



**SATRA
GROUP**

ISO 9001 : 2015 Company

Satra Properties (India) Limited

Dev Plaza, 2nd Floor, Opp. Andheri Fire Station, S. V. Road, Andheri (West), Mumbai - 400 058.
Tel.: +091 - 022 - 2671 9999 • Fax: +091 - 022 - 2620 3999 • E-mail: info@satraproperties.in

Date: November 14, 2019

To,
The Manager,
Department of Corporate Services (DCS-Listing)
BSE Limited
Phiroze Jeejeebhoy Towers, Dala1 Street,
Mumbai- 400001
Scrip Code: 508996

Dear Sir(s),

Ref.: Company Code: BSE - SATRAPROP/508996

Sub: Submission of standalone Un-audited Financial Results with the Limited Review Report for the quarter and half year ended September 30, 2019

In terms of Regulation 30 read with Part A of Schedule III of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time, we hereby enclose the Standalone Un-audited Financial Results of the Company for the quarter and half year ended September 30, 2019 along with the Limited Review Report.

Kindly take the same on your record and display on your website.

Thanking you,

For Satra Properties (India) Limited,
(CIN: L65910MH1983PLC030083)

Praful Satra
Chairman & Managing Director
DIN: 00053900

Place: Mumbai

Encl.: As above.

Independent Auditor's Review Report on Quarterly and Year to Date Unaudited Financial Results of the Satra Properties (India) Limited pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended.

**Review Report to
The Board of Directors of
Satra Properties (India) Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results (the statement) of **Satra Properties (India) Limited** ("the Company") for the quarter ended September 30, 2019 and year to date from April 1, 2019 to September 30, 2019, attached herewith, being submitted by the Company pursuant to the requirement of Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015, as amended (the 'Listing Regulations'). Attention is drawn to the fact that the figures for the net cash inflow for the corresponding period from April 1, 2018 to September 30th, 2018 as reported in these financial results have been approved by the Board of Directors of the company, but have not been subjected to review.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion

4. *We draw your attention to Note 3 to the accompanying statement, which states that the company has not provided interest for the Rs.13.07crores for the quarter ended September 30, 2019 on the basis of the duly authenticated Minutes of Meeting held with MJ Shah Group as described in aforesaid note. As per said Minutes of Meeting, bulks of the Loans including secured debentures were to be adjusted against a Project in one of the subsidiary. In the meanwhile, the company is managing the entire project. However the said matter is under litigation. Consequently the loss for the quarter is under stated by Rs. 13.07 Crores, Other Current Liabilities is understated by Rs. 13.07 crores.*



5. Management has not considered any provision for impairment in respect of investments aggregating Rs.29.94 Crores in Satra Property Developers Private Limited wholly owned subsidiary whose accumulated losses substantially exceed its paid up capital. Consequently the loss for the Quarter ended is understated by Rs.29.94 crores, and Investment is overstated by Rs.29.94 Crores.
6. Management has prepared Financial Statements on going concern basis inspite of company has reported loss after tax of Rs.62.99 Crores for the period ended September 30th, 2019;

Above mentioned situation indicates the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern and therefore the Company may be unable to realize its assets and discharge its liabilities in the normal course of business. However, the financial results of the Company have been prepared on a going concern basis.

7. During the quarter ended September 30, 2019, Company has made provision for interest of Rs. 54.30 Crores based on the consent terms filed before the NCLT, Mumbai and the said lender has rescheduled the loan tenure and interest rate which shall start from December 2022. The company is of the opinion that TDS is applicable only when the interest is due, and accordingly did not deduct Tax at source on said provision of interest.

Emphasis matter

8. Management has not considered any provision for impairment in respect of investments in Satra International Realtors Limited, wholly owned subsidiary which owns the land in UAE. The management is looking out to sell the subsidiary. This may result in a loss which management is not in a position to quantify as on date.

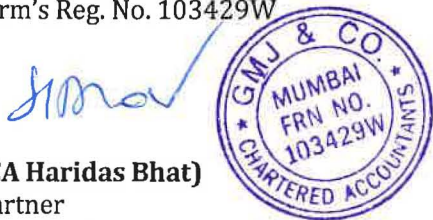
Opinion

9. Based on our review, except for the matter described in the 'Basis for Qualified Opinion' paragraph above, and the Emphasis matters as per the paragraph above, conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable Indian Accounting Standards prescribed under 133 of the companies Act, 2013 read with relevant rules issued thereunder and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular No. CIR/CFD/FAC/62/2016 dated July 05, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For GMJ & Co

Chartered Accountants

Firm's Reg. No. 103429W



(CA Haridas Bhat)

Partner

Membership No. 39070

UDIN: 19039070AAAAPE8738

Place: Mumbai

Date: 14th November, 2019

SATRA PROPERTIES (INDIA) LIMITED

Regd. Office : Dev Plaza, 2nd Floor, Opposite 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 No: L65910MH1983PLC030083

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE PERIOD ENDED SEPTEMBER 30, 2019

(Amount in INR Lakhs)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	September 30, 2019 Unaudited	June 30, 2019 Unaudited	September 30, 2018 Unaudited	September 30, 2019 Unaudited	September 30, 2018 Unaudited	March 31, 2019 Audited
REVENUE						
Revenue from operations	214.62	321.11	281.72	535.73	2,302.63	3,315.42
Other income	(147.21)	142.88	167.90	(4.33)	322.84	314.45
Total Revenue (I)	67.41	464.00	449.62	531.40	2,625.47	3,629.87
EXPENSES						
Cost of Construction	222.69	370.98	254.39	593.67	2,262.85	3,269.56
Employee benefits expense	32.77	43.84	34.76	76.61	67.87	152.64
Finance costs	5,551.85	94.53	947.06	5,646.38	1,853.81	13.52
Depreciation and amortization expense	3.64	3.80	5.26	7.44	11.38	21.78
Other expenses	460.22	58.16	35.16	518.38	134.61	196.20
Total Expenses (II)	6,271.17	571.30	1,276.63	6,842.48	4,330.52	3,653.70
Loss before exceptional items and tax (I-II)	(6,203.76)	(107.31)	(827.01)	(6,311.08)	(1,705.05)	(23.83)
Exceptional Items						
Loss before tax	(6,203.76)	(107.31)	(827.01)	(6,311.08)	(1,705.05)	(23.83)
Tax expense						
Current tax	-	-	-	-	-	-
Adjustment of tax relating to earlier periods	-	-	-	-	-	-
Deferred tax	-	-	-	-	-	-
Loss for the period	(6,203.76)	(107.31)	(827.01)	(6,311.08)	(1,705.05)	(23.83)
OTHER COMPREHENSIVE INCOME						
A. Other Comprehensive income not to be reclassified to profit and loss in subsequent periods						
Remeasurement of gains (losses) on defined benefit plans	5.64	5.64	4.29	11.28	8.59	22.55
Income tax effect	-	-	-	-	-	-
B. Other Comprehensive income to be reclassified to profit and loss in subsequent periods	-	-	-	-	-	-
Other Comprehensive income for the year	5.64	5.64	4.29	11.28	8.59	22.55
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD, NET OF TAX	(6,198.12)	(101.67)	(822.72)	(6,299.80)	(1,696.46)	(1.28)
Paid up equity share capital (Face value INR 2 each)	3,567.16	3,567.16	3,567.16	3,567.16	3,567.16	3,567.16
Other Equity	-	-	-	-	-	-
Earnings per share (EPS) (INR) (Not annualised)						
Basic and Diluted	(3.48)	(0.06)	(0.46)	(3.54)	(0.96)	(0.01)



SATRA PROPERTIES (INDIA) LIMITED

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BALANCE SHEET AS AT SEPTEMBER 30, 2019

(Amount in INR Lakhs)

Particulars	September 30, 2019	March 31, 2019
ASSETS		
Non-Current Assets		
(a) Property, Plant and Equipment	81.30	93.55
(b) Financial Assets		
(i) Investments	-	10,854.02
(c) Deferred Tax Asset (Net)	-	-
(d) Other Non-Current Assets	434.73	430.36
	516.03	11,377.93
Current assets		
(a) Inventories	21,927.19	22,401.75
(b) Financial Assets		
(i) Trade Receivables	1,634.98	1,893.32
(ii) Cash and Cash Equivalents	22.98	20.60
(iii) Bank Balances Other than (ii) above	10.21	15.06
(iv) Loans	1,827.59	1,773.85
(v) Other Financial Assets	6,013.97	3,920.45
(c) Assets classified as held for-sale	7,988.70	-
(d) Other Current Assets	260.53	615.73
	39,686.14	30,640.77
TOTAL	40,202.17	42,018.70
EQUITY AND LIABILITIES		
Equity		
(a) Equity Share capital	3,567.16	3,567.16
(b) Other Equity	(5,422.55)	877.25
	(1,855.39)	4,444.41
Liabilities		
Non Current Liabilities		
(a) Provisions	31.68	28.20
	31.68	28.20
Current Liabilities		
(a) Financial Liabilities		
(i) Borrowings	20,267.50	20,460.24
(ii) Trade Payables		
Micro and Small Enterprises	-	-
Others	2,806.71	3,306.84
(iii) Other Financial Liabilities	14,609.07	9,077.77
(b) Other Current Liabilities	4,191.00	4,550.10
(c) Provisions	102.00	103.48
(d) Current Tax Liabilities (Net)	49.60	47.68
	42,025.88	37,546.09
TOTAL	40,202.17	42,018.70



SATRA PROPERTIES (INDIA) LIMITED
STATEMENT OF CASH FLOWS FOR THE PERIOD ENDED SEPTEMBER 30, 2019

(Amount in INR Lakhs)

Particulars	Half year ended 30th Sep' 19	Half year ended 30th Sep' 18
CASH FLOWS FROM OPERATING ACTIVITIES:		
Profit/(Loss) before income tax	(6,311.08)	(1,705.04)
Adjustments for:		
Depreciation and amortisation expense	11.73	16.86
Financial guarantee	-	-
Interest income classified as investing cash flows	-	(267.02)
Loss on sale of Fixed Assets	(0.03)	
Loss on sale of Investment	403.36	
Finance costs	5,620.70	1,853.81
Allowance for loss on trade receivables and other advances	10.38	32.95
Change in operating assets and liabilities:		
(Increase)/Decrease in trade receivables	247.96	2,114.88
(Increase)/Decrease in inventories	474.56	(5,317.95)
Increase/(decrease) in trade payables	(500.13)	(136.76)
(Increase) in other financial assets	(2,093.53)	(278.72)
(Increase)/decrease in other assets	355.21	(249.40)
Increase/(decrease) in provisions	13.29	5.92
(Increase)/decrease in other bank balances	4.85	(0.00)
Increase/(decrease) in other financial liabilities	5,531.31	1,364.45
Increase/(decrease) in other liabilities	(359.10)	2,098.90
Cash generated from operations	3,409.49	(467.12)
Less: Income taxes paid	(2.45)	(13.35)
Net cash inflow from operating activities	3,407.04	(480.47)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Payments for property, plant and equipment	-	(9.53)
Sale of Investment	0.55	-
Loans to employees and related parties and others	(53.74)	1,196.94
Sale of Investment	2,461.96	-
Interest received	-	267.02
Net cash outflow from investing activities	2,408.77	1,454.42
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from borrowings (net)	(192.74)	264.60
Interest paid	(5,620.70)	(1,853.81)
Net cash inflow (outflow) from financing activities	(5,813.43)	(1,589.20)
Net increase (decrease) in cash and cash equivalents	2.38	(615.24)
Cash and cash equivalents at the beginning of the financial year	20.60	646.51
Cash and cash equivalents at end of the year	22.98	31.26
Reconciliation of cash and cash equivalents as per the cash flow statement:		
Cash and cash equivalents as per above comprise of the following:		
Balances with banks on current accounts	6.35	9.96
Cash on hand	16.62	21.30
Balances per statement of cash flows	22.98	31.26



Notes:

1. The above Unaudited financial statements for the quarter ended September 30, 2019 have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on November 14, 2019. The Statutory Auditors have carried out Limited review of the standalone and consolidated Financial result.
2. The above financial results have been prepared in accordance with Indian Accounting Standards (Ind AS) as prescribed under section 133 of the Companies Act, 2013 read with the Companies (Indian Accounting Standards) Rules, 2015 and the Companies (Indian Accounting Standards) Rules, 2016 as amended.
3. During the quarter ended September 30, 2019, the Company has not made provision for interest on loans from Mayank Shah Group (MJS group) including its associates entities on account of agreed understanding recorded in minutes of meeting dated January 31, 2018 (and various subsequent meetings and events) between Satra Group, IIFL Group and MJS Group. Accordingly the company has not made provision for interest of INR 13.07 crores as on quarter ended September 30, 2019. The matter is in dispute and subjudice.
4. The company has received the permission from the shareholders to dispose off its investment in subsidiaries and accordingly the management has taken the appropriate steps for the same, hence consolidated financial statements are not submitted.
5. 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 Indian Accounting Standard (Ind As) 108 on "Operating Segments".
6. Figures of previous periods/year have been regrouped / rearranged, wherever considered necessary.

For Satra Properties (India) Limited



Praful N. Satra
Chairman and managing director
DIN: 00053900

Place : Mumbai
Dated : November 14, 2019

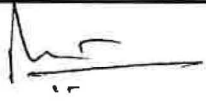
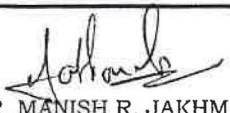
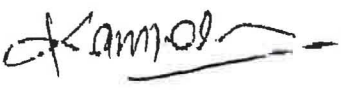
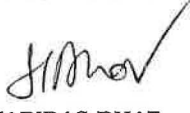


ANNEXURE I

Statement on Impact of Audit Qualifications (for audit report with modified opinion) submitted by Satra Properties (India) Limited along-with Standalone Audited Financial Results for the quarter ended September 30, 2019.

Sl. No.	Particulars	Audited Figures (as reported before adjusting for qualifications)	Adjusted Figures (audited figures after adjusting for qualifications)
I.	1. Turnover / Total income	531.40	531.40
	2. Total Expenditure	6842.48	6885.49
	3. Net Profit/(Loss)	(6311.08)	(6354.09)
	4. Earnings Per Share	(3.54)	(3.56)
	5. Total Assets	40202.18	40215.25
	6. Total Liabilities	40202.18	40215.25
	7. Net Worth	(1855.39)	(1898.40)
	8. Any other financial item(s) (as felt appropriate by the management)	-	-
II.	<u>Audit Qualification (each audit qualification separately):</u>		
	<p>a. Details of Audit Qualification: Company has not provided interest for Rs. 13.07 crores for the quarter ended September 30, 2019 and on the basis of the duly authenticated Minutes of Meeting held with said Lender's as described in aforesaid note. As per said Minutes of Meeting, bulk of the Loans were to be adjusted against a Project in one of the subsidiary. However said matter is under litigation.</p>		
	b. Type of Audit Qualification : Qualified Opinion		
	c. Frequency of qualification: appeared from last quarter		
	<p>d. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: Company has not made provision for interest on loans from Mayank Shah Group (MJS group) including its associates entities on account of agreed understanding recorded in minutes of meeting dated January 31, 2018 (and various subsequent meetings and events) between Satra Group, MJS Groups and third party. Accordingly the company has not made provision for interest of INR 13.07 crores for the period quarter ended September 30, 2019. The matter is in dispute and subjudice.</p>		
	e. For Audit Qualification(s) where the impact is not quantified by the auditor:		
	(i) Management's estimation on the impact of audit qualification:		
	(ii) If management is unable to estimate the impact, reasons for the same:		
	(iii) Auditors' Comments on (i) or (ii) above:		
III.	<u>Audit Qualification (each audit qualification separately):</u>		
	<p>a. Details of Audit qualification: Company has not considered any provision for impairment in respect of investments aggregating Rs. 29.94 Crores in Satra Property Developers Private Limited wholly owned subsidiary whose accumulated losses substantially exceed its paid up capital. Consequently the profit for the Quarter and year is overstated by Rs.29.94 crores , and Investment is overstated by Rs. 29.94 Crores</p>		
	b. Type of Audit Qualification : Qualified Opinion		
	c. Frequency of qualification: appeared from last quarter		
	<p>d. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: As per management of the company, subsidiary has potential cash inflows from development rights of project in future.</p>		
	e. For Audit Qualification(s) where the impact is not quantified by the auditor:		
	(i) Management's estimation on the impact of audit qualification:		
	(ii) If management is unable to estimate the impact, reasons for the same:		

	(iii) Auditors' Comments on (i) or (ii) above:
IV.	Audit Qualification (each audit qualification separately):
	<p>a. Details of Audit Qualification: Company has prepared Financial Statements on going concern basis inspite of company has reported loss after tax of Rs.63 Crores for the period ended September 30th, 2019 and various projects of company were stuck due to liquidity crunch.</p>
	b. Type of Audit Qualification : Qualified Opinion
	c. Frequency of qualification: appeared first time
	<p>d. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: Company has prepared financial statement on going concern basis, company has reported loss for the period ended September 30, 2019 – company management is of the view that company will overcome the liquidity problem.</p>
	e. For Audit Qualification(s) where the impact is not quantified by the auditor:
	(i) Management's estimation on the impact of audit qualification:
	(ii) If management is unable to estimate the impact, reasons for the same:
	(iii) Auditors' Comments on (i) or (ii) above:
IV.	Audit Qualification (each audit qualification separately):
	<p>a. Details of Audit Qualification: Company has provided interest of Rs. 54.30 Cr as per consent terms filed before the NCLT and said lender has rescheduled the loan tenure and interest rate which will be due in December 2022, The company is of the opinion that TDS is applicable only when the interest is due, and accordingly did not deduct Tax at source on said interest part.</p>
	b. Type of Audit Qualification : Qualified Opinion
	c. Frequency of qualification: appeared first time
	<p>d. For Audit Qualification(s) where the impact is quantified by the auditor, Management's Views: Company has made provision for interest of Rs. 54.30 Cr as per consent terms filed in the NCLT, Mumbai and said lender has rescheduled the loan tenure and interest rate which will start from December 2022 and TDS to be deducted when interest becomes due.</p>
	e. For Audit Qualification(s) where the impact is not quantified by the auditor:
	(i) Management's estimation on the impact of audit qualification:
	(ii) If management is unable to estimate the impact, reasons for the same:
	(iii) Auditors' Comments on (i) or (ii) above:

Signatories:	
CEO/Managing Director	 MR PRAFUL N SATRA
CFO	 MR. MANISH R. JAKHMOLA
Audit Committee Chairman	 MR. KAMLESH B. LIMBACHIYA
Statutory Auditor	 CA. HARIDAS BHAT PARTNER (For, GMJ & CO.) MEMBERSHIP NO: 39070
Place:	MUMBAI
Date:	14.11.2019