



*SHAPING TOMORROW,
TODAY!*



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VISION

“We have dreamt of enriching the lives of our brethren by creating world-class real estate solutions and redefining lifestyle standards... Quite aptly, we are headed towards this direction.”

OUR MISSION DEFINES OUR ETHOS, OUR GOALS

To be the leading Real Estate Development Company in the Corporate Sector and to fulfill the growing aspiration of our customers, stakeholders and public at large.

It's been an eventful six years. During this slice of time, India and the world have gone through agony and ecstasy – at least from an economic perspective. Almost simultaneously, six exhilarating and tumultuous years.

These six years have also underscored one solid truism. That economic progress is now inextricably linked to infrastructure. Amongst other things, global economies need world-class offices to keep business ticking over.

At Satra Properties we are delighted that the things we do are vital cogs in the wheel of progress. Our success is best epitomised by the footprints we've left across India's prima urbis, Mumbai. Across segments as well – corporate, residential and commercial.

An expanding footprint that goes as far south as Kerala and as far north as Rajasthan.

In six eventful years, we've left more than a mark... a signature in fact. One that promises a quality of living and work spaces that a generation weaned on success has come to expect.



THE FUTURE OF BUSINESS

Poets have waxed eloquent about that one ephemeral glimpse into the future. At Satra Plaza in Navi Mumbai, the future is already here.

A breathtaking sweep of steel and glass, yet more than just a picture postcard, a beehive of teeming activity. Because we believe good looks alone do not make a great property.

So, ergonomic goes hand in hand with swanky, utility marries style, practical blends with class. The result: a commercial cum corporate hub that adorns Navi Mumbai like a crown jewel.

Even business can sometimes transcend mathematics and border on prose and poetry.





Introducing the world of tomorrow, **SATRA PLAZA** Vashi, Navi Mumbai

Vashi is one of the most developed node of Navi Mumbai with 13 major wholesale APMC market and one of the top ten developed zone in the Mumbai Metropolitan area.

The project is a combination of Shops cum Office Spaces, strategically located on the Palm Beach road, which is aptly touted as the "MARINE DRIVE" of Navi Mumbai.

Provides 600 sq. ft. frontage which is one of the largest frontage on the Palm Beach road.

All shops enjoy a great advantage of a clear height of 14 feet.

Nano and Large offices to suit all Budget.

Gigantic tall entrance lobby with Eye Catching Elevation.

Ample car parking space.



THE FUTURE OF LIVING

Home is the centre of the universe. For your loved ones, it's where the greater part of their day is spent. Quality of life is no more a luxury but a necessity. Catalysing personal wellbeing, all-round development and stronger family bonds.

There's more than just material and design that's gone into the creation of Satra Park. It symbolises a warm and caring touch that appreciates that families live here... and not just people statistics.

Within and without, a property that compromises on nothing in creating a world within a world for every member of the family. Like they say: This is the life!



Introducing the world of
tomorrow, **SARA PARK**
Borivali, Mumbai

Aesthetically designed residential towers having 3 wings and 16 storeys buildings on the top of High Street Shops to fulfill all your day-to-day requirements.

Spacious 2 & 3 BHK Apartments, consisting of all the modern amenities.

Hi-Tech Gymnasium, Jogging Track, Azure Swimming Pool with Toddler's pool.

Amenities like Club House, Swimming Pool, Podium Garden with Children Play Park, Jain Temple, etc. which will make life of the patrons cozy than ever.

Earthquake Resistant RCC Structure.

Proximity to School, Colleges, Hospital, Shopping Centers, Temple and Cinema.

Multi levels car parking.



THE FUTURE OF MUMBAI

Mumbai! India's pulsating megapolis. A melting pot of cultures. A meeting of worlds. This is a Maximum City, whose streets are proverbially paved with gold. The economic epicentre of a nation jockeying itself amongst the global elite.

It's a city that must therefore give its residents a fine balance of convenience and space. At Ghatkopar, along its eastern corridor, the very fruition of such a promise. A burgeoning suburb characterised both by its accessibility to Mumbai's business nerve centre and simultaneously an upmarket hub of residential activity.

Satra Hills. When we strike a balance, we do so with finesse.





Introducing the world of
tomorrow, **SATRA HILLS**
Ghatkopar, Mumbai

Ghatkopar is a suburban neighbourhood of Eastern Mumbai and one of the richest suburbs of Mumbai.

Recently it has turned out to be bustling and bursting town having huge demand for residential sector.

The hilly location of the project will add value and aesthetic touch to the project.

The proposed project is expected to have artistically designed interior and exteriors with Grand Entrance Lobby.

High Rise Buildings with High Speed Elevators.

Landscape gardens, Swimming pools, Gymnasium and it's even each & every amenity and specification will make customers to feel the liberty of life in itself.



THE FUTURE OF HISTORY

Aspiration is the driving force. The desire to move up to the next level is universal – and often overwhelming. Manifesting itself in gadgets and devices, in brands and conveniences.

In the royal city of Jodhpur, history meets modernity. Through Satra Galleria – A contemporary edifice that sufficiently captures the opulence associated with the town's lasting legacy.

History, they say, repeats itself. We didn't try to be different. Rather, we attempted to marry the past with the present for the benefit of the future.





Introducing the world of
tomorrow, **SATRA GALLERIA**
Jodhpur, Rajasthan

A well-known city for its handicrafts work and a tourist destination, featuring its forts, palaces, temples and a number of historical monuments which dot the city and its surrounding region.

Project is a intermingling of "Shopping Mall cum Hotel".

Grand Entrance Lobby with Imported Escalators and Elevators.

Ample Car Parking Space.



THE FUTURE OF AGGLOMERATION

For more reasons than one, India is the flavour of the season. While the world struggled to battle recession, developing economies were insulated enough by sheer domestic consumption and scale.

With new frontiers of entrepreneurship opening up around the country, infrastructure has to keep pace. At the geographical heart of India, as Bhopal epitomised an evolving state of mind, we were there.

Shrishti – a sprawling township within the business hub of the state's capital. The winds of enterprise are blowing far and wide.





Introducing the world of tomorrow, **SHRISHTI**
Bhopal, Madhya Pradesh

Bhopal, a capital city of Madhya Pradesh is also a second largest city of the state, famous for its moderate climate throughout the year.

A proposed township project strategically located at CBD in the vicinity of Bhopal, stretched over 15 Acres of Land.

The proposed project is being jointly developed with other developers under the Special Purpose Vehicle - "Deepmala Infrastructure Private Limited".

A project is mixture of all segments of Real Estate with all high end amenities and specifications.

An Eye Catching Elevation with High Rise Premium Residential for High Profiled Patrons with Ample space for Car Parking.

High Street Shopping Arcade, Shopping Mall and Commercial Office Complex with all amenities.

One of its kind of Five Star Hotel in the State of Madhya Pradesh.



CHAIRMAN'S COMMUNIQUE

“Success is not final, failure is not fatal: it is the courage to continue that counts.”

WINSTON CHURCHILL

Industry, your company has planned a cautious approach towards its new launches and continued its focus on development and delivery of its existing projects. To reduce the financial burden on the company, your company had during the year repaid the secured debt to the tune of Rs. 160 Crores and brought down the same to Rs. 100 Crores and is further determined to reducing its debt by raising capital and accruals from receivables and inventories. The management is also actively working on switching over its short term debt for long term so as to manage its liquidity constraints. As we stride forward, we will optimize the opportunities that come our way, so that we can achieve the visions set resulting in maximising the shareholders value.

The management continues to focus on undertaking of Redevelopment and SRA projects. Your subsidiary company has embarked one of SRA Project in central suburb of Mumbai which will generate total developable area of about 0.80 million sq. ft., which will create an immense value to the investment made by the company and help in improving the bottom line substantially in the coming years

ACKNOWLEDGEMENTS:

I convey my deep gratitude to the shareholders, Board of Directors, Customers, Suppliers, Bankers, Stakeholders and all well wishers for their constant support, Patronage and Encouragement at all times. I wish to place on record my appreciation to the employees at all levels.

To conclude our outlook for the future continues to be optimistic and creating long term values for our customers and stake holders.

Regards

Praful N. Satra
Chairman & Managing Director

DEAR SHAREHOLDERS,

It gives me immense pleasure in presenting the 28th Annual Report of your company for the Financial Year 2010-11. Also I would like to this opportunity to thank our shareholders for their reposed in the company and their interest in expanding our roles towards future development.

Although uncertainty persisted in the recovery of global economy, the situation significantly improved as compared to the previous year. The Indian economy continued to outperform most of the emerging markets across the globe, thereby retaining the position of the second fastest growing economy after China. However, inflation is threatening to slow down the overall growth rate which has stayed above the indicated projections during 2010-11. With the tightening monetary policy throughout the year and the increasing rate of Interest, the sustaining of growth of Indian economy is a challenge.

In spite of the uncertain market conditions and liquidity constraints faced by the Real Estate

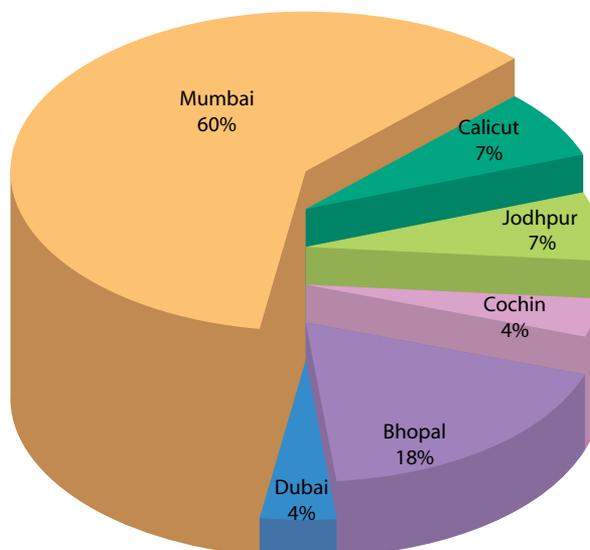
FINANCIAL HIGHLIGHTS

INR. In Lacs

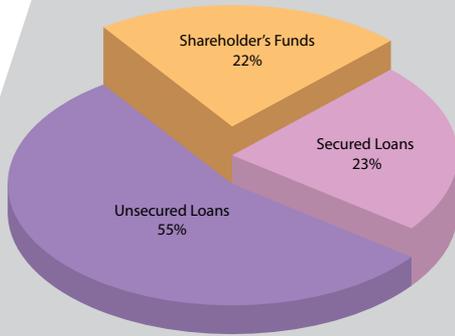
	Particular	2010-11	2009-10	2008-09	2007-08	2006-07	2005-06
1	Total Income	13,951	22,361	12,203	20,717	6,645	2,194
2	Earning before depreciation, interest and taxes	3,824	4,448	3,908	6,539	1,036	351
3	Depreciation	88	90	100	84	29	0.02
4	Earning after taxes	447	857	168	3,773	622	229
5	Market capitalisation	21,509	21,968	27,141	131,977	16,786	5,186
6	Equity share capital [Facevalue per share's (Rs.)]	3,227 2	3,107 2	3,107 2	3,107 2	292 10	274 10
7	Reserve and surplus	5,973	4,702	4,095	3,972	2,265	338
8	Equity shareholder's fund	9,200	7,810	7,202	7,079	2,538	602
9	Equity dividend (%)	5%	5%	-	15%	30%	25%
10	Secured loans	10,030	25,948	26,901	12,312	4,215	-
11	Dividend payout	161	155	-	185	84	69
12	Total assets	59,238	67,754	56,896	47,544	17,886	4,940
Key Indicators							
1	Earning per share (Rs.) *	0.24	0.51	0.06	2.38	1.42	0.60
2	Book value per share (Rs.) *	5.70	5.03	4.64	4.56	5.80	1.46
3	Net profit margin	3.61%	4.15%	1.58%	19.43%	9.40%	10.48%
4	Debt equity ratio	3.75	5.98	4.67	2.70	3.17	4.05
5	Return on net worth	4.86%	10.98%	2.33%	53.30%	24.53%	38.06%
6	Return on capital employed	6.65%	7.86%	10.16%	24.72%	9.53%	13.89%

*Figures for 2005-06 & 2006-07, adjust for sub-division and issue of bonus shares.

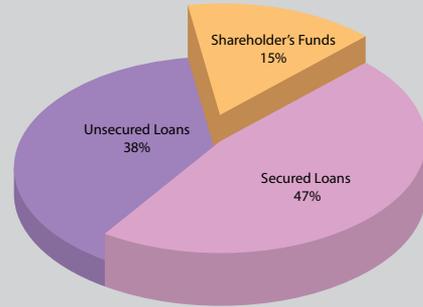
Satra's Presence Geographically



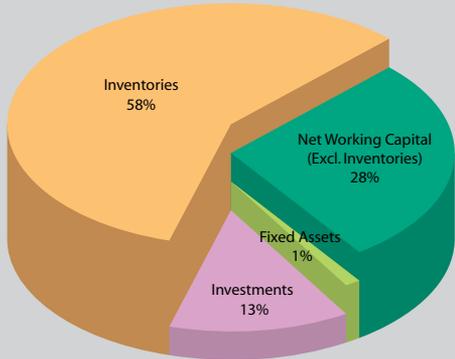
**Sources of Funds
Standalone - 2011**



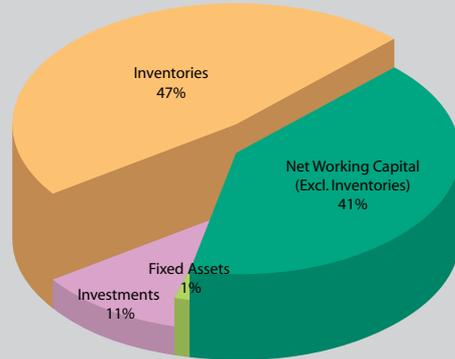
**Sources of Funds
Standalone - 2010**



**Application of Funds
Standalone - 2011**



**Application of Funds
Standalone - 2010**



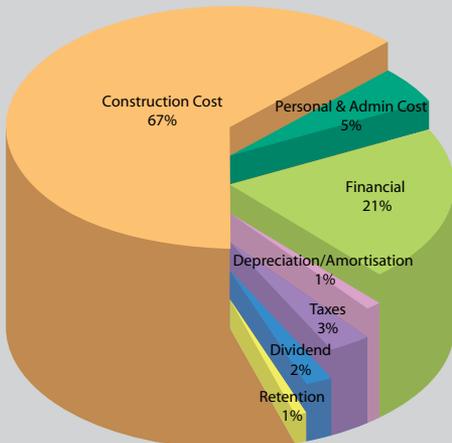
**Revenue Breakup
Standalone - 2011**



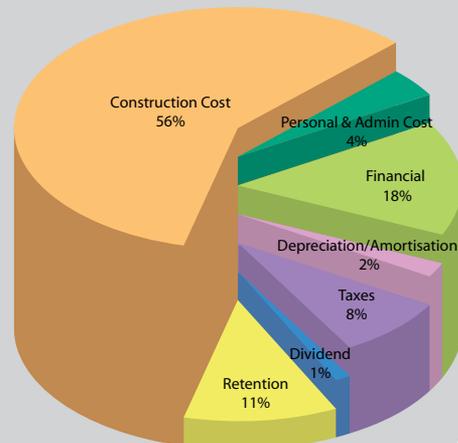
**Revenue Breakup
Consolidated - 2011**



**Expenditure & Outflows
Standalone - 2011**



**Expenditure & Outflows
Consolidated - 2011**



CORPORATE INFORMATION

BOARD OF DIRECTORS

Praful N. Satra
Chairman & Managing Director

Rajan P. Shah
Director

Vidyadhar D. Khadilkar
Independent Director

Vinayak D. Khadilkar
Independent Director

CHIEF FINANCIAL OFFICER

Bhavesh V. Sanghavi

COMPANY SECRETARY / COMPLIANCE OFFICER

Manan Y. Udani

AUDITORS

B S R & Associates
1st Floor, Lodha Excelus,
Apollo Mills Compound,
N.M. Joshi Marg, Mahalaxmi,
Mumbai – 400 011

Bhuta Shah & Co.
901, Regent Chambers,
Nariman Point,
Mumbai – 400 021

LEGAL ADVISORS & SOLICITORS

Bharat R. Zaveri

Vimla & Co.

ARCHITECTS & ENGINEERS

Vivek Bhole Architects Private Limited
Hitendra Sethi & Associates
Planwell Architects Private Limited
Rein Profile Consulting Engineers
Prashant & Associates

BANKERS

Indian Bank
Syndicate Bank
Yes Bank Limited
Bank of India
Allahabad Bank
Industrial Development Bank of India Limited
The Cosmos Co-Operative Bank Limited

REGISTERED OFFICE

Dev Plaza, 2nd Floor,
Opp. Andheri Fire Station,
S.V. Road, Andheri (West),
Mumbai – 400 058. INDIA
Tel No: +91 (022) 2671 9999
Fax No: +91 (022) 2620 3999
E-mail: info@satraproperties.in
Website: www.satraproperties.in

REGISTRAR AND SHARE TRANSFER AGENT

Adroit Corporate Services Private Limited
19/20, Jaferbhoy Industrial Estate,
Makwana Road, Marol Naka,
Andheri (East), Mumbai - 400 059. INDIA
Tel No: +91 (022) 4227 0400
Fax No: +91 (022) 2850 3748
Email: investorgrievances@adroitcorporate.com
Website: www.adroitcorporate.com



Notice

Notice is hereby given that the Twenty-Eighth Annual General Meeting of the Members of Satra Properties (India) Limited will be held on **Thursday, 29 September 2011 at 4.30 p.m. at Prime Party Hall, Shafi Mansion, Irla Society Road, Vile Parle (West), Mumbai - 400 056**, to transact the following business:

ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Profit and Loss Account for the year ended 31 March 2011 and the Balance Sheet as at that date together with the Reports of the Board of Directors and the Auditors thereon.
2. To declare Preference Dividend on 8% Cumulative Redeemable Preference Shares for the Financial Year 2010-11.
3. To declare Dividend on Equity Shares for the Financial Year 2010-11.
4. To appoint a Director in place of Mr. Rajan P. Shah, who retires by rotation, and being eligible offers himself for re-appointment.
5. To re-appoint M/s. B S R & Associates, Chartered Accountants (Firm Reg. No.: 116231W) and M/s. Bhuta Shah & Co., Chartered Accountants (Firm Reg. No.: 101474W) as the Statutory Auditors of the Company to hold office until the conclusion of the next Annual General Meeting on such remuneration as shall be fixed by the Board of Directors.

SPECIAL BUSINESS:

To consider and if thought fit, to pass the following resolution as an **Ordinary Resolution**:

6. To re-appoint Mr. Praful Nanji Satra as Managing Director of the Company.

"RESOLVED THAT subject to the provisions of Sections 198, 266(1), 269, 302, 309 and 310 read with Schedule XIII and all other applicable provisions, if any, of the Companies Act, 1956, (including any statutory modifications or re-enactment thereof for the time being in force), the approval of Members of the Company be and is hereby granted for re-appointment of Mr. Praful Nanji Satra as the Managing Director of the Company for a further period of 5 years, w.e.f. 13 May 2011 (not subject to retire by rotation) on such terms and conditions as laid down in the agreement submitted to this meeting and initialed by the Chairman, for the purpose of identification, which agreement is hereby approved.

RESOLVED FURTHER THAT Mr. Praful Nanji Satra shall not draw remuneration (including perquisites, commission and sitting fees) in consideration of the services rendered by him as Managing Director of the Company. However, he shall be reimbursed with the expenses incurred by him during discharging his duties as the Managing Director of the Company.

Powers of the Board to decide/ amend/ alter/ vary the Terms and Conditions of Re-Appointment/Agreement:

The Board of Directors shall have absolute power to decide, amend, alter and vary the terms and conditions including but not limited to the said re-appointment

and/or the agreement or any amendments thereto, as may be agreed to between the Company and Mr. Praful Nanji Satra.

RESOLVED FURTHER THAT Mr. Rajan P. Shah, Director and/or Mr. Manan Y. Udani, the Company Secretary of the Company be and are hereby severally authorised or empowered to settle any doubts, clarifications which may arise in this regard on behalf of the Company and to do all such acts, deeds and things, in their absolute discretion as they deem necessary, proper or desirable in order to give effect to the aforesaid resolution."

By Order of the Board of Directors

Manan Y. Udani
Company Secretary
Mumbai, 11 August 2011

Registered Office:
Dev Plaza, 2nd Floor,
Opp. Andheri Fire Station,
S. V. Road, Andheri (West),
Mumbai - 400 058.

NOTES:

1. The relevant details as required by Clause 49 of the Listing Agreement entered into with the Stock Exchanges, of persons seeking appointment, re-appointment as Directors under Item Nos. 4 and 6 above are also annexed.
2. **A Member entitled to attend and vote is entitled to appoint a proxy to attend and vote instead of himself and the proxy need not be a member of the Company.** Proxies, in order to be effective, must be received at the Company's Registered Office not less than 48 hours before the meeting. Proxies submitted on behalf of the Limited Companies, Societies, etc., must be supported by appropriate resolution/authority, as applicable.
3. Corporate Members intending to send authorised representatives to attend the Meeting are requested to send a duly certified copy of the resolution authorising their representatives to attend and vote at the meeting.
4. In terms of the provisions of Section 256 of the Companies Act, 1956, Mr. Rajan P. Shah, Director retires by rotation at the ensuing General Meeting and being eligible, offers himself for re-appointment. The Board of Directors of the Company commends his re-appointment.
5. The Register of Members and Transfer Books of the Company will be closed from 22 September 2011 to 29 September 2011 (both days inclusive). If the Dividend as recommended by the Board of Directors is approved at the Annual General Meeting, payment of such dividend will be made on or after 5 October 2011 as under:
 - a) To all the Beneficial Owners in respect of Equity Shares held in electronic form as per the data as may be made available by the National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) as of the close of the business hours on 21 September 2011.

- b) To all Members in respect of Equity Shares held in physical form after giving effect to valid transfers in respect of transfer requests lodged with the Company on or before the close of the business hours on 21 September 2011.

In respect of 8% Cumulative Redeemable Preference Shares, dividend will be paid to the Shareholders on the Company's Register of Members as of the close of the business hours on 21 September 2011.

6. Trading in Company's shares through Stock Exchanges is permitted only in dematerialised/electronic form. The Equity Shares of the Company have been admitted in both NSDL and CDSL to enable shareholders to hold and trade in the shares in dematerialised/electronic form. In view of the numerous advantages offered by the depository system, Members holding shares in physical form are requested to consider converting their holding to dematerialised form to eliminate all risks associated with physical shares and for ease in portfolio management.
7. Members holding shares in physical form are requested to advise any change of address immediately to the Company's Registrar and Share Transfer Agents, Adroit Corporate Services Private Limited. Members holding shares in electronic form may note that bank particulars registered against their respective depository accounts will be used by the Company for payment of dividend and such members are requested to intimate immediately any change in their address or bank mandates to their respective Depository Participant(s) with whom they are maintaining their demat accounts and not to the Company or the Company's Registrar and Share Transfer Agents.
8. The Securities and Exchange Board of India (SEBI) has made it mandatory for all companies to use the Bank Account details furnished by the Depositories for crediting dividend. The Company has made arrangements for crediting the dividends through National Electronic Clearing Services (NECS)/Electronic Clearing Services (ECS) to investors where NECS/ECS details are available. Members holding shares in electronic form may kindly note that their Bank details registered against their respective Depository Account as furnished by the respective Depositories to the Registrar and Share Transfer Agents will be used by the Company for payment of Dividend and that the Company/Registrar and Share Transfer Agents will not entertain any direct request from such Members for deletion of/change in such Bank details. Further, instructions, if any, already given by the Members in respect of Shares held in physical form will not be automatically applicable to Dividend paid on shares held in electronic form. Members may, therefore, give instructions regarding Bank Accounts in which they wish to receive Dividend, directly to their Depository Participant/(s).
9. All documents referred to in the notice are open for inspection at the Registered Office of the Company on all working days between 4.00 p.m. to 6.00 p.m. from the date hereof upto the date of the Annual General Meeting.

10. Queries on accounts of the Company, if any, may be sent to the Company Secretary, at least 10 days in advance of the Annual General Meeting so as to enable the Management to keep the information ready at the meeting.
11. Members are requested to :
- Bring their copy of annual report and attendance slip at the venue of the meeting.
 - Quote their Folio/Depository Participant/(s) & Client ID No. in all correspondence with the Company/Registrar and Share Transfer Agents.
 - Note that the attendance slip/proxy form should be signed as per the specimen signature registered with the Registrar and Share Transfer Agents/Depository Participant/(s).
 - Note that in case of joint holders attending the Meeting, only such joint holder who is higher in the order of names will be entitled to vote.
12. Under Section 109A of the Companies Act, 1956, members are entitled to make nomination in respect of shares held by them in physical mode. Members desirous of making nominations are requested to send their request in Form 2B of Companies (Central Government's) General Rules & Forms, 1956 to the Company's Registrar and Share Transfer Agents.

EXPLANATORY STATEMENT PURSUANT TO SECTION 173(2) OF THE COMPANIES ACT, 1956

ITEM NO. 6:

The Board of Directors of the Company at its meeting held on 11 May 2011 has re-appointed Mr. Praful Nanji Satra as Managing Director of the Company for a further period of 5 years with effect from 13 May 2011 (not subject to retire by rotation), subject to the approval of its members, on such terms and conditions as stated in the resolution passed by the Board and Agreement duly executed between Satra Properties (India) Limited and Mr. Praful Nanji Satra.

Principal terms of the Agreement are as follows:

Duration of the Agreement:

5 years with effect from 13 May 2011

Remuneration:

Mr. Praful Nanji Satra shall not draw remuneration (including perquisites, commission and sitting fees) in consideration of the services rendered by him as Managing Director of the Company. However, he shall be reimbursed with the expenses incurred by him during discharging his duties as the Managing Director of the Company.

Powers of the Board to decide/ amend/ alter/ vary the Terms and Conditions of Re-Appointment/Agreement:

The Board of Directors shall have absolute power to decide, amend, alter and vary the terms and conditions including but not limited to the said re-appointment and/or the agreement or any amendments thereto, as may be agreed to between the Company and Mr. Praful Nanji Satra.



Duties and responsibilities:

Subject to the superintendence, control and direction of the Board of Directors, Mr. Praful Nanji Satra is entrusted with substantial powers of management and shall be responsible for the general conduct and management of the business and affairs of the Company as enumerated in the Agreement and shall exercise the powers conferred on him by the Agreement or such other powers as may be delegated to him by the Board from time to time, subject to such restrictions and limitations as the Board may impose.

The Abstract and Memorandum under Section 302 of the Companies Act, 1956 alongwith brief profile of Mr. Praful N. Satra and Memorandum of Concern and interest have already been dispatched to the members of the Company.

Therefore, it is proposed to obtain approval of the members of the Company for re-appointment of Mr. Praful N. Satra as mentioned in the Resolution at Item No. 6 of this Notice with effect from 13 May 2011.

The Board of Directors of the Company recommends the passing of the Resolution as set out at Item No. 6 of the Notice.

Mr. Praful N. Satra is deemed to be interested in the Resolution. None of the other Directors of the Company are concerned or interested in the Resolution.

By Order of the Board of Directors

Manan Y. Udani
Company Secretary
Mumbai, 11 August 2011

Registered Office:
Dev Plaza, 2nd Floor,
Opp. Andheri Fire Station,
S. V. Road, Andheri (West),
Mumbai - 400 058.

DETAILS OF DIRECTOR SEEKING APPOINTMENT/ RE-APPOINTMENT AT THE ANNUAL GENERAL MEETING

Particulars	Mr. Praful N. Satra	Mr. Rajan P. Shah
Date of Birth	18/09/1964	09/08/1970
First Date of Appointment as Director	13/05/2006	13/05/2006
Qualifications	Higher Secondary Certificate	Second Year Bachelors of Commerce
Expertise in specific Functional Areas	Total experience of over 26 years in domestic and international business which includes 11 years of experience in Real Estate Development. Vast experience in execution and management of construction and development of projects. Core area of operations includes Identification of land/ properties and formulation of finance and business strategies.	Total experience of over 19 years in the Real Estate Industry and construction activities in the execution and management of a wide variety of construction projects. He is guiding the Company in matters concerned with Project Execution, liasoning and legal matters relating to the Company.
Memberships/Chairmanships of Committees of other Public Companies (includes only Audit Committee and Shareholders'/ Investors' Grievance Committee)	NIL	NIL
Number of Shares held in the Company	7,37,98,106	NIL

GREEN INITIATIVE

As a responsible corporate citizen, the Company welcomes and supports the 'Green Initiative' taken by the Ministry of Corporate Affairs, Government of India (MCA), by its recent Circulars, enabling electronic delivery of documents including the Annual Report and other documents/ communications, etc. which may henceforth be issued by the Company to shareholders at their e-mail address registered with the Depository Participants (DPs)/Company/Registrars & Share Transfer Agents. In case of change in the e-mail address, the shareholders may inform the new e-mail address to the Company on gogreensatra@adroitcorporate.com. In case of shareholders holding shares in physical form or have not provided e-mail address to the Registrar and Share Transfer Agent, they may provide the same to the Company on gogreensatra@adroitcorporate.com

Directors' Report

To,
The Members,
SATRA PROPERTIES (INDIA) LIMITED

Your Directors are pleased to present the 28th Annual Report and the Audited Accounts for the Financial Year ended 31 March 2011.

1. FINANCIAL HIGHLIGHTS:

The Financial Performance of your Company for the Financial Year ended 31 March 2011 is summarized below:

(Currency – Indian Rupees in Lacs)

Particulars	FINANCIAL RESULTS			
	Standalone		Consolidated	
	Current Year	Previous Year	Current Year	Previous Year
Net Sales/Income from Operations	12,404.32	20,670.37	14,744.22	22,159.10
Earnings before Interest, Depreciation, Taxes and Amortisation (EBIDTA)	3,823.98	4,447.76	7,910.47	5,659.13
Less: Financial expenses	2,870.97	2,950.36	3,623.01	3,324.37
Earnings before Depreciation, Taxes and Amortisation (EBDTA)	953.01	1,497.40	4,287.46	2,334.76
Less: Depreciation	88.31	90.25	110.36	113.64
Less: Amortisation	-	-	325.50	325.50
Earnings before Tax (EBT)	864.70	1,407.15	3,851.60	1,895.62
Less: Provision for Tax				
- Current Year	207.82	233.30	1,086.62	536.05
- Prior Year Charge	225.24	155.51	352.89	333.88
- Deferred Tax Charge/(credit)	(15.73)	160.88	(15.10)	160.20
Earnings after Tax (EAT)	447.37	857.46	2,427.19	865.49
Add: Balance brought forward from previous year	3,402.85	2,795.36	3,320.02	2,843.35
Add: Share of Profits in Associates	-	-	-	0.67
Profit available for appropriation	3,850.22	3,652.82	5,747.21	3,709.51
Less: Appropriations				
Transfer to General Reserves	-	-	243.69	89.89
Proposed Dividend on Preference Shares	59.20	59.20	59.20	59.20
Proposed Dividend on Equity Shares	161.36	155.36	161.36	155.36
Tax on Dividends	36.63	35.41	85.14	85.04
Balance Profit c/f to Balance Sheet	3,593.03	3,402.85	5,197.82	3,320.02

2. OPERATIONS:

Although the upward trend in the GDP of Indian economy, the real estate sector continued to face the liquidity constraints on account of the tightening monetary policy by RBI and the rising figures of inflation. In spite of the above odds, your Company has successfully tackled the challenges and has continued on its path for achieving success.

On standalone basis your Company registered a turnover of Rs. 12,404 Lacs over previous years Rs. 20,670 Lacs. Accordingly, Profit after Tax decreased from Rs. 857 Lacs to Rs. 447 Lacs. Effectively, the Earning Per Share (EPS) for the year 2010-11 was at Re. 0.24 as compared to Re. 0.51 for the previous year.

The Consolidated revenues of the Company witnessed a turnover of Rs. 14,744 Lacs as compared to the previous year of Rs. 22,159 Lacs. However, the consolidated Net profit increased from Rs. 865 Lacs to Rs. 2,427 Lacs, an increase ascertainable to the substantial earnings from the sale of investments in a special purpose company by the Subsidiary Company.

Your Company has continued its focus on the undertaking of residential projects, in particular, projects for re-development and SRA, which involves a minimal capital investment and reduction of debt to minimize the burden of financial cost.



Brief about various Projects undertaken by your Company.

a) Satra Plaza, Vashi, Navi Mumbai:

Navi Mumbai is organised, but not too large or crowded like “the big city”, has led to the continued growth of its resident and commuter population. Vashi is among the top ten most developed zones in the Mumbai Metropolitan area. A Business Paradise, keeping in view the current business culture the said project is being developed for shops and commercial offices. The project offers nano offices ideal for APMC Merchants and also organised markets for hardware and interior items. The Company is in the process to receive Occupation Certificate in due course.

b) Satra Galleria, Mavoor Road, Calicut (Kozhikode):

Calicut is one of the main commercial cities of Kerala. The economy is mainly business oriented. The Project situated at Mavoor Road, is being developed in combination of Hotel cum Shopping Mall keeping in view the patrons requirement. “Satra Galleria” is the one of the project to have permission for multiplex cinema in Kerala. The said project has been already completed and delivered to one of the reputed investor.

c) Prime Down Town, Hughes Road, Mumbai:

Your Company had undertaken the proposed residential project at Hughes Road, Mumbai in joint venture with other developers. During the year, your Company has divested its stake in the project.

d) Satra Galleria, Nayi Sarak, Jodhpur:

A well known city for its handicrafts work, after which tourism is the second largest industry of Royal City (JODHPUR), featuring its forts, palaces, temples and a number of historical monuments dot the city and surrounding region. Pursuing to the market trends of real estate industry, your Company has changed the scope of the project from “Shopping Mall” to “Shopping Mall cum Hotel”. The RCC work of the project is completed upto 39% and further approvals for plans are awaited.

e) Satra Park, Borivali, Mumbai:

A highly affluent residential locality at Shimpoli started out as a small village community which has now receded to a corner of the locality to accommodate the high-rise apartment blocks. Your Company changed the scope of work of said project from shopping mall to combination of shopping centre cum 3 residential towers which also comprises of a Jain Temple, keeping in view the burgeoning population in the said location.

The work of Shop area is completed in all respect and the RCC work of the residential towers is

completed about 35%. Your Company is in the process of getting part occupation in the project with respect to the shops.

Projects undertaken by Subsidiary Company

f) Dreams the Mall, Bhandup, Mumbai:

The said joint venture project of 8 Lacs sq. ft. located at the junction of LBS Marg and Bhandup Railway Station is duly completed. The said project is intermingling of retail, multiplex and amusement with ample parking spaces. During the year under review, your Company has sold some of its unsold units and your Company is confident of encashing the value of remaining unsold units in the project in the current year and thereby achieving the targeted revenue and profit thereon.

g) Satra Hills, Ghatkopar, Mumbai:

The proposed project is under Slum Rehabilitation Scheme awarded to your Company by the Slum Rehabilitation Authority. The said project is situated in the vicinity of Ghatkopar (West) and its hilly location will add value and aesthetic touch to the project. The proposed project is expected to have artistically designed interiors and exteriors with grand entrance lobby. It shall also encompass high rise buildings with high speed elevators and all amenities such as landscape gardens, swimming pools and gymnasium, which will make life of patrons cozy than ever.

The Company has already received necessary permission from various statutory authorities for construction of 4 temporary transit camps comprising of Ground + 7 storey; out of which the construction of 3 transit camps are completed and construction of 4th transit camp alongwith temporary relocation of slum dwellers is in process.

3. PREFERENTIAL ISSUE OF EQUITY SHARES:

During the year, your Company had allotted 60,00,000 Equity Shares at the price of Rs. 20/- per Equity Share (Face Value Per Share Rs. 2/- and Premium Rs. 18/-) aggregating to Rs. 12 Crores to one of the investor on preferential basis.

4. DIVIDEND:

Your Directors are pleased to recommend, for approval of the members, Preference Dividend of Re. 0.80 per share (@8% per share) on 74,00,000 Cumulative Redeemable Preference Shares of Rs. 10/- each for the Financial Year 2010-11. The Dividend payout on Preference Shares, if declared as above, will result in outflow of Rs. 59.20 Lacs towards Dividend and Rs. 9.83 Lacs towards Dividend Tax, resulting in total outflow of Rs. 69.03 Lacs.

The Directors also recommend, for approval of the members, Dividend of Re. 0.10 per share (@ 5% per share) on 16,13,58,000 Equity Shares of Rs. 2/- each of the

Company for the Financial Year 2010-11. The Dividend payout on Equity Shares, if declared as above, will result in outflow of Rs. 161.36 Lacs towards Dividend and Rs. 26.80 Lacs towards Dividend Tax, resulting in total outflow of Rs. 188.16 Lacs.

5. SUBSIDIARIES:

Your Company has 6 subsidiaries, namely, Satra Property Developers Private Limited; Satra Buildcon Private Limited; Satra Infrastructure and Land Developers Private Limited; Satra Lifestyles Private Limited; Satra Estate Development Private Limited and Satra International Realtors Limited.

The Ministry of Corporate Affairs, Government of India has vide Circular No. 2/2011 dated 8 February 2011 granted general exemption subject to fulfillment of certain conditions from attaching the Balance Sheet of the Subsidiaries to the Balance Sheet of the Company without making an application for exemption. Accordingly, the Balance Sheet, Profit and Loss Account and other documents of the subsidiary companies are not being attached with the Balance Sheet of the Company. As directed by the Central Government, the summarized financials of all the Subsidiaries have been furnished under the heading "Financial Information of Subsidiary Companies under Section 212(8) of the Companies Act, 1956" which forms part of the Annual Report. The Annual Accounts of these subsidiaries and related detailed information will be made available to any member of the Company/its subsidiaries seeking such information at any point of time and are also available for inspection by any member of the Company/its subsidiaries at the Head Office/Registered Office of the Company. The Annual Accounts of the said Subsidiaries will also be available for inspection, as above, at the Head Offices/Registered Offices of the respective Subsidiary Companies.

The Audited Consolidated Financial Statements based on the Financial Statements received from Subsidiary Companies as approved by their respective Board of Directors, have been prepared in accordance with the Accounting Standard-21-"Consolidated Financial Statements" and Accounting Standard-23-"Accounting for Investment in Associates", notified under Section 211 (3C) of the Companies Act, 1956 read with Companies (Accounting Standards), Rules, 2006, as applicable. Your Company has presented the Consolidated Financial Statements which forms part of the Annual Report.

6. DISSOLUTION OF THE COMMITTEES:

Being non-functional, your Company has dissolved three of its Committees, namely – Remuneration Committee, Rights Issue Committee and Amalgamation Committee w.e.f. 11 May 2011.

7. DIRECTORS:

The term of appointment of Mr. Praful N. Satra as Managing Director was expiring on 12 May 2011. Accordingly, the Board of Directors in their meeting

held on 11 May 2011 re-appointed Mr. Praful N. Satra as Managing Director w.e.f. 13 May 2011 for a further period of 5 years. The resolution for re-appointment will be recommended for the approval of the members in the Notice of the 28th Annual General Meeting.

Mr. Rajan P. Shah ceased to be Whole Time Director w.e.f. 12 May 2011 on expiry of his term. However, he continues to act as a Non-Executive Director of the Company w.e.f. 13 May 2011. Mr. Rajan P. Shah, Director of the Company retires by rotation at the forthcoming Annual General Meeting and being eligible offers himself for re-appointment.

The relevant details as required under Clause 49 of the Listing Agreement entered into with the Stock Exchanges, of the person seeking re-appointment as Director is set out in the Annexure to the Notice forming part of the Annual Report.

8. FIXED DEPOSITS:

During the year under review, the Company has not accepted deposits from the public and shareholders.

9. INSURANCE:

The Assets of the Company have been adequately insured, wherever necessary.

10. DIRECTORS RESPONSIBILITY STATEMENT:

Pursuant to the requirement under Section 217(2AA) of the Companies Act, 1956, with respect to Director's Responsibility Statement, it is hereby confirmed:

- a) That in the preparation of the annual accounts, the applicable accounting standards have been followed and there have been no material departures except in case of Borivali project wherein the Management perception has been explained elsewhere in Report.
- b) That the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit or loss of the Company for the year.
- c) That the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 1956 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
- d) That the Directors have prepared the annual accounts for the year ended 31 March 2011 on a going concern basis.

11. CORPORATE GOVERNANCE AND MANAGEMENT DISCUSSION AND ANALYSIS STATEMENT:

Your Company has been practicing the principles of good Corporate Governance. A detailed Report on Corporate



Governance together with Management Discussion and Analysis Report are included in the Annual Report. M/s. Hemanshu Kapadia & Associates, Practicing Company Secretaries, have certified the Company's compliance with the requirements of Corporate Governance in line with Clause 49 of the Listing Agreement and the same is annexed to the Report on Corporate Governance.

12. DEPOSITORY SYSTEM:

Your Company's Equity Shares are available for dematerialisation through National Securities Depository Limited and Central Depository Services (India) Limited. As on 31 March 2011, 76.86% of the Equity Shares of your Company were held in demat form.

13. AUDITORS REPORT:

The Auditors have made certain comments in their Report concerning the Accounts of the Company. The Management puts forth its explanations as below:

1. The Auditors have made a remark regarding the Borivali project wherein construction cost arising out of significant change in structural plan of the project have been provided in work-in-progress instead of charging to Profit and Loss Account. The Management is of the view that during the Financial Year ended 2008-09, the Company had changed the structural plan of the Borivali Project from Commercial complex to Commercial cum residential complex to improve the overall profitability of the project. As a result, in order to facilitate the construction as per revised plan, certain existing structures at the site have been demolished subsequent to the year ended 31 March 2009. Management has revised its estimated cost to complete the revised commercial cum residential project and still believes that the overall margins of the revised project will be adequate to recover the construction cost of demolished area. Hence, the construction cost of demolished area continues to be included in the construction work-in-progress and has not been charged to the Profit and Loss Account during the years ended 31 March 2009; 31 March 2010 and 31 March 2011 respectively.
2. The Auditors have made a remark regarding the Company not having an internal audit function. The Management have to state that there is an adequate internal control system commensurate with the size of the Company and the nature of its business with regard to purchase of inventories, fixed assets and sale of commercial/residential premises. However, we are in the process of appointing an Internal Auditor.
3. The Auditors have made a remark regarding non-payment of undisputed statutory dues more than six months wherein the Company has not paid statutory dues of Rs. 26,86,545/- on account of

Dividend Distribution Tax; and Rs. 6,92,46,492/- on account of Income Tax. The Management has to state that during the year under review, the Company was facing liquidity constraints on account of earlier years recession in the economy, particularly in the Real Estate Industry, which had affected the business and performance of the Company in terms of generating fresh sales, completing the projects as per the scheduled time and liquidation of Debtors in time, etc. to a very large extent. Hence, your Company could not make its commitment towards payment of its statutory dues in time. However, the Management has taken effective steps to pay the dues of Income Tax amounting to Rs. 17,89,002/-. Your Company is confident to meet its other outstanding statutory liabilities very soon.

The Auditors have made a remark regarding defaults in certain cases wherein the Company has defaulted in repayment of dues to its bankers and financial institutions at various dates during the year which have also been made good as at the year end. The Management have to state that during the year under review, the Company was facing liquidity constraints on account of earlier years recession in the economy, which had affected the business and overall performance of the Company in terms of generating fresh sales, completing the projects as per the scheduled time and liquidation of Debtors in time, etc. to a very large extent. However, your Company has cleared most of the dues and is in the process to clear the balance dues very soon.

With reference to the other remarks of Auditors, the same are self explanatory and do not require further comments of the Management.

14. AUDITORS:

The Company's Auditors, M/s. BSR & Associates, Chartered Accountants, and M/s. Bhuta Shah & Co., Chartered Accountants, retire at the conclusion of the forthcoming 28th Annual General Meeting and are eligible for re-appointment. The retiring auditors have furnished a Certificate of their eligibility for re-appointment under Section 224(1)(B) of the Companies Act, 1956 and have indicated their willingness for re-appointment.

Pursuant to the recommendation of the Audit Committee at their meeting held on 26 May 2011 for re-appointment of M/s. B S R & Associates and M/s. Bhuta Shah & Co., as the Statutory Auditors of the Company for the Financial Year 2011-12 to hold office till the conclusion of next Annual General Meeting of the Company, the Board of Directors have, at their meeting held on 27 May 2011 approved re-appointment of M/s. B S R & Associates and M/s. Bhuta Shah & Co., as the Statutory Auditors of the Company for the Financial Year 2011-12 to hold office till the conclusion of the next Annual General Meeting of the Company. However, their re-appointment is subject to the approval of the Shareholders of the Company at the forthcoming Annual General Meeting of the Company.

15. COST AUDIT:

The Central Government has not recommended cost audit of the Company during the year under consideration.

16. PERSONNEL:

The Company is professionally managed and has very cordial relationship with all its employees. Highly qualified personnel from the field of engineering, finance and administration assist the top-level management. Your Directors wish to place on record their deep appreciation of the dedicated and efficient services rendered by them.

The Company has no employees drawing the remuneration more than the specified limit prescribed under Section 217(2A) of the Companies Act, 1956 (Particulars of Employees) Rules, 1975 during the year under review.

17. PARTICULARS OF CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNING AND OUTGO:

The Company has no foreign exchange earnings and outgo during the year. Since the Company does not

have any manufacturing activities, the other particulars as required by Section 217(1)(e) of the Companies Act, 1956 read with Companies (Disclosure of particulars in the report of Board of Directors) Rules, 1988 are not applicable to the Company.

18. APPRECIATION:

The Board of Directors expresses their deep gratitude for the assistance and guidance and support extended to the Company by its Customers, Vendors, Bankers, Professionals and various Government Authorities and to all the Shareholders of Company. Your Directors also place on record the commitment and involvement of the employees at all levels and looks forward to their continued co-operation.

For and on behalf of the Board of Directors

Praful N. Satra
Chairman and Managing Director
Mumbai, 27 May 2011



Management Discussion & Analysis Statement

INDUSTRY STRUCTURE AND DEVELOPMENT

WORLD GDP

The world economies had been recovering as predicted during 2010-2011 with an expected growth rate of 4.5% for the year 2011 & 2012.

However, the fears of double dip recession cannot be ruled out on account of the staggering budget deficit of US economy approaching US \$ 1.4 trillion & the breaching of its debt ceiling of US \$ 14.30 trillion, the financial upsurge in few advanced economies in the European Union periphery, political turmoil in the middle east and the Natural disaster & the nuclear catastrophe in Japan. Further the expected growth may be hampered on account of rising commodity prices and the prevailing inflationary trends. The current scenario can easily hamper the recovery and the growth process.

The challenges will be stronger in the developed economies, to sustain their recovery they must achieve fiscal consolidation and maintain growth by concentrating on the external demand. Similarly, the emerging economies must concentrate on increasing their domestic demand.

INDIAN GDP

With the growth rate of more than 8% during 2010, the Indian Economy rebounded robustly from the global financial crises, which was mainly due to the strong domestic demand and government spending on rural and urban infrastructure. However, moving on to the quarterly estimates for GDP growth, it can be clearly noticed that the GDP in 2010-11 has come down from 9.3% in Q1 to 7.8% in Q4. Sectors like mining and manufacturing have seen a considerable erosion of the growth momentum. The rising fuel and commodity prices portend increased volatility for the foreseeable future also resulting in the upward inflationary trends and thereby dampening the growth process. The growth in Industrial production was 6.30% in April 2011 as compared to 13.1% in April 2010.

Despite of large scale tightening of monetary policy by RBI, the inflationary trends in the economy continues to be at close to two digit mark. The key risk to the Indian economy is the negative impact of monetary tightening policy by RBI and slow down in the global economies due to increase in international oil prices and ongoing political & financial turmoil in other economies.

INDUSTRY OVERVIEW

After passing through a bad patch over past 2 years, the real estate in India has poised at the right threshold to appreciate over the years to come. While the industry has already bottomed out the recessionary cycle, a sense of consolidation and strengthening is evident across sectors.

The past trends and experience have forced various stake holders in the Real estate chain to follow cautious approach. However on the other side of the coin, the availability constraint of clear land, healthy demand in the affordable housing sector and the fears of increase in the prices, are luring the customers to capture the emerging opportunities and the growth potential of investments in properties.

The year 2011-12, would witness for the Real Estate in India, a striking balance between the cautious approach and the growth potentials for unlocking the inherent values of properties for customers.

OPPORTUNITIES

Alike in developed countries where the demand for rented premise is more, in Indian culture, it is a pride to own a house. Mumbai being one of the island city and lack of the availability of land, makes it a strong resistance to the recessionary trends. Further the demand for 1 & 2 Bed rooms outstrips that of 3 BHK in most of the locations. The demand for affordable housing is directly proportionate to the increasing property prices in Mumbai.

Your Company being a Mumbai centric, operating across the various segments of Real Estate viz. commercial, Retails and Residential continues to focus on Slum Rehabilitation (SRA) Projects. Accordingly one of its wholly owned subsidiary company has undertaken SRA projects in the central suburbs of Mumbai. Your Company believes that its low cost land bank, strong in-house design for affordable housing size and development capabilities will provide it with a competitive advantage in this segment of the housing market.

According to a research, the demand for affordable housing accounts for the major share in the Indian Housing industry, both in terms of value and volume. The demand potential for affordable housing is anticipated to grow at a CAGR of around 13% during the period 2011-2013.

RISKS AND THREATS

Some of the prominent risks faced by the organization as a whole are:

Market Recession:

Your Company might encounter demand recession due to International Macro Economic Slow Down that had led to lower hiring in the IT/ITES Sector and sentiment weakening. To mitigate this risk, your Company has created a diverse and comprehensive portfolio spanning residential, commercial and retail properties of various size, location and prices. In addition, the management has a good experience in managing land banks, putting it in a strong position to counter any downturn.

Change in Government Policies:

Your Company faces risks associated with changes in government policies. To mitigate this risk, Your Company is consciously building a compliance system to ensure legal and regulatory compliance at each level.

Project Execution:

Your Company faces a risk of non-completion of existing projects with the given time frame, thereby affecting profit estimates. To mitigate this risk, Your Company has enhanced project flexibility and control, improving the quality of real estate construction, appointing professional architect, engineers and contractors thereby reducing the time taken for completion of projects.

Human Resources:

Your Company’s business growth is dependent on the availability & capability of its Human Resource. Business growth could be affected due to a scarcity/turnover of qualified professional. To mitigate this risk, the Company is in the process of recruiting qualified professionals and experienced personnel, implementing a human resource policy to attract and retain talent and provide incentives for self development.

Financial Resources:

Your Company may not be able to organize funds for execution of its project in the scheduled time hindering the growth of company. Majority of ongoing projects are under construction and are financed through various Banks and Financial Institution. Further, your Company may be poised with the increasing rate of interest. Your Company has strong marketing network and investors helping to mitigate the risk.

Land Availability:

Inability to acquire land with proper legal title, due diligence and location of the property can hinder your Company’s growth. For due diligence and proper legal title, your company timely hires Advocates and Solicitors to provide proper title certificate that helps in mitigating a risk of title clearance. Further most of the projects acquired by your company are located at premium locations.

Calamities & Disasters:

Natural calamities like earthquake, floods, cyclone and disasters beyond our control like loss due to theft, fire that may hamper your Company’s growth. To mitigate these risks, your company has taken adequate insurance on the properties.

Your company is well equipped to mitigate any such aforesaid situations.

Future Plans and Outlook:

- Intensifying focus on Redevelopment of Residential & SRA projects.
- Leveraging past experience in delivering quality, landmark & time bound projects.
- For consistent development of prime residential and commercial spaces throughout Country, we identify locations with future developments on prime and upcoming locations.
- Acquiring Land Reserves at competitive prices.
- Creating the State-of-Art Projects of International Standards.
- To control the time & cost of the project by adopting innovative techniques & processes.
- Creating a dedicated and confident work force through continual development process.
- To Develop Customer Centric approach.
- To Develop Strong Marketing Network.

SEGMENT WISE OR PRODUCT WISE PERFORMANCE

The Company is operating in single segment i.e. Real Estate and there is only one reportable segment.

OUTLOOK

Given the prevalent sentiments, Company plans to follow a cautious approach towards new launches. However, as economic conditions have started stabilizing, company has planned to make selective new launches based on targeted market research in different markets to catch the changing demand scenario. To increase its margin of operations and bring better returns to the shareholders, your company is focusing on affordable housing projects, redevelopment and SRA projects. Further to trim the financial burden on the profits of the company, the management is determined to execution of projects at a faster pace, realisation of debtors and exiting of non-strategic assets.

INTERNAL CONTROL SYSTEM AND THEIR ADEQUACY

Adequate internal control system is in place as commensurate with the size and operations of the company. The Company ensures control over various functions in the field of designing, planning, execution and marketing of its business. The Internal Control System has been designed to ensure that the financial and other records are reliable for preparing financial data and maintaining accountability of assets. The Internal Control Systems are supplemented by management, reviews, documents, policies, guidelines and procedures.

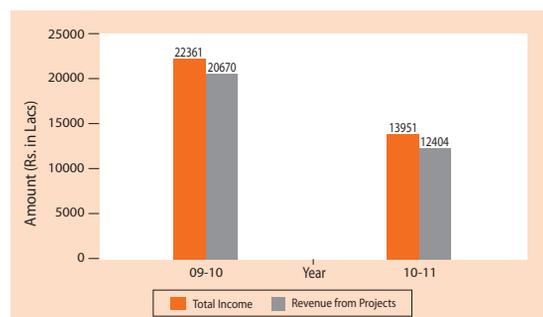
There exists a dynamic internal check system, which helps in improving the efficiency and effectiveness of Internal Control Systems. However, your Company is in the process of appointing an Internal Auditor.

DISCUSSION ON FINANCIAL PERFORMANCE WITH RESPECT TO OPERATIONAL PERFORMANCE

Profit & Loss Account:

1. Income

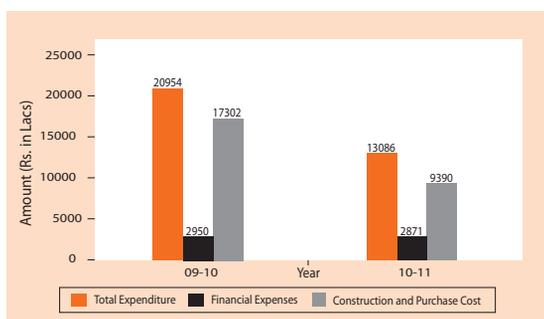
Your Company is following prudent accounting policies in recognising revenue. Revenue in respect of real-estate projects are recognised on percentage completion method. Revenue is recognised when significant cost has been incurred on the project as compared to total estimated cost of project. During the year 2010-11 there was marginal increase in the completion percentage of various ongoing projects which resulted in recognising revenue at a lower percentage and hence the sales was lowered at Rs. 12,404 lacs as compared to Rs. 20,671 Lacs in the previous year. However we are focusing on completion of the ongoing projects, which we expect to achieve growth in the coming year.





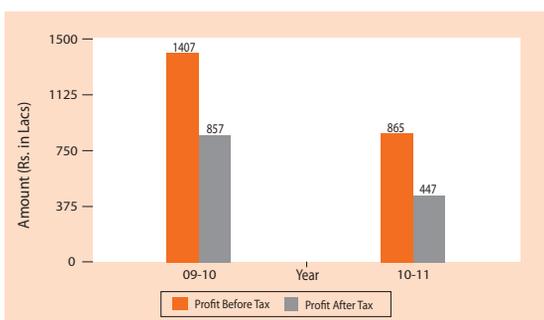
2. Costs

Cost of sales includes land cost, construction cost, finance cost and other incidental cost associated to a project. Amount paid for acquiring development rights on the land is transferred to Land cost. When revenue is not recognised for the undivided shares of land, it is transferred to Work-in-Progress. Construction cost mainly consists of contractor cost, materials purchased towards civil, electrical and finishing works. Due to Lower sales volume and decrease in the progress of the projects, the overall construction cost decreased from Rs. 17,302 Lacs in fiscal 2010 to Rs. 9,390 Lacs in fiscal 2011. Financial expenses not attributable to a specific project are charged to profit & loss account after capitalizing some portion to Inventories as per the Accounting Standards. Accordingly there was a marginal reduction in the financial expenses to Rs. 2,871 Lacs in current year as compared to Rs. 2,950 Lacs for the previous year. Other expenses were generally in line with level of operations.



3. Profit & Margin Growth

Due to a reduction in the overall operations of the company and Sales volume, the profit from operations before tax decreased from Rs. 1,407 Lacs to Rs. 865 Lacs in current year. The overall profit after tax decreased from Rs. 857 Lacs in fiscal year 2010 to Rs. 447 Lacs in fiscal year 2011. The Management is taking effective steps to improve overall performance of the Company by concentrating on executing the on-going projects at fast pace.

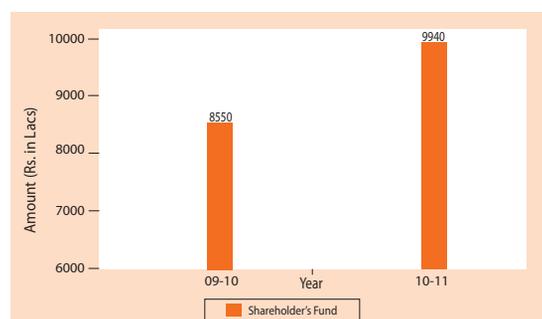


Balance Sheet:

1. Shareholder's Fund

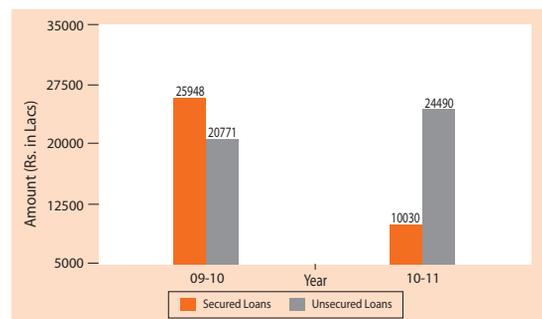
Shareholders' funds represent Equity Share Capital, Preference Share Capital and Reserves & Surplus. During

the year company has issued 60 Lacs Equity Shares on preferential allotment basis. Thus the Company's Share Capital increased from Rs. 3,847 Lacs to Rs. 3,967 Lacs, which includes 8% cumulative Redeemable Preference Share Capital of Rs. 740 Lacs. During the year the redemption of preference shares were extended for a period of 3 years. Reserves and Surplus increased by 27% from Rs. 4,702 Lacs to Rs. 5,973 Lacs in current year, which is attributable to share premium of Rs. 1,080 Lacs received on fresh allotment of equity shares and a marginal increase in the profit for the fiscal year 2011. Accordingly the shareholders fund rose by 16.26% from Rs. 8,549 Lacs to Rs. 9,940 Lacs.



2. Loan funds

Your Company had raised secured debt for project specific purposes. With the completion of few on-going and planned projects, your company has been successful in reducing the secured debt by Rs. 15,918 Lacs, from Rs. 25,948 Lacs to Rs. 10,030 Lacs i.e. by 61%. Further to part finance capital intensive activities and investment in subsidiaries, your Company had raised funds by way of short term borrowings, which resulted in increase by Rs. 3,718 Lacs, Rs. 24,489 Lacs as compared to previous year of Rs. 20,771 Lacs. Your management is taking effective steps to further reduce its Loan funds by adhering to different marketing strategies for selling unsold stock for projects that are nearing schedule for completion.

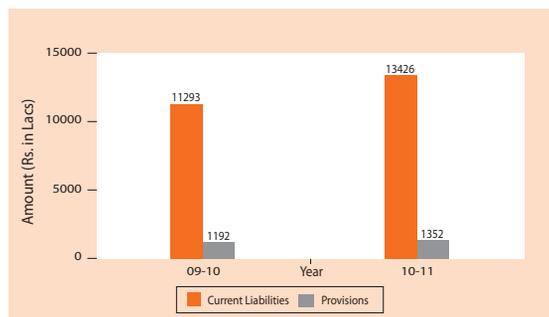


3. Current Liabilities and Provisions

During the year Current Liabilities increased by 18.89% from Rs. 11,293 Lacs to Rs. 13,426 Lacs. Sundry Creditors includes creditors for goods, services, expenses, advance from customers etc. The creditors has marginally decreased by 1.91% from Rs. 3,273 Lacs to Rs. 3,211

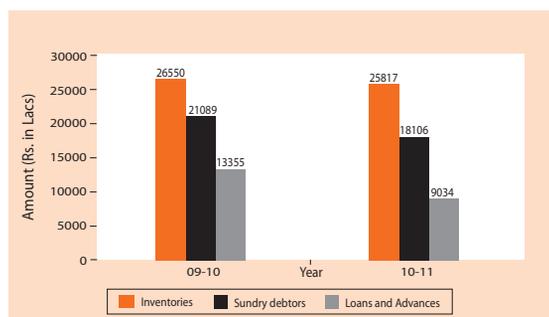
Lacs in current year. Advance received from customers represents monies received for delivery of units/ premises in on-going projects, refund on cancellations etc, the revenue of which is to be recognised at a future date depending on the percentage of work completed or identification of premises. The advances from customers increased by Rs. 2,791 Lacs, Rs. 9,802 Lacs as compared to previous year for Rs. 7,011 Lacs.

Whereas the provisions has increased by 13.38% from Rs. 1,192 Lacs to Rs. 1,352 Lacs mainly because of increase in provision for taxation.



4. Current Assets

Current Assets represent Inventories, Sundry debtors, Cash & bank balances and Loans and advances. During the year under review there was a decrease in the total current assets by 13.80% from Rs. 61,484 Lacs to Rs. 52,997 Lacs. This was mainly due to decrease in Sundry Debtors by 14.14% from Rs. 21,089 Lacs to Rs. 18,106 Lacs due to realisation of amounts due. There was a marginal reduction in the carrying cost of Inventories. Inventories represent construction work in progress and stock of Materials, the said cost is transferred to cost of construction at the time of recognising revenues. Accordingly the cost of Inventories decreased by 2.76% from Rs. 26,550 Lacs to Rs. 25,817 Lacs. Loans and advances represent loans given to Subsidiaries, other companies and advances given against acquiring new properties/TDR. The Company transfers the advances paid for acquisition of property to Construction work in progress, when it acquires right/title against such properties/TDR. During the year the company had recovered its loans and advances given to its subsidiary and other companies which resulted in a decrease of 32.35% i.e. Rs. 4,321 lacs, from Rs. 13,355 Lacs to Rs. 9,034 Lacs in current year.



HUMAN RESOURCES DEVELOPMENT:

The thrust of your Company’s human resource development is to create a responsive and market-driven organization. Company believes that it has strong and good working relation with its employees and recognises that they are the most invaluable resource of the Company. It is an article of profound faith in the Company that it is its people who constitute its most sustainable and invincible competitive business advantage. The organization cherishes its association and relationship with every single and valuable Member of an inspired Team at “SATRA”.

Realising the importance of the Company’s HR assets, the Management has been paying special attention to various aspects like training, welfare and safety of its employees, thereby further strengthening the Human Resource Relations.

As on 31 March 2011, the group has total employee strength of 62.

We intend to continue recruiting fresh talent to further enhance and grow our business.

Information Technology:

Increasing competitive business environment companies have become dependent on technology not only on day to day operations but also as a tool to enable them to construct business processes, restructuring regulatory and speed with the change in the construction areas.

Business process continues to become more complex which results in delaying in decision making process and also to correlate different project locations distributed in various geographical areas.

Your Company is in the process of installing Enterprise Resource Planning (ERP) system to run the business effectively and efficiently.

CAUTIONARY STATEMENT

The statements in this Report, particularly which relate to Management Discussion and Analysis describing the Company’s objectives, plans, projections, estimates, expectations or prediction, may constitute “forward looking statements” within the meaning of applicable Securities laws and regulations. These statements being based on certain assumptions and expectations of future events, actual results may differ substantially or materially from those expressed or implied in the statement depending on the circumstances, which are beyond the control of the Company like Economic Conditions, finished goods prices, change in government regulations and tax regime etc. The Company assumes no responsibility to publically amend, modify or revise in respect of forward looking statements on the basis of subsequent developments, information or events.



Report on Corporate Governance

Corporate Governance is a systematic process by which an organization is directed, administered, managed and controlled. Corporate Governance encompasses adhering effectively to the governing laws, procedures, practices, and the implicit rule that determines a management's ability to take sound decisions in the best interest of all its stakeholders, viz. shareholders, the board of directors, employees, customers, creditors, suppliers and the community at large. Corporate Governance is primarily based on the principles of transparency and fairness, integrity and ethical conduct, empowerment and accountability, full disclosure and compliances, stakeholders' interest, etc.

In the dynamic environment, shareholders across the globe evince keen interest in the performance in the Company and thus good Corporate Governance is of paramount importance for Companies seeking to distinguish themselves in the global footprint.

Pursuant to the provisions of the revised Clause 49 of the Listing Agreement, a report on Corporate Governance for the Financial Year ended 31 March 2011, is furnished below:

1. Company's Philosophy on Code of Governance

The Company reiterates its commitment to adhere to the highest standards of Corporate Governance which is founded upon a rich legacy of integrity, fairness, transparency, equity and accountability. We believe that good Corporate Governance practices should be enshrined in all the operations and functioning of the Company and thus pivotal to enhance and retain investors' trust. The Company's philosophy on Corporate Governance envisages attainment of highest level of integrity, fairness, transparency, equity and accountability in all facets of its functioning and in its interactions with shareholders, employees, government, regulatory bodies, listeners and the community at large. The Company recognises good Corporate Governance practices as a key driver to sustainable growth and long term creation and thus encourages timely and accurate dissemination of information to all their stakeholders.

In compliances with the regulatory requirements and effective implementation of Corporate Governance practices, the Company has adopted the following codes of governance in accordance with the applicable regulations of Securities and Exchange Board of India;

- Code of Conduct for prevention of Insider Trading; or regulating the dealings of the Directors and Employees of the Company possessing or likely to possess price sensitive information, in the securities of the Company;
- Code of Conduct for Board of Directors and Senior Management.

2. Board of Directors

• Composition of the Board:

The Company believes that an active, well informed and independent Board of Directors is vital to achieve the apex standard of Corporate Governance. The Board of Directors of the Company comprises of an optimal combination of executive, non-executive and independent directors so to preserve and maintain the independence of the Board and Composition as on 31 March 2011 was as follows:

Particulars	Composition of the Board	
	No. of Directors	% to the Board
Promoter and Chairman and Managing Director, Executive	1	25
Independent, Non-Executive	2	50
Non-Independent, Non-Executive (w.e.f. 13 May 2011) (was an Executive Director upto 12 May 2011)	1	25
Total	4	100

The composition of the Board of Directors is in accordance with the requirements of the revised Clause 49 of the Listing Agreement, the Companies Act, 1956 and the Articles of Association.

DIRECTOR'S PROFILE



Mr. Praful N. Satra, Promoter and Chairman and Managing Director of the Company, has a total experience of over 26 years in domestic and international business which includes 11 years of experience in Real Estate Development. He has been the visionary behind the growth and success of the Company. He has vast experience in execution and management of wide variety of construction and development of projects. His core area of operations include identification of land/properties and formulation of finance and business strategies. He is Chairman of Investment Committee and Borrowing Committee.

Mr. Praful Satra holds Directorship in various Companies viz; Satra Property Developers Private Limited, Satra Buildcon Private Limited, Satra Estate Development Private Limited, Satra Lifestyles Private Limited, Satra Infrastructure and Land Developers Private Limited, Satra International Realtors Limited, Satra Reality and Builders Limited, Satra Re-Development Company Limited, Satra Infrastructure Development Private Limited, Satra Land Development Private Limited, Satra Property Development Private Limited, Satra Retail Private Limited, Shravan Developers Private Limited, Prime Multi Tiles Trading Private Limited, C. Bhansali Developers Private Limited, Deepmala Infrastructure Private Limited and Savla Realtors and Developers Private Limited as on 31 March 2011.

Mr. Praful Satra holds 73,798,106 shares of the Company in his name as on 31 March 2011.



Mr. Rajan P. Shah, Director of the Company, has over 19 years of experience in the Real Estate Industry and construction activities in the execution and management of a wide variety of construction projects. He is guiding the Company in matters concerned with Project Execution, liasoning and legal matters relating to the Company. He is a Member of the Shareholder's / Investor's Grievance Committee, Audit Committee, Investment Committee and Borrowing Committee.

Mr. Rajan Shah holds Directorship in various Companies viz; Alif International Private Limited, Satra Property Developers Private Limited, Satra Buildcon Private Limited, Satra Estate Development Private Limited, Satra Lifestyles Private Limited, Satra Infrastructure and Land Developers Private Limited, Satra Reality and Builders Limited, Satra Re-Development Company Limited, Satra Infrastructure Development Private Limited and Satra Property Development Private Limited, as on 31 March 2011.

Mr. Rajan Shah does not hold any shares of the Company in his name as on 31 March 2011.



Mr. Vidyadhar D. Khadilkar, Independent Director of the Company, holds a diploma in Civil and Sanitary Engineering from the Victoria Jubilee Technical Institute, Mumbai. He has a total work experience of over 31 years. He was in-charge of the prestigious Morbe Dam Project of Navi Mumbai Municipal Corporation as an Executive Engineer. He was appointed by the State Government of Maharashtra, WS & S Department as a Member of Committee for Interconnecting all the Water Sources in Mumbai Metropolitan Region Area. He was also appointed by Navi Mumbai Municipal Corporation as a Member Secretary of its Expert Committee to decide permanent Water Source for Navi Mumbai City. He was assigned the Job of preparing and implementing 24 x 7 water supply systems in Navi Mumbai Area with atomization to achieve savings in Energy Charges and Economizing Operational Cost. He has worked as an Engineer with state PWD of the Government of Maharashtra and also was associated with CIDCO

Limited, a town planning authority of Navi Mumbai. Mr. Vidyadhar Khadilkar joined our Board on 26 May 2007. He is a Chairman of Shareholders'/Investors' Grievance Committee and Member of the Audit Committee and Borrowing Committee.

Mr. Vidyadhar Khadilkar holds Directorship in Satra Property Developers Private Limited in compliance of Clause 49 of Listing Agreement.

Mr. Vidyadhar Khadilkar does not hold any shares of the Company in his name as on 31 March 2011.



Mr. Vinayak D. Khadilkar, Independent Director of the Company, holds a Bachelors degree in Commerce from University of Mumbai. He is a practicing Chartered Accountant and has over 28 years of experience in the field of Finance, Accounts, Audit and Taxation. Mr. Vinayak Khadilkar joined our Company on 26 May 2007 and is a Chairman of the Audit Committee and a Member of the Shareholders'/Investors' Grievance Committee and Investment Committee.

Mr. Vinayak Khadilkar does not hold Directorship in any other Company.

Mr. Vinayak Khadilkar does not hold any shares of the Company in his name as on 31 March 2011.



The number of Directorships, Memberships and Chairmanships in other Public Companies as on 31 March 2011 is as follows:

Name of Directors	Category of Directorship	No. of Other Directorship - #	Other Committee positions in Public Ltd. Co's. - \$	
			Member	Chairman
Mr. Praful N. Satra (Chairman and Managing Director)	Promoter Non-Independent Executive	8	NIL	NIL
Mr. Rajan P. Shah	Non-Promoter Non-Independent Executive - *	7	NIL	NIL
Mr. Vinayak D. Khadilkar	Non-Promoter Independent Non-Executive	NIL	NIL	NIL
Mr. Vidyadhar D. Khadilkar	Non-Promoter Independent Non-Executive	1	NIL	1

The Directorships held by Directors as mentioned above includes Private Limited Companies which are Subsidiaries of Public Limited Companies but do not include Alternate Directorships and Directorships of Foreign Companies, Section 25 Companies and Private Limited Companies.

\$ In accordance with Clause 49, Memberships/Chairmanships of only the Audit Committees and Shareholders'/Investors' Grievance Committees of all Public Limited Companies (including Private Limited Companies which is Subsidiary of the Public Limited Companies) have been considered.

* Mr. Rajan P. Shah ceases to be a Whole Time Director w.e.f. 13 May 2011. However, he continues on the Board as a Non-Executive Director of the Company.

Mr. Vinayak D. Khadilkar and Mr. Vidyadhar D. Khadilkar are related with each other (inter-se).

None of the other Directors are related with each other (inter-se) within the meaning of Clause 49 IV(G)(ia) of the Listing Agreement.

• Board Meetings and attendance held during the year:

- During the Financial Year ended 31 March 2011 eight Board Meetings were held on 29 May 2010; 12 August 2010; 2 November 2010; 20 November 2010; 17 January 2011; 3 February 2011; 12 February 2011 and 4 March 2011 and the gap between two Meetings did not exceed four months.

The Board of Directors has passed a Circular Resolution dated 7 January 2011. The same has been confirmed by the Board in its next Meeting.

Name of the Directors	Attendance at the Board Meeting held on							
	29.05.2010	12.08.2010	02.11.2010	20.11.2010	17.01.2011	03.02.2011	12.02.2011	04.03.2011
Mr. Praful N. Satra	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mr. Rajan P. Shah	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mr. Vidyadhar D. Khadilkar	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mr. Vinayak D. Khadilkar	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

3. Audit Committee

• Brief description and terms of reference:

The Company recognises that the Audit Committee is indispensable for ensuring accountability amongst the Board, Management and the Auditors, who are responsible for sound and transparent financial reporting. The primary objective of the Audit Committee of the Company is to monitor and effectively supervise the financial reporting process of the Company with a view to ensure accurate, timely and proper disclosures and integrity of financial reporting.

The role and terms of reference of the Audit Committee inter-alia includes the following:

- a) Oversight of the Company's financial reporting process and disclosure of financial information.
- b) Recommend the appointment, re-appointment and, if required, replacement or removal of Statutory Auditors, fixation of Audit fees and approving payment for any other services.

- c) Review with the management the Annual and Quarterly Financial Statements before submission to the Board.
- d) Review with the management the performance of Statutory Auditors and adequacy of internal control systems.
- e) Discuss with the Statutory Auditors, before the Audit commences, of the nature and scope of the audit as well as have post audit discussion to ascertain any areas of concern.
- f) Look into the reasons for substantial defaults in the payment to the shareholders (in case of non – payment of declared dividends) and creditors.
- g) Review the following information:
 - Management discussion and analysis of financial condition and results of operations;
 - Statement of Significant related party transaction;
 - Management Letters/Letters of Internal Control Weaknesses issued by the Statutory Auditors;
 - The Financial Statements, in particular, the investments made by Un-Listed Subsidiary Company.

In addition to the above, the following disclosures are made to the Audit Committee, as and when applicable:

 - Basis of related party transaction;
 - Disclosure of Accounting treatment;
 - Utilisation/application of proceeds from public issues, rights issues, preferential issues, etc., if any.

The Audit Committee is vested with the necessary powers, as defined in the Listing Agreement.

● **Composition of the Audit Committee:**

The Audit Committee of the Company is constituted in conformity with the provisions of Clause 49 of the Listing Agreement read with Section 292A of the Companies Act, 1956.

The Audit Committee comprises of the following Members as on 31 March 2011, two-thirds of whom are Independent Directors:

Name of the Directors	Tenure		Position	Category
	From	To		
Mr. Vinayak D. Khadilkar	26 May 2007	-	Chairman	Independent, Non-Executive
Mr. Vidyadhar D. Khadilkar	29 August 2008	-	Member	Independent, Non-Executive
Mr. Rajan P. Shah	20 March 2009	-	Member	Non-Independent, Executive *

All the Members of Audit Committee are financially literate and have relevant accounting and financial management expertise as required under Clause 49 of the Listing Agreement. The Company Secretary acts as the Secretary to the Audit Committee.

* Mr. Rajan P. Shah ceases to be a Whole Time Director w.e.f. 13 May 2011. However, he continues to act as a Non-Executive Director of the Company.

● **Meetings and Attendance of the Audit Committee held during the year:**

The Audit Committee met four times during the Financial Year 2010-2011. The gap between two Meetings did not exceed four months. The details of attendance of the Members at these Meetings are as follows:

Name of the Directors	Attendance at the Meeting held on			
	29.05.2010	09.08.2010	01.11.2010	12.02.2011
Mr. Vinayak D. Khadilkar	Yes	Yes	Yes	Yes
Mr. Vidyadhar D. Khadilkar	Yes	Yes	Yes	Yes
Mr. Rajan P. Shah	Yes	Yes	Yes	Yes

The Chairman of the Audit Committee was present at 27th Annual General Meeting held on 29 September 2010.

4. Remuneration Committee

● **Brief description of terms of reference:**

During the Financial Year under review, no meeting of the Remuneration Committee took place. Also, both the Executive Directors i.e. Mr. Praful N. Satra and Mr. Rajan P. Shah have consented for not drawing any remuneration (including perquisites, commission and sitting fees) in consideration of the services rendered by them. Accordingly, the Board in their meeting held on 11 May 2011 dissolved the said Committee. The members may



further note that Remuneration Committee is a non mandatory requirement. The Board had prescribed the role of Remuneration/ Compensation Committee to review and recommend the remuneration payable to the Executive Directors of the Company based on their performance and defined assessment criteria.

Brief terms of reference of the Remuneration/Compensation Committee include:

- a) Determine the Company's policy on specific remuneration packages for the Company's Managing/ Whole time/ Executive Directors including any pension and any compensation, payment.
- b) Determining and/or recommending to the Board of Directors, the remuneration packages of the Company's Managing/ Wholetime/ Executive Directors, including all elements of the remuneration package (i.e. salary, benefits, bonuses, perquisites, commission, incentives, stock options, pension, retirement benefits, details of fixed component and performance linked incentives along with the performance criteria, service contracts, notice period, severance fees, etc.).
- c) Decide the Commission payable to Managing/Whole time Directors.
- d) Periodically review/suggest revision of the total remuneration package of the Managing/Whole time Directors keeping in view the performance of the Company, standards prevailing in the industry, statutory guidelines, etc.
- e) Implementing, supervising and administering the present and future Employee Stock Option Scheme(s), if any.
- f) Any other matter duly specified under the applicable provisions of the Companies Act, 1956 read with Clause 49 of the Listing Agreement.

Mr. Vidyadhar D. Khadilkar was the Chairman of the Remuneration Committee (which was dissolved w.e.f. 11 May 2011) and was present at the 27th Annual General Meeting of the Company held on 29 September 2010.

● **Remuneration Policy:**

The Remuneration Policy of the Company is based upon well defined criteria such as success and performance of its managerial persons and the Company, industry benchmarks, the profile of the incumbent, the responsibilities shouldered etc. Through its Remuneration Policy, the Company endeavours to attract, retain, develop and motivate its high skilled and dedicated workforce.

The Non-Executive Independent Directors i.e. Mr. Vidyadhar D. Khadilkar and Mr. Vinayak D. Khadilkar did not draw any remuneration (other than sitting fees) from the Company during the Financial Year under review.

a) **Details of Remuneration paid to Managing and Executive Directors during the year 2010-2011 is given below:**

(Amount in Rs.)

Particulars	Mr. Praful N. Satra	Mr. Rajan P. Shah
Salary	24,00,000/-	12,00,000/-
Perquisites	NIL	NIL
Commission	19,96,685/-	NIL
Total	43,96,685/-	12,00,000/-

- Commission is determined on the basis of the Net Profits of the Company for the particular Financial Year, subject to the ceiling as stipulated in Sections 198 and 309 of the Companies Act, 1956.
- Commission payable to Managing Director is subject to approval of the Audited Annual Accounts for the Financial Year 2010-2011 by the Members at the 28th Annual General Meeting. No Commission or remuneration is proposed to be paid to the Managing Director on re-appointment.
- Appointment, terms, conditions and payment of Remuneration to the Managing Director/Wholetime Director/Executive Director is governed by the resolutions passed by the Remuneration/Compensation Committee, Board of Directors and Members of the Company, where necessary. The remuneration structure comprises salary, incentive allowances, perquisites and allowance, contribution to provident fund and superannuation, as per the Company's policy.
- The Company does not have any Employee Stock Option Scheme.

b) **Criteria for making payment to Non-Executive Directors:**

The remuneration of Non-Executive Independent Directors consists of sitting fees not exceeding the limits prescribed under Section 309 of the Companies Act, 1956, which is decided by the Board within the limits approved by the shareholders. The Non-Executive Independent Directors of the Company were paid sitting fees

per meeting during the Financial Year under review subject to applicable taxes, levies, etc. if any for attending:

- Meeting of the Board of Directors
- Meeting of the Audit Committee
- Meeting of the Shareholders' Grievance Committee
- Meeting of the Remuneration Committee - no meeting was held during the Financial Year 2010-11 and the said Committee was dissolved w.e.f. 11 May 2011.
- Meeting of the Investment Committee - no meeting was held during the Financial Year 2010-11.
- Meeting of the Borrowing Committee
- Meeting of the Rights Issue Committee - no meeting was held during the Financial Year 2010-11 and the said Committee was dissolved w.e.f. 11 May 2011.
- Meeting of the Amalgamation Committee - no meeting was held during the Financial Year 2010-11 and the said Committee was dissolved w.e.f. 11 May 2011.

c) Details of sitting fees paid to the Non-Executive Independent Directors for the Financial Year 2010-2011:

(Amount in Rs.)

Name of Directors	Sitting Fees
Mr. Vidyadhar D. Khadilkar	1,15,000/-
Mr. Vinayak D. Khadilkar	1,02,500/-

The Non-Executive Independent Directors are paid sitting fees at the rate of Rs. 10,000/- for attending each Board Meeting and Rs. 2,500/- for attending other Committee Meetings of the Company.

No fees including sitting fees/compensation was paid to Mr. Rajan P. Shah, Non-Executive and Non-Independent Director, of the Company as per his consent.

5. Shareholders' Grievance Committee

• **Constitution and terms of reference of the Committee:**

The Company has always valued its investors and stakeholders relationships in order to ensure the proper and speedy redressal of Shareholders'/Investors' complaints, the Shareholders'/Investors' Committee was constituted. The constitution and terms of reference of the Shareholders'/Investors' Grievance Committee is in conformity with the provisions of Clause 49 of the Listing Agreement entered into with the Stock Exchange. The Shareholders'/Investors' Grievance Committee is empowered to look into redressal of Shareholders' and Investors' complaints like transfer of shares, non-receipt of balance sheet, non-receipt of declared dividends and other miscellaneous complaints. The Committee also ensures implementation and compliance of the Company's Code of Conduct for Prohibition of Insider Trading in conformity with SEBI (Prohibition of Insider Trading) Regulations, 1992.

• **Composition of the Shareholders'/Investors' Grievance Committee:**

The composition of Shareholders'/Investors' Grievance Committee is as follows:

Name of the Directors	Tenure		Position	Category
	From	To		
Mr. Vidyadhar D. Khadilkar	26 May 2007	-	Chairman	Independent, Non-Executive
Mr. Vinayak D. Khadilkar	29 January 2010	-	Member	Independent, Non-Executive
Mr. Rajan P. Shah	26 May 2007	-	Member	Non-Independent, Executive*

* Mr. Rajan P. Shah ceases to be a Whole Time Director w.e.f. 13 May 2011. However, he continues to act as a Non-Executive Director of the Company.

• **Name and Designation of Compliance officer:**

Mr. Manan Y. Udani – Company Secretary is the Compliance Officer of the Company.

• **Shareholders Complaints during the Financial Year 2010-11:**

Nature of Complaints	Received	Cleared	Pending
Non-receipt of Share Certificates	1	1	NIL
Non-receipt of Dividend Warrants	1	1	NIL
Non-receipt of Annual Report	4	4	NIL
Grievance received from SEBI/Stock Exchanges	4	4	NIL
Total	10	10	NIL



- **Meetings and attendance of the Shareholders'/Investors' Grievance Committee held during the year:**

The Shareholders'/Investors' Grievance Committee met four times during the Financial Year.

The details of attendance of the Members of the Committee at these Meetings are as follows:

Name of the Directors	Attendance at the Meeting held on			
	29.05.2010	09.08.2010	01.11.2010	12.02.2011
Mr. Vidyadhar D. Khadilkar	Yes	Yes	Yes	Yes
Mr. Vinayak D. Khadilkar	Yes	Yes	Yes	Yes
Mr. Rajan P. Shah	Yes	Yes	Yes	Yes

6. General Body Meetings

a) Details of venue, date and time of the last three Annual General Meetings (AGM) held:

Financial Year	AGM No.	Venue	Day and Date	Time
2009-10	27 th	Prime Party Hall Shafi Mansion, Irla Society Road, Vile Parle (W), Mumbai – 400 056	Wednesday, 29 September 2010	5.00 p.m.
2008-09	26 th		Tuesday, 29 September 2009	5.00 p.m.
2007-08	25 th		Monday, 29 September 2008	5.00 p.m.

b) Special Resolutions passed at the last three AGMs:

Special Resolutions passed in the previous three Annual General Meetings are as follows:

At the 27th AGM held on 29 September 2010

➤ No Special Resolution was passed and only Ordinary Resolutions were passed.

At the 26th AGM held on 29 September 2009

➤ No Special Resolution was passed and only Ordinary Resolutions were passed.

At the 25th AGM held on 29 September 2008

➤ No Special Resolution was passed and only Ordinary Resolutions were passed.

c) Passing of Resolutions by Postal Ballot:

Pursuant to Section 192A of the Companies, 1956, and Companies (Passing of Resolution by Postal Ballot) Rules, 2001, the Company has passed the Resolutions through Postal Ballot as per the details mentioned below:

Date of Report by the Scrutinizer	Date of Declaration of Results / date of Approval of Members	Name of Scrutinizer	Resolution passed through Postal Ballot
5 January 2011	5 January 2011	Mr. Hemanshu L. Kapadia of M/s. Hemanshu Kapadia & Associates, Practicing Company Secretaries	1. Issue of Equity Shares of the Company on Preferential Allotment Basis. – Special Resolution

Date of Resolution	No. of Resolution	No. of Votes			% of Votes		
		In Favour	Against	Invalid	In Favour	Against	Invalid
5 January 2011	1	98,125,752	31,848	10,625	99.97	0.03	0.00

The procedure prescribed under Section 192A of the Companies Act, 1956 read with the Companies (Passing of the Resolution by Postal Ballot) Rules, 2001 has been followed for the Postal Ballot conducted during the year for the resolutions mentioned above. The results of the Postal Ballot were announced by the Chairman for the declaration of result of Postal Ballot at the Registered Office of the Company. Thus, the aforesaid Resolution has been passed by overwhelming majority of members who cast their votes. Resolutions, if required, shall be passed by Postal Ballot during the Financial Year 2011-12, as per the prescribed procedure.

7. Subsidiary Companies

Mr. Vidyadhar D. Khadilkar, Independent Director of the Company holds a position as Director in Satra Property Developers Private Limited, a material non listed Indian Wholly Owned Subsidiary Company, as required under Clause 49 III (i) of the Listing Agreement.

The Audit Committee of the Company reviews inter-alia the financial statements etc. of the Subsidiary Companies as stipulated under Clause 49 of the Listing Agreement. The minutes of the Board Meetings of Unlisted Subsidiary Companies have been placed at the Board Meetings of the Company and other relevant provisions of the said Clause 49 of the Listing Agreement are duly complied with, to the extent applicable.

8. Disclosures

a) Disclosure on materially significant related party transactions that may have potential conflict with the interests of the Company at large:

During the year under review, there was no materially significant related party transactions with the Promoters, Directors, etc. that may have potential conflict with the interests of the Company at large.

b) Disclosure of Accounting Treatment:

In the preparation of the financial statements, the Company follows the Accounting Standards prescribed by 'The Companies (Accounting Standards) Rules, 2006' and relevant provisions of the Companies Act, 1956 and in preparation of financial statements, the Company has not adopted a treatment different from that prescribed in the Accounting Standard(s).

c) Risk Management:

An analysis of the Company's risks covering business, finance, legal and regulatory and other risks as perceived by the management are being made and reviewed. The Board is assessing the risk management on project to project basis.

d) Details of non-compliance by the Company, penalties, strictures imposed on the Company by Stock Exchange or SEBI or any Statutory Authority, on any matter related to capital markets, during the last three years:

There has been no non-compliance of any legal requirements nor have there been any strictures imposed on the Company by Stock Exchanges or SEBI or any Statutory Authority, on any matter related to capital markets, during the last three years.

e) Proceeds from Public Issue, Rights Issue, Preferential Issue, etc :

During the year under review, the Company allotted 60,00,000 Equity Shares of Rs. 2 each at a premium of Rs. 18 per share for total consideration of Rs. 12 crores on a Preferential basis. The proceeds of the Issue have been utilised in terms of the stated objects of the said Issue.

f) Disclosure by Senior Management to the Board :

Senior Management personnel have confirmed that they have not entered into any material, financial or commercial transactions, where they have personal interest that may have a potential conflict with the interest of the Company at large.

g) Whistle Blower policy and affirmation that no personnel have been denied access to the Audit Committee:

The Board of Directors affirms and confirms that no personnel have been denied access to the Audit Committee. However, a formal Whistle Blower policy is not in place.

h) Details of compliance with mandatory requirements and adoption of the non-mandatory requirements of the clause:

The Company has complied with all the mandatory requirements of Clause 49 of the Listing Agreement entered with the Stock Exchanges. Compliance/Non-Compliance of the non-mandatory requirements of this clause has been detailed hereof.

9. Means of Communication

• Quarterly/ Half Yearly/ Annual results:

Quarterly/ Half Yearly/ Annual results are regularly submitted to the Stock Exchanges where the securities of the Company are listed pursuant to the provisions of the Listing Agreement and are published in the newspapers. The Company has also displayed the results as specified under Clause 41 of the Listing Agreement on the Company's website www.satraproperties.in

• Newspapers wherein results are normally published:

The results of the Company are normally published in Free Press Journal (English) and Navshakti (Marathi, the regional language).



- **Any Website, where displayed and whether Website also displays official news releases:**

The Company has its Official Website namely www.satraproperties.in, which is providing all the project related and general information about the Company. The Company is regular in submitting all the relevant information with the BSE. To have an easy access to all such information by the Shareholders/Investors, etc., the Company has made arrangements by making direct link from the Company's website to BSE website with Company's code, so that our shareholders can have latest updates submitted to the Stock Exchange.

- **Whether presentations made to institutional investors or to the analysts:**

No specific presentation has been made to institutional investors or to the analysts.

10. Non-Mandatory Requirements

a) **The Board:**

The Company does not defray any secretarial expenses of the Chairman's office. Independent Directors may have a tenure not exceeding in the aggregate, a period of nine years, on the Board of the Company. The Company ensures that all the persons being appointed as Independent Director of the Company has requisite qualifications, experience and expertise enabling them to effectively contribute towards the growth of the Company and aids the Company to achieve new heights of success in the Real Estate, Development and Construction Industry.

b) **Remuneration Committee:**

Please refer point 4 of this report.

c) **Shareholder Rights:**

The Company's quarterly and half-yearly results are furnished to the Stock Exchanges and are also published in the newspapers and on the website of the Company and therefore results were not separately sent to the Members.

d) **Audit Qualifications:**

The Qualifications in the Audit Report for the Financial Year under review has been discussed in the Director's Report.

e) **Training of Board Members:**

No training is provided to the Board Members as on date of this Report.

f) **Mechanism for evaluating Non-Executive Board Members:**

No mechanism is in place on the date of this Report.

g) **Whistle Blower Policy:**

Company has adopted the Code of Conduct for Board of Directors and Senior Management. However, as of the date of this Report, the Company has not adopted any formal Whistle Blower Policy.

Shareholders' Information

1. General Shareholders Information

a) 28th Annual General Meeting

Day, Date, Time : Thursday, 29 September 2011 at 4.30 p.m.

Venue : Prime Party Hall
Shafi Mansion, Irla Society Road,
Vile Parle (West), Mumbai – 400 056

b) **Financial Year** : 1 April 2010 to 31 March 2011

c) **Date of Book Closure** : The Company's Register of Members and Share Transfer Books will remain closed from 22 September 2011 to 29 September 2011 (both days inclusive)

d) **Dividend Payout Date** : On or after 5 October 2011

e) **Listing on Stock Exchanges** : Bombay Stock Exchange Limited
Floor, 25, P. J. Towers,
Dalal Street, Mumbai – 400 001

f) **Annual Listing Fees** : The Equity and Preference Shares of the Company are listed on Bombay Stock Exchange Limited (BSE). The Annual Listing Fees payable to BSE for the Financial Year 2011-12 have been paid within the prescribed time limit.

g) **Annual Custodial Fees** : The Company has paid Annual Custodial Fees for the Financial Year 2011-12 to National Securities Depository Limited (NSDL) and Central Depository Services Limited (CDSL) within the prescribed time limit.

h) **Stock Code** : Equity Shares - 508996
Preference Shares - 700124

i) **ISIN Number** : Equity Shares - INE086E01021
Preference Shares - INE086E04017

j) **CIN Number** : L65910MH1983PLC030083

k) **Registration Number** : 030083

l) **Market Price Data** : High, Low during each month in last financial year

The performance of the Equity Shares of the Company on the Bombay Stock Exchange Limited (BSE) depicting the liquidity of the Company's Equity Shares for the Financial Year ended 31 March 2011, on the said exchange is given hereunder:

Months	High - Rs.	Low - Rs.	Volume - Nos.
April, 2010	16.29	8.10	62,95,315
May, 2010	15.69	10.90	56,35,401
June, 2010	13.90	12.05	15,69,829
July, 2010	13.19	11.80	7,84,229
August, 2010	13.73	11.46	13,90,640
September, 2010	13.81	11.60	10,04,888
October, 2010	16.06	11.62	15,47,702
November, 2010	14.68	10.06	6,87,284
December, 2010	12.25	8.90	8,26,715
January, 2011	12.85	9.40	13,62,474
February, 2011	14.04	9.01	10,70,659
March, 2011	15.00	11.72	21,12,603



2. Stock Performance

Your Company's Closing Share Price movement during the Financial Year 2010-2011 on BSE vis-à-vis respective indices:



3. Registrar and Share Transfer Agent

Share Transfer, dividend payment and all other investor related matters are attended to and processed by our Registrar and Share Transfer Agent:

ADROIT CORPORATE SERVICES PRIVATE LIMITED

Unit: Satra Properties (India) Limited

19/20, Jaferbhoy Industrial Estate, Makwana Road,
Marol Naka, Andheri (East), Mumbai – 400 059

Time: 9.30 a.m. to 5.00 p.m. (From Monday to Saturday)

Tel: +91 - 022 - 4227 0400, Fax: +91 - 022 - 2850 3748

E-mail: investorgrievances@adroitcorporate.com / Website: www.adroitcorporate.com

4. Share Transfer System

Pursuant to the provisions of the Listing Agreement entered into with the Stock Exchanges, the Board of Directors of the Company, in order to expedite the process of share transfers, has delegated the power of share transfer to the Registrar and Share Transfer Agent. Securities lodged for transfer are normally processed within the stipulated time as specified in the Listing Agreement and other applicable provisions of the Companies Act, 1956.

5. Distribution of Shareholding size class as on 31 March 2011

Number of Shares held (F.V. of Rs. 2/- each)	Shareholders		Shares	
	Number	% of Total	Number	% of Total
1 – 500	3,483	65.47	6,31,974	0.39
501 – 1,000	779	14.64	6,63,697	0.41
1,001 – 2,000	414	7.78	6,45,328	0.40
2,001 – 3,000	147	2.76	3,91,960	0.24
3,001 – 4,000	49	0.92	1,76,757	0.11
4,001 – 5,000	107	2.01	5,16,993	0.32
5,001 – 10,000	104	1.96	7,84,522	0.49
10,001 – above	237	4.46	15,75,46,769	97.64
Total	5,320	100	16,13,58,000	100

6. Distribution of shareholding by ownership as on 31 March 2011

Category	No. of Shareholders	No. of Shares	% of total
A. Shareholding of Promoter and Promoter Group			
I. Indian			
a) Individuals/Hindu Undivided Family	1	12,00,000	0.74
b) Directors	3	7,37,98,106	45.74
c) Directors - Relatives	2	3,89,48,293	24.14
Sub-Total (A)(1)	6	11,39,46,399	70.62
II. Foreign	-	-	-
Sub-Total (A)(2)	-	-	-
Total Shareholding of Promoter and Promoter Group (A) = (A)(1)+(A)(2)	6	11,39,46,399	70.62
B. Public Shareholding			
I. Institutions			
a) Financial Institutions/Banks	1	100	0.00
b) Central Government/State Government(s)	2	61,81,811	3.83
c) Foreign Institutional Investors	2	4,67,000	0.29
Sub-Total (B)(1)	5	66,48,911	4.12
II. Non-Institutions			
a) Bodies Corporate	179	1,01,16,601	6.27
b) Individuals			
b) i. Individual shareholders holding nominal share capital up to Rs. 1 lakh	5,009	61,90,302	3.84
b) ii. Individual shareholders holding nominal share capital in excess of Rs. 1 lakh.	79	2,42,78,282	15.05
c) i. Clearing Member	7	2,501	0.00
c) ii. Non-Resident Individuals	35	1,75,004	0.11
Sub-Total (B)(2)	5,309	4,07,62,690	25.26
Total Public Shareholding (B) = (B)(1)+(B)(2)	5,314	4,74,11,601	39.38
Grand Total (A)+(B)	5,320	16,13,58,000	100

7. Dematerialisation of Shares and Liquidity

Trading in Company's shares through Stock Exchanges is permitted only in dematerialised/electronic form.

The details of Equity Shares dematerialised and those held in Physical Form as on 31 March 2011 are given hereunder:

Particulars of Equity Shares	Shares of Rs. 2/- each		Shareholders	
	Number	% of Total	Number	% of Total
Dematerialised Form				
- NSDL	10,57,17,353	65.52	2,813	52.88
- CDSL	1,83,06,197	11.35	2,445	45.96
Sub-Total	12,40,23,550	76.87	5,258	98.84
Physical Form	3,73,34,450	23.13	62	1.16
Total	16,13,58,000	100	5,320	100

Considering the advantages of dealing in securities in dematerialised/electronic form, Members still holding shares in physical form are requested to dematerialise their shares at the earliest. For further information/ clarification/ assistance in this regard, please contact M/s. Adroit Corporate Services Private Limited, Registrar and Share Transfer Agent.



8. Capital Built-Up

The Equity Capital Built-Up of the Company up to 31 March 2011 is as follows:

Sr. No.	Particulars	Date of Allotment	No. of Shares
1.	Subscribers to Memorandum of Association & Articles of Association	30/05/83	7,000
2.	Public Issue	18/07/83	24,93,000
3.	Allotment on Preferential Basis	22/01/06	2,41,500
4.	Allotment on Preferential Basis	28/03/07	1,77,250
5.	Sub-Division of Shares from F.V. of Rs. 10/- each to Rs. 2/- each	14/07/07	1,45,93,750
6.	Shares issued pursuant to the Order of the Hon'ble High Court, Bombay approving the Scheme of Amalgamation of Om Housing Company Private Limited with the Company	19/09/07	3,71,92,250
7.	Bonus Shares issued in the ratio of 2:1 (i.e. Two new Equity Shares issued against One existing Equity Share)	29/01/08	10,35,72,000
8.	Allotment of further shares on Preferential Basis	17/01/11	60,00,000
Total Equity Shares of F.V. of Rs. 2/- each			16,13,58,000

The 8% Cumulative Redeemable Preference Capital Built-Up of the Company up to 31 March 2011 is as follows:

Sr. No.	Particulars	Date of Allotment	No. of Shares
1.	Shares issued pursuant to the Order of the Hon'ble High Court, Bombay approving the Scheme of Amalgamation of Om Housing Company Private Limited with the Company.	19/09/07	74,00,000
Total Preference Shares of F.V. Rs. 10/- each			74,00,000

Note: The Board of Directors in its meeting held on 3 February 2011 has approved the extension of the date of redemption of 74,00,000 8% Cumulative Redeemable Preference Shares for a further period of 3 years i.e. with an option to the Company to exercise put/call option for early redemption. Accordingly, the date of maturity of the said Preference Shares would be 2 February 2014.

9. Outstanding ADRs / GDRs

As on 31 March 2011, the Company did not have any outstanding GDRs/ ADRs/ Warrants or any convertible instruments.

10. Site Address

The Company does not have any manufacturing facility. Hence, the locations of the plant could not be given. The Company is in the business of Real Estate & Development and Construction Activities. The locations of the various sites presently under construction are as under:

Sr. No.	Name of the Projects	Projects Location	Scope of Project
1.	Satra Plaza	Vashi, Navi Mumbai	Commercial Offices cum Shopping Centre
2.	Satra Park	Borivali, Mumbai	Residential cum Shopping Centre
3.	Satra Galleria	Jodhpur, Rajasthan	Shopping Mall cum Hotel

11. Address for Correspondence

Any clarification/ grievances/ queries/ suggestions pertaining to Share transfer/ Demat can be addressed to the Company's Registrar and Share Transfer Agent on their following address:

ADROIT CORPORATE SERVICES PRIVATE LIMITED

Unit: Satra Properties (India) Limited

19/20, Jaferbhoy Industrial Estate, Makwana Road,

Marol Naka, Andheri (East), Mumbai - 400 059

Time: 9.30 a.m. to 5.00 p.m. (From Monday to Saturday)

Tel: +91 - 022 - 4227 0400, Fax: +91 - 022 - 2850 3748

E-mail: investorgrievances@adroitcorporate.com / Website: www.adroitcorporate.com

DECLARATION BY CHAIRMAN AND MANAGING DIRECTOR UNDER CLAUSE 49(I)(D) OF THE LISTING AGREEMENT REGARDING ADHERENCE TO THE CODE OF CONDUCT FOR BOARD OF DIRECTORS AND SENIOR MANAGEMENT

I, Praful N. Satra, Chairman and Managing Director of Satra Properties (India) Limited hereby affirm and declare, to the best of my knowledge and belief, and on behalf of the Board of Directors of the Company and Senior Management personnel, that:

- The Board of Directors has laid down a code of conduct for all the Board Members and Senior Management of the Company ["the Code"];
- The Code of Conduct has been posted on the website of the Company;
- All the Directors and Senior Management personnel have affirmed their compliance and adherence to the provisions of the Code of Conduct.

Praful N. Satra

Chairman and Managing Director

Mumbai, 27 May 2011



Certificate on Corporate Governance

To the Members of
SATRA PROPERTIES (INDIA) LIMITED

We have examined the compliance of conditions of Corporate Governance by SATRA PROPERTIES (INDIA) LIMITED ("the Company"), for the financial year ended 31 March 2011, as stipulated in Clause 49 of the Listing Agreement entered into with the Bombay Stock Exchange Limited (BSE).

The compliance of conditions of Corporate Governance is the responsibility of the management. Our examination was limited to a review of procedures and implementation thereof, adopted by the Company for ensuring the compliance with the conditions of Corporate Governance as stipulated in the said Clause 49. It is neither an audit nor an expression of opinion on financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us and the representations made by the Directors and the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in Clause 49 of the above mentioned Listing Agreement.

We further state that such compliance is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For Hemanshu Kapadia & Associates
Company Secretaries

Hemanshu Kapadia
Proprietor
C.P. No. 2285

Mumbai, 27 May 2011

C.E.O. / C.F.O. Certification

To,
The Board of Directors
Satra Properties (India) Limited
Dev Plaza, 2nd Floor,
Opp. Andheri Fire Station,
S. V. Road, Andheri (West),
Mumbai – 400 058

We, Praful N. Satra, Chairman and Managing Director and Bhavesh V. Sanghavi, Chief Financial Officer of Satra Properties (India) Limited, to the best of our Knowledge and belief certify that:-

- A. We have reviewed financial statement and the cash flow statement for the year ended 31 March 2011 and that to the best of our knowledge and belief:
- i. these statements do not contain any materially untrue statements or omit any material fact or contain statement that might be misleading;
 - ii. these statements together present true and fair view of the Company's affairs and are in compliance with the existing accounting standards, applicable laws and regulations.
- B. There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company's code of conduct.
- C. We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of the internal control system of the Company pertaining to financial reporting and we have disclosed to the auditors and the audit committee, deficiencies in the design or operation of internal controls, if any, of which we are aware and the steps we have taken or propose to take to rectify these deficiencies.
- D. We have indicated to the Auditors and the Audit Committee:
- i. significant changes in internal control financial reporting during the year;
 - ii. significant changes in the accounting policies during the year and that the same have been disclosed in the notes to the financial statements; and
 - iii. instances of significant fraud of which have become aware and that the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control systems over financial reporting.

Praful N. Satra
Chairman and Managing Director
Mumbai, 27 May 2011

Bhavesh V. Sanghavi
Chief Financial Officer
Mumbai, 27 May 2011



Auditors' Report

To the Members of

SATRA PROPERTIES (INDIA) LIMITED

We have audited the attached Balance Sheet of Satra Properties (India) Limited ('the Company') as at 31 March 2011 and the Profit and Loss account and the Cash Flow statement for the year ended on that date, annexed thereto. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

We report as follows:

1. As required by the Companies (Auditor's Report) Order, 2003 ('the Order') issued by the Central Government of India in terms of sub-section (4A) of Section 227 of the Companies Act, 1956 ('the Act'), we enclose in the Annexure, a statement on the matters specified in paragraphs 4 and 5 of the said Order.
2. Further to our comments in the Annexure referred to above, we report that:
 - (a) we have obtained all the information and explanations, which to the best of our knowledge and belief, were necessary for the purposes of our audit;
 - (b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
 - (c) the Balance Sheet, the Profit and Loss account and the Cash Flow statement dealt with by this report are in agreement with the books of account;
 - (d) in our opinion, *except as stated in paragraph (f) below*, the Balance Sheet, the Profit and Loss account and the Cash Flow statement dealt with by this report comply with the Accounting Standards referred to in sub-section (3C) of Section 211 of the Act;
 - (e) on the basis of the written representations received from the directors of the Company as on 31 March 2011 and taken on record by the Board of Directors, we report that none of the directors is disqualified as on 31 March 2011 from being appointed as a director in terms of clause (g) of sub-section (1) of Section 274 of the Act;
 - (f) *As more fully explained in Schedule 36 to the financial statements, construction work-in-progress of a project includes construction cost of Rs. 157,974,510 arising out of a significant change in the structural plan of the project, resulting in over-statement of the construction work-in-progress as at 31 March 2011 (31 March 2010: Rs. 157,974,510). In accordance with the provisions of Accounting Standard – 2, "Inventories", such construction costs should have been charged to the profit and loss account for the year ended 31 March 2009. As at 31 March 2011 and as at 31 March 2010, construction work-in-progress and the balance in the profit and loss account is over-stated by the above amount. As the Company has not recognised any revenue from this project during the years ended 31 March 2011 and 31 March 2010, this has no impact on the results for the years then ended; and*
 - (g) in our opinion, and to the best of our information and according to the explanations given to us, *subject to the effect of the matter stated in paragraph (f) above*, the said accounts 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 Balance Sheet, of the state of affairs of the Company as at 31 March 2011;
 - ii. in the case of the Profit and Loss account, of the profit of the Company for the year ended on that date; and
 - iii. in the case of the Cash Flow statement, of the cash flows of the Company for the year ended on that date.

For **M/s Bhuta Shah & Co.**
Chartered Accountants
Firm's Registration No.: 101474W

S. J. Parmar
Partner
Membership No: 103424

Mumbai, 27 May 2011

For **BSR & Associates**
Chartered Accountants
Firm's Registration No: 116231W

Bhavesh Dhupelia
Partner
Membership No: 042070

Mumbai, 27 May 2011

ANNEXURE TO THE AUDITORS' REPORT – 31 MARCH 2011

(Referred to in our report of even date)

- (i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) The Company has a regular programme of physical verification of its fixed assets by which all fixed assets are verified in a phased manner over a period of three years. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. In accordance with this programme, the Company has physically verified certain fixed assets during the year and we are informed that no material discrepancies were noticed on such verification.
- (c) Fixed assets disposed off during the year were not substantial, and therefore, do not affect the going concern assumption.
- (ii) (a) The inventory has been physically verified by the management during the year. In our opinion, the frequency of such verification is reasonable.
- (b) The procedures for the physical verification of inventories followed by the management are reasonable and adequate in relation to the size of the Company and the nature of its business.
- (c) The Company is maintaining proper records of inventory. The discrepancies noticed on verification between the physical stocks and the book records were not material.
- (iii) (a) The Company has granted unsecured loans to four companies covered in the register maintained under Section 301 of the Companies Act, 1956 ('the Act'). The maximum amount outstanding during the year was Rs. 1,009,569,328 and the year-end balance of such loans was Rs. 566,522,199. The Company has not granted any loans, secured or unsecured to firms or other parties covered in the register maintained under Section 301 of the Act.
- (b) In our opinion, the rate of interest and other terms and conditions on which loans have been granted to companies listed in the register maintained under Section 301 of the Act are not, prima facie, prejudicial to the interest of the Company.
- (c) The loans granted to companies covered in the register maintained under Section 301 of the Act are repayable on demand. According to the information and explanations given to us, the principal and interest have been paid as demanded by the Company during the year.
- (d) There is no overdue amount in excess of Rupees one lakh in respect of the loans granted to the companies covered in the register maintained under Section 301 of the Act.
- (e) The Company has taken unsecured loans from one company and one other party covered in the register maintained under Section 301 of the Act. The maximum amount outstanding during the year was Rs. 406,452,576 and the year-end balance of such loans was Rs. 374,803,483.
- (f) In our opinion, the rate of interest and other terms and conditions on which loans have been taken from a company and a party listed in the register maintained under Section 301 of the Act, are not, prima facie, prejudicial to the interest of the Company.
- (g) The loans taken from the Company and a party covered in the register maintained under Section 301 of the Act are considered repayable on demand. According to the information and explanations given to us, the Company has been regular in repayment of principal as demanded and in the payment of interest.
- (iv) In our opinion and according to the information and explanations given to us, there is an adequate internal control system commensurate with the size of the Company and the nature of its business with regard to purchase of inventories, fixed assets and sale of commercial/residential premises. The activities of the Company currently do not involve sale of goods and services. Accordingly, paragraph 4 (iv) of the Order with respect to sale of goods and services is not applicable to the Company. We have not observed any major weakness in the internal control system during the course of the audit.
- (v) (a) In our opinion and according to the information and explanations given to us, the particulars of contracts or arrangements referred to in Section 301 of the Act have been entered in the register required to be maintained under that section.
- (b) In our opinion, and according to the information and explanations given to us, the transactions made in pursuance of contracts and arrangements referred to in (a) above and exceeding the value of Rs. 5 lakh with any party during the year have been made at prices which are reasonable having regard to the prevailing market prices at the relevant time.
- (vi) The Company has not accepted any deposits from the public.
- (vii) *The Company does not have an internal audit function.*
- (viii) The Central Government has not prescribed the maintenance of cost records under Section 209(1) (d) of the Act for any of the activities carried out by the Company.
- (ix) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/accrued in the books of account in respect of undisputed statutory dues of Wealth Tax, Cess, Profession Tax, Provident Fund and other material statutory dues have been regularly deposited during the year by the Company, except for Works Contract Tax and Income Tax which have generally been regularly deposited during the year by the Company with the appropriate authorities though there have been slight delays in a few cases. As explained to us, the Company did not have any dues on account of Employees' State Insurance, Customs Duty, Excise Duty, Service Tax and Investor Education and Protection Fund.



There were no dues on account of Cess under Section 441A of the Act since the date from which the aforesaid section comes into force has not yet been notified by the Central Government.

According to the information and explanations given to us, *except for Rs. 2,686,545 on account of Dividend Distribution Tax and Rs. 69,246,492 on account of Income Tax*, no undisputed amounts payable in respect of Wealth Tax, Profession Tax, Provident Fund, Works Contract Tax, Cess and other material statutory dues were in arrears as at 31 March 2011 for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us, there are no dues of Wealth Tax, Service Tax, Works Contract Tax and Cess which have not been deposited with the appropriate authorities on account of any disputes.

According to the information and explanations given to us, the following dues of Income-tax have not been deposited by the Company on account of disputes:

Name of the Statute	Nature of the Dues	Amount (Rs.)	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income tax	17,455,266	A.Y. 2007-08	Income Tax Appellate Tribunal
Income Tax Act, 1961	Income tax	461,854	A.Y. 2007-08	Commissioner of Income Tax (Appeals)

- (x) The Company does not have any accumulated losses at the end of the financial year and has not incurred cash losses in the financial year and in the immediately preceding financial year.
- (xi) In our opinion and according to the information and explanations given to us, *the Company has defaulted in repayment of dues to its bankers and financial institutions at various dates during the year which have been made good as at the year end. The defaults existing as at the balance sheet date are set out below:*

Name of the bank/ financial institution	Amount due on	Amount repaid on	Amounts due on balance sheet date	Number of days delay
Indian Bank	31 January 2011	28 April 2011	1,829,229	87
Indian Bank	31 January 2011	Unpaid till 27 May 2011	3,187,183	
Indian Bank	31 March 2011	Unpaid till 27 May 2011	64,845,677	
HUDCO	28 February 2011	Unpaid till 27 May 2011	75,449,264	
HUDCO	28 February 2011	27 April 2011	2,500,000	58
Syndicate Bank	31 January 2011	28 April 2011	3,042,616	87
Syndicate Bank	28 February 2011	28 April 2011	3,537,493	59
Syndicate Bank	31 March 2011	30 April 2011	415,174	30
Syndicate Bank	31 March 2011	Unpaid till 27 May 2011	103,451,331	

The Company did not have any outstanding debentures during the year.

- (xii) The Company has not granted any loans and advances on the basis of security by way of pledge of shares, debentures and other securities.
- (xiii) In our opinion and according to the information and explanations given to us, the Company is not a chit fund or a nidhi/ mutual benefit fund/ society.
- (xiv) According to the information and explanations given to us, the Company is not dealing or trading in shares, securities, debentures and other investments.
- (xv) According to the information and explanations given to us, the Company has not given any guarantee for loans taken by others from banks or financial institutions.
- (xvi) In our opinion and according to the information and explanations given to us, the term loans taken by the Company have been applied for the purpose for which they were raised.
- (xvii) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we are of the opinion that the funds raised on short-term basis have not been used for long-term investment.
- (xviii) The Company has not made any preferential allotment of shares to companies, firms and parties covered in the register maintained under Section 301 of the Act.
- (xix) The Company has not issued any debentures. Accordingly, paragraph 4(xix) of the Order is not applicable to the Company.
- (xx) The Company has not raised any money by public issues. However, during the year the Company has made a preferential allotment of 6,000,000 equity shares of Rs. 20 fully paid up amounting to Rs. 120,000,000 including premium of Rs. 108,000,000.
- (xxi) According to the information and explanations given to us, no fraud on or by the Company has been noticed or reported during the course of our audit.

For **M/s. Bhuta Shah & Co.**
Chartered Accountants
Firm's Registration No.: 101474W

For **B S R & Associates**
Chartered Accountants
Firm's Registration No: 116231W

S. J. Parmar
Partner
Membership No: 103424
Mumbai, 27 May 2011

Bhavesh Dhupelia
Partner
Membership No.: 042070
Mumbai, 27 May 2011

Balance Sheet as at 31 March 2011

(Currency: Indian Rupees)

	Schedules	2011	2010
SOURCES OF FUNDS			
Shareholders' funds			
Share capital	3	396,716,000	384,716,000
Reserves and surplus	4	597,266,823	470,248,748
		993,982,823	854,964,748
Loan funds			
Secured loans	5	1,003,023,677	2,594,794,165
Unsecured loans	6	2,448,973,805	2,077,093,118
		3,451,997,482	4,671,887,283
TOTAL		4,445,980,305	5,526,852,031
APPLICATION OF FUNDS			
Fixed assets			
Gross block	7	60,906,297	59,063,820
Less: Accumulated depreciation / amortisation		41,310,021	35,285,358
Net block		19,596,276	23,778,462
Capital work-in-progress		-	344,609
		19,596,276	24,123,071
Investments	8	597,810,450	597,810,450
Deferred tax assets	9	6,713,216	5,140,048
Current assets, loans and advances			
Inventories	10	2,581,675,435	2,655,022,196
Sundry debtors	11	1,810,555,349	2,108,860,773
Cash and bank balances	12	4,036,981	48,935,115
Loans and advances	13	903,401,954	1,335,533,518
		5,299,669,719	6,148,351,602
Less: Current liabilities and provisions			
Current liabilities	14	1,342,612,712	1,129,327,753
Provisions	15	135,196,644	119,245,387
		1,477,809,356	1,248,573,140
Net current assets		3,821,860,363	4,899,778,462
TOTAL		4,445,980,305	5,526,852,031
Significant accounting policies	2		
Schedules to the financial statements	22 - 38		

The schedules referred to above are an integral part of the balance sheet.

As per our report attached.

For **B S R & Associates**

Chartered Accountants

Firm's Registration No.: 116231W

For **M/s. Bhuta Shah & Co.**

Chartered Accountants

Firm's Registration No.: 101474W

For and on behalf of the Board of Directors

Bhavesh Dhupelia

Partner

Membership No.: 042070

Mumbai, 27 May 2011

S. J. Parmar

Partner

Membership No.: 103424

Mumbai, 27 May 2011

Manan Y. Udani

Company Secretary

Mumbai, 27 May 2011

Vidyadhar D. Khadilkar

Director

Praful N. Satra

Chairman and
Managing Director



Profit and Loss Account for the year ended 31 March 2011

(Currency: Indian Rupees)

	Schedule	2011	2010
INCOME			
Sales	16	1,240,432,318	2,067,036,933
Other income	17	154,622,116	169,104,649
		1,395,054,434	2,236,141,582
EXPENDITURE			
Construction and purchase cost	18	938,962,794	1,730,165,781
Personnel expenses	19	21,413,998	18,934,978
Administrative and other expenses	20	52,279,092	42,265,048
Financial expenses	21	287,096,707	295,035,766
Depreciation / amortisation	7	8,831,493	9,025,275
		1,308,584,084	2,095,426,848
Net profit before tax		86,470,350	140,714,734
Less: Provision for current tax			
- current year		20,782,300	23,330,000
- prior year charge		22,524,150	15,550,955
Deferred tax (credit) / charge		(1,573,168)	16,087,549
Net profit after tax for the year		44,737,068	85,746,230
Add : Balance brought forward from previous year		340,285,423	279,535,667
Profit available for appropriation		385,022,491	365,281,897
Appropriation			
Proposed dividend on preference shares		5,920,000	5,920,000
Tax on proposed dividend on preference shares		983,238	960,372
Proposed dividend on equity shares		16,135,800	15,535,800
Tax on Proposed dividend on equity shares		2,679,955	2,580,302
Balance carried forward to Balance sheet		359,303,498	340,285,423
		385,022,491	365,281,897
Basic and Diluted Earnings per share (face value of Rs. 2 per share) (Rupees)	22	0.24	0.51
Significant accounting policies	2		
Schedules to the financial statements	22 - 38		

The schedules referred to above are an integral part of the profit and loss account.

As per our report attached.

For **B S R & Associates**

Chartered Accountants

Firm's Registration No.: 116231W

For **M/s. Bhuta Shah & Co.**

Chartered Accountants

Firm's Registration No.: 101474W

For and on behalf of the Board of Directors

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Director

Praful N. Satra

Chairman and

Managing Director

Cash Flow Statement for the year ended 31 March 2011

(Currency: Indian Rupees)

	2011	2010
A. Cash flows from operating activities:		
Profit before tax	86,470,350	140,714,734
Adjusted for:		
Depreciation / amortisation	8,831,493	9,025,275
Dividend income	(29,207,800)	(29,207,800)
Interest income	(125,068,155)	(139,648,073)
Profit on sale of fixed assets	(342,972)	-
Financial expenses	287,096,707	295,035,766
	141,309,273	135,205,168
Operating profit before working capital changes	227,779,623	275,919,902
Decrease / (increase) in working capital		
Inventories	75,297,795	124,221,676
Sundry debtors	298,305,424	(1,433,979,382)
Loans and advances	121,969,865	359,653,211
Current liabilities and provisions	213,657,221	(179,603,379)
	709,230,305	(1,129,707,874)
Cash generated from / (used in) operations	937,009,928	(853,787,972)
Taxes paid (net of refund)	(26,894,216)	(164,758,544)
Net cash generated from / (used in) operating activities	910,115,712	(1,018,546,516)
B. Cash flows from investing activities:		
Purchase of fixed assets	(7,712,760)	(2,849,664)
Sale of fixed assets	1,800,000	-
Loans given	(513,425,000)	(460,550,000)
Loans repaid	953,394,012	470,444,513
Proceeds from sale of investments	-	159,440
Dividend received	-	29,207,800
Interest received	25,292,212	14,951,163
Net cash generated from investing activities	459,348,464	51,363,252



Cash Flow Statement for the year ended 31 March 2011

(Currency: Indian Rupees)

	2011	2010
C Cash flows from financing activities:		
Proceeds from issue of share capital	120,000,000	-
Proceeds from long term borrowings	107,118,079	262,434,806
Repayment of long term borrowings	(1,707,575,780)	(378,903,167)
Proceeds from short term borrowings	1,374,250,000	1,881,982,357
Repayment of short term borrowings	(1,203,676,395)	(538,854,314)
Dividend paid	(27,375,800)	-
Financial expenses	(77,102,414)	(216,093,831)
Net cash (used in) / generated from financing activities	(1,414,362,310)	1,010,565,851
Net (decrease) / increase in Cash and cash equivalents	(44,898,134)	43,382,587
Cash and cash equivalents, beginning of year	48,935,115	5,552,528
Cash and cash equivalents, end of year	4,036,981	48,935,115
Cash and cash equivalents, end of year comprise of:		
Cash on hand	680,355	1,463,961
With scheduled banks		
- in current account	3,316,498	47,440,654
- in deposit account	40,128	30,500
	4,036,981	48,935,115

Note: Cash and cash equivalents include restricted cash of Rs. 348,732 (2010: Rs. 350,181)

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

As per our report attached.

For **B S R & Associates**

Chartered Accountants

Firm's Registration No.: 116231W

For **M/s. Bhuta Shah & Co.**

Chartered Accountants

Firm's Registration No.: 101474W

For and on behalf of the Board of Directors

Bhavesh Dhupelia

Partner

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Mumbai, 27 May 2011

S. J. Parmar

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Mumbai, 27 May 2011

Manan Y. Udani

Company Secretary

Mumbai, 27 May 2011

Vidyadhar D. Khadilkar

Director

Praful N. Satra

Chairman and

Managing Director

Schedules to the financial statements for the year ended 31 March 2011

(Currency: Indian Rupees)

1. BACKGROUND

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation of financial statements

The financial statements are prepared and presented under the historical cost convention, on the accrual basis of accounting and in accordance with the provisions of the Companies Act, 1956 ('the Act'), and the accounting principles generally accepted in India and comply with the accounting standards prescribed in the Companies (Accounting Standards) Rules, 2006 issued by the Central Government, in consultation with the National Advisory Committee on Accounting Standards, to the extent applicable.

2.2 Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles in India requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities on the date of the financial statements. Management believes that the estimates made in the preparation of the financial statements are prudent and reasonable. Actual results could differ from those estimates. Any revision to accounting estimates is recognised prospectively in current and future periods. Significant estimates used by the management in the preparation of these financial statements include computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates, estimate of the economic useful lives of fixed assets.

2.3 Fixed assets and depreciation/amortisation

Fixed assets are stated at cost less accumulated depreciation / amortisation and impairment losses, if any. Cost comprises of purchase price and any attributable cost such as duties, freight, borrowing costs, erection and commissioning expenses incurred in bringing the asset to its working condition for its intended use.

Depreciation on fixed assets except leasehold improvements is provided on written down value method in the manner and rates prescribed in Schedule XIV to the Act. Depreciation is charged on a pro-rata basis for assets purchased / sold during the year.

Assets costing less than Rs. 5,000 are fully depreciated in the year of acquisition.

Leasehold improvements are amortised over the primary period of lease.

Capital work-in-progress includes the cost of fixed assets that are not ready to use at the balance sheet date and advances paid to acquire fixed assets on or before the balance sheet date.

2.4 Impairment of assets

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired. If any such indication exists, the Company 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 recognised in the profit and loss account. 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.

2.5 Investments

Long-term investments are carried at cost. Provision for diminution is made to recognise a decline, other than temporary in value of investments and is determined separately for each individual investment. Current investments are carried at lower of cost and fair value, computed separately in respect of each category of investment.

2.6 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 construction work-in-progress.

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



Schedules to the financial statements (continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

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.

2.7 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 profit and loss account as incurred.

2.8 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 recognised in the period in which the employee renders the related service.

(b) Post employment benefits

Defined contribution plans:

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

Defined benefit plan:

The Company's gratuity benefit scheme is a defined benefit plan. The Company'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 recognises 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 Company, the recognised asset is limited to the net total of any unrecognised 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 recognised immediately in the profit and loss account.

2.9 Revenue recognition

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

Income from real estate sales is recognised 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 recognised on proportionate basis as the acts are performed, i.e., on the percentage of completion basis.

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 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 recognised immediately.

Revenue from trading activity, property as well as Transferable Development Rights (TDR), is recognised 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.

Interest income is recognised on time proportion basis.

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

Schedules to the financial statements (continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

2.10 Taxation

Income tax expense comprises 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 recognised using the tax rates that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognised 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 recognised 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 realised.

2.11 Foreign currency transactions

Foreign currency 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 recognised in the profit and loss account 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 recognised in the profit and loss account. Non-monetary asset such as investments in equity shares, etc. are carried forward in the balance sheet at costs.

2.12 Operating lease

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

2.13 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 year. 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.

2.14 Provisions and contingent liabilities

The Company 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 recognised in the financial statements.



Schedules to the financial statements (continued) as at 31 March 2011

(Currency: Indian Rupees)

	2011	2010
3. SHARE CAPITAL		
Authorised capital:		
210,000,000 (2010: 210,000,000) equity shares of Rs. 2 each	420,000,000	420,000,000
8,000,000 (2010: 8,000,000) 8% cumulative redeemable preference shares of Rs. 10 each	80,000,000	80,000,000
	500,000,000	500,000,000
Issued, subscribed and paid up:		
161,358,000 (2010: 155,358,000) equity shares of Rs. 2 each, fully paid up	322,716,000	310,716,000
7,400,000 (2010: 7,400,000) 8% cumulative redeemable preference shares of Rs. 10 each, fully paid up	74,000,000	74,000,000
	396,716,000	384,716,000
Notes:		
Of the above:		
(i) 37,192,250 (2010: 37,192,250) equity shares of Rs. 2 each and 7,400,000 (2010: 7,400,000) 8% cumulative redeemable preference shares of Rs. 10 each were issued in 2008 pursuant to the order of the Honourable High Court, Mumbai, approving the scheme of amalgamation of Om Housing Company Private Limited with the Company, for consideration other than cash.		
(ii) 103,572,000 (2010: 103,572,000) equity shares of Rs. 2 each have been issued as fully paid up by way of bonus equity shares in the ratio of 2:1 i.e. 2 bonus equity shares for every 1 existing equity share held, after capitalisation of general reserve and securities premium account during the year 2007-08.		
(iii) 6,000,000 equity shares of Rs. 2 each were issued on preferential allotment basis at a premium of Rs. 18 per share during the year 2010-11		
(iv) The 8% cumulative redeemable preference shares are redeemable at par on 2 February 2014.		
4. RESERVES AND SURPLUS		
General reserve	108,166,888	108,166,888
Reserve on amalgamation	21,796,437	21,796,437
Share premium		
Balance as per last balance sheet	-	-
Add: Received during the year	108,000,000	-
	108,000,000	-
Profit and loss account	359,303,498	340,285,423
	597,266,823	470,248,748

Schedules to the financial statements (continued) as at 31 March 2011

		(Currency: Indian Rupees)	
		2011	2010
5. SECURED LOANS			
	From banks		
	Term loan from Indian Bank	343,832,822	386,534,807
	Term loan from Syndicate Bank	210,523,559	334,985,488
	Term loan from Yes Bank	-	526,444,201
	Vehicle loans	805,755	1,168,892
	Bank overdraft	134,163,744	152,756,885
	From others		
	Term loan from Housing and Urban Development Corporation Limited (HUDCO)	311,083,503	699,534,239
	Term loan from SICOM Investment and Finance Limited	-	491,619,729
	Vehicle loan	2,614,294	1,749,924
		1,003,023,677	2,594,794,165
	Notes:		
	(i) Term loan from Indian Bank is secured against certain units of shops and residential premises of project at Borivali alongwith receivables in respect of the said property.		
	(ii) Term loan from Syndicate Bank is secured against equitable mortgage of Jodhpur project properties and all present and future construction and development work thereon.		
	(iii) Term loan from HUDCO is secured against equitable mortgage of Vashi project properties and all present and future construction and development work thereon.		
	(iv) Term loan from Yes Bank was secured against project situated at Calicut and receivables thereon.		
	(v) Term loan from SICOM Investment and Finance Limited was secured against development right on freehold land at Hughes Road and escrow of receivables in respect of the said property.		
	(vi) All the above term loans are secured by personal guarantees of promoters of the Company.		
	(vii) Vehicle loans are secured by hypothecation of the respective vehicles purchased.		
	(viii) Bank overdraft is secured against subservient charge on all current assets.		
6. UNSECURED LOANS			
	Inter corporate loans	2,445,392,364	2,041,862,584
	Loan from director	3,581,441	35,230,534
		2,448,973,805	2,077,093,118
	Note:		
	All of the above loans are repayable on demand.		



Schedules to the financial statements (continued) as at 31 March 2011

(Currency: Indian Rupees)

	GROSS BLOCK				ACCUMULATED DEPRECIATION/AMORTISATION				NET BLOCK	
	As at 1 April 2010	Additions	Deletions/ Disposals	As at 31 March 2011	As at 1 April 2010	For the year	On Deletions/ Disposals	As at 31 March 2011	2011	2010
Leasehold improvements	22,087,807	3,243,732	-	25,331,539	16,572,297	5,961,098	-	22,533,395	2,798,144	5,515,510
Plant and machinery	6,483,603	-	-	6,483,603	2,326,105	1,071,578	-	3,397,683	3,085,920	4,157,498
Computer	4,112,274	178,180	-	4,290,454	2,864,671	549,062	-	3,413,733	876,721	1,247,603
Furniture and fittings	2,136,844	-	-	2,136,844	1,261,242	158,484	-	1,419,726	717,118	875,602
Office equipment	5,459,972	482,552	-	5,942,524	1,690,719	535,342	-	2,226,061	3,716,463	3,769,253
Temporary structures	407,275	-	-	407,275	407,275	-	-	407,275	-	-
Vehicles	13,549,545	4,152,905	1,388,392	16,314,058	6,495,391	2,332,660	915,903	7,912,148	8,401,910	7,054,154
Trucks	4,826,500	-	4,826,500	-	3,667,658	174,303	3,841,961	-	-	1,158,842
Total	59,063,820	8,057,369	6,214,892	60,906,297	35,285,358	10,782,527	4,757,864	41,310,021	19,596,276	23,778,462
2010	56,558,765	2,505,055	-	59,063,820	24,710,076	10,575,282	-	35,285,358	23,778,462	

Notes:

(i) Depreciation aggregating Rs 1,951,034 (2010: Rs 1,550,007) has been transferred to construction work-in-progress.

Schedules to the financial statements (continued) as at 31 March 2011

		(Currency: Indian Rupees)	
		2011	2010
8. INVESTMENTS			
	Long term (at Cost)		
	In subsidiaries (unquoted)		
	10,000 (2010: 10,000) equity shares of Satra Buildcon Private Limited of Rs. 10 each, fully paid up	100,000	100,000
	10,000 (2010: 10,000) equity shares of Satra Estate Development Private Limited of Rs. 10 each, fully paid up	100,000	100,000
	10,000 (2010: 10,000) equity shares of Satra Infrastructure and Land Developers Private Limited of Rs. 10 each, fully paid up	100,000	100,000
	10,000 (2010: 10,000) equity shares of Satra Lifestyles Private Limited of Rs. 10 each, fully paid up	100,000	100,000
	14,603,900 (2010: 14,603,900) equity shares of Satra Property Developers Private Limited of Rs. 10 each, fully paid up	585,616,450	585,616,450
	100 (2010:100) equity shares of Satra International Realtors Limited, UAE of AED 10,000 each, fully paid up	11,711,600	11,711,600
	In associates (unquoted)		
	2,000 (2010: 2,000) equity shares of C. Bhansali Developers Private Limited of Rs. 10 each, fully paid up	20,000	20,000
	Other investments (unquoted)		
	624 (2010: 624) equity shares of The Cosmos Co-operative Bank Limited of Rs. 100 each, fully paid up	62,400	62,400
		597,810,450	597,810,450
	Aggregate amount of unquoted investments	597,810,450	597,810,450
9. DEFERRED TAX ASSETS			
	Deferred tax assets		
	- Difference between book depreciation and depreciation as per Income Tax Act, 1961	6,247,467	4,785,125
	- On provision allowable on a payment basis under the Income Tax Act, 1961	465,749	354,923
		6,713,216	5,140,048
10. INVENTORIES			
	Construction work-in-progress	2,570,682,971	2,619,037,814
	Material at site	10,992,464	35,984,382
		2,581,675,435	2,655,022,196
11. SUNDRY DEBTORS			
	(unsecured and considered good)		
	Debts outstanding for a period exceeding six months	1,381,022,173	546,710,559
	Other debts	429,533,176	1,562,150,214
		1,810,555,349	2,108,860,773
12. CASH AND BANK BALANCES			
	Cash in hand	680,355	1,463,961
	With scheduled banks		
	- in current accounts	3,316,498	47,440,654
	- in deposit account	40,128	30,500
		4,036,981	48,935,115
	Note: Cash and cash equivalents include restricted cash of Rs. 348,732 (2010: Rs. 350,181)		



Schedules to the financial statements (continued) as at 31 March 2011

(Currency: Indian Rupees)

	2011	2010
13. LOANS AND ADVANCES		
<i>(Unsecured and considered good)</i>		
Advances recoverable in cash or in kind or for value to be received (also refer Schedule 38)	158,174,803	136,932,005
Advance tax and tax deducted at source	1,150,762	1,150,762
Advance given to subsidiary companies (refer Schedule 38)	456,243,200	782,915,345
Advance paid for property and transferable development rights	268,747,250	396,355,250
Prepaid expenses	2,614,071	1,588,688
Deposits*	16,471,868	16,591,468
* includes Rs. 2,150,000 (2010: Rs. 2,150,000) rent deposit given to the Managing Director. Maximum amount outstanding during the year Rs. 2,150,000 (2010: Rs. 2,150,000).		
	903,401,954	1,335,533,518
14. CURRENT LIABILITIES		
Advance received against property and transferable development rights	980,204,961	701,115,017
Sundry creditors:		
- Dues of micro and small enterprises (Refer Schedule 30)	-	-
- Others	321,050,162	327,316,841
Other liabilities	36,899,214	32,342,502
Investor education and protection fund - Unclaimed dividend *	348,732	350,181
Interest accrued but not due	4,109,643	68,203,212
	1,342,612,712	1,129,327,753
* There are no amounts due and outstanding to be credited to the Investor Education and Protection Fund.		
15. PROVISIONS		
Provision for taxation [net of advance tax and tax deducted at source Rs. 221,531,546 (2010: 195,460,901)]	100,965,257	83,729,452
Provision for fringe benefits tax [net of advance tax Rs. 156,444 (2010: Rs. 156,444)]	351,089	351,089
Provision for gratuity	1,402,119	1,044,199
Provision for wealth tax	45,840	31,500
Dividend on preference shares	5,920,000	11,840,000
Tax on dividend on preference shares	5,116,283	4,133,045
Proposed dividend on equity shares	16,135,800	15,535,800
Tax on proposed dividend on equity shares	5,260,256	2,580,302
	135,196,644	119,245,387

Schedules to the financial statements (continued) for the year ended 31 March 2011

		(Currency: Indian Rupees)	
		2011	2010
16. SALES			
Revenue from construction projects		1,153,073,074	2,067,036,933
[includes Rs. 15,375,690 (2010: Rs. Nil) pertaining to earlier period]			
Other project income		87,359,244	-
[includes Rs. 81,577,383 (2010: Rs. Nil) pertaining to earlier period]			
		1,240,432,318	2,067,036,933
17. OTHER INCOME			
Income from investments			
Trade investments			
Dividend from subsidiary		29,207,800	29,207,800
Interest income [tax deducted at source Rs. 6,139,216 (2010: Rs. 8,385,098)]		125,068,155	139,648,073
Profit on sale of fixed assets		342,972	-
Miscellaneous income		3,189	248,776
		154,622,116	169,104,649
18. CONSTRUCTION AND PURCHASE COST			
Opening stock			
Material at site		35,984,382	14,056,952
Construction work-in-progress		2,619,037,814	2,763,636,913
	(A)	2,655,022,196	2,777,693,865
Incurred during the year			
Development rights/land cost		3,820,000	407,434,000
Professional and legal fees		9,474,312	26,290,274
Civil, electrical and contracting		519,059,657	856,374,485
Administrative and other expenses		11,539,110	11,529,908
Borrowing costs		321,722,954	300,202,445
	(B)	865,616,033	1,601,831,112
Less: Closing stock			
Material at site		10,992,464	35,984,382
Construction work-in-progress		2,570,682,971	2,619,037,814
	(C)	2,581,675,435	2,655,022,196
Cost of construction	(D= A + B - C)	938,962,794	1,724,502,781
Compensation paid	(E)	-	5,663,000
Construction and purchase cost	(D+E)	938,962,794	1,730,165,781



Schedules to the financial statements (continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

	2011	2010
19. PERSONNEL EXPENSES		
Salaries, wages and bonus	18,527,558	16,715,943
Contributions to provident and other funds	2,380,717	1,683,073
Staff welfare expenses	147,803	73,578
Gratuity	357,920	462,384
	21,413,998	18,934,978
20. ADMINISTRATIVE AND OTHER EXPENSES		
Advertisement	3,733,070	3,921,717
Brokerage	9,815,424	3,988,651
Conveyance	898,349	653,878
Electricity	1,039,313	1,306,557
Rent	15,684,660	15,442,000
Telephone expenses	964,755	815,235
Postage and Telegram	151,676	135,121
Repair and maintainance		
- machinery	-	68,838
- others	779,424	1,020,279
Insurance	279,342	298,384
Rates and taxes	866,534	441,230
Auditors' remuneration (including service tax)		
- Statutory audit fees	2,261,149	1,535,288
- Taxation matters	330,900	810,302
- Out of pocket expenses	74,783	61,283
Directors' sitting fees	217,500	150,000
Travelling expenses	373,989	387,862
Printing and stationery	1,096,683	801,327
Profession and legal fees	1,435,800	3,000,708
Miscellaneous expenses	12,275,741	7,426,388
	52,279,092	42,265,048
21. FINANCIAL EXPENSES		
Interest on term loans	270,749,883	394,983,407
Interest on others	329,050,987	184,938,284
(includes Rs. 2,901,804 (2010: Rs. 5,309,579) interest paid/payable to managing director)		
Finance and bank charges	9,018,791	15,316,520
	608,819,661	595,238,211
Less: borrowing costs transferred to construction work-in-progress	321,722,954	300,202,445
	287,096,707	295,035,766

Schedules to the financial statements (continued) for the year ended 31 March 2011

22. EARNING PER SHARE

Particulars	(Currency: Indian Rupees)	
	2011	2010
Net profit after tax	44,737,068	85,746,230
Less: Preference dividend (including taxes thereon)	6,903,238	6,880,372
Net profit after tax attributable to equity shareholders (A)	37,833,830	78,865,858
Number of equity shares at the beginning of the year	155,358,000	155,358,000
Number of equity shares outstanding at the end of the year	161,358,000	155,358,000
Weighted average number of equity shares outstanding during the year (based on date of issue of shares) (B)	156,574,438	155,358,000
Basic and diluted earnings (in rupees) per share of face value Rs. 2 (A)/(B)	0.24	0.51

23. CONTINGENCIES AND COMMITMENTS

	2011	2010
Income Tax matters under dispute	17,917,120	17,917,120

The Company is in the process of obtaining legal advice on collection of service tax from customers on sale of property under construction. In the event service tax needs to be levied, as per the contractual arrangement with the customers, the Company is entitled to collect the same from the customers and accordingly this will not have any effect on the profits of the Company for the year.

24. CAPITAL COMMITMENTS

Estimated amount of contracts (net of advances) remaining to be executed on capital account and not provided for Rs. Nil (2010: Rs. Nil)

25. SEGMENT REPORTING

The Company is operating in the real estate and construction industry and has only domestic sales. Therefore, the Company 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 financial statements are reflective of the information required by the Accounting Standard 17, for the property development segment.

26. MANAGERIAL REMUNERATION

Personnel expenses include managerial remuneration paid to Chairman and Managing Director and one executive director as set out below:

	2011	2010
Salary	3,600,000	3,600,000
Commission to Managing Director	1,996,685	4,704,813
	5,596,685	8,304,813

The gratuity liability is determined for all employees by an independent actuarial valuation. The specific amount of gratuity for the directors cannot be ascertained separately and accordingly the same has not been included above.

Computation of net profit under Section 349 of the Act:

	2011	2010
Profit before tax as per the profit and loss account	86,470,350	140,714,734
Add:		
Managerial remuneration	5,596,685	8,304,813
Director's sitting fees	217,500	150,000
Provision for Wealth Tax	45,840	31,521
Depreciation as provided in the books	8,831,493	9,025,275
	101,161,868	158,226,343
Less:		
Depreciation as computed under Section 350 of the Act	8,831,493	9,025,275
Profit before tax as per Section 349 of the Act	92,330,375	149,201,068
Maximum remuneration paid/payable to directors @ 10% on the above	9,233,038	14,920,107
Restricted to	5,596,685	8,304,813



Schedules to the financial statements (continued) for the year ended 31 March 2011

27. LEASES

Operating lease

(Currency: Indian Rupees)

- a) The Company has taken a commercial property on non-cancellable operating lease. The future minimum lease payments in respect of lease property as at 31 March 2011 is as follows:

	2011	2010
Lease Payments		
Not later than one year	2,370,000	14,220,000
Later than one year but not later than 5 years	-	2,370,000
Later than 5 years	-	-
Payment of lease rentals during the year	14,220,000	14,000,000

- b) The lease agreement provides for an option to the Company to renew the lease period at the end of non-cancellable period. There are no exceptional/restrictive covenants in the lease agreements.

28. DISCLOSURE PURSUANT TO ACCOUNTING STANDARD - 15 (REVISED) 'EMPLOYEE BENEFITS'

i) Defined Benefit Plans

The Company 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.

	2011	2010
I. Change in the defined benefit obligation		
Liability at the beginning of the year	1,044,199	581,815
Interest cost	83,536	45,091
Current service cost	436,082	426,664
Benefit paid	-	-
Actuarial (gain)/loss on obligations	(161,698)	(9,370)
Liability at the end of the year	1,402,119	1,044,199
II. Amount recognised in the balance sheet		
Liability at the end of the year	1,402,119	1,044,199
Fair value of plan assets at the end of the year	-	-
Difference	1,402,119	1,044,199
Amount recognised in the balance sheet	1,402,119	1,044,199
III. Expenses recognised in the profit and loss account		
Current service cost	436,082	426,664
Interest cost	83,536	45,091
Expected return on plan assets	-	-
Net actuarial (gain)/loss to be recognised	(161,698)	(9,370)
Expense recognised in the profit and loss account	357,920	462,384
IV. Balance sheet reconciliation		
Opening net liability	1,044,199	581,815
Expense as above	357,920	462,384
Employers contribution paid	-	-
Amount recognised in the balance sheet	1,402,119	1,044,199
V. Actuarial assumptions		
Discount rate	8.25%	8.00%
Salary escalation	6.00%	6.00%
VI. Experience adjustments	2011	2010
Present value of defined benefit obligation	1,402,119	1,044,199
Fair value of the plan assets	-	-
Deficit in the plan	1,402,119	1,044,199
Experience adjustments on:		
Plan liabilities (gain)/loss	(149,821)	15,231
Plan assets	-	-

Schedules to the financial statements (continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

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

The Company does not have any liability on account of long-term/short-term compensated absences.

29. RELATED PARTY DISCLOSURES

A. Parties where control exists:

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

II. Subsidiaries

Satra Property Developers Private Limited

Satra Buildcon Private Limited

Satra Estate Development Private Limited

Satra Infrastructure and Land Developers Private Limited

Satra Lifestyles Private Limited

Satra International Realtors Limited

B. Other related parties with whom transactions have taken place during the year:

I. Associates/Joint Venturers

C. Bhansali Developers Private Limited

Shravan Developers Private Limited (upto 11 May 2009)

Prime Property Development Corporation Limited (upto 12 August 2010)

Prime Down Town Estate Private Limited (upto 12 August 2010)

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

Deepmala Infrastructure Private Limited

BKC Developers Private Limited (upto 3 April 2010)

Prime Multi Tiles Trading Private Limited

Shravan Developers Private Limited

Satra Infrastructure Development Private Limited

Satra Land Development Private Limited

Satra Novelties Private Limited (upto 20 April 2010)

Satra Property Development Private Limited

Savla Realtors and Developers Private Limited

Satra Reality and Builders Limited

Satra Re-Development Company Limited

Satra Retail Private Limited

Prime Developers

Rushabh Developers

Prime Bond Industries

Henry Hill International

Alif International Private Limited

Trinity Plast (upto 1 April 2010)

III. Key Managerial Personnel

Praful N. Satra

Rajan P. Shah



Schedules to the financial statements (continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

29. RELATED PARTY DISCLOSURES (CONTINUED)

Sr. No.	Nature of Transaction	Wholly Owned Subsidiaries		Associates/ Joint Venture		Entities over which key managerial personnel or their relatives exercises significant influence		Key Managerial Personnel and their relative		Total	
		2011	2010	2011	2010	2011	2010	2011	2010	2011	2010
1	Loans taken	-	-	-	328,500,000	206,350,000	3,050,000	400,000	4,020,000	206,750,000	335,570,000
2	Loans given	513,425,000	469,225,000	-	-	-	-	-	-	513,425,000	469,225,000
3	Interest income	111,669,146	116,248,545	11,943,574	10,672,572	-	-	-	-	123,612,720	126,921,117
4	Dividend Income	29,207,800	29,207,800	-	-	-	-	-	-	29,207,800	29,207,800
5	Interest expense	-	-	-	11,779,891	30,480,168	151,292	3,058,704	6,177,307	33,538,872	18,108,490
6	Sale of Immovable Property	-	-	-	-	500,442,000	-	-	-	500,442,000	-
7	Receiving of services	-	-	-	-	15,686,279	92,310,357	15,684,660	15,442,000	31,370,939	107,752,357
8	Sale of pledged shares*	-	-	-	-	-	-	37,408,148	52,816,927	37,408,148	52,816,927
9	Purchase of goods	-	-	-	-	-	259,884	-	-	-	259,884
10	Directors remuneration	-	-	-	-	-	-	5,596,685	8,304,813	5,596,685	8,304,813
11	Advance received against property	-	-	-	-	34,000,000	-	-	-	34,000,000	-
12	Advances given	-	-	-	-	-	864,752	-	-	-	864,752
13	Investment sold	-	-	-	159,440	-	-	-	-	-	159,440
	Outstanding balance receivable/Deposits										
1.	Loans outstanding	456,243,200	782,915,345	110,278,999	99,529,783	-	-	-	-	566,522,199	882,445,128
2.	Deposits	-	-	-	-	-	-	2,150,000	2,150,000	2,150,000	2,150,000
3.	Advance paid for property	-	-	4,000,000	104,000,000	-	-	-	-	4,000,000	104,000,000
4.	Sundry Debtors	-	-	-	-	403,224,320	-	-	-	403,224,320	-
5.	Dividend Receivable	29,207,800	-	-	-	-	-	-	-	29,207,800	-
	Outstanding balances payables										
1.	Loans alongwith the net interest	-	-	-	-	410,789,810	230,216,551	3,581,441	35,230,534	414,371,251	265,447,085
2.	Sundry creditors*	-	-	-	-	9,215,588	19,590,207	21,393,990	9,209,921	30,609,578	28,800,128
3.	Remuneration payable	-	-	-	-	-	-	4,773,498	3,946,613	5,623,902	3,946,613
4.	Advance received against property	-	-	-	-	5,000,000	5,000,000	-	-	5,000,000	5,000,000

Schedules to the financial statements (continued) for the year ended 31 March 2011

29. RELATED PARTY DISCLOSURES (CONTINUED)

Details of material related party transactions

(Currency: Indian Rupees)

Sr. No.	Nature of Transaction	Total	
		2011	2010
1.	Loans taken		
	Shravan Developers Private Limited	206,350,000	328,500,000
2.	Loans given		
	Satra Property Developers Private Limited	505,925,000	469,225,000
3.	Interest income		
	Satra Property Developers Private Limited	47,114,162	51,693,561
	Satra International Realtors Limited	64,554,984	64,554,984
	C. Bhansali Developers Private Limited	11,943,574	9,701,460
4.	Dividend income		
	Satra Property Developers Private Limited	29,207,800	29,207,800
5.	Interest expense		
	Praful N. Satra	2,901,804	5,309,579
	Shravan Developers Private Limited	30,480,168	11,779,891
6.	Sale of Immovable Property		
	Satra Property Development Private Limited	50,442,000	-
	Shravan Developers Private Limited	450,000,000	-
7.	Receiving of services		
	Praful N. Satra	15,684,660	15,442,000
	Satra Property Development Private Limited	15,686,279	92,310,357
8.	Sale of pledged shares*		
	Praful N. Satra	29,095,226	43,722,539
	Minaxi P. Satra	8,312,922	9,094,388
9.	Purchase of goods		
	Prime Bond Industries	-	259,884
10.	Directors remuneration		
	Praful N. Satra	43,96,685	7,104,813
	Rajan P. Shah	1,200,000	1,200,000
11.	Advance paid for property		
	Satra Infrastructure Development Private Limited	34,000,000	-
12.	Advance given		
	Satra Property Development Private Limited	-	864,752
13.	Investment sold		
	Shravan Developers Private Limited	-	159,440



Schedules to the financial statements (continued) for the year ended 31 March 2011

29. RELATED PARTY DISCLOSURES (CONTINUED)

(Currency: Indian Rupees)

Sr. No.	Nature of Transaction	Total	
		2011	2010
	Outstanding balances receivable/Deposits		
1.	Loans alongwith the net interest		
	C. Bhansali Developers Private Limited	110,278,999	99,529,783
	Satra Property Developers Private Limited	28,615,749	419,842,878
	Satra International Realtors Limited	427,627,451	363,072,467
2.	Deposits		
	Praful N. Satra	2,150,000	2,150,000
3.	Advances paid for property/TDR		
	Prime Down Town Estate Private Limited	-	100,000,000
	C.Bhansali Developers Private Limited	4,000,000	-
4.	Sundry Debtors		
	Shravan Developers Private Limited	370,000,000	-
5.	Dividend Receivable		
	Satra Property Developers Private Limited	29,207,800	-
	Outstanding balances payables		
1.	Loans alongwith the net interest		
	BKC Developers Private Limited	39,567,768	40,167,768
	Praful N. Satra	3,581,441	35,230,534
	Shravan Developers Private Limited	371,222,042	189,964,891
2.	Sundry creditors		
	Praful N. Satra	21,393,990	7,131,330
	Satra Property Development Private Limited	9,215,588	19,330,323
3.	Remuneration payable		
	Praful N. Satra	4,767,498	3,698,813
4.	Advance received against property		
	Savla Realtors & Developers Private Limited	5,000,000	5,000,000

* includes amounts payable to the promoters on account of invocation of the shares of the Company held by the lenders, towards loan dues of the Company.

30. 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.

	2011	2010
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	-	-

31. QUANTITATIVE INFORMATION

The activities of the Company are not capable of being expressed in any generic unit and hence, it is not possible to give the quantitative details required under paragraphs 3, 4C and 4D of Part II of Schedule VI to the Act.

Schedules to the financial statements (continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

32. CIF VALUE OF IMPORTS

	2011	2010
Construction material	7,108,240	5,931,093
Capital goods	-	145,376
	7,108,240	6,076,469

33. EXPENDITURE AND EARNINGS IN FOREIGN CURRENCY – RS. NIL (2010: RS. NIL)**34. DISCLOSURE AS PER CLAUSE 32 OF THE LISTING AGREEMENT****i. Particulars in respect of loans and advances to subsidiary companies:**

Sr. No.	Name of the Company	Balance as at		Maximum outstanding during the year	
		2011	2010	2011	2010
1	Satra International Realtors Limited	427,627,451	363,072,467	427,627,451	363,072,467
2	Satra Property Developers Private Limited	28,615,749	419,842,878	554,162,878	546,660,874
3	Satra Buildcon Private Limited	-	-	7,500,000	-

ii. Particulars of loans and advances to companies in which director(s) is a director or member:

Sr. No.	Name of the Company	Balance as at		Maximum Outstanding during the year	
		2011	2010	2011	2010
1	C. Bhansali Developers Private Limited	110,278,999	99,529,783	110,278,999	99,529,783

iii. Particulars of loans and advances where there is no repayment schedule:

Sr. No.	Name of the Company	Balance as at		Maximum Outstanding during the year	
		2011	2010	2011	2010
1	Arjun Realtors Private Limited	-	16,741,014	16,741,014	18,352,313
2	Cine Line Exports Private Limited	13,775,838	12,433,067	13,775,838	12,433,067
3	Orchid Hotels Private Limited	-	2,732,682	2,732,682	11,769,321

35. INVESTMENT IN JOINT VENTURES

Sr. No.	Joint Venture	Location	Principal Activities	Ownership Interest
1	Prime Down Town (up to 12 August 2010)	Hughes Road, Gamdevi, Mumbai	Development and construction of commercial cum residential complex	50%

Included in the financial statements is the Company's share of the asset, liabilities, income and expenditure of the significant joint venture (under jointly controlled operation) as follows:

Amount in respect to Prime Down Town Joint Venture Balance Sheet	2011	2010
Inventories	-	149,890,710
Cash and bank	-	-
Current liabilities and provision	-	129,060,042
Loans and advances	-	100,000,000

- 36.** During the year ended 31 March 2009, the Company had changed the structural plan of the Borivali Project from a commercial complex to a commercial cum residential complex to improve the overall profitability of the project. As a result, in order to facilitate the construction as per the revised plan, certain existing structures at the site have been demolished. The estimated construction cost incurred by the Company on the demolished portion amount to Rs. 157,974,510 and the same continues to be included in construction work-in-progress. Management has revised its estimated cost to complete the revised commercial cum residential project and believes that the overall margins of the revised project will be adequate to recover the construction cost of demolished area incurred during the year. Hence, the construction cost of demolished area amounting to Rs. 157,974,510 continues to be included in the construction work-in-progress as at 31 March 2011 and has not been charged to the Profit and Loss account.



Schedules to the financial statements (continued) for the year ended 31 March 2011

37. TRANSFER PRICING

The Company's international transactions with related parties are at arm's length as per the independent accountants report for the year ended 31 March 2010. Management believes that the Company's international transactions with related parties post 31 March 2010 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 for taxation.

38. Loans and advances includes Rs. 566,522,199 (2010: Rs. 882,445,128) due from companies/firm in which director is a director or member as under:

Name of the Company/Firm	Balance as at	
	2011	2010
Satra International Realtors Limited	427,627,451	363,072,467
Satra Property Developers Private Limited	28,615,749	419,842,878
C.Bhansali Developers Private Limited	110,278,999	99,529,783

For **B S R & Associates**

Chartered Accountants

Firm's Registration No.: 116231W

For **M/s. Bhuta Shah & Co.**

Chartered Accountants

Firm's Registration No.: 101474W

For and on behalf of the Board of Directors

Bhavesh Dhupelia

Partner

Membership No.: 042070

Mumbai, 27 May 2011

S. J. Parmar

Partner

Membership No.: 103424

Mumbai, 27 May 2011

Manan Y. Udani

Company Secretary

Mumbai, 27 May 2011

Vidyadhar D. Khadilkar

Director

Praful N. Satra

Chairman and

Managing Director

Balance Sheet Abstract and Company's General Business Profile

(Currency: Indian Rupees)

I. Registration Details

Registration Number	0 3 0 0 8 3	State Code	1 1
Balance Sheet Date	3 1 0 3 2 0 1 1		

II. Capital Raised during the year (Amount in Rs. Thousands)

Public Issue	N I L	Rights Issue	N I L
Bonus Issue	N I L	Private Placement	1 2 0 0 0

III. Position of Mobilisation and Deployment of Funds (Amounts in Rs. Thousands)

Total Liabilities	5 9 2 3 7 9 0	Total Assets	5 9 2 3 7 9 0
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Sources of Funds

Paidup Capital	3 9 6 7 1 6
Reserves & Surplus	5 9 7 2 6 7
Secured Loans	1 0 0 3 0 2 4
Unsecured Loans	2 4 4 8 9 7 4

Application of Funds

Net Fixed Assets	1 9 5 9 6
Investments	5 9 7 8 1 0
Net Current Assets	3 8 2 1 8 6 0
Accumulated Losses	N I L
Net Deferred tax Asset	6 7 1 3

IV. Performance of the Company (Amount in Rs. Thousands)

Turnover	1 3 9 5 0 5 4	Profit Before Tax	+ 8 6 4 7 0
Total Expenditure	1 3 0 8 5 8 4	Profit after Tax	+ 4 4 7 3 7
Earning per share (in Rupees)	0 . 2 4	Dividend Rate (in %)	5 . 0 0

V. Generic Names of Three Principal Products / Services of Company (as per monetary term)

Item Code No.	N . A
Product Description	N . A

For and on behalf of the Board of Directors

Praful N. Satra
Chairman and Managing Director

Vidyadhar D. Khadilkar
Director

Manan Y. Udani
Company Secretary

Mumbai, 27 May 2011



Auditors' Report

To the Board of Directors of
SATRA PROPERTIES (INDIA) LIMITED

1. We have audited the attached consolidated balance sheet of Satra Properties (India) Limited ('the Company'), its subsidiaries and associates as listed in Schedule 1 to the consolidated financial statements (collectively referred to as 'the Group'), as at 31 March 2011, and also the consolidated profit and loss account and the consolidated cash flow statement for the year ended on that date.
2. These financial statements are the responsibility of the Company's management and have been prepared by the management on the basis of separate financial statements and other financial information regarding components. Our responsibility is to express an opinion on these financial statements based on our audit.
3. We conducted our audit in accordance with auditing standards generally accepted in India. Those Standards require that we plan and perform the audit to obtain reasonable assurance whether the financial statements are prepared, in all material respects, in accordance with an identified financial reporting framework and are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.
4. The financial statements of the subsidiaries of the Company for the year ended 31 March 2011 have been audited by one of the joint auditors, M/s. Bhuta Shah & Co. The attached consolidated financial statements include assets of Rs. 2,561,321,162 as at 31 March 2011 and revenues of Rs. 722,837,342 and cash inflows amounting to Rs. 79,352,988 for the year ended on that date in respect of the aforementioned subsidiaries.
5. We have relied upon the unaudited financial statements of certain associates whose financial statements reflect Group's share of profit of Rs. Nil for the year ended on 31 March 2011. These unaudited financial statements as certified by the respective management of those companies have been furnished to us by the management, and our opinion, in so far as it relates to the amounts included in respect of the associates, is based solely on such approved financial statements.
6. We report that the consolidated financial statements have been prepared by the Company's management in accordance with the requirements of Accounting Standard – 21 Consolidated Financial Statements, Accounting Standard – 23 Accounting for Investment in Associates in Consolidated Financial Statements and Accounting Standard – 27 Financial Reporting of Interest in Joint Ventures prescribed in the Companies (Accounting Standards) Rules, 2006 issued by the Central Government, in consultation with the National Advisory Committee on Accounting Standards, to the extent applicable.
7. *As more fully explained in Schedule 36 to the financial statements, construction work-in-progress of a project includes construction cost of Rs. 157,974,510 arising out of a significant change in the structural plan of the project, resulting in over-statement of the construction work-in-progress as at 31 March 2011 (31 March 2010: Rs. 157,974,510). In accordance with the provisions of Accounting Standard – 2, "Inventories", such construction costs should have been charged to the profit and loss account for the year ended 31 March 2009. As at 31 March 2011 and as at 31 March 2010, construction work-in-progress and the balance in the profit and loss account is over-stated by the above amount. As the Group has not recognized any revenue from this project during the years ended 31 March 2011 and 31 March 2010, this has no impact on the results for the years then ended; and*
8. Based on our audit as aforesaid and on consideration of the unaudited financial statements approved by the respective Board of Directors as mentioned in para 5, *subject to the effect of the matter stated in the paragraph 7 above*, we are of the opinion that the attached consolidated financial statements give a true and fair view in conformity with the accounting principles generally accepted in India:
 - a) in the case of the consolidated Balance sheet, of the consolidated state of affairs of the Group as at 31 March 2011;
 - b) in the case of the consolidated Profit and loss account, of the consolidated profit of the Group for the year ended on that date; and
 - c) in the case of the consolidated Cash flow statements, of the consolidated cash flows for the year ended on that date.

For **M/s. Bhuta Shah & Co.**
Chartered Accountants
Firm's Registration No.: 101474W

For **B S R & Associates**
Chartered Accountants
Firm's Registration No.: 116231W

S. J. Parmar
Partner
Membership No: 103424
Mumbai, 27 May 2011

Bhavesh Dhupelia
Partner
Membership No.: 042070
Mumbai, 27 May 2011

Consolidated Balance Sheet as at 31 March 2011

		(Currency: Indian Rupees)	
	Schedules	2011	2010
SOURCES OF FUNDS			
Shareholders' funds			
Share capital	3	396,716,000	384,716,000
Reserves and surplus	4	791,036,960	470,888,060
		1,187,752,960	855,604,060
Loan funds			
Secured loans	5	1,086,251,406	2,596,705,574
Unsecured loans	6	2,745,535,519	2,221,542,907
		3,831,786,925	4,818,248,481
	TOTAL	5,019,539,885	5,673,852,541
APPLICATION OF FUNDS			
Fixed assets			
Goodwill on consolidation		162,749,536	162,749,536
Less: Amortisation		130,199,628	97,649,721
Net Goodwill on consolidation		32,549,908	65,099,815
Gross block	7	89,820,911	82,116,984
Less: Accumulated depreciation/amortisation		54,399,317	46,002,278
Net block		35,421,594	36,114,706
Capital work-in-progress		-	344,609
		67,971,502	101,559,130
Investments	8	685,420	185,420
Deferred tax assets	9	6,713,216	5,202,889
Current assets, loans and advances			
Inventories	10	3,269,603,490	3,366,081,613
Sundry debtors	11	1,881,149,450	2,171,533,727
Cash and bank balances	12	134,359,265	99,904,411
Loans and advances	13	2,023,750,255	1,940,377,872
		7,308,862,460	7,577,897,623
Less: Current liabilities and provisions			
Current liabilities	14	2,091,634,803	1,830,320,522
Provisions	15	273,057,910	180,671,999
		2,364,692,713	2,010,992,521
Net current assets		4,944,169,747	5,566,905,102
	TOTAL	5,019,539,885	5,673,852,541
Significant accounting policies	2		
Schedules to the financial statements	3-38		

The schedules referred to above are an integral part of the balance sheet.

As per our report attached.

For **B S R & Associates**

Chartered Accountants

Firm's Registration No.: 116231W

For **M/s. Bhuta Shah & Co.**

Chartered Accountants

Firm's Registration No.: 101474W

For and on behalf of the Board of Directors

Bhavesh Dhupelia

Partner

Membership No.: 042070

Mumbai, 27 May 2011

S. J. Parmar

Partner

Membership No.: 103424

Mumbai, 27 May 2011

Manan Y. Udani

Company Secretary

Mumbai, 27 May 2011

Vidyadhar D. Khadilkar

Director

Praful N. Satra

Chairman and
Managing Director



Consolidated Profit and Loss Account for the year ended 31 March 2011

(Currency: Indian Rupees)

	Schedules	2011	2010
INCOME			
Sales	16	1,474,421,642	2,215,910,203
Other income	17	502,310,425	250,937,890
		1,976,732,067	2,466,848,093
EXPENDITURE			
Construction and purchase cost	18	1,105,137,846	1,829,952,790
Personnel expenses	19	24,310,852	21,806,282
Administrative and other expenses	20	56,235,700	49,175,894
Financial expenses	21	362,301,414	332,436,797
Depreciation/amortisation	7	11,035,898	11,364,431
Goodwill on consolidation amortised		32,549,907	32,549,907
		1,591,571,617	2,277,286,101
Net profit before tax		385,160,450	189,561,992
Less: Provision for current tax			
- current year		108,662,300	53,605,000
- prior year charge		35,289,534	33,387,708
Deferred tax (credit)/charge		(1,510,327)	16,020,083
Net profit after tax for the year		242,718,943	86,549,201
Share of profit in associates		-	66,784
Net profit after tax		242,718,943	86,615,985
Add: Balance brought forward from previous year		332,002,074	284,335,424
Profit available for appropriation		574,721,017	370,951,409
Appropriation			
Transferred to general reserve		24,369,273	8,988,995
Proposed dividend on preference shares		5,920,000	5,920,000
Tax on proposed dividend on preference shares		983,238	960,372
Proposed dividend on equity shares		16,135,800	15,535,800
Tax on proposed dividend on equity shares		2,679,955	2,580,302
Tax on interim dividend paid on equity shares		4,851,050	4,963,866
Balance carried forward to Balance sheet		519,781,701	332,002,074
		574,721,017	370,951,409
Basic and Diluted Earnings per share (face value of Rs. 2 per share) (Rupees)	22	1.51	0.51
Significant accounting policies	2		
Schedules to the financial statements	3-38		

The schedules referred to above are an integral part of the profit and loss account.

As per our report attached.

For **B S R & Associates**

Chartered Accountants

Firm's Registration No.: 116231W

For **M/s. Bhuta Shah & Co.**

Chartered Accountants

Firm's Registration No.: 101474W

For and on behalf of the Board of Directors

Bhavesh Dhupelia

Partner

Membership No.: 042070

Mumbai, 27 May 2011

S. J. Parmar

Partner

Membership No.: 103424

Mumbai, 27 May 2011

Manan Y. Udani

Company Secretary

Mumbai, 27 May 2011

Vidyadhar D. Khadilkar

Director

Praful N. Satra

Chairman and
Managing Director

Consolidated Cash Flow Statement for the year ended 31 March 2011

(Currency: Indian Rupees)

	2011	2010
CASH FLOWS FROM OPERATING ACTIVITIES:		
Profit before tax	385,160,450	189,561,992
Adjusted for:		
Depreciation/amortisation	11,035,898	11,364,431
(Profit)/loss on sale of investments	(375,000,000)	(149,459,061)
Profit on sale of fixed assets	(342,972)	-
Interest income	(126,504,114)	(92,239,801)
Financial expenses	362,301,414	332,436,797
Goodwill amortised	32,549,907	32,549,907
Unrealised gain on foreign exchange fluctuation	(65,945)	(9,282,593)
	(96,025,812)	125,369,680
Operating profit before working capital changes (Increase)/decrease in working capital	289,134,638	314,931,672
Inventories	98,597,128	197,745,021
Sundry debtors	290,384,277	(1,415,783,475)
Loans and advances	(11,482,171)	(89,827,090)
Current liabilities and provisions	261,637,174	348,234,227
	639,136,408	(959,631,317)
Cash generated from/(used in) operations	928,271,046	(644,699,645)
Taxes paid (net of refund)	(46,327,365)	(192,747,839)
Net cash generated from (used in) operating activities	881,943,681	(837,447,484)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchase of fixed assets including capital work-in-progress	(13,574,210)	(4,788,114)
Investments made	(500,000)	98,630
Proceeds from sale of investments	375,000,000	-
Loan given	(369,061,902)	-
Loans received back	405,037,367	13,352,313
Sale of fixed assets	1,800,000	150,159,440
Interest received	24,240,101	22,773,855
Taxes paid	(9,580,000)	-
Net cash generated from investing activities	413,361,356	181,596,124
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from issue of share capital	120,000,000	-
Proceeds from long term borrowings	214,299,310	263,644,531
Repayment of long term borrowings	(1,733,638,621)	(622,339,731)
Proceeds from short term borrowings	2,297,921,651	2,155,897,200
Repayment of short term borrowings	(2,008,023,109)	(811,962,148)
Dividend and dividend distribution tax paid	(27,375,800)	-
Financial expenses	(124,033,614)	(245,095,747)
Net cash (used in)/generated from financing activities	(1,260,850,183)	740,144,105
Net (decrease)/increase in cash and cash equivalents	34,454,854	84,292,745
Cash and cash equivalents, beginning of year	99,904,411	15,611,666
Cash and cash equivalents, end of year (refer Schedule 12)	134,359,265	99,904,411
Cash and cash equivalents, end of year comprise of:		
Cash in hand	1,506,345	2,247,821
With scheduled banks		
- in current account	117,084,667	53,077,965
- in deposit account	15,768,253	44,578,625
	134,359,265	99,904,411

Note: Cash and cash equivalents include restricted cash of Rs. 348,732 (2010: Rs. 350,181)

Cash flow has been prepared using indirect method as prescribed in Accounting Standard -3

As per our report attached.

For **B S R & Associates**
Chartered Accountants
Firm's Registration No.: 116231W

For **M/s. Bhuta Shah & Co.**
Chartered Accountants
Firm's Registration No.: 101474W

For and on behalf of the Board of Directors

Bhavesdh Dhupelia
Partner
Membership No.: 042070
Mumbai, 27 May 2011

S. J. Parmar
Partner
Membership No.: 103424
Mumbai, 27 May 2011

Manan Y. Udani
Company Secretary
Mumbai, 27 May 2011

Vidyadhar D. Khadilkar
Director

Praful N. Satra
Chairman and
Managing Director



Schedules to the Consolidated Financial Statements for the year ended 31 March 2011

(Currency: Indian Rupees)

1 BACKGROUND

The Company was incorporated on 30 May 1983 as Express Leasing Limited. The name of the Company was changed to Satra Properties (India) Limited 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 Satra Properties (India) Limited (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 in the Companies (Accounting Standards) Rules, 2006 issued by the Central Government, in consultation with the National Advisory Committee on Accounting Standards, to the extent applicable.
- 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 profit and loss account.
- 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 Profit and loss account 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 Profit and loss account to the extent such change is attributable to the Associates' Profit and loss Account, 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.
- 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 recognising 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 5 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 2011
Satra Property Developers Private Limited	India	100%
Satra Buildcon Private Limited	India	100%
Satra Lifestyles Private Limited	India	100%
Satra Estate Development Private Limited	India	100%
Satra Infrastructure and Land Developers Private Limited	India	100%
Satra International Realtors Limited	United Arab Emirates	100%

Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

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

Name of the Company	Country of Incorporation	% holding
Shravan Developers Private Limited (Upto 11 May 2009)	India	35%
C. Bhansali Developers Private Limited	India	20%
BKC Developers Private Limited (Upto 3 April 2010)	India	25%
Deepmala Infrastructure Private Limited	India	26%

During the year ended 31 March 2011, Satra Property Developers Private Limited, wholly-owned subsidiary of the Company had disinvested its holding in an associate i.e. BKC Developers Private Limited.

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

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation of consolidated financial statements

The consolidated financial statements are prepared and presented under the historical cost convention, on the accrual basis of accounting and in accordance with the provisions of the Companies Act, 1956 ('the Act'), and the accounting principles generally accepted in India and comply with the Accounting Standards prescribed in the Companies (Accounting Standards) Rules, 2006 issued by the Central Government, in consultation with the National Advisory Committee on Accounting Standards, to the extent applicable.

2.2 Use of Estimates

The preparation of consolidated financial statements in conformity with generally accepted accounting principles in India requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities on the date of the financial statements. Management believes that the estimates made in the preparation of the financial statements are prudent and reasonable. Actual results could differ from those estimates. Any revision to accounting estimates is recognized prospectively in current and future periods. Significant estimates used by the management in the preparation of these financial statements include computation of percentage completion for projects in progress, project cost, revenue and saleable area estimates, estimate of the economic useful lives of fixed assets, provisions for bad and doubtful debts.

2.3 Fixed assets and depreciation/amortisation

Fixed assets are stated at cost less accumulated depreciation/amortization and impairment losses, if any. Cost comprises of purchase price and any attributable cost such as duties, freight, borrowing costs, erection and commissioning expenses incurred in bringing the asset to its working condition for its intended use.

Depreciation on fixed assets except leasehold improvements is provided on written down value method in the manner and rates prescribed in Schedule XIV to the Act. Depreciation is charged on a *pro-rata* basis for assets purchased/sold during the year.

Assets costing less than Rs. 5,000 are fully depreciated in the year of acquisition.

Leasehold improvements are amortized over the primary period of lease.

Capital work-in-progress includes the cost of fixed assets that are not ready to use at the balance sheet date and advances paid to acquire fixed assets on or before the balance sheet date.

2.4 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 profit and loss account. 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.

2.5 Investments

Long-term investments are carried at cost. Provision for diminution is made to recognise a decline, other than temporary in value of investments and is determined separately for each individual investment. Current investments are carried at lower of cost and fair value, computed separately in respect of each category of investment.



Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

2.6 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.

2.7 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 profit & loss account as incurred.

2.8 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 profit and loss account 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 profit and loss account.

2.9 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.

Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

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 recognised 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.

Interest income is recognized on time proportion basis.

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

2.10 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.

2.11 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 profit and loss account 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 profit and loss account. Non-monetary asset such as investments in equity shares, etc. are carried forward in the balance sheet at costs.

2.12 Operating lease

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

2.13 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.

2.14 Provisions and contingent liabilities

The Group creates a provision where there is present obligation as a result of a past event that probable 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.



Schedules to the Consolidated Financial Statements (Continued) as at 31 March 2011

(Currency: Indian Rupees)

	2011	2010
3. SHARE CAPITAL		
Authorised capital:		
210,000,000 (2010: 210,000,000) equity shares of Rs. 2 each	420,000,000	420,000,000
8,000,000 (2010: 8,000,000) 8% cumulative redeemable preference shares of Rs. 10 each	80,000,000	80,000,000
	500,000,000	500,000,000
Issued, subscribed and paid-up:		
161,358,000 (2010: 155,358,000) equity shares of Rs. 2 each, fully paid-up	322,716,000	310,716,000
7,400,000 (2010: 7,400,000) 8% cumulative redeemable preference shares of Rs. 10 each, fully paid-up	74,000,000	74,000,000
	396,716,000	384,716,000
Notes:		
Of the above:		
(i) 37,192,250 (2010: 37,192,250) equity shares of Rs. 2 each and 7,400,000 (2010: 7,400,000) 8% cumulative redeemable preference shares of Rs. 10 each were issued in 2008 pursuant to the order of the Honourable High Court, Mumbai, approving the scheme of amalgamation of Om Housing Company Private Limited with the company, for consideration other than cash.		
(ii) 103,572,000 (2010: 103,572,000) equity shares of Rs. 2 each have been issued as fully paid-up by the way of bonus equity shares in the ratio 2:1 i.e. 2 bonus equity shares for every 1 existing equity share held, after capitalisation of general reserve and securities premium account during the year 2007-08.		
(iii) 6,000,000 equity shares of Rs. 2 each were issued on preferential allotment basis at a premium of Rs. 18 per share during the year 2010-11.		
(iv) The 8% cumulative redeemable preference shares are redeemable at par on 2 February 2014.		
4. RESERVES AND SURPLUS		
Share premium account		
Balance as per last balance sheet	-	-
Add: Received during the year	108,000,000	-
	108,000,000	-
General reserve		
Balance as per last balance sheet	117,089,549	108,100,554
Add: Transferred from profit and loss account	24,369,273	8,988,995
	141,458,822	117,089,549
Reserve on amalgamation	21,796,437	21,796,437
Profit and loss account	519,781,701	332,002,074
	791,036,960	470,888,060

Schedules to the Consolidated Financial Statements (Continued) as at 31 March 2011

(Currency: Indian Rupees)

	2011	2010
5. SECURED LOANS		
From banks		
Term loan from Indian Bank	343,832,822	386,534,807
Term loan from Syndicate Bank	210,523,559	334,985,488
Term loan from Yes Bank Limited	-	526,444,201
Vehicle loans	3,311,748	1,168,892
Bank overdraft	214,324,422	152,756,885
From others		
Term loan from Housing and Urban Development Corporation Limited (HUDCO)	311,083,503	699,534,239
Term loan from SICOM Investment and Finance Limited	-	491,619,729
Vehicle loan	3,175,352	3,661,333
	1,086,251,406	2,596,705,574
Notes:		
(i) Term Loan from Indian Bank is secured against certain units of shops and residential premises of project at Borivali alongwith receivables in respect of the said property.		
(ii) Term Loan from Syndicate Bank is secured against equitable mortgage of Jodhpur project properties and all present and future construction and development work thereon.		
(iii) Term Loan from HUDCO is secured against equitable mortgage of Vashi project properties and all present and future construction and development work thereon.		
(iv) Term loan from Yes Bank was secured against project situated at Calicut and receivables thereon.		
(v) Term loan from SICOM Investment and Finance Limited was secured against development right on freehold land at Hughes Road and escrow of receivables in respect of the said property.		
(vi) All the above term loans are secured by personal guarantees of promoters of the Company.		
(vii) Vehicle loans are secured by hypothecation of the respective vehicles purchased.		
(viii) Bank overdraft is secured against subservient charge on all current assets.		
6. UNSECURED LOANS		
Inter corporate loans	2,707,002,543	2,184,398,835
Loan from director	38,532,976	37,144,072
	2,745,535,519	2,221,542,907
Note:		
All of the above loans are repayable on demand.		



Schedules to the Consolidated Financial Statements (Continued) as at 31 March 2011

(Currency: Indian Rupees)

	GROSS BLOCK			DEPRECIATION/AMORTISATION				NET BLOCK		
	As at 1 April 2010	Additions	Deletions/ Disposals	As at 31 March 2011	As at 1 April 2010	For the year	On Deletions/ Disposals	As at 31 March 2011	2011	2010
Leasehold improvements	22,087,807	3,243,732	-	25,331,539	16,572,297	5,961,098	-	22,533,395	2,798,144	5,515,510
Plant and machinery	23,792,906	-	-	23,792,906	10,751,355	2,307,350	-	13,058,705	10,734,201	13,041,551
Computer	4,330,693	461,780	-	4,792,473	3,012,889	630,134	-	3,643,023	1,149,450	1,317,804
Furniture and fittings	3,542,961	109,200	-	3,652,161	2,155,452	265,048	-	2,420,500	1,231,661	1,387,509
Office equipment	5,701,715	750,003	-	6,451,718	1,777,169	565,931	-	2,343,100	4,108,618	3,924,546
Temporary structures	407,275	-	-	407,275	407,275	-	-	407,275	-	-
Building	-	2,633,240	-	2,633,240	-	88,016	-	88,016	2,545,224	-
Vehicles	17,427,127	6,720,864	1,388,392	22,759,599	7,658,183	3,163,023	915,903	9,905,303	12,854,296	9,768,944
Trucks	4,826,500	-	4,826,500	-	3,667,658	174,303	3,841,961	-	-	1,158,842
Total	82,116,984	13,918,819	6,214,892	89,820,911	46,002,278	13,154,903	4,757,864	54,399,317	35,421,594	36,114,706
2010	77,673,479	4,443,505	-	82,116,984	33,087,840	12,914,438	-	46,002,278	36,114,706	
Note:										
(i)	Depreciation aggregating Rs. 2,119,005 (2010: Rs. 1,550,007) has been transferred to construction work-in-progress.									

Schedules to the Consolidated Financial Statements (Continued) as at 31 March 2011

	(Currency: Indian Rupees)	
	2011	2010
8. INVESTMENTS		
Long term (at Cost)		
In associates (unquoted)		
2,000 (2010: 2,000) Equity Shares of C. Bhansali Developers Private Limited of Rs. 10 each, fully paid-up.	-	-
NIL (2010: 2,500) Equity Shares of BKC Developers Private Limited Rs. 10 each, fully paid-up.	-	-
2,600 (2010: 2,600) Equity Shares of Deepmala Infrastructure Private Limited of Rs. 10 each, fully paid-up.	26,000	26,000
Other investments (unquoted)		
948 (2010: 948) Equity Shares of The Cosmos Co-operative Bank Limited of Rs. 100 each, fully paid-up	94,800	94,800
20,000 (2010 : NIL) Equity Shares of The Greater Bombay Co-operative Bank Limited of Rs. 25 each, fully paid-up	500,000	-
Other investments (quoted)		
718 (2010: 718) Equity Shares of SEL Manufacturing Company Limited of Rs. 10 each, fully paid-up	64,620	64,620
	685,420	185,420
Aggregate amount of unquoted investment	620,800	120,800
Aggregate amount of quoted investment	64,620	64,620
Aggregate market value of quoted investment	12,996	45,629
(Refer Schedule 34 for investments bought and sold during the year)		
9. DEFERRED TAX ASSETS		
Deferred tax assets		
- Difference between book depreciation and depreciation as per Income Tax Act, 1961	6,247,467	4,776,721
- On provision allowable on a payment basis under the Income Tax Act, 1961	465,749	426,168
	6,713,216	5,202,889
10. INVENTORIES		
Material at site	15,316,994	35,984,382
Construction work-in-progress	3,109,477,555	3,025,480,958
Stock-in-trade*	144,808,941	304,616,273
	3,269,603,490	3,366,081,613
(* Includes 7 units pledged as security in favor of Allahabad Bank for bank guarantee given amounting to Rs. 3.85 crores to Slum Rehabilitation Authority, Ghatkopar Project and 21 units as prime security in favour of The Greater Bombay Co-operative Bank Ltd.		
11. SUNDRY DEBTORS		
(unsecured and considered good)		
Debts outstanding for a period exceeding six months	1,414,674,718	601,021,631
Other debts	466,474,732	1,570,512,096
	1,881,149,450	2,171,533,727



Schedules to the Consolidated Financial Statements (Continued) as at 31 March 2011

(Currency: Indian Rupees)

	2011	2010
12. CASH AND BANK BALANCES		
Cash on hand	1,506,345	2,247,821
With scheduled banks		
- in current accounts	117,084,667	53,077,965
- in deposit accounts *	15,768,253	44,578,625
	134,359,265	99,904,411
Note: Cash and cash equivalents include restricted cash of Rs. 348,732 (2010: Rs. 350,181) (*Includes Fixed Deposit of Rs. 9,700,000 as security for Bank Gaurantee given by Allahabad Bank, amounting to Rs. 3.85 crores in favour of Slum Rehabilitation Authority for Ghatkopar Project)		
13. LOANS AND ADVANCES		
<i>(Unsecured and considered good)</i>		
Advances recoverable in cash or in kind or for value to be received [refer Schedule 38]	1,011,209,518	962,118,755
Advance tax and tax deducted at source	1,160,625	1,160,625
Advance paid for property and transferable development rights	989,402,202	812,954,840
Prepaid expenses	2,707,086	2,076,378
Deposits*	19,270,824	162,067,274
	2,023,750,255	1,940,377,872
* includes Rs. 2,150,000 (2010: Rs. 2,150,000) rent deposit given to the Managing Director, Maximum amount outstanding during the year Rs. 2,150,000 (2010: Rs. 2,150,000)		
14. CURRENT LIABILITIES		
Advance received against property and transferable development rights	1,005,167,860	728,080,498
Sundry creditors:		
- Dues of micro, small and medium enterprises (refer Schedule 30)	-	-
- Others	371,456,880	333,001,682
Other liabilities	710,551,688	700,684,949
Investor education and protection fund – Unclaimed dividend *	348,732	350,181
Interest accrued but not due	4,109,643	68,203,212
	2,091,634,803	1,830,320,522
* There are no amounts due and outstanding to be credited to the Investor Education and Protection Fund.		
15. PROVISIONS		
Provision for taxation [net of advance tax and tax deducted at source Rs. 233,044,695 (2010: Rs. 202,376,534)]	228,850,633	139,982,593
Provision for fringe benefits tax [net of advance tax Rs. 156,444 (2010: Rs. 156,444)]	351,089	351,089
Provision for gratuity	1,563,093	1,253,804
Provision for wealth tax	45,840	31,500
Dividend on preference shares	5,920,000	11,840,000
Tax on dividend on preference shares	5,116,283	4,133,045
Proposed dividend on equity shares	16,135,800	15,535,800
Tax on proposed dividend on equity shares	5,260,256	2,580,302
Tax on interim dividend on equity shares	9,814,916	4,963,866
	273,057,910	180,671,999

Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

	2011	2010
16. SALES		
Revenue from construction projects [includes Rs. 15,375,690 (2010: Rs. Nil) pertaining to earlier period]	1,380,432,398	2,208,480,203
Other project income [includes Rs. 81,577,383 (2010: Rs. Nil) pertaining to earlier period]	93,989,244	7,430,000
	1,474,421,642	2,215,910,203
17. OTHER INCOME		
Income from Investment		
Other investments		
Profit on sale of investments (net)		
- in associates	375,000,000	149,459,061
- others	-	-
Interest income [tax deducted at source Rs. 17,652,365 (2010: Rs. 15,310,594)]	126,504,114	92,239,801
Gain on foreign exchange fluctuation	-	8,990,252
Profit on sale of fixed assets	342,972	-
Miscellaneous income	463,339	248,776
	502,310,425	250,937,890
18. CONSTRUCTION AND PURCHASE COST		
Opening stock		
Construction work-in-progress	3,025,480,958	3,146,452,284
Material at site	35,984,382	14,056,952
Stock-in-trade	304,616,273	401,767,391
(A)	3,366,081,613	3,562,276,627
Incurred during the year		
Development rights/land cost	17,033,348	424,023,550
Professional and legal fees	13,710,639	28,819,442
Civil, electrical and contracting	631,185,964	859,959,051
Administrative and other expenses	16,934,118	11,813,851
Borrowing costs	323,427,934	300,961,883
(B)	1,002,292,003	1,625,577,777
Less: Closing stock		
Construction work-in-progress	3,109,477,555	3,025,480,958
Material at site	15,316,994	35,984,382
Stock-in-Trade	144,808,941	304,616,273
(C)	3,269,603,490	3,366,081,613
Cost of construction	(D = A + B - C) 1,098,770,126	1,821,772,791
Compensation paid	(E) 6,367,720	8,179,999
Construction and purchase cost	(D + E) 1,105,137,846	1,829,952,790
19. PERSONNEL EXPENSES		
Salaries, wages and bonus	21,458,690	19,565,300
Contributions to provident and other funds	2,380,717	1,683,073
Staff welfare expenses	162,156	103,288
Gratuity	309,289	454,621
	24,310,852	21,806,282



Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

	2011	2010
20. ADMINISTRATIVE AND OTHER EXPENSES		
Advertisement	4,325,750	4,481,955
Brokerage	10,219,765	4,791,781
Electricity	1,039,313	1,306,557
Rent	15,684,660	15,442,000
Telephone expenses	1,030,435	944,959
Stamping and legal fees	527,554	-
Donation	91,000	-
Postage and telegram	151,676	135,121
Repair and maintainance		
- machinery	-	330,087
- others	779,424	1,595,445
Insurance	808,004	792,581
Loss on foreign exchange fluctuation	410,339	-
Conveyance	1,072,114	-
Rates and taxes	866,534	590,817
Auditors' remuneration		
- Statutory audit fees	2,729,913	1,897,528
- Taxation matters	441,200	1,720,602
- Out of pocket expenses	74,783	61,283
Directors' sitting fees	217,500	150,000
Travelling expenses	373,989	387,862
Printing and stationery	1,151,498	979,057
Profession and legal fees	1,589,579	3,045,539
Miscellaneous expenses	12,650,670	10,522,720
	56,235,700	49,175,894
21. FINANCIAL EXPENSES		
Interest on term loans	270,749,883	417,079,869
Interest on other loans *	401,581,144	200,242,853
* includes Rs. 12,244,782 (2010: Rs. 7,418,609) interest paid/payable to managing director.		
Finance and bank charges	13,398,321	16,075,958
	685,729,348	633,398,680
Less: borrowing costs transferred to construction work-in-progress	323,427,934	300,961,883
	362,301,414	332,436,797

Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

22. EARNING PER SHARE

Particulars	2011	2010
Net profit after tax	242,718,943	86,615,985
Less: Preference dividend (including taxes thereon)	6,903,238	6,880,372
Net profit after tax attributable to equity shareholders (A)	235,815,705	79,735,613
Number of equity shares at the beginning of the year	155,358,000	155,358,000
Number of equity shares outstanding at the end of the year	161,358,000	155,358,000
Weighted average number of equity shares outstanding during the year (based on date of issue of shares) (B)	156,574,438	155,358,000
Basic and diluted earnings (in rupees) per share of face value Rs. 2 (A)/(B)	1.51	0.51

23. CONTINGENCIES AND COMMITMENTS

Particulars	2011	2010
Income tax matters under dispute	17,917,120	21,428,917

The Group has not collected service tax on collections from customers during the period from 1 July 2010 to 31 March 2011 in connection with various agreements to sell property under construction. The Group is in the process of obtaining legal advice on the applicability of service tax on such transactions. In the event service tax needs to be levied, as per the contractual arrangement with the customers, the Group is entitled to collect the same from the customers and accordingly this will not have any effect on the profits of the Group for the year.

24. CAPITAL COMMITMENTS

Estimated amount of contracts (net of advances) remaining to be executed on capital account and not provided for Rs. Nil (2010: Rs. Nil).

25. 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, for the property development segment.

26. MANAGERIAL REMUNERATION

Personnel costs include managerial remuneration for directors as set out below:

Particulars	2011	2010
Salary	4,620,000	4,305,000
Commission to managing director	1,996,685	4,704,813
	6,616,685	9,009,813

The gratuity liability is determined for all employees by an independent actuarial valuation. The specific amount of gratuity for the directors cannot be ascertained separately and accordingly the same has not been included above.

27. LEASES

Operating lease

- a) The Group has taken a commercial property on non-cancellable operating lease. The future minimum lease payments in respect of lease property as at 31 March 2011 is as follows:

	2011	2010
Lease Payments		
Not later than one year	2,513,000	14,445,000
Later than one year but not later than 5 years	24,000	2,370,000
Later than 5 years	-	-
Payment of lease rentals during the year	15,992,500	14,075,000

- b) The lease agreement provides for an option to the Group to renew the lease period at the end of non-cancellable period. There are no exceptional/restrictive covenants in the lease agreements.



Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

28. 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.

	2011	2010
I. Change in Benefit Obligation		
Liability at the beginning of the year	1,253,804	799,183
Interest cost	100,304	61,937
Current service cost	521,402	522,463
Benefit paid	-	-
Actuarial (gain)/loss on obligations	(312,417)	(129,778)
Liability at the end of the period	1,563,093	1,253,804
II. Amount Recognised in the Balance Sheet		
Liability at the end of the year	1,563,093	1,253,804
Fair value of plan assets at the end of the year	-	-
Difference	1,563,093	1,253,804
Amount Recognised in the Balance Sheet	1,563,093	1,253,804
III. Expenses Recognised in the Income Statement		
Current service cost	521,402	522,463
Interest cost	100,304	61,937
Expected return on plan assets	-	-
Net actuarial (gain)/loss to be recognised	(312,417)	(129,778)
Expense recognised in profit and loss account	309,289	454,621
IV. Balance Sheet Reconciliation		
Opening net liability	1,253,804	799,183
Expense as above	309,289	454,621
Employers contribution paid	-	-
Amount recognised in the balance sheet	1,563,093	1,253,804
V. Actuarial Assumptions		
Discount rate	8.25%	8.00%
Salary escalation	6.00%	6.00%

	2011	2010	2009
VI. Experience adjustments			
Present value of defined benefit obligation	1,402,119	1,044,199	581,815
Fair value of the plan assets	-	-	-
Deficit in the plan	1,402,119	1,044,199	581,815
Experience adjustments on:			
Plan liabilities (Gain)/loss	(149,821)	15,231	NA
Plan assets	-	-	-

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

The Group does not have any liability on account of long term/short term compensated absences.

Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

29. RELATED PARTY DISCLOSURES

A. Parties where control exists:

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

B. Other related parties with whom transactions have taken place during the year:

I. Associates

- C. Bhansali Developers Private Limited
- Shravan Developers Private Limited (upto 11 May 2009)
- Deepmala Infrastructure Private Limited
- BKC Developers Private Limited (upto 3 April 2010)

II. Joint Ventures

- Prime Property Development Corporation Limited (upto 12 August 2010)
- Prime Down Town Estate Private Limited (upto 12 August 2010)

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

- Prime Multi Tiles Trading Private Limited
- Shravan Developers Private Limited
- Satra Infrastructure Development Private Limited
- Satra Land Development Private Limited
- Satra Novelties Private Limited (upto 20 April 2010)
- Satra Property Development Private Limited
- Savla Realtors and Developers Private Limited
- Satra Reality and Builders Limited
- Satra Re-Development Company Limited
- Prime Developers
- Rushabh Developers
- Prime Bond Industries
- Henry Hill International
- Legend Tradevest Private Limited
- Satra Retail Private Limited
- Trinity Plast (upto 1 April 2010)
- Amulya Shelters Private Limited
- Arihant Enterprises
- Alif International Private Limited

IV. Key Managerial Personnel

- Praful N. Satra
- Rajan P. Shah
- Minaxi P. Satra
- Chandrakant M. Kothari
- Tukaram K. Patil
- Nitin M. Kothari
- Pardeep Rochwani



Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

29. RELATED PARTY DISCLOSURES (Continued)

Disclosure of transactions between the Company 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 and their Relatives		Total	
		2011	2010	2011	2010	2011	2010	2011	2010
1.	Loans taken/converted	-	-	307,650,000	443,550,000	213,100,000	146,685,000	520,750,000	589,235,000
2.	Loans given/converted	384,061,902	4,553,498	-	-	-	-	384,061,902	4,553,498
3.	Interest income	122,580,070	78,469,884	-	-	-	-	122,580,070	78,469,884
4.	Sale of Immovable Property	-	-	500,442,000	-	-	-	500,442,000	-
5.	Interest expense	-	-	35,935,190	20,080,532	12,401,682	8,286,337	48,336,872	28,366,869
6.	Receiving of services	-	-	378,16,757	92,310,357	15,684,660	15,442,000	53,501,417	107,752,357
7.	Sale of pledged shares*	-	-	-	-	37,408,148	52,816,927	37,408,148	52,816,927
8.	Purchase of goods	-	-	-	259,884	-	-	-	259,884
9.	Directors' remuneration	-	-	-	-	6,616,685	9,009,813	6,616,685	9,009,813
10.	Advance received against property	-	-	34,000,000	10,000,000	-	-	34,000,000	10,000,000
11.	Advance given	-	-	-	864,752	-	-	-	864,752
12.	Investment sold	-	159,440	-	-	-	-	-	159,440
Outstanding balance receivable/deposits									
1.	Loans alongwith the net interest	760,147,445	665,763,481	-	-	-	-	760,147,445	665,763,481
2.	Deposits	-	-	-	-	2,150,000	2,150,000	2,150,000	2,150,000
3.	Advance paid for property	4,000,000	104,000,000	-	-	-	-	4,000,000	104,000,000
4.	Advance given	-	-	117,935,312	140,000,000	-	-	117,935,312	140,000,000
5.	Sundry Debtors	-	-	404,184,320	-	-	-	404,184,320	-
Outstanding balance payable									
1.	Loans alongwith the net interest	-	-	436,151,936	279,380,102	38,532,976	37,144,072	474,684,912	316,524,174
2.	Sundry creditors*	-	-	9,215,588	19,590,207	21,393,990	9,209,921	30,609,578	28,800,128
3.	Remuneration payable	-	-	-	-	4,851,098	4,097,413	4,851,098	4,097,413
4.	Advance received against property	-	-	15,000,000	15,000,000	-	3,025,000	15,000,000	18,025,000

Details of material related party transactions:

Sr. No.	Particulars	2011	2010
1.	Loans taken/converted		
	Satra Property Development Private Limited	101,300,000	108,600,000
	Praful N. Satra	39,700,000	65,735,000
	Minaxi P. Satra	173,400,000	80,950,000
	Shravan Developers Pvt. Ltd.	206,350,000	328,500,000
2.	Loans given/converted		
	Deepmala Infrastructure Private Limited	384,061,902	4,553,498
3.	Interest income		
	C. Bhansali Developers Private Limited	11,943,574	9,701,460
	Deepmala Infrastructure Private Limited	110,636,496	67,797,312
4.	Interest expense		
	Satra Property Development Private Limited	5,412,203	8,230,694
	Praful N. Satra	3,350,615	5,925,179
	Minaxi P. Satra	9,051,067	2,361,158
	Shravan Developers Private Limited	30,480,168	11,779,891

Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

29. RELATED PARTY DISCLOSURES (Continued)**Details of material related party transactions (Continued):**

Sr. No.	Particulars	2011	2010
5.	Sale of Immovable Property		
	Satra Property Development Private Limited	50,442,000	-
	Shravan Developers Private Limited	450,000,000	-
6.	Receiving of services		
	Praful N. Satra	15,684,660	15,442,000
	Satra Property Development Private Limited	37,816,757	92,310,357
7.	Sale of pledged shares*		
	Praful N. Satra	29,095,226	43,722,539
	Minaxi P. Satra	8,312,922	9,094,388
8.	Purchase of goods		
	Prime Bond Industries	-	259,884
9.	Directors' remuneration		
	Praful N. Satra	4,396,685	7,104,813
	Rajan P. Shah	1,200,000	1,200,000
10.	Advance Recd against Property		
	Satra Infrastructure Development Private Limited	34,000,000	-
	Savla Realtors & Developers Private Limited	-	10,000,000
11.	Advance given		
	Satra Property Development Private Limited	-	864,752
	Outstanding balances receivable/deposits		
1.	Loans alongwith the net interest		
	C. Bhansali Developers Private Limited	110,278,999	99,529,783
	Deepmala Infrastructure Private Limited	649,868,446	566,233,698
2.	Deposits		
	Praful N. Satra	2,150,000	2,150,000
3.	Advance paid for property/TDR		
	Prime Down Town Estate Private Limited	-	100,000,000
	C. Bhansali Developers Private Limited	4,000,000	4,000,000
4.	Advance given		
	Satra Property Development Private Limited	117,935,312	140,000,000
5.	Sundry Debtors		
	Shravan Developers Private Limited	370,000,000	-
	Outstanding balances payable		
1.	Loans alongwith the net interest		
	Satra Property Development Private Limited	25,362,126	48,635,036
	BKC Developers Private Limited	39,567,768	40,167,768
	Praful N. Satra	4,833,728	36,049,891
	Shravan Developers Private Limited	371,222,042	189,964,891
2.	Sundry creditors		
	Praful N. Satra	2,13,93,990	7,131,330
	Satra Property Development Private Limited	92,15,588	19,330,323
3.	Remuneration payable		
	Praful N. Satra	4,767,498	3,698,813
4.	Advance received against property		
	Savla Realtors & Developers Private Limited	15,000,000	15,000,000
	Praful N. Satra	-	3,025,000

* represents amounts payable to the promoter on account of invocation of shares of the Company held by the lenders, towards loan dues of the Company.



Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

30. 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.

	2011	2010
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	-	-

31. QUANTITATIVE INFORMATION

The activities of the Company are not capable of being expressed in any generic unit and hence, it is not possible to give the quantitative details required under paragraphs 3, 4C and 4D of Part II of Schedule VI to the Act.

32. CIF VALUE OF IMPORTS

	2011	2010
Construction material	7,108,240	5,931,093
Capital goods	-	145,376
	7,108,240	6,076,469

33. EXPENDITURE AND EARNINGS IN FOREIGN CURRENCY – RS. NIL (2010: RS. NIL)

34. DETAILS OF INVESTMENTS BOUGHT AND SOLD DURING THE YEAR

Name of the company	Purchased during the Year		Sold during the year	
	Quantity	Value	Quantity	Value
BKC Developers Private Limited	Nil	Nil	2,500	375,000,000
The Greater Bombay Co-operative Bank Limited	20,000	500,000	Nil	Nil

35. INVESTMENT IN JOINT VENTURES

Sr. No.	Joint Venture	Location	Principal Activities	Ownership Interest
1.	Prime Down Town (up to 12 August 2010)	Hughes Road, Gamdevi, Mumbai	Development and construction of commercial cum residential complex	50%

Included in the financial statements is the Company's share of the asset, liabilities, income and expenditure of the significant joint venture (under jointly controlled operation) as follows:

	2011	2010
Amount in respect to Prime Down Town Joint Venture Balance Sheet		
Inventories	-	149,890,710
Cash and bank	-	-
Current liabilities and provision	-	129,060,042
Loans and advances	-	100,000,000

36. During the year 2008-09, the Company has changed the structural plan of the Borivali Project from a commercial complex to a commercial cum residential complex to improve the overall profitability of the project. As a result, in order to facilitate the construction as per the revised plan, certain existing structures at the site have been demolished. The estimated construction cost incurred by the Company on the demolished portion amount to Rs. 157,974,510 and the same continues to be included in construction work-in-progress. Management has revised its estimated cost to complete the

Schedules to the Consolidated Financial Statements (Continued) for the year ended 31 March 2011

(Currency: Indian Rupees)

revised commercial cum residential project and believes that the overall margins of the revised project will be adequate to recover the construction cost of demolished area incurred during the year. Hence the construction cost of demolished area amounting to Rs. 157,974,510 continues to be included in the construction work-in-progress as at 31 March 2011 and has not been charged to the Profit and Loss account during the year.

37. TRANSFER PRICING

The Group's management has developed a system of maintenance of information and documents as required by the Transfer Pricing Legislation under Section 92 to Section 92F of the Income Tax Act, 1961. The Group's management is of the opinion that its international transactions are at arm's length so the aforesaid legislation will not have an impact on the financial statements, particularly on the amount of the Tax expense and that of Provision for Taxation.

38. Loans and advances includes Rs. 878,082,757 (2010: Rs. 805,763,481) due from companies/firm in which director is a director or member as under:

Name of the Company/Firm	Balance as at	
	2011	2010
C. Bhansali Developers Private Limited	110,278,999	99,529,783
Deepmala Infrastructure Private Limited	649,868,446	566,233,698
Satra Property Development Private Limited	117,935,312	140,000,000

For **B S R & Associates**

Chartered Accountants

Firm's Registration No.: 116231W

For **M/s. Bhuta Shah & Co.**

Chartered Accountants

Firm's Registration No.: 101474W

For and on behalf of the Board of Directors

Bhavesh Dhupelia

Partner

Membership No.: 042070

Mumbai, 27 May 2011

S. J. Parmar

Partner

Membership No.: 103424

Mumbai, 27 May 2011

Manan Y. Udani

Company Secretary

Mumbai, 27 May 2011

Vidyadhar D. Khadilkar

Director

Praful N. SatraChairman and
Managing Director



Financial information of Subsidiary Companies under Sections 212 (8) of the Companies Act, 1956

(Currency : Indian Rupees)

For the financial year ended 31 March 2011

Sr. No.	Name of the Subsidiary Company	Paid-up Capital	Reserve	Total Assets	Total Liabilities	Investments	Turnover / Total Income	Profit/(Loss) before Tax	Provision for Tax	Profit/(Loss) after Tax	Dividend
1.	Satra Property Developers Private Limited	146,039,000	718,187,571	2,075,797,936	2,075,797,936	623,020	722,529,579	425,631,859	100,708,225	324,923,634	29,207,800
2.	Satra Buildcon Private Limited	100,000	(62,672)	111,030	111,030	-	-	(14,021)	-	(14,021)	-
3.	Satra Estate Development Private Limited	100,000	(82,100)	111,030	111,030	-	-	(12,040)	-	(12,040)	-
4.	Satra Infrastructure and Land Developers Private Limited	100,000	(60,116)	111,030	111,030	-	-	(11,940)	-	(11,940)	-
5.	Satra Lifestyles Private Limited	100,000	(59,689)	111,030	111,030	-	-	(11,810)	-	(11,810)	-
6.	Satra International Realtors Limited	11,711,600	(66,876,237)	552,219,920	552,219,920	-	307,763	(65,159,066)	-	(65,159,066)	-

For and on behalf of the Board of Directors

Manan Y. Udani
Company Secretary

Vidyardhar D. Khadilkar
Director

Praful N. Satra
Chairman and Managing Director

Mumbai, 27 May 2011

Statement pursuant to Section 212(1)(e) of the Companies Act, 1956, relating to the Company's interest in Subsidiary Companies

(Currency: Indian Rupees)

Sr. No.	Name of the Subsidiaries	Satra Property Developers Private Limited	Satra Buildcon Private Limited	Satra Estate Development Private Limited	Satra Infrastructure and Land Developers Pvt. Ltd.	Satra Lifestyles Private Limited	Satra International Realtors Limited (as per Indian GAAP)
1.	The Financial year of the Subsidiary Companies ended on	31 March 2011	31 March 2011	31 March 2011	31 March 2011	31 March 2011	31 March 2011
2.	Date from which it became Subsidiary Companies	2 July 2007	18 October 2007	23 October 2007	19 October 2007	19 October 2007	17 June 2008
3.	No. of Shares held by Satra Properties (India) Limited with its nominees in the Subsidiaries at the end of the financial year of the Subsidiary Companies.	14,603,900 Equity Shares of the F.V. of Rs. 10/- each fully paid.	10,000 Equity Shares of the F.V. of Rs. 10/- each fully paid.	10,000 Equity Shares of the F.V. of Rs. 10/- each fully paid.	10,000 Equity Shares of the F.V. of Rs. 10/- each fully paid.	10,000 Equity Shares of the F.V. of Rs. 10/- each fully paid.	100 Equity Shares of the F.V. of Rs. 10,000/- AED each fully paid
4.	Total Issued Equity Share Capital of the Subsidiary Company	14,603,900 Equity Shares of the F.V. of Rs. 10/- each fully paid.	10,000 Equity Shares of the F.V. of Rs. 10/- each fully paid.	10,000 Equity Shares of the F.V. of Rs. 10/- each fully paid.	10,000 Equity Shares of the F.V. of Rs. 10/- each fully paid.	10,000 Equity Shares of the F.V. of Rs. 10/- each Fully paid.	100 Equity Shares of the F.V. of Rs. 10,000/- AED each fully paid
5.	Extent of the interest of Holding Company at the end of the financial year of the Subsidiary Companies	100%	100%	100%	100%	100%	100%
6.	The Net aggregate amount of Profit/(Loss) of the Subsidiary Companies so far as they concern the members of the Satra Properties (India) Limited						
A.	Not dealt with in the Satra Properties (India) Limited's accounts:						
	i. For the F.Y. ended 31 March 2011	324,923,634	(14,021)	(12,040)	(11,940)	(11,810)	(65,159,066)
	ii. For the previous F.Y. 2009-2010 of the Subsidiary Companies since it became the Satra Properties (India) Limited's Subsidiaries	1,119,853,266	(14,029)	(35,878)	(13,819)	(13,455)	(54,188,068)
B.	Dealt with in Satra Properties (India) Limited's accounts:						
	i. For the current F.Y. ended 31 March 2011	NIL	NIL	NIL	NIL	NIL	NIL
	ii. For the previous F.Y. 2009-2010 of the Subsidiary Companies since it became the Satra Properties (India) Limited's Subsidiaries	NIL	NIL	NIL	NIL	NIL	NIL

For and on behalf of the Board of Directors

Manan Y. Udani
Company Secretary

Vidyadhar D. Khadilkar
Director

Praful N. Satra
Chairman and Managing Director

Mumbai, 27 May 2011



SATRA PROPERTIES (INDIA) LIMITED

Registered Office: Dev Plaza, 2nd Floor, Opp. Andheri Fire Station, S.V. Road, Andheri (West), Mumbai - 400 058

Attendance Slip

(To be signed and handed over at the entrance of the meeting venue)

Regd. Folio No.:

DP ID*

No. of Shares held:

Client ID*

Full Name of the Member (in Block letters)

Name of the Proxy

(To be filled-in if the Proxy Form has been duly deposited with the Company)

I hereby record my presence at the 28th Annual General Meeting of the Company on Thursday, 29 September 2011, at 4.30 p.m. at Prime Party Hall, Shafi Mansion, Irla Society Road, Vile Parle (W), Mumbai - 400 056.

Member / Proxy

(To be Signed at the time of handing over this slip)

* Applicable for members holding shares in electronic form.

Note : Members are requested to bring their copies of the Annual Report to the meeting.



SATRA PROPERTIES (INDIA) LIMITED

Registered Office: Dev Plaza, 2nd Floor, Opp. Andheri Fire Station, S.V. Road, Andheri (West), Mumbai - 400 058

Proxy Form

Regd. Folio No.:

DP ID*

No. of Shares held:

Client ID*

I / We _____ of _____ in the district of _____ being a Member /Members of the above-named Company hereby appoint Shri/Smt. _____ of _____ in district of _____ or failing him/her Shri/Smt. _____

as my/our proxy to vote for me/us on my/our behalf at the 28th Annual General Meeting of the Company to be held on Thursday, 29 September 2011, at 4.30 p.m. at Prime Party Hall, Shafi Mansion, Irla Society Road, Vile Parle (W), Mumbai - 400 056 and at any adjournment thereof.

Signed this _____ day of _____ 2011. Signature _____

Affix
Revenue
Stamp

* Applicable for members holding shares in electronic form.

Note : The form, in order to be effective, should be duly stamped, completed and signed and must be deposited at the Registered Office of the Company, not less than 48 hours before the meeting.

OUR PRESENCE



SATRA GALLERIA
Jodhpur, Rajasthan



SHRISTHI
Bhopal, Madhya Pradesh



SATRA PLAZA
Vashi, Navi Mumbai



SATRA HILLS
Ghatkopar, Mumbai



DREAMS THE MALL
Bhandup, Mumbai



SATRA PALACE
Cochin, Kerala



SATRA PARK
Borivali, Mumbai



SATRA GALLERIA
Calicut, Kerala



SATRA RESIDENCY
Khar, Mumbai

Disclaimer: - All the elevation, amenities, facilities etc. are subject to the approval of respective authorities and would be changed if necessary. All the elevation, amenities, facilities etc. are artistic conception and not actual depiction and Satra Group and its management reserves all right to make changes at any time, without notice or obligation, to the information contained in this Annual Report, including and without limitation to elevation, amenities, facilities etc. Satra Group and its management does not warrant or assume any legal liability or responsibility for the accuracy, completeness or usefulness of any information disclosed.

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SATRA
G R O U P

ISO 9001:2008 Company

If undelivered please return to:

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