



ISO 9001 : 2008 Company

Satra Properties (India) Limited

Dev Plaza, 2nd floor, Opp. Andheri Fire Station, S.V.Road, Andheri (West), Mumbai - 400 058.
Tel: +91 - 22 - 2671 9999 • Fax: +91 - 22 - 2620 3999 • E-mail: info@satraproperties.in

Date: 30th May, 2017

To,
BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001
E-mail: corp.relations@bseindia.com

Sub: Outcome of the Board Meeting

Ref: BSE Code: 508996

Dear Sir/Madam,

Pursuant to Regulation 30 and Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we inform that the meeting of the Board of Directors of our Company was held today, i.e. Tuesday, 30th May, 2017 where along with other matters the Board has considered and approved the following:

1. The Standalone and Consolidated Audited Financial Results for the Quarter and the Financial Year ended 31st March, 2017. The aforesaid Results along with Audit Reports, Notes and Statement of Assets and Liabilities and declaration thereon are enclosed herewith for your record.
2. The Standalone and Consolidated Audited Accounts of the Company for the Financial Year ended 31st March, 2017.
3. Recommended Final Dividend of 5% i.e. Re. 0.10 per Equity Share of F.V. of Rs. 2 each for the Financial Year 2016-17, subject to the approval of Members.
4. Mr. Vidyadhar D. Khadilkar has tendered his resignation from the office of Independent Director of the Company w.e.f. 31st May, 2017. In view of the same, the relevant committees are reconstituted accordingly.
5. Mr. Rushabh P. Satra, Chief Financial Officer & Key Managerial Personnel and Whole-Time Director of the Company has tendered his resignation w.e.f. 31st May, 2017 due to pre-occupation and the same is accepted. However, he will continue to act as a Non- Executive Director of the Company.
6. Upon recommendation of the Nomination and Remuneration Committee and approval of Audit Committee, the Board has appointed Mr. Sharad G. Kathawate, as Chief Financial Officer and Key Managerial Personnel of the Company w.e.f 31st May, 2017 pursuant to Section 203 of the Companies Act, 2013 read with relevant rules thereunder and in accordance with the Articles of Association of the Company. Mr. Sharad G. Kathawate is Associate member of Institute of Cost Accountants of India, MBA (Finance), LLB and M.Com having vast and rich experience of more than 25 years in areas of Auditing, Corporate Finance, Accounts, Debt Syndication, Financial Planning, Taxation, Costing and Project execution, Fund raising, Treasury and Working Capital management, Management Information Systems, Handling of IPO and Company Law Compliances.

Also, in terms of Regulation 30(5) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 the Company vide its letter dated 27th October, 2016 intimated about authorized persons for the purpose of determining materiality of events or information and for the purpose of making disclosure to stock exchange. On account of abovementioned change, the following would now be authorized persons for the same:

Authorized persons for the purpose of determining materiality of events or information:

1 Mr. Praful N. Satra
Chairman and Managing Director
Office Address: Dev Plaza, 2nd Floor, Opp. Andheri Fire Station,
S.V. Road, Andheri (West), Mumbai – 400 058
Telephone: 022-2671 9999
E-mail: praful@satraproperties.in

Authorized Person for the purpose of making disclosure to stock exchange:

1 Mr. Praful N. Satra
Chairman and Managing Director
Office Address: Dev Plaza, 2nd Floor, Opp. Andheri Fire Station,
S.V. Road, Andheri (West), Mumbai – 400 058
Telephone: 022-2671 9999
E-mail: praful@satraproperties.in

2 Mr. Sharad G. Kathawate
Chief Financial Officer
Office Address: Dev Plaza, 2nd Floor, Opp. Andheri Fire Station,
S.V. Road, Andheri (West), Mumbai – 400 058
Telephone: 022-2671 9999
E-mail: cfo@satraproperties.in

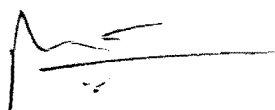
3 Mr. Manan Y. Udani
Company Secretary & Compliance Officer
Office Address: Dev Plaza, 2nd Floor, Opp. Andheri Fire Station,
S.V. Road, Andheri (West), Mumbai – 400 058
Telephone: 022 -2671 9999
E-mail: manan@satraproperties.in

7. The Company has agreed for providing guarantee to LIC Housing Finance Limited with respect to loan to be availed by its subsidiary Company namely Satra Buildcon Private Limited.

The Meeting of the Board of Directors of the Company commenced at 4.00 p.m. and concluded at 10.15 p.m.

Kindly take above on record and acknowledge the same.

For **Satra Properties (India) Limited**



Praful N. Satra
Chairman and Managing Director

SATRA PROPERTIES (INDIA) LIMITED

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

PART I

(Rs. In Lacs)

Statement of Standalone / Consolidated Audited Results for the Quarter and Year ended 31.03.2017

Particulars	Standalone				Consolidated			
	Quarter Ended 31.03.2017	Quarter Ended 31.12.2016	Quarter Ended 31.03.2016	Year Ended 31.03.2017	Year Ended 31.03.2016	Year Ended 31.03.2017	Year Ended 31.03.2016	
	Audited	Unaudited	Audited	Audited	Audited	Audited	Audited	
1 Revenue from operations								
a) Net sales / income from operations	7,137.54	1,695.34	2,728.15	10,073.38	8,624.16	11,562.64	19,119.25	
b) Other Operating Income	-	-	500.00	-	500.00	59.32	561.46	
c) Other Income	408.20	179.59	556.63	856.69	978.42	942.89	642.49	
Total Income from operations (Net)	7,545.74	1,874.93	3,784.78	10,930.07	10,102.58	12,564.85	20,323.20	
2 Expenses								
a) Cost of construction	5,911.90	633.11	2,013.03	7,698.72	8,213.85	7,241.27	19,519.40	
b) Purchase of stock-in-trade	-	-	-	-	-	-	-	
c) Employee benefits expense	26.59	36.34	54.46	129.98	150.50	313.80	253.66	
d) Finance costs	880.41	756.83	(58.33)	2,457.98	1,182.00	3,564.34	1,841.38	
e) Depreciation and amortisation expenses	2.00	2.03	3.28	7.43	12.43	31.91	51.22	
f) Other Expenses	89.02	67.94	101.61	324.27	358.55	875.82	1,332.86	
Total expenses	6,909.92	1,496.25	2,114.05	10,618.38	9,917.33	12,027.14	22,998.52	
3 Profit / (Loss) from ordinary activities before exceptional Items & taxes (1-2)	635.82	378.68	1,670.73	311.69	185.25	537.71	(2,675.32)	
4 Exceptional Items	-	-	-	-	-	-	-	
5 Profit / (Loss) from ordinary activities before tax after exceptional items (3-4)	635.82	378.68	1,670.73	311.69	185.25	537.71	(2,675.32)	
6 Tax Expenses								
Current Tax	96.00	-	56.00	96.00	56.00	117.92	76.10	
MAT Entitlement	-	-	-	-	-	(0.50)	(20.10)	
Earlier Year Tax	-	-	(294.67)	29.94	(312.50)	31.37	(392.26)	
Deferred Tax	(2.10)	6.59	0.07	4.50	0.07	(633.62)	(306.39)	
Total	93.90	6.59	(238.60)	130.44	(256.43)	(484.83)	(642.65)	
7 Net Profit / (Loss) from ordinary activities after tax (5-6)	541.92	372.09	1,909.33	181.25	441.68	1,022.54	(2,032.67)	
8 Extra-ordinary Items (net of tax expense Rs. Nil)	-	-	-	-	-	-	-	
9 Net Profit / (Loss) for the period (7+8)	541.92	372.09	1,909.33	181.25	441.68	1,022.54	(2,032.67)	
10 Share of Profit / (Loss) from Associates	-	-	-	-	-	-	-	
11 Goodwill Written off	-	-	-	-	-	4.82	4.82	
12 Minority Interest	-	-	-	-	-	0.05	(0.01)	
13 Net Profit / (Loss) after taxes, minority interest, share of profit / (loss) of associates (9-10-11-12)	541.92	372.09	1,909.33	181.25	441.68	1,017.67	(2,037.48)	
14 Paid-up Equity Share Capital	3,567.16	3,567.16	3,567.16	3,567.16	3,567.16	3,567.16	3,567.16	
(Face Value of the share shall be indicated)								
15 Reserves excluding Revaluation Reserves	-	-	-	7,281.88	7,315.29	3,367.70	2,562.24	
16 (i) Earnings Per Share (EPS) (before extraordinary items) (of Rs. 2/-each) (not annualized)								
(a) Basic	0.30	0.21	1.07	0.10	0.25	0.57	(1.14)	
(b) Diluted	0.30	0.21	1.07	0.10	0.25	0.57	(1.14)	
(ii) Earnings Per Share (EPS) (after extraordinary items) (of Rs. 2/-each) (not annualized)								
(a) Basic	0.30	0.21	1.07	0.10	0.25	0.57	(1.14)	
(b) Diluted	0.30	0.21	1.07	0.10	0.25	0.57	(1.14)	



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NOTES -

- 1 The above results were reviewed by the Audit Committee and thereafter approved and taken on record by the Board of Directors at their respective meetings held on 30 May 2017.
- 2 The Board has considered and recommended Final dividend of 5% i.e. Rs 0.10/- per Equity Share of face value of Rs 2/- each for the Financial year 2016-17, subject to the approval of Members.
- 3 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.
- 4 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).
- 5 During the quarter and year ended 31 March 2017, Satra Property Developers Private Limited, Wholly Owned Subsidiary of the Company has divested its 49% stake in Satra Realty and Builders Limited, its Wholly Owned Subsidiary.
- 6 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.
- 7 The figures for the quarter ended 31 March 2017 and 31 March 2016 are the balancing figures between audited figures in respect of the full financial year and the published year to date figures upto the third quarter of the relevant financial year.
- 8 Previous period / years figures have been regrouped / rearranged wherever necessary.

Place : Mumbai
Date : 30 May 2017



For Satra Properties (India) Limited

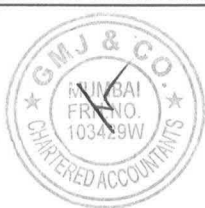
Praful N. Satra
Chairman and Managing Director
DIN: 00053900



SATRA PROPERTIES (INDIA) LIMITED

(Rs. In Lacs)

Statement of Assets and Liabilities		Standalone		Consolidated	
		As at	As at	As at	As at
Particulars		31.03.2017	31.03.2016	31.03.2017	31.03.2016
A	EQUITY AND LIABILITIES				
1	Shareholder's Funds				
	a) Share Capital	3,567.16	3,567.16	3,567.16	3,567.16
	b) Reserves and Surplus	7,281.88	7,315.29	3,367.70	2,562.24
	Sub-total-shareholder's funds	10,849.04	10,882.45	6,934.86	6,129.40
2	Share application money pending allotment	-	-	-	-
3	Minority Interest	-	-	0.08	0.03
4	Non-current liabilities				
	a) Long-term borrowings	-	-	1.68	5,533.63
	b) Deferred tax liabilities (net)	-	-	-	-
	c) Other long-term liabilities	-	-	-	-
	d) Long-term provisions	33.11	32.78	80.32	72.17
	Sub-total-non-current liabilities	33.11	32.78	82.00	5,605.80
5	Current liabilities				
	a) Short-term borrowings	17,605.53	17,339.04	59,590.79	51,155.07
	b) Trade payables				
	i) total outstanding dues of micro and small enterprise	-	-	-	-
	ii) total outstanding dues of creditors other than micro and small enterprises	4,106.48	4,637.15	6,405.06	6,667.26
	c) Other current liabilities	12,816.34	14,252.47	43,336.88	35,717.08
	d) Short-term provisions	532.86	516.60	1,456.62	1,612.20
	Sub-total-current liabilities	35,061.21	36,745.26	110,789.35	95,151.61
	TOTAL - EQUITY AND LIABILITIES	45,943.36	47,660.49	117,806.29	106,886.84
B	ASSETS				
1	Non-current assets				
	a) Fixed assets				
	- Tangible assets	66.06	83.49	164.61	227.83
	- Intangible assets	-	-	33.71	38.52
	- Capital work-in-progress	30.51	13.43	30.51	13.43
	b) Non-current investments	5,987.10	5,987.10	265.95	265.95
	c) Deferred tax assets (net)	61.38	65.88	1,005.96	372.34
	d) Long-term loans and advances	361.96	312.72	1,482.25	677.94
	e) Other non-current assets	-	-	-	-
	Sub-total-non-current assets	6,507.01	6,462.62	2,982.99	1,596.01
2	Current assets				
	a) Current investments	-	-	-	-
	b) Inventories	12,742.10	16,535.70	67,457.82	60,534.03
	c) Trade receivables	12,601.70	9,909.21	17,288.27	14,689.07
	d) Cash and cash equivalents	78.93	268.25	393.10	771.80
	e) Short-term loans and advances	10,560.81	11,061.79	28,228.85	28,028.63
	f) Other current assets	3,452.81	3,422.92	1,455.26	1,267.30
	Sub-total-current assets	39,436.35	41,197.87	114,823.30	105,290.83
	TOTAL - ASSETS	45,943.36	47,660.49	117,806.29	106,886.84





SATRA
GROUP

ISO 9001 : 2008 Company

Satra Properties (India) Limited

Dev Plaza, 2nd floor, Opp. Andheri Fire Station, S.V.Road, Andheri (West), Mumbai - 400 058.
Tel: +91 - 22 - 2671 9999 • Fax: +91 - 22 - 2620 3999 • E-mail: info@satraproperties.in

Date: 30th May, 2017

To,
BSE Limited
Listing Department
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001
E-mail: corp.relations@bseindia.com

Sub: Declaration regarding Audit Report with unmodified opinion pursuant to Regulation 33(3)(d) of SEBI Listing Obligations and Disclosure Requirements) Regulations, 2015

Ref: BSE Code: 508996

Dear Sir,

Pursuant to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 Circular No. CIR/CFD/CMD/56/2016 dated 27th May, 2016, we hereby declare that the Statutory Auditors, GMJ & Co, Chartered Accountants (Firm Registration No. 103429W), have submitted the Audit Report for Standalone and Consolidated Financial Results of the Company for the Financial year ended 31st March, 2017 with an unmodified opinion.

Kindly take above on record and acknowledge the same.

For **Satra Properties (India) Limited**


Praful N. Satra
Chairman and Managing Director

INDEPENDENT AUDITOR'S REPORT

To
Board of Directors of Satra Properties (India) Limited

1. We have audited the accompanying Statement of Standalone Financial Results of **Satra Properties (India) Limited** ("the Company") for the year ended 31st March 2017 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared on the basis of the related financial statements which are in accordance with the Accounting Standards prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement.

We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement. An audit includes examining, on a test basis, evidence supporting amounts disclosed in the Statement. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the significant accounting estimates made by the Management, as well as evaluating the overall presentation of the Statement. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

2. In our opinion and to the best of our information and according to the explanations given to us, the Statement;
- i. is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
 - ii. gives a true and fair view in conformity with the aforesaid Accounting Standards and other accounting principles generally accepted in India of the net profit and other financial information of the Company for the year ended 31st March 2017.

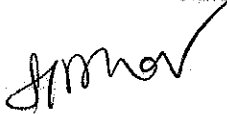


3. The Statement includes the results for the Quarter ended 31st March 2017 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

For GMJ & Co.

(Firm Registration Number: 103429W)

Chartered Accountants



Haridas Bhat

Partner

(Membership Number:-039070)



Mumbai, 30th May, 2017

INDEPENDENT AUDITOR'S REPORT

To
Board of Directors of Satra Properties (India) Limited

1. We have audited the accompanying Statement of Consolidated Financial Results of **Satra Properties (India) Limited** ("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its associate, for the year ended March 31, 2017 ("the Statement"), being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement, which is the responsibility of the Holding Company's Management and approved by the Board of Directors, has been prepared on the basis of the related consolidated financial statements which are in accordance with the Accounting Standards prescribed under Section 133 of the Companies Act, 2013, as applicable and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement.

We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement. An audit includes examining, on a test basis, evidence supporting amounts disclosed in the Statement. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the significant accounting estimates made by the Management, as well as evaluating the overall presentation of the Statement. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

2. a) We did not audit the financial statements of three subsidiaries, whose financial statements reflect total assets of Rs. 335.41 crore as at March 31, 2017 and total revenues of Rs. 40.75 crore for the year ended March 31, 2017. 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 on the unaudited financial statement of associate wherein the Group's share of profit (net) aggregate Rs. Nil. These unaudited financial statements as approved by the respective Board of Directors of these companies have been furnished to us by the Management and our report in so far as it relates to the amounts included in respect of this associate is based solely on such approved unaudited financial statements.

Our opinion on the Statement is not modified in respect of the above matters with regard to our reliance on the work done and the reports of the other auditors and the financial statements certified by the Management.



3. 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 the other auditors referred to in paragraph 2 above, the Statement:

i. Includes the results of entities as given below

List of Subsidiaries:

1. Satra Property Developers Private Limited
2. Satra Buildcon Private Limited
3. Satra Lifestyles Private Limited
4. Satra Estate Development Private Limited
5. Satra Infrastructure and Land Developers Private Limited
6. RRB Realtors Private Limited
7. Satra Realty and Builders Limited
8. Satra International Realtors Limited

List of Associates:

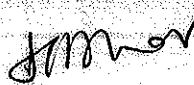
1. C. Bhansali Developers Private Limited

- ii. is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
- iii. gives a true and fair view in conformity with the aforesaid Accounting Standards and other accounting principles generally accepted in India of the net loss and other financial information of the Company for the year ended 31st March 2017.

For GMJ & Co.

(Firm Registration Number: 103429W)

Chartered Accountants



Haridas Bhat

Partner

(Membership Number:-039070)



Mumbai, 30th May, 2017