<u>SATRA REALTY AND BUILDERS LIMITED</u>

AUDITED FINANCIALS STATEMENT

FINANCIAL YEAR 2016-17

GMJ & Co
Chartered Accountants
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Independent Auditor's Report

To the Members of
Satra Realty and Builders Limited

Report on the Financial Statements

We have audited the accompanying financial statements of Satra Realty and Builders 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

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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

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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 31to the financial statements.

For **GMJ & Co.**
Chartered Accountants
Firm Registration Number: 103429W

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

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. a. The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

b. According to the information and explanations given to us, the Fixed Assets have been physically verified by the management during the year, no material discrepancies were noticed on such verification with book records. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and nature of its assets.

c. According to the information and explanations given to us and on the basis of our examination of the records, the company does not have any immovable property and hence this paragraph is not applicable to the company.

ii. The management has conducted physical verification of inventory at reasonable intervals during the year. In our opinion and according to the information and explanations given to us, the Company is maintaining proper records of inventory. No material discrepancies have been noticed on physical verification between physical stock and book records.

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 is not applicable.

iv. In our opinion and according to the information and explanations given to us, the Company does not have any transactions to which the provisions of Section 185 and 186 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 other relevant provisions 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.

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vii. a. According to the information and explanations given to us and on the basis of our examination of the records, the Company is generally regular in depositing with appropriate authorities the amounts deducted/ accrued in the books of accounts in respect of undisputed statutory dues including Provident Fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other statutory dues, as applicable *except for dues in respect of Works Contract Tax, Value added tax, TDS and Swachh Bharat Cess which have been regularly deposited during the year by the Company with the appropriate authorities, except for some cases where there have been significant delays.*

According to the information and explanations given to us, *except for Rs.63,43,646 /- under MVAT Act 2002, Rs.5,99,500/- on account of TDS and Rs. 1,12,661/- on account of Service tax,* no undisputed amounts payable in respect of Profession tax, Customs duty, Provident fund, Service tax and other material statutory dues were in arrears as at 31 March 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. According to the information and explanations given to us, the company has not defaulted in repayment of dues to banks and financial Institutions. The Company does not have any loan or borrowings from the government or dues to debenture holders during the year.

ix. In our opinion and according to the information and explanations given to us, the monies raised by way of term loans were applied for the purposes for which they were raised. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments).

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. The Company has not paid/provided for any managerial remuneration, thus provisions of paragraph 3(xi) are not applicable.

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 parties are in compliance of section 177 and 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.

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xv. According to the information and explanation given 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

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

Mumbai
May 22, 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 Realty and Builders 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.

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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

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

Haridas Bhat
Partner
Membership Number: 039070

Mumbai
May 22, 2017

Satra Realty and Builders Limited

Balance sheet
as at 31 March 2017

(Currency: Indian Rupees)

	Notes	2017	2016
EQUITY AND LIABILITIES			
SHARE HOLDERS' FUNDS			
Share capital	3	**500,000**	500,000
Reserves and surplus	4	**(88,372,103)**	(66,291,912)
		(87,872,103)	(65,791,912)
NON - CURRENT LIABILITIES			
Long-term borrowings	5	-	898,536
Long-term provisions	6	**690,149**	893,384
		690,149	1,791,920
CURRENT LIABILITIES			
Short-term borrowings	7	**1,184,113,500**	839,883,299
Trade payables [refer note 24]			
-outstanding dues of micro enterprises and small enterprises			
-outstanding dues of creditors other than micro enterprises and small enterprises		**150,905,830**	164,924,960
Other current liabilities	8	**833,821,109**	693,004,869
Short-term provisions	9	**19,204**	26,986
		2,168,859,643	1,697,840,114
TOTAL		**2,081,677,689**	1,633,840,122
ASSETS			
NON - CURRENT ASSETS			
Fixed assets			
-Tangible assets	10	**1,886,411**	2,730,805
Deferred tax asset (net)	11	**33,044,210**	27,911,926
Long-term loans and advances	12	**73,738,297**	3,720,128
		108,668,918	34,362,859
CURRENT ASSETS			
Inventories	13	**1,664,178,053**	1,349,891,909
Trade receivables	14	**12,798,754**	1,500,583
Cash and cash equivalents	15	**1,279,045**	2,946,339
Short-term loans and advances	16	**294,752,919**	245,138,432
		1,973,008,771	1,599,477,263
TOTAL		**2,081,677,689**	1,633,840,122
Significant accounting policies	2		
Notes to the financial statements	3-33		

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

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

Haridas Bhat
Partner
Membership No. 039070

Mumbai, 22 May 2017

SATRA REALTY AND BUILDERS LIMITED MUMBAI

For and on behalf of the Board of Directors
Satra Realty and Builders Limited

Praful N. Satra
Director
DIN : 00053900

Rushabh P. Satra
Director
DIN: 06608627

Mumbai, 22 May 2017

Satra Realty and Builders Limited

Statement of profit and loss
for the year ended 31 March 2017

(Currency: Indian Rupees)

	Notes	2017	2016
INCOME			
Other income	17	-	4,292,608
Total revenue		-	4,292,608
EXPENSES			
Cost of construction	18	-	-
Finance costs	19	**13,885,079**	2,256,998
Depreciation and amortisation	10	**561,806**	814,245
Other expenses	20	**12,765,590**	30,997,897
Total expenses		**27,212,475**	34,069,140
Profit / (loss) before tax		**(27,212,475)**	(29,776,532)
Tax expenses:			
- Current tax		-	-
- Deferred tax	11	**(5,132,284)**	(27,911,926)
Profit / (loss) after tax for the year		**(22,080,191)**	(1,864,606)
Earnings per equity share (Rs.)	32		
Basic and diluted (face value of Rs.10 per share)		**(441.60)**	(37.29)
Significant accounting policies	2		
Notes to the financial statements	3-33		

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

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

Haridas Bhat
Partner
Membership No. 039070

Mumbai, 22 May 2017

For and on behalf of the Board of Directors
Satra Realty and Builders Limited

SATRA REALTY AND BUILDERS LIMITED MUMBAI

Praful N. Satra
Director
DIN : 00053900

Rushabh P. Satra
Director
DIN: 06608627

Mumbai, 22 May 2017

Satra Realty and Builders Limited

Cash flow statement

for the year ended 31 March 2017

(Currency: Indian Rupees)

		2017	2016
Cash flows from operating activities :			
Profit / (loss) before tax		**(27,212,475)**	(29,776,532)
Adjusted for:			
Finance costs		**13,885,079**	2,256,998
Depreciation and amortisation		**561,806**	814,245
Interest income		**-**	(4,292,608)
Operating profit/(loss) before working capital changes		**(12,765,590)**	(30,997,897)
Changes in working capital			
(Increase) / decrease in inventories		**(143,333,732)**	(248,572,596)
(Increase) / decrease in short-term loans and advances		**(119,614,487)**	(127,014,039)
(Increase) / decrease in trade receivable		**(11,298,171)**	(1,500,583)
Increase/ (decrease) in long term provision		**(203,235)**	100,950
Increase/ (decrease) in trade payables		**(14,019,130)**	76,871,523
Increase/ (decrease) in other current liabilities		**92,505,526**	143,273,274
Increase/ (decrease) in short-term provisions		**(7,782)**	4,171
		(195,971,011)	(156,837,300)
Cash generated from / (used in) operations		**(208,736,601)**	(187,835,197)
Taxes paid		**(18,169)**	(1,123,545)
Net cash generated from / (used in) operating activities	**A**	**(208,754,770)**	(188,958,742)
Cash flows from investing activities :			
Purchase of fixed assets		**(40,900)**	(43,590)
Loan given		**-**	(4,500,000)
Loan received back		**-**	171,149,679
Interest received		**-**	4,292,608
Net cash generated from / (used in) investing activities	**B**	**(40,900)**	170,898,697
Cash flows from financing activities :			
Repayment of long-term borrowings		**(925,458)**	(820,730)
Proceeds from short-term borrowings		**1,321,658,700**	414,739,953
Repayment of short-term borrowings		**(977,428,499)**	(273,581,654)
Finance costs paid		**(136,176,367)**	(124,135,230)
Net cash generated from / (used in) financing activities	**C**	**207,128,376**	16,202,339
Net increase / (decrease) in cash and cash equivalents	**(A+B+C)**	**(1,667,294)**	(1,857,706)
Cash and cash equivalents, beginning of year		**2,946,339**	4,804,045
Cash and cash equivalents, end of year		**1,279,045**	2,946,339
Cash and cash equivalents, end of year comprise of :			
Cash on hand		**268,827**	546,527
Balance with banks			
- in current accounts		**1,010,218**	2,399,812
		1,279,045	2,946,339

Note :- The cash flow statement has been prepared under the "Indirect Method" as prescribed in Accounting Standard - 3 'Cash Flow 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

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

SATRA REALTY AND BUILDERS LIMITED MUMBAI

For and on behalf of the Board of Directors
Satra Realty and Builders Limited

Praful N. Satra
Director
DIN : 00053900

Rushabh P. Satra
Director
DIN: 06608627

Mumbai, 22 May 2017

(Currency: Indian Rupees)

1 Company overview

The Company was incorporated on 20 August 2007 as Satra Reality and Builders Limited. The name of the Company was changed to Satra DLH Reality and Builders Limited on 20 September 2012 and subsequently to Satra Realty and Builders Limited on 23 October 2013. The Company is engaged in the business of real estate, construction and re-development.

Company is subsidiary of Satra Property Developers Private Limited, which is further a wholly owned subsidiary of Satra Properties (India) Limited.

2 Summary of significant accounting policies

2.1 Basis of preparation of financial statements

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 precribed 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 assets and liabilities are classified into 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 month 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 settle 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 atleast twelve months after the balance sheet date.

All other liabilities are classified as non- current.

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SATRA REALTY AND BUILDERS LIMITED MUMBAI

(Currency: Indian Rupees)

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.

2.3 *Use of Estimates*

The preparations of financial statements in conformity with Generally Accepted Accounting Principles (GAAP) requires the management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent liabilities on the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Any revision to accounting estimates is recognized prospectively in current and future periods.

2.4 *Fixed assets and depreciation / amortization and capital work-in-progress*

Tangible assets

Tangible fixed assets are carried at cost of acquisition or construction less accumulated depreciation and/or accumulated impairment loss, if any. The cost of an item of tangible fixed asset comprises its purchase price, including import duties and other non-refundable taxes or levies and any directly attributable cost of bringing the asset to its working condition for its intended use; any trade discounts and rebates are deducted in arriving at the purchase price.

Subsequent expenditures related to an item of tangible fixed asset are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.

Depreciation is provided on the written down value method. The rates of depreciation are calculated as prescribed in Schedule II of the Companies Act, 2013. If the management's estimate of the useful life of a fixed asset at the time of acquisition of the asset or of the remaining useful life on a subsequent review is shorter than that envisaged in the aforesaid schedule, depreciation is provided at a higher rate based on the management's estimate of the useful life/remaining useful life. Depreciation is provided on a pro-rata basis i.e. from the date on which asset is ready for use.

Plant and equipment and furniture and fixtures, costing individually Rs 5,000 or less, are depreciated fully in the year of purchase.

A fixed asset is eliminated from the financial statements on disposal or when no further benefit is expected from its use and disposal.

2.5 *Impairment of assets*

The Company assesses at each balance sheet date whether there is any indication that an asset or a group of assets may have been impaired. If any such indication exists, the Company estimates the recoverable amount of the asset or a group of assets. If such recoverable amount of the assets or recoverable amount of cash generating unit to which 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

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SATRA REALTY AND BUILDERS LIMITED MUMBAI

(Currency: Indian Rupees)

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.

2.6 Investments

Investments that are readily realisable and intended to be held for not more than a year from the date of acquisition are classified as current investments. All other investments are classified as long-term investments. However, that part of long term investments which is expected to be realized within 12 months after the reporting date is also presented under 'current assets' as "current portion of long term investments" in consonance with the current–non-current classification scheme of Schedule III of the Companies Act, 2013.

Long-term investments (including current portion thereof) are carried at cost less any other-than-temporary diminution in value, determined separately for each individual investment.

Any reductions in the carrying amount and any reversals of such reductions are charged or credited to the Statement of Profit and Loss.

2.7 Inventories

Direct expenses like cost of land, site labour cost, material used for project construction, temporary structures, 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 at 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.

2.8 Revenue recognition

Revenue is recognized 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 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.

Determination of revenues under the Percentage of Completion Method necessarily involves making estimates by the Company, some of which are of 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.

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Revenue on account of contract variations, claims and incentives are recognized upon determination or settlement of the contract.

Interest income is recognized on time proportion basis.

2.9 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 statement of profit and loss as incurred.

2.10 Employment benefits

(a) Short term employee benefits

All employee benefits payable wholly within twelve months from the Balance Sheet date 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 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 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 Company, 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 statement of profit and loss.

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2.11 *Taxation*

Income tax expense comprises current income tax and deferred tax charge or credit.

Provision for current tax is made, based on the tax payable under 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.

2.12 *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 recognized in the statement of profit and loss 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 statement of profit and loss. Non-monetary asset such as investments in equity shares, etc. are carried forward in the balance sheet at costs.

2.13 *Operating lease*

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

2.14 *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.

2.15 *Provision and contingent liabilities*

A provision is recognized when the Company has a present obligation as a result of past events, for which it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made. Provisions are reviewed regularly and are adjusted where necessary to reflect the current best estimate of the obligation.

A disclosure for contingent liabilities is made where there is a possible obligation or a present obligation that may probably not require an outflow of resources. When there is a possible or a present obligation where the likelihood of outflow of resources is remote, no provision or disclosure is made.

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	2017	2016
3 Share capital		
Authorised capital:		
50,000 (2016 : 50,000) equity shares of Rs. 10 each	**500,000**	500,000
	500,000	**500,000**
Issued, subscribed and paid up capital		
50,000 (2016 : 50,000) equity shares of Rs. 10 each fully paid up	**500,000**	500,000
	500,000	500,000

Sub-notes:

a) The reconciliation of the number of equity shares outstanding as at the year end is set as below:

Equity shares	31 March 2017		31 March 2016	
	Number of equity shares (units)	Amount	Number of equity shares (units)	Amount
At the beginning of the year	50,000	500,000	50,000	500,000
Add: issued during the year	-	-	-	-
At the end of the year	50,000	500,000	50,000	500,000

b) 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 an equity share is entitled to one vote per share. The Company declares and pays dividends in Indian rupees, if any. 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.

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

Name & Status of shareholder	31 March 2017		As at 31 March 2016	
	No. of shares	% of holding	No. of shares	% of holding
Holding Company				
Satra Property Developers Private Limited	25,500	51	50,000	100
Ultimate Holding Company				
Satra Properties (India) Limited	-	-	-	-
	25,500	51	50,000	100

d) The details of shareholders holding more than 5% of the equity shares of the Company as at year end is as below :

Name of shareholder	31 March 2017		As at 31 March 2016	
	No. of shares	% of holding	No. of shares	% of holding
Satra Property Developers Private Limited	25,500	51	50,000	100
M J Shah Realty LLP	24,500	49	-	-

	2017	2016
4 Reserves and surplus		
Surplus / (deficit) in the statement of profit and loss		
At the commencement of the year	**(66,291,912)**	(64,427,306)
Add: Profit / (loss) for the year transferred	**(22,080,191)**	(1,864,606)
Net Surplus / (deficit) in the statement of profit and loss	**(88,372,103)**	(66,291,912)
	(88,372,103)	(66,291,912)

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	2017	2016
5 Long-term borrowings		
From other (secured)		
Vehicle loan [refer note 5(i)]	-	898,536
	-	898,536

Notes:

(i) Vehicle loan is secured by hypothecation of the respective vehicle purchased. Payment of equated monthly installments of Rs. 88,333 beginning from the month subsequent to taking the loan i.e. March 2014. The last installment will be due by February 2018.

	2017	2016
6 Long-term provision		
Provision for employee benefits		
Provision for gratuity [refer note 28]	**690,149**	893,384
	690,149	893,384
7 Short-term borrowings		
Secured borrowings		
Term loans		
- from others [refer note 7(i)&(ii)]	**552,500,000**	343,620,000
Unsecured borrowings		
- from related parties [refer note 7(iii) and refer note 27]	**540,000,000**	424,873,499
- from other party [refer note 7(iii)]	**91,613,500**	71,389,800
	1,184,113,500	839,883,299

Notes:

(i) Term loan of Rs. 90 crores(Rs. 55.25 crores disbursed till March 2017) is secured against exclusive mortgage on residential project at Upper Chembur, Mumbai alongwith charge on scheduled receivables, additional receivables, insurance receipts from the project and escrow account of receivables.The said term loan is further secured by personal guarantee of directors and 100% shares of the company.The loan carries an interest rate of 16% p.a. payable on quaterly basis on the last day of each quater and principal shall be repaid in 8 equal quarterly installments of Rs.11.25 Crores beginning from the end of 27th month from the date of first disbursement.

(ii) Term Loan of Rs NIL (2016: Rs.34.36) crores was secured against exclusive mortgage on residential project at Upper Chembur, Mumbai alongwith charged on scheduled receivables, additional receivables, insurance receipts from the project and escrow account of receivables. The loan carried an interest rate of 18% p.a. alongwith 5% revenue sharing.However loan has been fully repaid in November 2016.

(iii) Loans from related parties and other inter-corporate loan are repayable on demand and carries interest rates ranging upto 18% p.a.

	2017	2016
8 Other current liabilities		
Current maturities of long-term borrowings		
From others (secured)		
- vehicle loans [refer note 5(i)]	**883,585**	910,507
Interest accrued and due on borrowings		
- term loan	**17,546,301**	14,581,285
- related party [refer note 27]	**83,603,969**	46,964,547
- from others	**9,007,376**	274,178
Other payables		
-advance received from customer	**486,283,457**	432,772,492
-deposits	**172,521,179**	177,225,810
-other liabilities*	**28,447,375**	20,276,050
-refundable advance	**35,527,867**	-
	833,821,109	693,004,869

* includes amounts payable on account of statutory dues,employee benefits & other current liabilities.

	2017	2016
9 Short-term provisions		
Provision for employee benefits		
Provision for gratuity [refer note 28]	**19,204**	26,986
	19,204	26,986

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Notes to the financial statements *(Continued)*
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10 Fixed assets

(Currency: Indian Rupees)

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION/AMORTISATION				NET BLOCK
	As at 1 April 2016	Additions	Deletions/ Disposals	As at 31 March 2017	As at 1 April 2016	For the year	On Deletions/ Disposals	As at 31 March 2017	31 March 2017
Owned assets									
Tangible assets									
Office equipment	879,545	40,900	-	920,445	592,046	144,309	-	736,355	184,090
Furniture and fixtures	1,491,181	-	-	1,491,181	786,728	193,725	-	980,453	510,728
Motor car	3,720,869	-	-	3,720,869	2,007,689	531,086	-	2,538,775	1,182,094
Computer and printers	133,550	-	-	133,550	107,877	16,174	-	124,051	9,499
Total	6,225,145	40,900	-	6,266,045	3,494,340	885,294	-	4,379,634	1,886,411

Notes:
(i) Depreciation aggregating Rs. 3,23,488 (2016 : Rs.4,97,289) has been transferred to construction work-in-progress.

Particulars	GROSS BLOCK				ACCUMULATED DEPRECIATION/AMORTISATION				NET BLOCK
	As at 1 April 2015	Additions	Deletions/ Disposals	As at 31 March 2016	As at 1 April 2015	For the year	On Deletions/ Disposals	As at 31 March 2016	31 March 2016
Owned assets									
Tangible assets									
Office equipment	835,955	43,590	-	879,545	362,215	229,831	-	592,046	287,499
Furniture and fixtures	1,491,181	-	-	1,491,181	519,270	267,458	-	786,728	704,453
Motor car	3,720,869	-	-	3,720,869	1,237,239	770,450	-	2,007,689	1,713,180
Computer and printers	133,550	-	-	133,550	64,082	43,795	-	107,877	25,673
Total	6,181,555	43,590	-	6,225,145	2,182,806	1,311,534	-	3,494,340	2,730,805

Notes:
(i) Depreciation aggregating Rs 4,97,289 (2015 : Rs. 7,10,825) has been transferred to construction work-in-progress.

(ii) Pursuant to the enactment of Companies Act 2013, the company had applied the estimated useful lives as specified in Schedule II, Accordingly the unamortised carrying value is being depreciated / amortised over the revised/remaining useful lives.

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(Currency: Indian Rupees)

	2017	2016
11 Deferred tax asset (net)		
The components of deferred tax balances are as follows:-		
Deferred tax liability/(asset) on:		
- Difference between book depreciation and depreciation as per Income Tax Act, 1961	531,831	479,907
- Expenses allowable on payment basis under the Income Tax Act, 1961	219,190	284,394
- B/f business loss and unabsorbed depreciation	32,293,189	27,147,625
	33,044,210	27,911,926
12 Long-term loans and advances		
(Unsecured and considered good)		
- Advance tax and tax deducted at source	**3,738,297**	3,720,128
- Advance for property	**70,000,000**	-
	73,738,297	3,720,128
13 Inventories		
Construction work-in-progress	**1,664,178,053**	1,348,507,722
Material at site	-	1,384,187
	1,664,178,053	1,349,891,909
14 Trade receivables		
(unsecured and considered good)		
Debts outstanding for a period exceeding six months from the date they are due for payment	**9,119,684**	1,500,583
Others	**3,679,070**	-
	12,798,754	1,500,583
15 Cash and bank balances		
Cash and cash equivalents		
Cash on hand	**268,827**	546,527
Balance with banks		
-in current accounts	**1,010,218**	2,399,812
	1,279,045	2,946,339
16 Short-term loans and advances		
(Unsecured and considered good)		
Loans and advances given to others	**125,641,641**	133,141,641
Others		
- Advances to staff	**135,000**	65,000
- Prepaid expenses	**47,184**	65,377
- Advance for property	-	70,000,000
- Advances to vendors	**29,948,260**	61,934
- Deposits [refer note 27]		
-to related party	**29,000,000**	29,000,000
-others	**102,667,775**	2,570,200
- Balance with government authorities	**7,313,059**	10,234,280
	294,752,919	245,138,432

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		2017	2016
17 Other income			
Interest income on			
- loans given to other party		-	4,292,608
		-	4,292,608
18 Cost of Construction			
Inventory at the beginning of the year			
Construction work-in-progress		**1,348,507,722**	960,907,053
Material at site		**1,384,187**	-
	(A)	**1,349,891,909**	960,907,053
Incurred during the year			
Professional fees		**4,105,000**	6,170,798
Civil, electrical and contracting		**123,577,491**	223,806,603
Depreciation and amortisation [refer note 10]		**323,488**	497,289
Administrative and other expenses		**15,033,102**	18,595,195
Borrowing costs [refer note 19]		**170,628,924**	139,914,971
Statutory dues		**618,139**	
	(B)	**314,286,144**	388,984,856
Less: Inventory at the end of the year			
Construction work-in-progress		**1,664,178,053**	1,348,507,722
Material at site		-	1,384,187
	(C)	**1,664,178,053**	1,349,891,909
	(A+B-C)	-	-
19 Finance costs			
Interest on long-term borrowings			
From others			
-vehicle loans		**149,487**	238,084
Interest on short-term borrowings			
- Other loans		**169,356,357**	139,255,957
Other borrowing costs		**15,008,159**	2,677,928
		184,514,003	142,171,969
Less: borrowing cost transferred to construction work-in-progress		**170,628,924**	139,914,971
		13,885,079	2,256,998
20 Other expenses			
Printing and stationery		**3,357**	3,890
Advertisement and sales promotion expenses		**11,382,468**	30,023,116
Professional fees		**311,000**	357,000
Auditor's remuneration			
- Statutory audit fees		**300,000**	125,820
Rates, duties and taxes		**193,279**	167,632
Motor car expenses		**308,514**	194,648
Sundry expenses		**266,972**	125,791
		12,765,590	**30,997,897**

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21. In the opinion of the Directors, there are no contingent liabilities as at the balance sheet date.

22. 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. Sundry debtors, creditors and advances are subject to confirmation.

23. 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.

24. 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 disclosures 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.

	2017	2016
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	-	-

25. Other matters

i. 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.

26. Segment reporting

The Company is operating in the real estate and construction industry and has not recognized any sales from project during the year. 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".

27. Related party disclosure:

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

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(a) List of related parties:

Ultimate holding company

Satra Properties (India) Limited

Holding company

Satra Property Developers Private Limited

Fellow subsidiary company

RRB Realtors Private Limited

Key management personnel:

Praful N Satra, Director

Mayank J. Shah, Director (w.e.f. 20.09.16)

Rushabh P. Satra, Director (w.e.f. 28.10.16)

Minaxi P. Satra, Director (upto 28.09.16)

Rajan P. Shah, Director (up to 28.10.16)

Relative of key managerial personnel:

Vrutika P. Satra

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Satra Realty and Builders Limited

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(b) Disclosure of transactions between the company and related parties and the status of outstanding balances:

\Sr. No.	Nature of transactions	Ultimate holding company		Holding company		Key managerial personnel and their relatives		Total	
		2017	2016	**2017**	2016	**2017**	2016	**2017**	2016
1	Loans taken	-	-	**41,825,000**	288,500,153	**550,000,000**	-	**591,825,000**	288,500,153
2	Interest expenses	-	-	**58,917,435**	52,182,830	**33,975,863**	-	**92,893,298**	52,182,830
3	Receiving of services	**19,875,242**	72,770,274	-	-	**135,300**	864,640	**20,010,542**	73,634,914
4	Salary/directors remuneration	-	-	-	-	**1,025,806**	2,081,250	**1,025,806**	2,081,250
5	Advance received	-	-	-	-	-	14,247,251	-	14,247,251
	Outstanding balances receivable								
1	Deposits given	**29,000,000**	29,000,000	-	-	-	-	**29,000,000**	29,000,000
	Outstanding balances payables								
1	Loans along with the net interest	-	-	**53,025,692**	469,338,045	**570,578,277**	-	**623,603,969**	469,338,046
2	Salary/ director remuneration	-	-	-	-	-	162,600	-	162,600
3	Advance received	-	-	-	-	**14,201,182**	14,201,182	**14,201,182**	14,201,182
4	Sundry creditors	**515,19,191**	73,602,850	-	-	-	778,176	**51,519,191**	74,381,026

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(c) Details of material related party transactions which are more than 10% of the total transactions of the same type with a related party during the year ended 31 March 2017.

Sr. No.	Nature of transaction	Total	
		2017	2016
A	**Transactions during the year**		
1	**Loans taken**		
	Satra Property Developers Private Limited	**41,825,000**	288,500,153
	Mayank J. Shah	**55,00,00,000**	-
2	**Interest expenses**		
	Satra Property Developers Private Limited	**58,917,435**	52,182,830
	Mayank J. Shah	**33,975,863**	-
3	**Receiving of services**		
	Satra Properties (India) Limited	**19,875,242**	72,770,274
4	**Salary / director remuneration**		
	Rajan P. Shah	-	-
	Rushabh P. Satra	**1,025,806**	1,931,250
	Minaxi P. Satra	-	150,000
5	**Advance received**		
	Vrutika P. Satra	-	14,247,251
B	***Outstanding balances receivable***		
1	**Deposit given**		
	Satra Properties (India) Limited	**29,000,000**	29,000,000
C	***Outstanding balances payables***		
1	**Loans along with the net interest**		
	Satra Property Developers Private Limited	**53,025,692**	469,338,045
	Mayank J. Shah	**57,0578,277**	-
2	**Salary / director remuneration**		
	Rushabh P. Satra	-	162,600
3	**Advance received**		
	Vrutika P. Satra	**14,201,182**	14,201,182
4	**Sundry creditors**		
	Satra Properties (India) Limited	**51,519,191**	73,602,850

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28. Employee benefits:-

Disclosures as required by the Accounting Standard 15 (Revised) "Employee Benefits" are given below:

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.

Sr. No.	Particulars	2017	2016
I	**Change in benefit obligation**		
	Liability at the beginning of the year	**9,20,370**	815,249
	Interest cost	**73,630**	59,539
	Current service cost	**1,86,733**	279,034
	Benefit paid	-	(103,846)
	Actuarial (gain)/ Loss on obligation	**(4,71,380)**	(129,606)
	Liability at the end of the year	**7,09,353**	920,370
II	**Amount recognised in the balance sheet**		
	Liability at the end of the year	**7,09,353**	920,370
	Fair value of plan assets at the end of the year	-	-
	Difference	**(7,09,353)**	(920,370)
	Amount recognised in the balance sheet	**(7,09,353)**	(920,370)
III	**Expenses recognized in the Statement of profit and loss**		
	Current Service Cost	**1,86,733**	279,034
	Interest cost	**73,630**	59,539
	Benefit paid	-	-
	Expected return on plan assets	-	-
	Net actuarial (gain)/loss recognized for the period	**(4,71,380)**	(129,606)
	Expense recognized in the statement of P & L A/c	**(2,11,017)**	208,967
IV	**Balance Sheet Reconciliation**		
	Opening net liability	**9,20,370**	815,249
	Expenses as above	**(2,11,017)**	208,967
	Employers contribution paid	-	(103,846)
	Amount recognised in the balance sheet	**7,09,353**	920,370
V	**Actuarial Assumptions:**		
	Discount Rate	**7.40%**	8%
	Salary Escalation	**6%**	6%

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SATRA REALTY AND BUILDERS LIMITED MUMBAI

(Currency: Indian Rupees)

i) Defined benefit plan *(Continued)*

Sr. No.	Particulars	2017	2016	2015
VI	**Reconciliation of present value of obligation and the fair value of plan assets**			
	Present value of defined benefit obligation	**709,353**	920,370	815,249
	Fair value of the plan assets	-	-	-
	Liability recognised in the balance sheet	**709,353**	920,370	815,249
VII	Experience adjustments on:			
	Plan liabilities (gain)/ loss	**(471,380)**	129,606	487,609
	Plan assets	-	-	-
VIII	Schedule III Details			
	Current liability	**19,204**	26,986	22,815
	Non-current liability	**690,149**	893,384	792,434

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.

ii) Compensated absences

Compensated absences for employee benefits of Rs.196,547 [2016: Rs.223,491] has been recognised as a gain/expense during the year.

29. Leases:

The company has not taken any asset on lease during the current year or previous year.

30. Earnings per share :

For the purpose of calculation of Basic and diluted earnings per share, the following amounts are considered.

Particulars	2017	2016
Loss after tax attributable to shareholders (Rs.)	**(22,080,191)**	(1,864,606)
Weighted average number of equity shares (Nos.)	**50,000**	50,000
Basic earnings per share (Rs. per share)	**(441.60)**	(37.29)
Diluted earnings per share (Rs. per share)	**(441.60)**	(37.29)
Nominal value per equity share (Rs.)	**10**	10

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

SATRA REALTY AND BUILDERS LIMITED MUMBAI

Satra Realty and Builders Limited

Notes to the financial statements *(Continued)*
for the year ended 31 March 2017

(Currency: Indian Rupees)

31. 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	10,000	82,734	**92,734**
(+) Permitted receipts	-	-	-
(-) Permitted payments	-	(48057)	**(48,057)**
(-) Amount deposited in Banks	(10,000)	-	**(10,000)**
(+) Amount Withdrawn from Banks	-	500,000	**500,000**
Closing cash in hand as on 30.12.2016	-	534,677	**534,677**

32. Details of loans given, investments made and guarantee given u/s 186(4) of the Companies Act, 2013 are given under their respective heads, if any. (Refer note 28). The loans given, investments made and guarantee given are for business purpose, if any.

33. Prior year comparatives

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

Signature to notes 1 to 33 forming part of Financial Statements.

As per our report of even date attached.

For GMJ & Co.
Chartered Accountants
Firm Registration No.: 103429W

GMJ & CO. MUMBAI FRN NO. 103429W CHARTERED ACCOUNTANTS

Haridas Bhat
Partner
Membership No.: 039070

Mumbai, 22 May 2017

For and on behalf of the Board of Directors
Satra Realty and Builders Limited

SATRA REALTY AND BUILDERS LIMITED MUMBAI

Praful N. Satra
Director
DIN: 00053900

Rushabh P. Satra
Director
DIN: 06608627

Mumbai, 22 May 2017