

SATRA ESTATE DEVELOPMENT
PRIVATE LIMITED

AUDITED FINANCIALS
STATEMENT

FINANCIAL YEAR 2016-17

Independent Auditor's Report

To the Members of
Satra Estate Development Private Limited

Report on the Financial Statements

We have audited the accompanying financial statements of Satra Estate Development Private Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2017, the Statement of Profit and Loss, and the Cash Flow Statement for the year then ended and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

The Company's management is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies(Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial control, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provision of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by the Company Directors, as well as evaluating the overall presentation of the financial statements.



We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:

- (a) in the case of the Balance Sheet, of the state of affairs of the Company as at March 31, 2017;
- (b) in the case of the Statement of Profit and Loss, of the loss for the year ended on that date; and
- (c) in the case of the Cash Flow Statement, of the cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements.

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure "A" statement on the matters specified in the paragraph 3 and 4 of the Order, to the extent applicable.
2. As required by section 143(3) of the Act, we report that:
 - a. We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b. In our opinion, proper books of account as required by law have been kept by the Company so far as appears from our examination of those books;
 - c. The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;
 - d. In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
 - e. On the basis of written representations received from the Directors as on March 31, 2017, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2017, from being appointed as a director in terms of Section 164 (2) of the Act.
 - f. With respect to the adequacy of the internal financial control over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in "Annexure B"; and



- g. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanation given to us:
- i. The company does not have any pending litigations which have an impact on its financial position or require disclosure in its financial statements as at March 31, 2017
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at March 31, 2017
 - iii. There were no amounts, which were required to be transferred, to the Investor Education and Protection Fund by the Company during the year ended March 31, 2017
 - iv. The Company has provided requisite disclosures in its financial statements as to holdings as well as dealings in Specified Bank Notes during the period from 8th November, 2016 to 30th December, 2016 and those are in accordance with the books of accounts maintained by the Company. Refer Note 24 to the financial statements.

For **GMJ & Co.**

Chartered Accountants

Firm Registration Number: 103429W



Haridas Bhat

Partner

Membership Number: 039070

Mumbai

May 22, 2017

Annexure A to the Independent Auditor's Report

(Referred to in Paragraph 1 under the heading of "Report on Other Legal and Regulatory Requirements" of our report of even date)

- i. The Company does not have any fixed assets during the year, accordingly sub-clause (a) to (c) of clause 3 (i) of the order are not applicable.
- ii. The Company does not have any inventories during the year, accordingly clause 3 (ii) of the order is not applicable.
- iii. The Company has not granted any loan, secured or unsecured to companies, firms, Limited Liability Partnership or other parties covered in the register maintained under section 189 of the, Companies Act, 2013. Accordingly sub-clause (a) to (c) of clause 3(iii) of the order are not applicable.
- iv. In our opinion and according to the information and explanations given to us and based on our examination of the records, the Company does not have any transactions to which provisions of section 185 and 186 of the Companies Act, 2013 apply. Therefore, paragraph 3(iv) of Order is not applicable.
- v. The Company has not accepted any deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 of the Act and relevant provisions of the Companies Act, 2013 with regard to the deposits accepted from the public are not applicable.
- vi. As informed to us, the maintenance of Cost Records has not been specified by the Central Government under sub-section (1) of Section 148 of the Act, in respect of the activities carried on by the company. Therefore, paragraph 3(vi) of Order is not applicable to the company.
- vii. a. According to the information and explanations given to us and on the basis of our examination of the records of the Company is generally regular in depositing with appropriate authority the amounts deducted/ accrued in the books of accounting respect of undisputed statutory dues including Profession Tax, Provident Fund, Employees State Insurance, Income-tax, sales-tax, Service-tax, cess, custom duty, excise duty and other statutory dues, as applicable. There are no undisputed amounts payable in respect of duty of customs, value added tax, cess and other statutory dues were outstanding as at March 31, 2017, for a period of more than six months from the date they became payable.

b. According to the information and explanations given to us, No dues are payable to appropriate authorities on account of dispute as at 31st March, 2017.
- viii. In our opinion and according to the information and explanations given to us, the Company does not have any loan or borrowings from any financial institution, bank or from the government or debentures holders during the year. Accordingly, paragraph 3(viii) of the order is not applicable.



- ix. The Company did not raise any money by way of initial public offer or further public offer (including debt instrument) and term loans during the year. Therefore, paragraph 3 (ix) of the Order is not applicable.
- x. According to the information and explanations given to us, no material fraud by the company or on the Company by its officer or employees has been noticed or reported during the course of our audit
- xi. According to the information and explanation give to us and based on our examination of the records of the Company, the Company has paid/provided for managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V of the Act.
- xii. In our opinion and according to the information given to us, the Company is not a Nidhi Company. Therefore, paragraph 3(xii) of the Order is not applicable.
- xiii. According to the information and explanation give to us and based on our examination of the records of the Company, the transactions with related party which need approval as stated in section 177 are not applicable, further all related party transactions entered by the company are in compliance of section 188 of the Companies Act, 2013 wherever applicable and the details have been disclosed in the Financial Statements, as required by the applicable accounting standards.
- xiv. Based upon the audit procedures performed and the information and explanations given by the management, the company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year under review. Accordingly, the provisions of clause 3 (xiv) of the Order are not applicable to the company.
- xv. According to the information and explanation give to us and based on our examination of the records, company has not entered into any non-cash transactions with the directors or persons connected with him under the provisions of section 192 of Companies Act, 2013. Therefore, paragraph 3(xv) of the Order is not applicable.
- xvi. The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Therefore, paragraph 3(xvi) of the Order is not applicable.

For **GMJ & Co.**

Chartered Accountants

Firm Registration Number: 103429W



Haridas Bhat

Partner

Membership Number: 039070

Mumbai

May 22nd, 2017

Annexure – B to the Auditor's Report**Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

We have audited the internal financial controls over financial reporting of **Satra Estate Development Private Limited** ("the Company") as of March 31, 2017 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ('ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgments, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.



Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2017, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For **GMJ & Co.**

Chartered Accountants

Firm Registration Number: 103429W

Haridas Bhat

Partner

Membership Number: 039070



Mumbai

May 22nd, 2017

Satra Estate Development Private Limited

Balance Sheet

as at 31 March, 2017

(Currency: Indian Rupees)

	Notes	2017	2016
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	3	400,000	400,000
Reserves and surplus	4	(5,813,471)	(4,058,053)
		<u>(5,413,471)</u>	<u>(3,658,053)</u>
Current liabilities			
Short-term borrowings	5	8,682,442	7,782,442
Trade payables [refer note 16]	6	-	-
Outstanding dues of micro enterprises and small enterprises		-	-
Outstanding dues of creditors other than micro enterprises and small enterprises		242,394	135,540
Other current liabilities	7	1,619,479	1,133,426
		<u>10,544,315</u>	<u>9,051,408</u>
Total		<u><u>5,130,844</u></u>	<u><u>5,393,355</u></u>
ASSETS			
Current assets			
Short-term loans and advances	8	4,752,000	5,052,000
Cash and cash equivalents	9	378,844	341,355
		<u>5,130,844</u>	<u>5,393,355</u>
Total		<u><u>5,130,844</u></u>	<u><u>5,393,355</u></u>
Significant accounting policies	2		
Notes to the financial statements	3-25		

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

As per our report of even date attached

For GMJ & Co.

Chartered Accountants

Firm Registration No.: 103429W

Haridas Bhat

Partner

Membership No.: 039070

Mumbai: 22 May 2017

For and on behalf of the Board of Directors of
Satra Estate Development Private Limited

Praful N. Satra

Director

DIN: 00053900

Mumbai: 22 May 2017

Minaxi P. Satra

Director

DIN: 00053884

Satra Estate Development Private Limited

Statement of Profit and Loss for the year ended 31 March, 2017

(Currency: Indian Rupees)

	Notes	2017	2016
Income			
Revenue from operation		-	-
Total revenue		-	-
Expenses			
Finance expenses	10	1,084,241	717,551
Employee benefits expenses	11	228,217	2,862,118
Other expenses	12	442,960	276,723
Total expenses		1,755,418	3,856,392
Profit / (loss) before tax		(1,755,418)	(3,856,392)
Tax expense			
Current tax		-	-
Deferred tax		-	-
Profit/ (loss) after tax for the year		(1,755,418)	(3,856,392)
Earning per Equity Share:(in Rs.)			
Basic and diluted (Face value of Rs.10 per share)	21	(43.89)	(96.41)
Significant accounting policies	2		
Notes to the financial statements	3-25		

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

As per our report of even date attached

For GMJ & Co.

Chartered Accountants

Firm Registration No.: 103429W

Haridas Bhat

Partner

Membership No.: 039070

Mumbai: 22 May 2017

**For and on behalf of the Board of Directors of
Satra Estate Development Private Limited**



Praful N. Satra

Director

DIN: 00053900

Mumbai: 22 May 2017

Minaxi P. Satra

Director

DIN: 00053884

Satra Estate Development Private Limited

Cash Flow Statement

for the year ended 31 March, 2017

(Currency: Indian Rupees)

	2017	2016
Cash flow from operating activities		
Net profit/(loss) before taxation	(1,755,418)	(3,856,392)
Finance costs	1,084,241	717,551
Operating profit/(loss) before working capital changes	(671,177)	(3,138,841)
Adjustment for working capital changes:		
(Increase) / decrease in short-term loans and advances	300,000	(5,052,000)
Increase / (decrease) in trade payables	106,854	120,902
Increase / (decrease) in current liabilities	(361,425)	467,806
	45,429	(4,463,292)
Cash flow generated from operations	(625,748)	(7,602,133)
Less: taxes paid	-	-
Net cash generated from / (used in) operating activities	A (625,748)	(7,602,133)
Cash flows from investing activities		
Net cash (used) in investing activities	B -	-
Cash flows from financing activities		
Finance costs paid	(236,763)	(71,756)
Proceeds from short term borrowings	2,500,000	9,907,442
Repayment of short term borrowings	(1,600,000)	(2,325,000)
Net cash flows from financing activities	C 663,237	7,510,686
Net increase/(decrease) in cash and cash equivalents	A+B+C 37,489	(91,447)
Cash and cash equivalents at the beginning of year	341,355	432,802
Cash and cash equivalents at the end of year	378,844	341,355
Cash and cash equivalents		
Balance with banks		
- in current accounts	242,765	293,232
Cash in hand	136,079	48,123
	378,844	341,355

Note:

The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard - 3 on Cash Flow Statement issued by ICAI.

As per our report of even date attached

For GMJ & Co.

Chartered Accountants

Firm Registration No.: 103429W

Haridas Bhat

Partner

Membership No.: 039070

Mumbai: 22 May 2017



For and on behalf of the Board of Directors of
Satra Estate Development Private Limited

Praful N. Satra

Director

DIN: 00053900

Mumbai: 22 May 2017

Minaxi P. Satra

Director

DIN: 00053884

Satra Estate Development Private Limited

Notes to the financial statements for the year ended 31 March, 2017

(Currency: Indian Rupees)

1. Background:

The company was incorporated on October 23, 2007 as Satra Estate Development Private Limited and the company is a Wholly Owned Subsidiary of Satra Properties (India) Limited. The company is engaged in the business of real estate, construction and development.

2. Significant Accounting Policies:

2.1 Basis of preparation:

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

2.2 Current / Non-current classification:

The Schedule III to the Act requires assets and liabilities to be classified as either Current or Non-current.

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

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

All other assets are classified as non-current.

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

- (a) it is expected to be settled in, the entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is due to be settled within twelve months after the balance sheet date; or
- (d) the Company does not have an unconditional right to defer settlement of the liability for at least twelve months after the balance sheet date.

All other liabilities are classified as non-current.

Operating cycle

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



Satra Estate Development Private Limited

Notes to the financial statements for the year ended 31 March, 2017

(Currency: Indian Rupees)

2.3 Use of Estimates:

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

2.4 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.

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.

2.5 Revenue Recognition:

The Company generally follows the mercantile system of accounting and recognizes significant items of income and expenditure on accrual basis. Revenue is recognized only when it is reasonably certain that the ultimate collection will be made. Interest income is recognized on time proportion basis.

2.6 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.

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. Capitalization of borrowing costs is suspended in the period during which the active development is delayed beyond reasonable time due to circumstances other than temporary interruption. All other borrowing costs are charged to the statement of profit and loss as incurred.



✓

M.S.



Satra Estate Development Private Limited

Notes to the financial statements for the year ended 31 March, 2017

(Currency: Indian Rupees)

2.8 Taxation:

Tax on current income for the current period is determined on the basis of estimated taxable income and tax credits computed in accordance with the provisions of the Income-tax Act, 1961.

Deferred tax for timing differences between tax profits and book profits is accounted for using the tax rates and laws that have been enacted or substantially enacted as at the Balance Sheet date. Deferred tax assets are recognized to the extent there is virtual certainty that these assets can be realized in future.

2.9 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 recognized in the statement of profit and loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount subject to a maximum of depreciable historical cost.

2.10 Operating lease:

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

2.11 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.

2.12 Provision and Contingent Liabilities:

Provision is recognized as present obligation for past event. When it is probable that an outflow of resources embodying benefit will be required to settle the obligation and reliable estimate can be made of the amount of the obligation.

Contingent liabilities, if any, are disclosed after a careful evaluation of facts and legal aspects of the matter involved.

2.13 Miscellaneous expenditure:

Preliminary expenses are written off in the period it is incurred.



Satra Estate Development Private Limited

Notes to the financial statements as at 31 March, 2017

(Currency: Indian Rupees)

Note: 3

Share capital

Authorised share capital

40,000 (2016 : 40,000) equity shares of Rs.10/- each

2017 2016

400,000	400,000
400,000	400,000

Issued, subscribed and paid up capital

40,000 (2016 : 40,000) equity shares of Rs.10/- each, fully paid up

400,000	400,000
400,000	400,000

1. Reconciliation of shares outstanding as at the beginning and at the end of the reporting period:

Equity Shares	31 March 2017		31 March 2016	
	Number of equity shares (units)	Amount	Number of equity shares (units)	Amount
Shares outstanding at the beginning of the year	40,000	400,000	40,000	400,000
Shares issued during the year	-	-	-	-
Shares bought back during the year	-	-	-	-
Shares outstanding at the end of the year	40,000	400,000	40,000	400,000

2. Rights, preferences and restrictions attached to shares

Equity shares :

The Company has only one class of equity shares having a face value of Rs 10 each. Each holder of equity share is entitled to one vote per share. The Company declares and pays dividends, if any in Indian rupees. The dividend proposed by the Board of Directors, if any is subject to the approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the Company, the holders of the equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion of the shares held by the shareholder.

3. Out of equity issued by the Company, shares held by its holding company, ultimate holding company and their subsidiaries/associates are as below:

	Nature of relationship	2017	2016
Equity shares			
Satra Properties (India) Limited	Holding Company	40,000	40,000
Total no. of equity shares		40,000	40,000

4. Details of share holders holding more than 5% shares in the company

	2017		2016	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Satra Properties (India) Limited	40,000	100	40,000	100



Handwritten signature/initials.

Handwritten initials 'M.P.S'.



Satra Estate Development Private Limited
Notes to the financial statements
as at March 31, 2017

(Currency: Indian Rupees)

2017 2016

Note : 4

Reserves and surplus

Deficit in the Statement of profit and loss

At the commencement of the year

(4,058,053) (201,661)

Add: Net loss for the current year

(1,755,418) (3,856,392)

Net deficit in the Statement of profit and loss

(5,813,471) (4,058,053)

(5,813,471) (4,058,053)

Note : 5

Short-term borrowings

Unsecured Borrowing

Loan from related party* [refer note 19]

8,682,442 7,782,442

Others

- -

8,682,442 7,782,442

* Loans are repayable on demand

Note : 6

Trade payables

Due to Micro, small & medium enterprises [refer note 16]

242,394 135,540

Other liabilities

242,394 135,540

Note : 7

Other current liabilities

Interest accrued and due on borrowing

related party [refer note 19]

1,511,115 621,884

Others

41,753

Other payables

other liabilities

108,364 469,789

1,619,479 1,133,426

Note : 8

Short-term loans and advances

(Unsecured and considered good)

Advance to Vendors

300,000

Other advances

4,752,000 4,752,000

Deposits

- -

4,752,000 5,052,000

Note : 9

Cash and cash equivalents

Cash in hand

136,079 48,123

Balance with Banks

242,765 293,232

- in current accounts

378,844 341,355

Note : 10

Finance expenses

Interest on loan

1,083,641 717,551

Interest on delay payment of Statutory dues

600

1,084,241 717,551

Note : 11

Employee benefits expenses

Director Remuneration

228,217 1,500,000

Salaries & wages

- 1,362,118

228,217 2,862,118

Note : 12

Other expenses

Printing and stationary

1,794 121,800

Bank charges

- 1,966

Rates and taxes

4,300 19,434

Professional and legal fees

415,000 26,000

Miscellaneous Expense

8,006 93,783

Auditor's remuneration

- -

Statutory audit fees (including service tax)

13,860 13,740

442,960 276,723



M.S.

Satra Estate Development Private Limited

Notes to the financial statements for the year ended 31 March, 2017

(Currency: Indian Rupees)

13. In the opinion of the Directors there were no contingent liabilities as at the Balance Sheet date.
14. In the opinion of the directors, current assets, loans and advances have the value at which they are stated in the balance sheet, if realized in the ordinary course of business.
15. In the opinion of the directors, provision has been made for all known liabilities and the same is not in excess of the amounts considered reasonably necessary.
16. There are no Micro, Small and Medium Enterprises, as defined in the Micro, Small and Medium Enterprises Development Act, 2006, to whom the Company owes dues on account of principal amount together with interest and accordingly no additional disclosures have been made.

17. Other matters:

Information with regard to other matters specified in Schedule III of the Act, is either nil or not applicable to the Company for the year.

18. Segment reporting:

The Company is operating in the real estate and construction industry. Further during the year there were no sales of goods or services. The Company has only one reportable business segment, which is real estate development and only one reportable geographical segment. Accordingly, these financial statements are reflective of the information required by the Accounting Standard 17 on "Segment reporting".

19. Related Party Disclosures:

Disclosures as required by the Accounting Standard 18 "Related Party Disclosures" are given below:

a) List of related parties:

Holding Company

Satra Properties (India) Limited

Fellow Subsidiary Company

Satra Property Developers Private Limited

Satra Buildcon Private Limited

Satra Infrastructure and Land Developers Private Limited

Satra Lifestyles Private Limited

Satra International Realtors Limited, UAE

Key Management Personnel:

Mr. Praful N Satra, Director

Mrs. Minaxi P. Satra, Director

Mr. Rajan P. Shah, Director (upto 27th October, 2016.)

Mr. Prasad A. Kamtekar, Whole Time Director (upto 31st October, 2016)

Mr. Rushabh P. Satra, Director (w.e.f. 28th October, 2016)



M. I. S.

Satra Estate Development Private Limited*Notes to the financial statements for the year ended 31 March, 2017**(Currency: Indian Rupees)***b) Transactions with related party :**

Sr. No.	Nature of Transaction	2017	2016
1	Loan taken Praful N. Satra Satra Properties (India) Limited	- 25,00,000	15,00,000 60,82,442
2	Interest expenses Satra Properties (India) Limited Praful N. Satra	9,75,279 1,08,362	5,75,551 95,607
3	Director remuneration Prasad A. Kamtekar	2,50,000	15,00,000
	<u>Outstanding balance payable</u>		
1	Loans payable including net interest Praful N. Satra Satra Properties (India) Ltd	97,526 1,00,96,031	16,86,046 67,18,280
2	Director remuneration payable Prasad A. Kamtekar	-	2,13,000

20. Leases:

The company has not taken any asset on lease.

21. Earnings per share :

For the purpose of calculation of Basic and Diluted Earnings per Share, the following amounts are considered.

Particulars	2017	2016
Basic and diluted earnings per share		
Net profit/(loss) after tax attributable to equity shareholders (A)	(17,55,418)	(38,56,392)
Number of equity shares at the beginning of the year	40,000	40,000
Number of equity shares outstanding at the end of the year (B)	40,000	40,000
Weighted average number of equity shares outstanding during the year (based on date of issue of shares) (C)	40,000	40,000
Basic and diluted earnings (in rupees) per share of face value Rs.10 (A)/(C)	(43.89)	(96.41)

22. Deferred tax asset (net of deferred tax liability) on account of business loss is not recognized in view of prudent accounting policy.


Satra Estate Development Private Limited

Notes to the financial statements for the year ended 31 March, 2017

(Currency: Indian Rupees)

23. Details of loan given, investments made and guarantee given covered u/s 186(4) of the Companies Act, 2013 are given under their respective heads, if any. The loans given, investments made and guarantee given, if any, are for business purpose.
24. Disclosure for the details of Specified Bank Notes (SBN) held and transacted during the period from November 08, 2016 to December 30, 2016 as per Ministry Of Corporate Affairs notification Dated March 30, 2017 as provided in the Table below:-

(Amount in Rs.)

Particulars	SBN's	Other denomination notes	Total
Closing cash in hand as on 08.11.2016	-	48,079	48,079
(+) Permitted receipts	-	-	-
(-) Permitted payments	-	(2,000)	(2,000)
(-) Amount deposited in Banks	-	-	-
(+) Amount Withdrawn from Banks	-	90,000	90,000
Closing cash in hand as on 30.12.2016	-	1,36,079	1,36,079

25. Prior year comparatives

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

As per our report of even date attached

For GMJ & Co.

Chartered Accountants

Firm Registration No. 103429W



Haridas Bhat

Partner

Membership No.: 039070

Mumbai: 22 May, 2017

M.P.S.

For and on behalf of the Board of Directors of
Satra Estate Development Private Limited

Praful N. Satra

Director

DIN: 00053900

Mumbai: 22 May, 2017

Minaxi P. Satra

Director

DIN: 00053884

