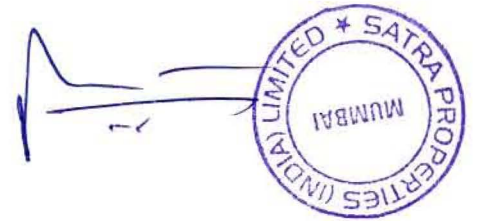


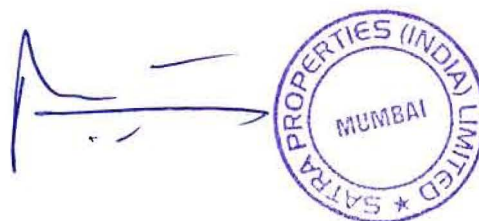
<b>SATRA PROPERTIES (INDIA) LIMITED</b> Regd. Office : Dev Plaza, 2nd Floor, Opp Andheri Fire Station, S.V.Road, Andheri (W), Mumbai - 400 058 Tel: +91-22-2671 9999 Fax: +91-22-2620 3999 Email: info@satraproperties.in Website: www.satraproperties.in CIN: L65910MH1983PLC030083						
Statement of Standalone Unaudited Results for the Quarter and Half Year ended 30 September 2016						
(Rs. In Lacs)						
Particulars	Quarter Ended 30.09.2016	Quarter Ended 30.06.2016	Quarter Ended 30.09.2015	Half Year Ended 30.09.2016	Half Year Ended 30.09.2015	Year Ended 31.03.2016
(Refer Notes Below)	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
<b>1 Income from Operations</b>						
a) Net Sales / Income from Operations (Net of excise duty)	323.18	917.32	1,379.23	1,240.50	2,999.56	8,624.16
b) Other Operating Income	-	-	-	-	-	500.00
<b>Total Income from operations (Net)</b>	<b>323.18</b>	<b>917.32</b>	<b>1,379.23</b>	<b>1,240.50</b>	<b>2,999.56</b>	<b>9,124.16</b>
<b>2 Expenses</b>						
a) Cost of construction	324.35	829.36	2,452.46	1,153.71	3,955.80	8,213.85
b) Purchase of stock-in-trade	-	-	-	-	-	-
c) Employee benefits expense	32.79	34.26	28.77	67.05	52.33	150.50
d) Depreciation and amortisation expenses	2.03	1.38	3.09	3.40	6.02	12.43
e) Other Expenses	78.52	88.78	80.84	167.31	138.38	358.55
<b>Total expenses</b>	<b>437.69</b>	<b>953.78</b>	<b>2,565.16</b>	<b>1,391.47</b>	<b>4,152.53</b>	<b>8,735.33</b>
<b>3 Profit/(Loss) from Operations before Other Income, finance costs and Exceptional Items (1-2)</b>	<b>(114.51)</b>	<b>(36.46)</b>	<b>(1,185.93)</b>	<b>(150.97)</b>	<b>(1,152.97)</b>	<b>388.83</b>
<b>4 Other Income</b>	<b>136.19</b>	<b>132.71</b>	<b>113.08</b>	<b>268.90</b>	<b>220.33</b>	<b>978.42</b>
<b>5 Profit / (Loss) from ordinary activities before Finance Costs and exceptional Items (3+4)</b>	<b>21.68</b>	<b>96.25</b>	<b>(1,072.85)</b>	<b>117.93</b>	<b>(932.64)</b>	<b>1,367.25</b>
<b>6 Finance costs</b>	<b>387.62</b>	<b>433.12</b>	<b>422.09</b>	<b>820.75</b>	<b>710.52</b>	<b>1,182.00</b>
<b>7 Profit / (Loss) from ordinary activities after Finance costs but before Exceptional Items (5-6)</b>	<b>(365.94)</b>	<b>(336.87)</b>	<b>(1,494.94)</b>	<b>(702.82)</b>	<b>(1,643.16)</b>	<b>185.25</b>
<b>8 Exceptional Items</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>9 Profit / (Loss) from ordinary activities before tax (7+8)</b>	<b>(365.94)</b>	<b>(336.87)</b>	<b>(1,494.94)</b>	<b>(702.82)</b>	<b>(1,643.16)</b>	<b>185.25</b>
<b>10 Tax Expenses</b>						
Current Tax	-	-	-	-	-	56.00
Earlier Year Tax	29.94	-	(17.83)	29.94	(17.83)	(312.50)
Deferred Tax	-	-	-	-	-	0.07
<b>Total</b>	<b>29.94</b>	<b>-</b>	<b>(17.83)</b>	<b>29.94</b>	<b>(17.83)</b>	<b>(256.43)</b>
<b>11 Net Profit / (Loss) from ordinary activities after tax (9-10)</b>	<b>(395.88)</b>	<b>(336.87)</b>	<b>(1,477.11)</b>	<b>(732.76)</b>	<b>(1,625.33)</b>	<b>441.68</b>
<b>12 Extra-ordinary Items (net of tax expense Rs. Nil)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>13 Net Profit / (Loss) for the period (11-12)</b>	<b>(395.88)</b>	<b>(336.87)</b>	<b>(1,477.11)</b>	<b>(732.76)</b>	<b>(1,625.33)</b>	<b>441.68</b>
<b>14 Paid-up Equity Share Capital</b>	<b>3,567.16</b>	<b>3,567.16</b>	<b>3,567.16</b>	<b>3,567.16</b>	<b>3,567.16</b>	<b>3,567.16</b>
(Face Value of the share shall be indicated)	Rs 2/- per share					
<b>15 Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year</b>						<b>7,315.29</b>
<b>16 (i) Earnings Per Share (EPS) (before extraordinary items) (of Rs. 2/-each) (not annualized)</b>						
(a) Basic	(0.22)	(0.19)	(0.83)	(0.41)	(0.91)	0.25
(b) Diluted	(0.22)	(0.19)	(0.83)	(0.41)	(0.91)	0.25
<b>(ii) Earnings Per Share (EPS) (after extraordinary items) (of Rs. 2/-each) (not annualized)</b>						
(a) Basic	(0.22)	(0.19)	(0.83)	(0.41)	(0.91)	0.25
(b) Diluted	(0.22)	(0.19)	(0.83)	(0.41)	(0.91)	0.25



## SATRA PROPERTIES (INDIA) LIMITED

(Rs. In Lacs)

Particulars		Standalone	
		As at	As at
		30.09.2016	31.03.2016
<b>A</b>	<b>EQUITY AND LIABILITIES</b>		
<b>1</b>	<b>Shareholder's Funds</b>		
	a) Share Capital	3,567.16	3,567.16
	b) Reserves and Surplus	6,582.54	7,315.29
	c) Money Received against share warrants	-	-
	<b>Sub-total-shareholder's funds</b>	<b>10,149.70</b>	<b>10,882.45</b>
<b>2</b>	<b>Share application money pending allotment</b>	-	-
<b>3</b>	<b>Minority Interest</b>	-	-
<b>4</b>	<b>Non-current liabilities</b>		
	a) Long-term borrowings	-	-
	b) Deferred tax liabilities (net)	-	-
	c) Other long-term liabilities	-	-
	d) Long-term provisions	32.78	32.78
	<b>Sub-total-non-current liabilities</b>	<b>32.78</b>	<b>32.78</b>
<b>5</b>	<b>Current liabilities</b>		
	a) Short-term borrowings	17,651.19	17,339.04
	b) Trade payables	4,278.85	4,637.15
	c) Other current liabilities	15,195.73	14,252.47
	d) Short-term provisions	489.65	516.60
	<b>Sub-total-current liabilities</b>	<b>37,615.42</b>	<b>36,745.26</b>
	<b>TOTAL - EQUITY AND LIABILITIES</b>	<b>47,797.90</b>	<b>47,660.49</b>
<b>B</b>	<b>ASSETS</b>		
<b>1</b>	<b>Non-current assets</b>		
	a) Fixed assets	95.35	96.92
	b) Goodwill on consolidation	-	-
	c) Non-current investments	5,987.10	5,987.10
	d) Deferred tax assets (net)	65.88	65.88
	e) Long-term loans and advances	358.12	312.72
	f) Other non-current assets	-	-
	<b>Sub-total-non-current assets</b>	<b>6,506.45</b>	<b>6,462.62</b>
<b>2</b>	<b>Current assets</b>		
	a) Current investments		
	b) Inventories	17,672.51	16,535.70
	c) Trade receivables	9,047.59	9,909.21
	d) Cash and cash equivalents	211.70	268.25
	e) Short-term loans and advances	10,681.94	11,061.79
	f) Other current assets	3,677.71	3,422.92
	<b>Sub-total-current assets</b>	<b>41,291.45</b>	<b>41,197.87</b>
	<b>TOTAL - ASSETS</b>	<b>47,797.90</b>	<b>47,660.49</b>



**NOTES -**

- 1 The above results were reviewed by the Audit Committee held on 11 November 2016 and thereafter approved and taken on record by the Board of Directors at its meeting held on 12 November 2016. The statutory auditor of the Company have carried out limited review of the financial results.
- 2 Income from real estate sales is recognised on the transfer of 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 recognised on proportionate basis as the acts are performed, i.e., on the percentage of completion basis.  
  
Revenue from construction 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.  
  
Determination of revenues under the percentage of completion method necessarily involves making estimates by the Company some of which are of a technical nature, concerning, where relevant, the percentage of completion, costs to completion, the expected revenues from the project/activity and the foreseeable losses to completion. The estimates of costs are periodically reviewed by Management and the effect of changes in estimates is recognised in the period such changes are recognised, when the total cost is estimated to exceed total revenue from the project, the loss is recognised immediately.
- 3 The Company is operating in a single Segment i.e. Real Estate Development and trading in Properties and Transferable Development Rights and has only domestic sales. Therefore there is only one reportable segment in accordance with the Accounting Standard on Segment Reporting (AS-17).
- 4 Considering the nature of the business carried on by the company whereby revenues do not necessarily accrue evenly over the projects' period, the revenues of the year may not be strictly comparable with the results of the corresponding year.
- 5 Previous period / years figures have been regrouped / rearranged wherever necessary.

Place : Mumbai

Date : 12 November 2016



For Satra Properties (India) Limited

Praful N. Satra  
Chairman and Managing Director  
DIN: 00053900

