Rent	1,86,23,660	1,78,65,228
Telephone expenses	7,87,939	7,05,752
Bad debts	55,44,567	-
Foreign fluctuation loss	39,44,684	61,74,927
Conveyance	2,72,370	-
Repairs and maintenance		
- others	3,06,236	6,05,127
Insurance	2,45,666	4,73,354
Rates and taxes	6,38,310	6,61,043
Payment to auditors (including service tax)		
As auditors		
- Statutory audit	14,17,884	17,14,445
- Tax audit	6,05,808	3,37,080
- Limited review of quarterly results	8,98,880	13,48,320
In other capacity		
- Taxation matters	1,85,020	-
Reimbursement of expenses	-	25,507
Loss on sale of investment	59,697	-
Directors' sitting fees	3,42,698	2,28,344
Corporate Social Responsibility (CSR) expenditure	27,00,000	-
Printing and stationery	9,07,464	9,48,402
Staff recruitment expenses	43,416	-
Miscellaneous expenses	19,63,262	37,96,410
	15,56,11,583	4,59,78,946
29 Prior period expenses		
Interest on delay payment of MVAT	4,99,95,054	-
Interest income written off	6,78,08,408	-
	11,78,03,462	-



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued) for the year ended 31 March 2015

(Currency: Indian Rupees)

30. Earnings per share

Particulars	2015	2014
Net profit / (loss) after tax	(280,225,785)	18,013,628
Preference dividend (including taxes thereon)	-	-
Net profit / (loss) after tax attributable to equity shareholders (A)	(280,225,785)	18,013,628
Number of equity shares at the beginning of the year	161,358,000	161,358,000
Number of equity shares outstanding at the end of the year	178,358,000	161,358,000
Weighted average number of equity shares outstanding during the year (based on date of issue of shares) (B)	164,199,096	161,358,000
Basic earnings (in rupees) per share of face value Rs 2 (A)/(B)	(1.71)	0.11
Dilutive earnings per share		
Net profit after tax attributable to equity shareholders (Existing and potential) (A)	(280,225,785)	18,013,628
Weighted average number of equity shares outstanding during the year (based on date of issue of shares) (B)	164,199,096	161,358,000
Weighted average number of potential equity shares outstanding during the year (C)	-	2,833,333
Weighted average number of equity shares for calculation of dilutive earnings per share (D) = (B+C)	164,199,096	164,191,333
Diluted earnings (in rupees) per share of face value Rs 2 (A)/(D)	(1.71)	0.11

31. Contingencies

Particulars	2015	2014
Income tax liabilities under dispute	171,798,167	120,495,941
Performance Bank Guarantee given by Allahabad Bank in favor of Slum Rehabilitation Authority for the Ghatkopar Project on behalf of the Group.	38,500,000	38,500,000
Corporate guarantee given on behalf of Satra Buildcon Private Limited to IDBI Bank for sanction of loan amounting of Rs 130 crores.	600,000,000	-

32. Commitments

	2015	2014
Unexecuted Capital Commitments	894,903	894,903
Consideration payable for acquiring Joint Development Rights [Non-monetary component]	Amount Unascertained	Amount Unascertained

The Company's subsidiary has entered into Joint Development Agreement (JDA) with a developer for development and construction of its project situated at Bandra, Mumbai. According to the said JDA, the Company has agreed to hand over 50% of permissible built-up area in the said project to the developer, after receiving the occupation certificate from the statutory authority. However, the actual built-up area to be constructed may vary subject to getting various regulatory compliance and approvals.

Since the final constructed area being unascertained, the value/ cost of construction attributable to such built-up area to be handed over on receiving of occupation certificate remain unascertained.



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

for the year ended 31 March 2015

(Currency: Indian Rupees)

33. Segment reporting

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

34. Leases

Operating lease

- a) The Group has taken a commercial property on cancellable operating lease during the year as well as previous year.
- b) The lease agreement provides for an option to the Group to renew the lease period for certain properties and not for other properties. There are no exceptional/restrictive covenants in the lease agreements.

35. Expenditure in foreign currency

Particulars	2015	2014
Value of Import		
- Material (at CIF basis)	23,819,325	9,553,894
- Professional Services	3,240,795	1,449,467
Travelling Expenses	652,889	429,138
Total	27,713,009	11,432,499

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

i) Defined Benefit Plans

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



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

for the year ended 31 March 2015

(Currency: Indian Rupees)

Sr. No.	Particulars	2015	2014
I	Change in the defined benefit obligation		
	Liability at the beginning of the year	260,0187	1,999,887
	Interest cost	236,160	160,085
	Current service cost	1,391,600	707,043
	Benefits Paid	(66,461)	(22,500)
	Actuarial (gain)/ loss on obligations	977,601	(244,328)
	Liability at the end of the year	5,139,087	2,600,187
II	Amount recognised in the Balance Sheet		
	Liability at the end of the year	5,139,087	2,600,187
	Fair value of plan assets at the end of the year	-	-
	Difference	5,139,087	2,600,187
	Amount recognised in the balance sheet	5,139,087	2,600,187
III	Expenses recognised in the Statement of Profit and Loss		
	Current service cost	1,391,600	707,043
	Interest cost	236,160	160,085
	Benefit paid	-	-
	Expected return on plan assets	-	-
	Net actuarial (gain)/loss to be recognised	977,601	(244,328)
	Expenses recognised in the Statement of Profit and Loss	2,605,361	622,800
IV	Balance Sheet Reconciliation		
	Opening net liability	2,600,187	1,999,887
	Expnses as above	2,605,361	622,800
	Benefits paid	(66,461)	(22,500)
	Amount recognised in the Balance Sheet	5,139,087	2,600,187
V	Actuarial Assumptions:		
	Discount Rate	7.80%	9.20%
	Salary Escalation	6.00%	6.00%
VI	Reconciliation of present value of obligation and the fair value of plan assets	2015	2014
		2013	2012
		2011	
	Present value of defined benefit obligation	5,139,087	2,600,187
	Fair Value of the plan assets	-	-
	Liability recognised in the Balance Sheet	5,139,087	2,600,187
VII	Experience adjustments on:		
	Plan liabilities (gain)/loss	977,601	(244,328)
	Plan assets	-	-
VIII	Schedule III	2015	2014
	Current Liability	489,892	370,875
	Non Current Liability	4,649,196	2,229,312

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

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

ii) Defined contribution plan

Contribution to provident and other funds aggregating to Rs. 1,029,292 [2014: Rs 683,821] is recognised as an expense and included in "Employee benefits" expense.

iii) Compensated absences

Compensated absences for employee benefits of Rs. 1,141,102 [2014: Rs 729,566] has been recognised as an expense during the year.



Satra Properties (India) Limited

Notes to the consolidated financial statements *(Continued)*

for the year ended 31 March 2015

(Currency: Indian Rupees)

37. Related party disclosures

A Parties where control exists:

- I. Praful N. Satra – Chairman and Managing Director (also key managerial personnel)

B Other related parties:

I. Associates

C. Bhansali Developers Private Limited

II. Entities over which key managerial personnel or their relatives exercise significant influence:

Shravan Developers Private Limited

Satra Property Development Private Limited

Satra Infrastructure Development Private Limited

Satra Land Development Private Limited

Savla Realtors and Developers Private Limited

Satra Re-Development Company Limited

Satra Retail Private Limited

Dev Land and Housing Private Limited [upto 3 March 2014]

Prime Developers

Prime Bond Industries

Henry Hill International [upto 31 March 2014]

Toyochem Laboratories

Sudharma Trading

III. Key managerial personnel

Praful N. Satra - Chairman and Managing Director

Rajan P. Shah - Director

Minaxi P. Satra - Director

Tukaram K. Patil - Director

Nitin M. Kothari - Director

Pardeep Rochwani – Director

Vijay Thakkar– Director (upto 3 March 2014)

Mayank J. Shah–Director

Shreyans J Shah–Director

Ajay Bansal– Director

IV. Relatives of key managerial personnel

Vrutika Praful Satra

Rushabh Praful Satra

Nisha Rajan Shah



Satra Properties (India) Limited

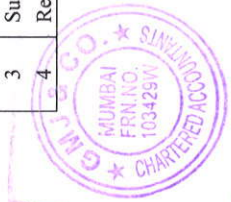
Notes to the consolidated financial statements (Continued) for the year ended 31 March 2015

(Currency: Indian Rupees)

37. Related party disclosures (Continued)

Disclosure of transactions between the Group and related parties and the status of outstanding balances:

Sr. No.	Nature of transaction	Associates/ Joint Venture		Entities over which key managerial personnel or their relatives exercises significant influence		Key managerial personnel or their relatives		Total	
		2015	2014	2015	2014	2015	2014	2015	2014
(A)	Transactions During the year								
1	Loans taken	-	-	-	559,000,000	578,850,000	476,341,000	578,850,000	1,035,341,000
2	Loan given	-	-	-	-	-	219,000	-	219,000
3	Interest expenses	-	-	2,930,608	56,489,558	130,154,254	12,964,681	133,084,862	69,454,239
4	Deposit given	-	-	-	11,250,000	-	-	-	11,250,000
5	Purchase of materials	-	-	-	7,700,699	-	-	-	7,700,699
6	Compensation paid	-	-	-	12,200,000	-	-	-	12,200,000
7	Receiving of services	-	-	12,153,922	32,194,658	18,623,660	17,865,228	30,777,582	50,059,886
8	Advances received	-	-	316,000,000	3,725,000	66,825,000	1,450,000	382,825,000	5,175,000
9	Share warrant issued	-	-	22,350,000	8,450,000	40,950,000	13,650,000	66,300,000	22,100,000
10	Equity shares issued	-	-	33,800,000	-	54,600,000	-	88,400,000	-
11	Expenditure incurred on behalf of Company	-	-	-	200,000	-	-	-	200,000
12	Directors remuneration	-	-	-	-	8,300,000	5,400,000	8,300,000	5,400,000
13	Salary expenses	-	-	-	-	1,635,000	540,000	1,635,000	540,000
(B)	Outstanding balances receivable								
1	Loans alongwith the net interest	122,189,131	122,189,131	-	-	-	114,000	122,189,131	122,303,131
2	Deposits given	-	-	-	11,250,000	3,300,000	3,300,000	3,300,000	14,550,000
3	Advances given	4,000,000	4,000,000	-	-	-	-	4,000,000	4,000,000
4	Sundry debtors	-	-	10,382,400	-	-	-	10,382,400	-
(C)	Outstanding balances payables								
1	Loans alongwith the net interest	-	-	-	231,380,336	1,035,757,159	360,857,960	1,035,757,159	592,238,296
2	Advances received	-	-	280,000,000	-	-	1,450,000	280,000,000	1,450,000
3	Sundry creditors	-	-	11,800,467	14,707,039	5,158,191	5,378,959	16,958,658	20,085,998
4	Remuneration payable	-	-	-	-	849,500	307,800	849,500	307,800



Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

for the year ended 31 March 2015

(Currency: Indian Rupees)

37. Related party disclosures (Continued)

Details of material related party transactions:

Sr. No.	Nature of transaction	Total	
		2015	2014
(A)	Transactions during the year		
1	Loans taken		
	Shravan Developers Private Limited	-	274,500,000
	Praful N. Satra	2,820,000	133,160,000
	Sudharma Trading	-	250,000,000
	Mayank Shah	568,000,000	332,500,000
2	Loan given		
	Ajay Bansal	-	219,000
4	Interest expenses		
	Sudharma Trading	2,906,431	17,876,712
	Mayank Shah	129,130,228	10,999,726
	Dev land & Housing Private Limited	-	36,686,652
5	Deposit given		
	Dev Land & Housing Private Limited	-	11,250,000
6	Purchase of materials		
	Toyochem Laboratories	-	7,700,699
7	Compensation paid		
	Dev Land & Housing Private Limited	-	12,200,000
8	Receiving of services		
	Praful Nanji Satra (Office Rent)	18,623,660	17,865,228
	Satra Property Development Private Limited	12,019,090	32,100,650
10	Advances received		
	Nisha R. Shah	-	1,450,000
	Praful Satra	66,825,000	-
	Mayank shah HUF	100,000,000	-
	Toyochem Laboratories	216,000,000	-
	Satra Property Development Private Limited	-	3,725,000
11	Share warrant issued		
	Rushabh P. Satra	23,400,000	7,800,000
	Vrutika P. Satra	17,550,000	5,850,000
	Satra Land Development Private limited	15,600,000	5,200,000
	Satra Infrastructure Development Private Limited	9,750,000	3,250,000
12	Equity shares issued		
	Rushabh P. Satra	31,200,000	-
	Vritika P. Satra	23,400,000	-
	Satra Land Development Private limited	20,800,000	-
	Satra Infrastructure Development Private Limited	13,000,000	-



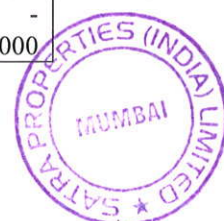
Satra Properties (India) Limited

Notes to the consolidated financial statements (Continued)

for the year ended 31 March 2015

(Currency: Indian Rupees)

13	Expenditure incurred on behalf of Company Satra Property Development Private Limited	-	200,000
14	Directors remuneration		
	Rajan P. Shah	2,450,000	-
	Tukaram Patil	1,200,000	1,200,000
	Praful Nanji Satra	4,200,000	4,200,000
15	Salary expenses		
	Vrutika Satra	585,000	540,000
	Rushabh Satra	1,050,000	-
(B)	Outstanding balances receivable		
1	Loans alongwith the net interest C.Bhansali Developers Private Limited	122,189,131	122,189,131
2	Deposits given Praful Nanji Satra Dev land & Housing Private Limited	3,300,000 -	3,300,000 11,250,000
3	Advances given C.Bhansali Developers Private Limited	4,000,000	4,000,000
4	Sundry debtors Mayank Shah HUF Toyochem Laboratories	3,670,920 6,711,480	- -
(C)	Outstanding balances payables		
1	Loans alongwith the net interest Shravan Developers Private Limited Mayank Shah	- 1,019,616,957	196,480,000 342,399,753
2	Advances received Nisha R. Shah Mayank Shah HUF Toyochem Laboratories	- 99,000,000 181,000,000	1,450,000 - -
3	Sundry creditors Praful Nanji Satra Satra Property Development Private Limited Toyochem Laboratories	5,158,191 11,778,708 21,759	5,378,959 8,804,301 5,808,730
4	Remuneration payable Rajan P. Shah Tukaram Patil Vrutika Satra Rushabh Satra Praful Nanji Satra	209,600 45,800 44,500 184,600 300,000	- 66,800 41,000 - 200,000



Satra Properties (India) Limited

Notes to the consolidated financial statements (*Continued*)

for the year ended 31 March 2015

(Currency: Indian Rupees)

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

Under the Micro, Small and Medium Enterprises Development Act, 2006 which came into force from 2 October, 2006, certain disclosure are required to be made relating to Micro, Small and Medium Enterprises. On the basis of the information and records available with the management, there are no parties registered as Micro, Small and Medium Enterprises.

	2015	2014
Principal amount remaining unpaid to any supplier as at the period end	-	-
Interest due thereon	-	-
Amount of interest paid by the Company in terms of section 16 of the MSMED, along with the amount of the payment made to the supplier beyond the appointed day during the accounting period.	-	-
Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the period) but without adding the interest specified under the MSMED	-	-
Amount of interest accrued and remaining unpaid at the end of the accounting period	-	-

39. Other matters

- Information with regards to other matters specified in schedule III of the act, is either nil or not applicable to the Group for the year.
- In the opinion of the directors, current assets, loan and advances have the value at which they are stated in the Balance Sheet, if realised in the ordinary course of business. Sundry Debtors, Creditors and advances are subject to confirmation.
- In the opinion of the directors, provision has been made for all known liabilities and the same is not in excess of the amounts considered reasonably necessary.
- The company has delayed in making payment of interest of Rs. 52,733,575 in respect of one of the short term borrowing, that was due on 31 March, 2015 and the same was paid before 25 April, 2015.

40. 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.



Satra Properties (India) Limited

Notes to the consolidated financial statements (*Continued*)

for the year ended 31 March 2015

(Currency: Indian Rupees)

- 41.** The Group's management is of the opinion that its international transactions are at arm's length as per the independent accountants report for the year ended 31 March 2014. Further, the Indian Finance Bill, 2012 had sought to bring in certain class of domestic transactions in the ambit of the transfer pricing regulations with effect from 1 April 2012. The management has commenced discussions with their tax consultants to carry out a detailed domestic transfer pricing study for the year ended 31 March 2015 (which will include the determination of arm's length pricing and maintaining appropriate documentation) in accordance with these regulations. Management continues to believe that its international transactions post 31 March 2014 and the specified domestic transactions covered by the new regulations continue to be at arm's length and that the transfer pricing legislation will not have any impact on these financial statements, particularly on amount of tax expense and that of provision of taxation.

42. Prior Year Comparatives

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

As per our report of even date attached.

For **GMJ & Co.**

Chartered Accountants

Firm Registration No.: 103429W

Haridas Bhat

Partner

Membership No.: 039070



Vidyadhar D. Khadilkar

Director

For and on behalf of the Board of Directors of

Satra Properties (India) Limited

Praful N. Satra

Chairman and

Managing Director



Bhavesh V. Sanghavi

Chief Financial Officer

Manan Y. Udani

Company Secretary

Mumbai

29 May 2015

Mumbai

29 May 2015