



B. L. Jain
B.Com., (Hons.) F.C.A.

R. B. Golecha
B.Com., (Hons.) F.C.A.

S. B. Dudhawati
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Parag Jain
B.Com., F.C.A., D.I.S.A.

Anuj Golecha
B.Com., F.C.A., D.I.S.A.

Vishal Sheth
B.Com., F.C.A.

INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF SATRA BUILDCON PRIVATE LIMITED

Report on the Financial Statements

We have audited the accompanying financial statements of **SATRA BUILDCON PRIVATE LIMITED** ("the Company"), which comprises the Balance Sheet as at 31 March, 2016, the Statement of Profit and Loss, the Cash Flow Statement for the year then ended, and a summary of the 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 Act, 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 controls, 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 provisions of the Act and the Rules made there under.

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 the disclosures in the financial statements. The procedure selected depends 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 the accounting policies used and the reasonableness of the accounting estimates made by the Company's 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 the 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, of the state of affairs of the Company as at 31 March, 2016, and its profit and its 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 paragraphs 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 purposes of our audit;
 - (b) in our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The balance sheet, the 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 Balance Sheet, Statement of Profit & Loss and Cash Flow Statement 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 the written representations received from the directors as on 31 March, 2016 taken on record by the Board of Directors, none of the directors are disqualified as on 31 March, 2016 from being appointed as a director in terms of Section 164 (2) of the Act.





- (f) With respect to adequacy of internal financial controls over financial reporting of the company and 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 explanations given to us:
- The Company does not have any pending litigations which would impact its financial position;
 - The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

For **BANSHI JAIN & ASSOCIATES**

Chartered Accountants

Firm Registration No.100990W

Place: Mumbai
Date: 11 May, 2016




ANUJ B. GOLECHA
(Partner)

Membership No. 117617



‘Annexure - A’ to the Independent Auditors’ Report

The Annexure referred to in our Independent Auditors’ Report to the members of the Company on the financial statements for the year ended on 31 March 2016. We report that:

- 1) In Respect of its Fixed Assets:
 - A) The company is maintaining proper records showing full particulars including quantitative details and situation of fixed assets.
 - B) The fixed assets of the company have been physically verified by the management during the year and no material discrepancies between the book records and the physical verification have been noticed. In our opinion, the frequency of verification is reasonable.
 - C) According to the information and explanations given to us and on the basis of our examination of the records of the Company, company does not hold any immovable property. Accordingly, clause 1 (c) of the order is not applicable.
- 2) In respect of its Inventories:
 - A) In our opinion, physical verification of inventory lying with the company has been conducted at reasonable intervals by the management.
 - B) In our opinion, the procedures of physical verification of inventory followed by the management are adequate in relation to the size of the Company and the nature of its business.
 - C) The Company has maintained proper records of inventory. No material discrepancies have been noticed on physical verification between physical stock and book records.
- 3) According to the information and explanation given to us, the company has not granted any loans, secured or unsecured to companies, firms, Limited Liability Partnership or other parties covered in the register maintained under section 189 of the Act. Accordingly, clauses 3 (iii) (a), 3 (iii) (b) and 3 (iii) (c) of the Order are not applicable.
- 4) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of section 185 and 186 of the Act, with respect to the loans and investments made.
- 5) According to information and explanation given to us the Company has not accepted any deposits from the public. Accordingly Clause 3 (v) of the order is not applicable.





6) According to the information and explanations given to us and according to the books and records as produced and examined by us, in our opinion, Clause 3(vi) of this order is not applicable for this year.

7) In respect of statutory dues:

A) According to the information and explanations given to us and on the basis of our examination of records of the company, amounts deducted/accrued in the books of accounts in respect of undisputed statutory dues including income-tax, service Tax, duty of customs, value added tax, works contract tax, cess and other material statutory dues *have generally been regularly deposited during the year by the company with the appropriate authorities though there has been slight delay in few cases.*

According to the information and explanations given to us, *except for Rs. 22,68,175/- on account of MVAT*, no other undisputed amounts payable were in arrears, as at 31 March, 2016 for the period of more than six months from the date they became payable.

B) According to the information and explanations given to us, there are no material dues of profession tax, service tax, wealth tax, income tax and cess which have not been deposited with the appropriate authorities on account of any dispute.

8) According to the records of the company examined by us and the information and explanations given to us, the company has not defaulted in repayment of dues to any financial institution or bank as at the balance sheet date.

9) According to the records of the company examined by us and the information and explanations given to us, money raised by way of term loan was applied for the purpose for which it was raised.

10) During the course of our examination of the books and records of the company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanation given to us, we have neither come across any instance of fraud done by the company or any fraud done on the company by its officers or employees, noticed or reported during the year, nor have we been informed of such case by the management.

11) According to the information and explanations 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 to the Act.





- 12) In our opinion and according to the information and explanations given to us, the Company is not a nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.
- 13) According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- 14) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year
- 15) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xvi) of the Order is not applicable.
- 16) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934.

For **BANSHI JAIN & ASSOCIATES**

Chartered Accountants

Firm Registration No.100990W



ANUJ B. GOLECHA

(Partner)

Membership No. 117617

Place: Mumbai

Date: 11 May, 2016



Annexure - B to the Auditors' 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 BUILDCON PRIVATE LIMITED** ("the Company") as of 31 March 2016 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 Companies Act, 2013, 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 judgment, 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.

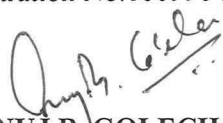
Opinion

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 31 March 2016, 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.

Place: Mumbai
Date: 11 May, 2016



For **BANSHI JAIN & ASSOCIATES**
Chartered Accountants
Firm Registration No. 100990W


ANUJ B. GOLECHA
(Partner)
Membership No. 117617

Satra Buildcon Private Limited

Balance Sheet

as at 31 March 2016

(Currency: Indian Rupees)

	Notes	2016	2015
EQUITY AND LIABILITIES			
Shareholders' funds			
Share capital	3	1,96,070	1,96,070
Reserves and surplus	4	(1,27,65,463)	(2,60,45,557)
		(1,25,69,393)	(2,58,49,487)
Non-current liabilities			
Long term borrowings	5	55,02,99,914	60,03,23,341
Long term provisions	6	20,04,627	7,93,442
		55,23,04,541	60,11,16,783
Current liabilities			
Short-term borrowings	7	1,09,65,00,000	1,04,59,50,000
Trade payables	8	5,22,78,407	4,74,68,982
Other current liabilities	9	1,21,41,06,113	1,06,79,62,439
Short-term provisions	10	59,537	23,131
		2,36,29,44,057	2,16,14,04,552
Total		2,90,26,79,205	2,73,66,71,848
ASSETS			
Non-current assets			
Fixed assets			
- tangible assets	11	33,75,077	16,72,755
Non current investment	12	2,60,00,000	2,10,00,000
Deferred tax assets	13	27,34,233	-
Long-term loan and advances	14	2,39,85,876	80,81,554
		5,60,95,186	3,07,54,309
Current assets			
Inventories	15	1,09,81,13,954	1,68,07,63,208
Trade receivable	16	46,83,04,700	1,67,30,252
Cash and bank balances	17	30,38,519	33,34,169
Short-term loans and advances	18	1,27,44,11,547	1,00,43,03,049
Other current assets	19	27,15,299	7,86,861
		2,84,65,84,019	2,70,59,17,539
Total		2,90,26,79,205	2,73,66,71,848
Significant accounting policies	2		
Notes to the financial statements	3-40		

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

As per our report of even date attached

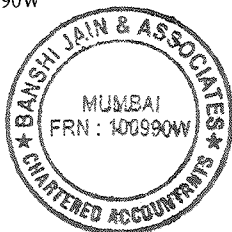
For Banshi Jain & Associates

Chartered Accountants


Firm Registration No.: 100990W

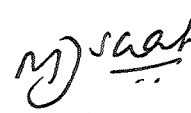

CA Anuj Golecha
Partner

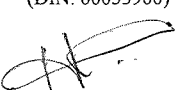
Membership No.: 117617

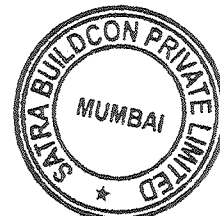


For and on behalf of the Board of Directors of
Satra Buildcon Private Limited


Praful N. Satra
Managing Director
(DIN: 00053900)


Mayank J. Shah
Director
(DIN: 00384641)


Harleen G. Bansal
Company Secretary



Mumbai, 11 May 2016

Mumbai, 11 May 2016

Satra Buildcon Private Limited

Statement of Profit and Loss

for year ended 31 March 2016

(Currency: Indian Rupees)

	Notes	2016	2015
Income			
Revenue from operations	20	1,83,84,37,696	-
Other income	21	28,68,367	11,34,341
Total revenue		1,84,13,06,063	11,34,341
Expenses			
Cost of construction	22	1,77,94,74,349	-
Finance costs	23	-	-
Employee benefits expenses	24	-	3,715
Depreciation and amortisation	11	-	-
Other expenses	25	5,12,85,853	2,73,08,573
Total expenses		1,83,07,60,202	2,73,12,288
Profit / (loss) before tax		1,05,45,861	(2,61,77,947)
Tax expense			
- current tax		20,09,514	-
- minimum alternate tax credit (entitlement) / utilisation		(20,09,514)	-
- earlier year tax		-	(1,027)
- deferred tax liabilities / (Assets)	13	(27,34,233)	(8,737)
Profit / (loss) for the year		1,32,80,094	(2,61,68,183)
Earnings per equity share (in Rs.)	36		
Basic and diluted (face value of Rs.10 per share)		677.31	(1,334.63)
Significant accounting policies	2		
Notes to the financial statements	3-40		

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

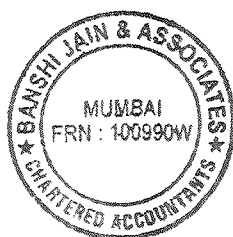
As per our report of even date attached

For Banshi Jain & Associates


Chartered Accountants

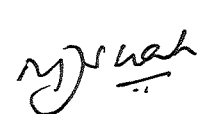
Firm Registration No.: 100990W


CA. Anuj Golecha
Partner
Membership No.: 117617

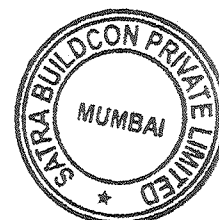


For and on behalf of the Board of Directors of
Satra Buildcon Private Limited


Praful N. Satra
Managing Director
(DIN: 00053900)


Mayank J. Shah
Director
(DIN: 00384641)


Harleen G. Bansal
Company Secretary



Mumbai, 11 May 2016

Mumbai, 11 May 2016

Satra Buildcon Private Limited

Cash Flow Statement

for the year ended 31 March 2016

(Currency: Indian Rupees)

	2016	2015
Cash flows from Operating activities		
Net profit/(Loss) before taxation	1,05,45,861	(2,61,77,947)
Adjusted for:		
Finance costs	-	-
Depreciation and amortisation	-	-
Exchange Gain	(7,25,658)	-
Interest income	(21,42,709)	(11,34,341)
Operating profit/(loss) before working capital changes	76,77,494	(2,73,12,288)
Adjustment for Working Capital changes:		
(increase) in inventories	90,57,40,462	(33,01,20,968)
(increase) in short-term loans and advances	(27,01,08,498)	(99,58,20,777)
(increase) Long-term loan and advances	(13,31,337)	-
(increase) in trade receivables	(45,15,74,448)	(1,67,30,252)
increase in trade payables	55,35,083	(46,85,59,413)
increase in short-term provisions	36,406	23,131
increase in long-term provisions	12,11,185	7,93,442
increase in other current liabilities	(30,77,58,217)	91,48,32,663
Cash generated from / (used in) operations	(11,82,49,364)	(89,55,82,174)
Less: Taxes paid	(1,45,72,985)	(81,49,895)
Net cash generated from / (used in) operating activities	A (12,51,44,855)	(93,10,44,357)
Cash flows from Investing activities		
Purchase of fixed assets	(31,89,774)	(16,15,596)
Investment in fixed deposits	(50,00,000)	(2,10,00,000)
Interest received	2,14,271	7,13,185
Net cash generated from / (used in) investing activities	B (79,75,503)	(2,19,02,411)
Cash flows from Financing activities		
Proceeds from short-term borrowings	5,05,50,000	92,74,92,226
Repayment of short-term borrowings	-	(47,09,10,734)
Proceeds from long-term borrowings	20,01,22,229	60,00,00,000
Finance costs paid	(11,78,47,521)	(10,91,63,777)
Net cash generated from / (used in) financing activities	C 13,28,24,708	94,74,17,715
Net increase / (decrease) in cash and cash equivalents	(A+B+C) (2,95,650)	(55,29,053)
Cash and cash equivalents at the beginning of year	33,34,169	88,63,222
Cash and cash equivalents at the end of year	30,38,519	33,34,169
Cash and cash equivalents		
Cash on hand	20,02,102	17,26,157
Balance with Banks		
- in current accounts	10,36,417	16,08,012
	30,38,519	33,34,169

Note:

The cash flow statement has been prepared under the "Indirect Method" as set out in Accounting Standard - 3 'Cash Flow Statements'.

As per our report of even date attached

For Banshi Jain & Associates

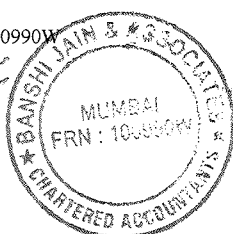
Chartered Accountants

Firm Registration No.: 100990W

CA. Anuj Golecha

Partner

Membership No.: 117617

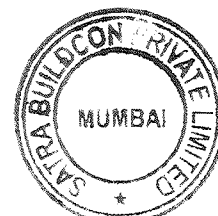


For and on behalf of the Board of Directors of
Satra Buildcon Private Limited

Praful N. Satra
Managing Director
(DIN: 00053900)

Mayank J. Shah
Director
(DIN: 00384641)

Harleen G. Bansal
Company Secretary



Mumbai, 11 May 2016

Mumbai, 11 May 2016

Satra Buildcon Private Limited

Notes to the financial statements

for the year ended 31 March 2016

(Currency: Indian Rupees)

1. Company Overview

The company was incorporated on October 18, 2007 as Satra Buildcon Private Limited and is a subsidiary of Satra Properties (India) Limited. The company is engaged in the business of real estate, construction and development.

2. Summary of Significant Accounting Policies:

The accounting policies as set out below have been applied consistently to the periods presented in these financial statements.

2.1. Basis of preparation of Financial Statements:

The financial statements are prepared in accordance with the 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 the newly issued accounting standards are initially adopted or a revision to the existing accounting standards requires a change in the accounting policies hitherto in use.

2.2. Current / Non-current classification

The 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:

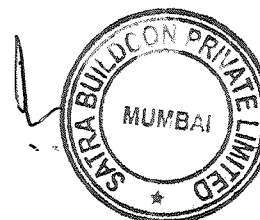
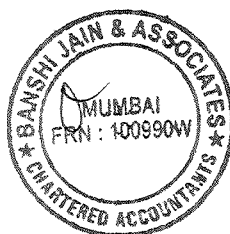
- (a) it is expected to be realised in, or is intended for sale or consumption in, the entity's normal operating cycle;
- (b) it is held primarily for the purpose of being traded;
- (c) it is expected to be realised within twelve months after the balance sheet date; or
- (d) it is cash or cash equivalent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



Satra Buildcon Private Limited

Notes to the financial statements (continued)

for the year ended 31 March 2016

(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 preparation of financial statements in conformity with the 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 are recognised prospectively in current and future periods.

2.4. Fixed assets and depreciation / amortisation and capital work-in-progress:

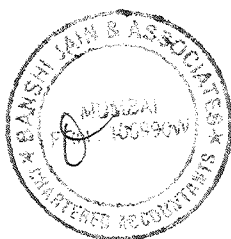
Tangible assets

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.

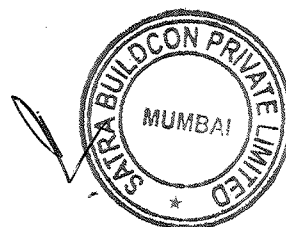
Subsequent expenditures related to an item of tangible fixed asset are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.

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



2



2

Satra Buildcon Private Limited

Notes to the financial statements (continued)

for the year ended 31 March 2016

(Currency: Indian Rupees)

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 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.

2.6. *Investments:*

Investments that are readily realizable 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.

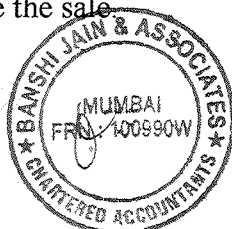
Any reductions in the carrying amount and any reversals of such reductions are charged or credited to the Statement of Profit and Loss.

2.7. *Inventories:*

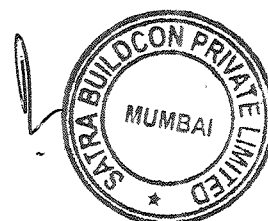
Direct expenses like cost of land, site labour cost, material used for project construction, project management consultancy, costs for moving the plant and machinery to the site and general expenses incurred specifically for the respective project like insurance, design and technical assistance, borrowing 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.



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Satra Buildcon Private Limited

Notes to the financial statements (continued)

for the year ended 31 March 2016

(Currency: Indian Rupees)

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 as per the Guidance Note on Accounting for Real Estate Transactions (Revised 2012)

Determination of revenues under the percentage of completion method necessarily involves making estimates by the company, some of which are of a technical nature, concerning, where relevant, the percentage of completion, costs to completion, the expected revenues from the project/activity and the foreseeable losses to completion. The estimates of cost are periodically reviewed by the management and the effect of changes in estimates is recognized in the period such changes are recognized. When the total project cost is estimated to exceed total revenues from the project, the loss is recognized immediately.

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 a 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 other than temporary interruption. All other borrowing costs are charged to the statement of profit and loss as incurred.

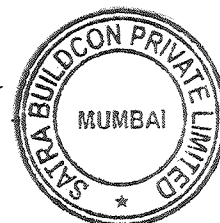
2.10. Employee benefits:

(a) Short term employee benefits

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits. Benefits such as salaries and wages, leave salary etc. and the expected cost of ex-gratia are recognized in the period in which the employee renders the related service.



2



2

Satra Buildcon Private Limited

Notes to the financial statements (continued)

for the year ended 31 March 2016

(Currency: Indian Rupees)

(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 benefits 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.

2.11. Taxation:

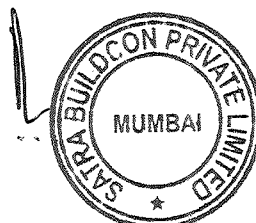
Income-tax expense comprises of current income tax and deferred tax charge or credit.

Current tax provision is made annually based on the tax liability computed in accordance with the provisions of the Income-tax Act, 1961.

The deferred tax charge or credit (reflecting the tax effects of timing differences between accounting income and taxable income for the period) and the corresponding deferred tax liabilities or assets are recognized using the tax rates that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognized only to the extent there is reasonable certainty that the assets can be realized in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognized only if there is a virtual certainty of realization of such assets. Deferred tax assets are reviewed at each balance sheet date and written down or written up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realized.



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Satra Buildcon Private Limited

Notes to the financial statements (continued)

for the year ended 31 March 2016

(Currency: Indian Rupees)

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.

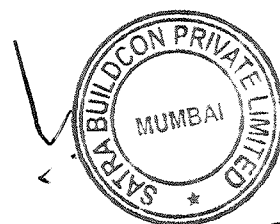
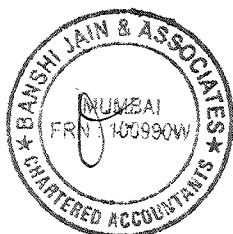
2.14. Earnings per share (EPS):

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 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.

2.15. Provisions 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.



Satra Buildcon Private Limited

Notes to the financial statements (continued)

for year ended 31 March 2016

2016 2015

3 Share capital

Authorised Capital

20,000 (2015 : 20,000) equity shares of Rs. 10 each

200,000 200,000

200,000 200,000

Issued, subscribed and paid up capital

19,607 (2015 : 19,607) equity shares of Rs. 10 each fully paid up

196,070 196,070

196,070 196,070

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 2016		31 March 2015	
	Number of equity shares (units)	Amount	Number of equity shares (units)	Amount
At the beginning of the year	19,607	196,070	19,607	196,070
Add: issued during the year	-	-	-	-
At the end of the year	19,607	196,070	19,607	196,070

- 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 shares issued by the Company, shares held by its holding company, ultimate holding company and their subsidiaries/associates are as below:

Name of shareholder	31 March 2016		31 March 2015	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Holding Company				
Satra Properties (India) Limited	10,000	51	10,000	51
	10,000	51	10,000	51

- 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 2016		31 March 2015	
	No. of Shares	% of Holding	No. of Shares	% of Holding
Satra Properties (India) Limited	10,000	51	10,000	51
Mayank J. Shah jointly with Shreyans J. Shah (partners representing Sudharma Trading)	9,607	49	9,607	49

4 Reserves and surplus

Surplus / (deficit) in the statement of profit and loss

At the commencement of the year

(26,045,557) 122,626

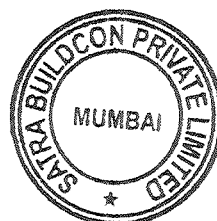
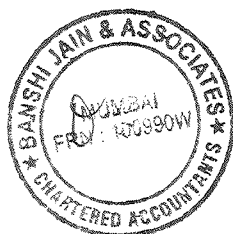
Add: net profit / (loss) for the current year

13,280,094 (26,168,183)

Net surplus /(deficit) in the statement of profit and loss

(12,765,463) (26,045,557)

(12,765,463) (26,045,557)



Satra Buildcon Private Limited

Notes to the financial statements (continued)

for year ended 31 March 2016

2016 2015

5 Long term borrowings

Secured borrowings

From banks

- term loan [refer note 5(i)]	55,00,00,000	60,00,00,000
- vehicle loan [refer note 5(ii)]	2,99,914	3,23,341
	<u>55,02,99,914</u>	<u>60,03,23,341</u>

Note:

- (i) Term loan of Rs. 80 (2015: Rs 60) crores (Rs. 25 crores shown under note 9) is secured by way of security interest on development rights, unsold units along with charge on escrow account of receivables. The said term loan is further secured by personal guarantee of directors along with corporate guarantee given by holding company. The loan carries an interest rate of Banks' base rate plus 350 bps payable monthly and principal shall be repaid in 6 quarterly installments commencing after a moratorium period of 30 months from the date of first disbursement i.e. beginning from Feb 2017.
- (ii) Vehicle loan is secured by hypothecation of the respective vehicle purchased. Payment of equated monthly installments of Rs 19,400 & Rs. 12,138 commenced from the month of February 2015 & October 2015 respectively. The loan carries an fixed interest rate of 10.66% p.a. & 11.2% p.a and last installment is due by December 2017 & August 2018 respectively.

6 Long term provision

Provision for employee benefits

Provision for gratuity [refer note 32]	20,04,627	7,93,442
	<u>20,04,627</u>	<u>7,93,442</u>

7 Short-term borrowings

Unsecured borrowings

From related parties [refer note 7(i) and refer note 34]

From others

- other inter-corporate loan [refer note 7(i)]

From related parties [refer note 7(i) and refer note 34]	92,68,00,000	90,17,00,000
From others	16,97,00,000	14,42,50,000
	<u>1,09,65,00,000</u>	<u>1,04,59,50,000</u>

Notes:

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

8 Trade payables

Due to micro, small and medium enterprises [refer note 30]

Others

Due to micro, small and medium enterprises [refer note 30]	-	-
Others	5,22,78,407	4,74,68,982
	<u>5,22,78,407</u>	<u>4,74,68,982</u>

9 Other current liabilities

Current maturities of borrowings

- term loans [refer note 5(i)]

- others

- term loans [refer note 5(i)]	25,00,00,000	-
- others	3,78,456	2,32,800

Interest accrued and due on borrowings

- term loans

- others

- term loans	89,41,247	28,44,176
- others	34,18,90,466	14,42,31,302

Project advances received

Other payables*

Project advances received	56,53,13,557	88,04,94,101
Other payables*	4,75,82,387	4,01,60,060
	<u>1,21,41,06,113</u>	<u>1,06,79,62,439</u>

* includes amounts payable on account of statutory dues & employee benefits.

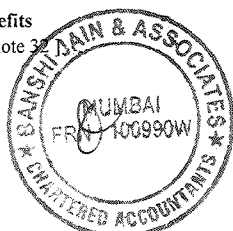
10 Short-term provisions

Provision for employee benefits

Provision for gratuity [refer note 32]

Provision for gratuity [refer note 32]	59,537	23,131
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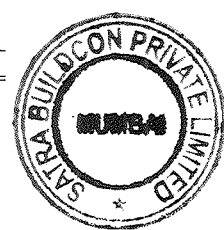
	<u>59,537</u>	<u>23,131</u>
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Satra Buildcon Private Limited

Notes to the financial statements (Continued)

for year ended 31 March 2016

(Currency: Indian Rupees)

11 Fixed assets

Particulars	GROSS BLOCK		ACCUMULATED DEPRECIATION/AMORTISATION		NET BLOCK
	As at 1 April 2015	Additions Deletions/ Disposals	As at 31st March 2016	As at 1 April 2015 For the year On Deletions/ Disposals	As at 31st March 2016
Owned assets					
Tangible assets					
Plant and machinery	109,325	-	109,325	-	62,925
Furniture and fittings	10,200	57,823	68,023	-	50,713
Vehicle	833,558	491,636	1,325,194	-	915,379
Computer & Printing	496,850	737,212	1,234,062	-	605,185
Office equipment	722,943	1,903,103	2,626,046	-	1,740,875
Total	2,172,876	3,189,774	5,362,650	1,487,451	3,375,077

Notes:

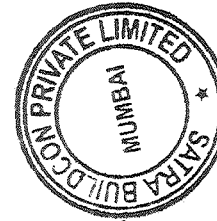
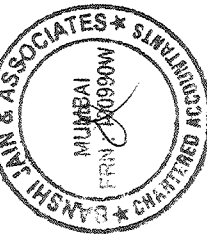
(i) Depreciation aggregating to Rs.14,87,451 (2015 : Rs. 4,86,854) has been transferred to construction work-in-progress.

Particulars	GROSS BLOCK		ACCUMULATED DEPRECIATION/AMORTISATION		NET BLOCK
	As at 1 April 2014	Additions Deletions/ Disposals	As at 31 March 2015	As at 1 April 2014 For the year On Deletions/ Disposals	As at 31 March 2015
Owned Assets					
Tangible assets					
Plant and machinery	38,450	70,875	109,325	-	85,711
Furniture and fittings	10,200	-	10,200	-	7,204
Vehicle	-	833,558	833,558	-	775,038
Computer & Printing	-	496,850	496,850	-	363,074
Office equipment	508,630	214,313	722,943	-	441,728
Water tank	50,500	-	-	50,500	-
Total	607,780	1,615,596	2,172,876	486,854	1,672,755

Notes:

(i) Depreciation aggregating to Rs. 4,86,854 (2014 : Rs.63,767) has been transferred to construction work-in-progress.

(ii) Pursuant to the enactment of Companies Act 2013, during the F.Y 2014-15 the company had applied the estimated useful lives as specified in Schedule II, Accordingly the unamortised carrying value is being depreciated / amortised

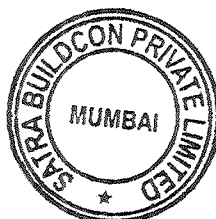


Satra Buildcon Private Limited

Notes to the financial statements (continued)

for year ended 31 March 2016

	2016	2015
12 Non - current investments		
- Balance in deposits with original maturity of more than 12 months (given as security towards term loan)	26,000,000	21,000,000
	<u>26,000,000</u>	<u>21,000,000</u>
13 Deferred tax assets		
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	156,415	3,796
- b/f business loss and unabsorbed depreciation	1,939,991	8,218,153
- employee benefits payable	637,827	252,321
	<u>2,734,233</u>	<u>8,474,271</u>
	<u>2,734,233</u>	-
14 Long-term loans and advances (Unsecured and considered good)		
Others		
- balances with government authorities	23,985,876	8,081,554
	<u>23,985,876</u>	<u>8,081,554</u>
15 Inventories		
Material-at-Site	4,402,234	-
Construction work-in-progress	1,093,711,720	1,680,763,208
	<u>1,098,113,954</u>	<u>1,680,763,208</u>
16 Trade receivables (Unsecured and considered good)		
Debts outstanding for a period exceeding six months from the date they are due for payment	22,943,734	10,067,220
Other debts	445,360,966	6,663,032
	<u>468,304,700</u>	<u>16,730,252</u>
17 Cash and bank balances		
Cash on hand	2,002,102	1,726,157
Balances with banks		
- in current accounts	1,036,417	1,608,012
	<u>3,038,519</u>	<u>3,334,169</u>
18 Short-terms loans and advances (Unsecured and considered good)		
Others		
- advance to vendors for capital assets	-	298,300
- advance to vendors (others)	85,782,398	175,121,064
- prepaid expenses	294,149	227,908
- deposits [refer note 34]	1,188,335,000	825,235,000
- balance receivable from government authorities	-	3,420,777
	<u>1,274,411,547</u>	<u>1,004,303,049</u>
19 Other current assets		
Interest accrued on fixed deposit with bank	2,715,299	786,861
	<u>2,715,299</u>	<u>786,861</u>



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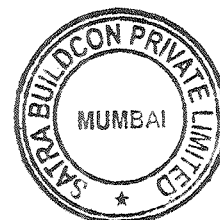
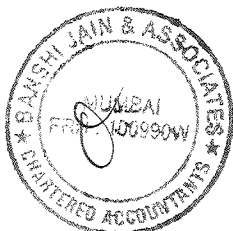
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Satra Buildcon Private Limited

Notes to the financial statements (continued)

for year ended 31 March 2016

	2016	2015
20 Revenue from operation		
Revenue from sale of properties	1,838,437,696	-
	<u>1,838,437,696</u>	<u>-</u>
21 Other income		
Interest income on-		
- fixed deposit with bank	2,142,709	1,134,341
- Exchange fluctuation gain	725,658	-
	<u>2,868,367</u>	<u>1,134,341</u>
22 Cost of construction		
Opening inventory		
Material-at-site	-	-
Work-in-progress	1,680,763,208	1,121,758,814
(A)	<u>1,680,763,208</u>	<u>1,121,758,814</u>
Cost incurred during the year		
Development rights	-	5,840
Professional fees	34,318,403	26,850,990
Civil, electrical and contracting	796,306,731	279,770,079
Depreciation and amortisation [refer note 11]	1,487,452	486,854
Administrative and other expenses	43,108,753	23,469,059
Statutory dues & other expenses	-	25,000
Borrowing costs [refer note 23]	321,603,756	228,396,572
Incurred during the year	(B) <u>1,196,825,095</u>	<u>559,004,394</u>
Closing inventory		
Material-at-site	4,402,234	-
Work-in-progress	1,093,711,720	1,680,763,208
(C)	<u>1,098,113,954</u>	<u>1,680,763,208</u>
Total cost of construction	(A+B-C) <u>1,779,474,349</u>	<u>-</u>
23 Finance costs		
Interest on short-term borrowings		
-from banks	97,490,509	53,530,832
-from others	219,621,298	160,314,548
Other borrowing costs	4,491,949	14,551,192
	<u>321,603,756</u>	<u>228,396,572</u>
Less: borrowing costs transferred to construction work-in-progress	321,603,756	228,396,572
	<u>-</u>	<u>-</u>

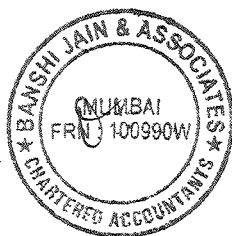


Satra Buildcon Private Limited

Notes to the financial statements (continued)

for year ended 31 March 2016

	2016	2015
24 Employee benefits expenses		
Staff welfare expenses	-	3,715
	<u>-</u>	<u>3,715</u>
25 Other expenses		
Professional fees	123,500	117,500
Advertisement & sales promotion expenses	50,216,956	26,694,840
Rates and taxes	33,184	7,200
Payment to auditors		
- statutory audit	400,000	202,247
- taxation matters	200,000	200,000
Miscellaneous expenses	312,213	86,786
	<u>51,285,853</u>	<u>27,308,573</u>



Satra Buildcon Private Limited

Notes to the financial statements (continued)

for the year ended 31 March 2016

(Currency: Indian Rupees)

26. Contingent liabilities:

Sr. No.	Particulars	2016	2015
1	Unexecuted capital commitments	-	8,94,903
2	Consideration payable for acquiring Joint Development Rights [Non-monetary component] [refer note 27]	Amount Unascertained	Amount Unascertained

In the opinion of the Directors, there are no other contingent liabilities as at the Balance Sheet date.

27. The Company has entered into Joint Development Agreement (JDA) with a Developer for development and construction of its project situated at Bandra, Mumbai. According to the said JDA, the Company has agreed to hand over 50% of permissible built-up area in the said project to the Developer, after receiving the occupation certificate from the statutory authority. However, the actual built-up area to be constructed may vary subject to getting various regulatory compliance and approvals.

Since, the final constructed area being unascertained, the value / cost of construction attributable to such built up area to be handed over on receiving of occupation certificate remain unascertained.

28. 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.

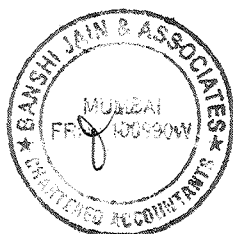
29. In the opinion of the directors, provision has been made for all known liabilities and the same is not in excess of the amounts considered reasonably necessary.

30. Micro, Small and Medium Enterprises Development Act, 2006:

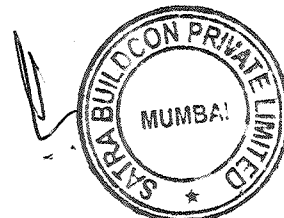
The Company has not received any information from the "suppliers" regarding their status under the Micro Small and Medium Enterprises Development Act, 2006 and hence disclosures, if any, relating to the amounts as at year end together with interest paid / payable as required under the said act have not been given.

31. Expenditure in foreign currency:

Particulars	2016	2015
Travelling expenses	23,47,843	6,52,889
Professional fees	1,17,47,917	32,40,795
Material Purchases	51,10,679	-
Advances for Material Purchase	93,86,842	-
	1,40,95,760	38,93,684



(M)



(S)

Satra Buildcon Private Limited

Notes to the financial statements (continued)

for the year ended 31 March 2016

(Currency: Indian Rupees)

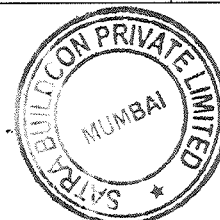
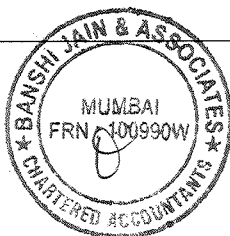
32. Employee benefits:

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

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	2016	2015
I	Change in the defined benefit obligation		
	Liability at the beginning of the year	8,16,572	-
	Interest cost	63,693	-
	Current service cost	9,95,836	2,69,356
	Benefit paid	-	-
	Actuarial (gain)/ loss on obligation	1,88,064	5,47,216
	Liability at the end of the year	20,64,165	8,16,572
II	Amount recognised in the balance sheet		
	Liability at the end of the year	20,64,165	8,16,572
	Fair value of plan assets at the end of the year	-	-
	Difference	20,64,165	8,16,572
	Amount recognised in the balance sheet	20,64,165	8,16,572
III	Expenses recognized in the Statement of profit and loss		
	Current service cost	9,95,836	2,69,356
	Interest cost	63,693	-
	Benefit paid	-	-
	Expected return on plan assets	-	-
	Net actuarial (gain)/loss recognized for the period	1,88,064	5,47,216
	Expense recognized in the statement of profit and loss	12,47,593	8,16,572
IV	Balance sheet reconciliation		
	Opening net liability	8,16,572	-
	Expenses as above	12,47,593	8,16,572
	Employers contribution paid	-	-
	Amount recognised in the balance sheet	20,64,165	8,16,572
V	Actuarial assumptions:		
	Discount rate	8%	7.80%
	Salary escalation	6%	6%



Satra Buildcon Private Limited

Notes to the financial statements (continued)

for the year ended 31 March 2016

(Currency: Indian Rupees)

VI	Reconciliation of present value of obligation and the fair value of plan assets		
	Present value of defined benefit obligation	20,64,165	8,16,572
	Fair value of the plan assets	-	-
	Liability recognised in the balance sheet	20,64,165	8,16,572
VII	Experience adjustments on:		
	Plan liabilities (gain)/ loss	1,88,064	5,47,216
	Plan assets	-	-
VIII	Schedule VI Details		
	Current liability	59,537	23,131
	Non current liability	20,04,627	7,93,442

Estimates of future salary increases, considered in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors, such as supply and demand in the employment market.

The Company's liability on account of gratuity is not funded and hence the disclosures relating to the planned assets are not applicable. The Company does not have any liability on account of long term/ short term compensated absences.

33. Segment reporting:

The Company is operating in the real estate and construction industry and has only domestic sales. Therefore, the Company has only one reportable business segment, which is real estate development and only one reportable geographical segment. Accordingly, these financial statements are reflective of the information required by the Accounting Standard 17 on "Segment reporting".

34. Related party disclosure:

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

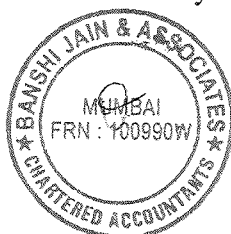
Fellow subsidiary company

Satra Property Developers Private Limited

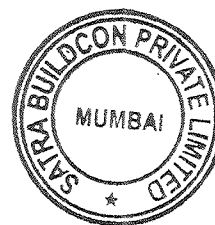
Satra Estate Development Private Limited

Satra Infrastructure and Land Developers Private Limited

Satra Lifestyles Private Limited



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Satra Buildcon Private Limited

Notes to the financial statements *(continued)*

for the year ended 31 March 2016

(Currency: Indian Rupees)

Satra International Realtors Limited, U.A.E.

Key management personnel (KMP):

Praful N. Satra, Managing Director (w.e.f 1.6.2015)

Rajan P. Shah, Whole Time Director (w.e.f 1.6.2015)

Mayank J. Shah, Director

Shreyans J. Shah, Director

Entities over which key managerial personnel or their relatives exercises significant influence *(where transactions have taken place during the year)*

Mayank Shah HUF

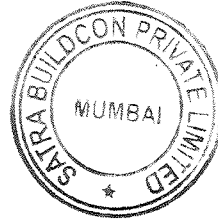
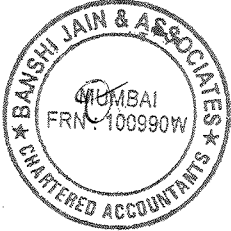
Sudharma Trading

Toyochem Laboratories

Relative of Key managerial personnel

Rushabh P. Satra

Shruti M. Shah



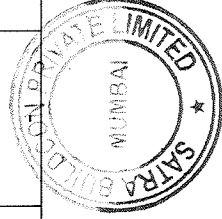
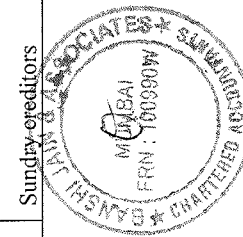
Satra Buildcon Private Limited

Notes to the financial statements for the year ended 31 March 2016

(Currency: Indian Rupees)

(b) Summary of transactions between the Company and related parties and the status of outstanding balances:

Sr. No.	Nature of Transaction	Holding Company		Entities over which key managerial personnel or their relatives exercises significant influence			Key Managerial Personnel and their relatives		Total
		2015-16	2014-15	2015-16	2014-15	2014-15	2015-16	2014-15	
1	Loans taken	-	-	-	-	-	2,81,00,000	57,60,00,000	57,60,00,000
2	Interest expenses	-	-	-	29,30,608	-	18,72,48,569	13,01,30,994	13,30,61,602
3	Services received(excluding taxes)	74,18,60,573	25,06,99,071	-	-	-	-	-	25,06,99,071
4	Security deposit	-	39,70,00,000	-	-	-	-	-	39,70,00,000
5	Advance received	-	-	10,00,000	31,60,00,000	-	98,12,61,819	-	31,60,00,000
6	Salary/ directors remuneration	-	-	-	-	-	1,32,75,000	15,50,000	15,50,000
	<u>Outstanding balance receivables</u>								
1	Security deposit	40,12,00,000	40,45,00,000	-	-	-	-	-	40,45,00,000
2	Advance given	7,24,05,408	17,50,40,976	-	-	-	-	-	17,50,40,976
3	Sundry debtors	-	-	-	1,03,82,400	-	13,95,38,181	-	1,03,82,400
	<u>Outstanding balance payables</u>								
1	Loans along with the net interest	-	-	-	-	-	1,22,23,59,936	1,02,87,36,225	1,02,87,36,225
2	Advance received	-	-	1,15,00,000	28,00,00,000	-	-	-	28,00,00,000
3	Salary/ directors remuneration payable	-	-	-	-	-	16,64,300	2,24,600	2,24,600
4	Sundry creditors	-	-	21,759	21,759	-	-	-	21,759



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Satra Buildcon Private Limited

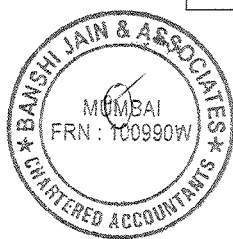
Notes to the financial statements

for the year ended 31 March 2016

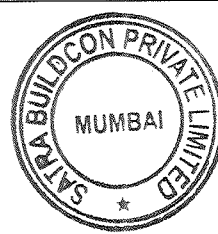
(Currency: Indian Rupees)

- (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 2016.

Sr. no.	Nature of transactions	Total	
		2015-16	2014-15
1	Loans taken		
	Mayank J. Shah	1,95,00,000	56,80,00,000
	Shreyans J. Shah	86,00,000	80,00,000
2	Interest expenses		
	Mayank Shah	18,50,86,871	12,91,30,228
3	Services received(excluding taxes)		
	Satra Properties (India) Limited	74,18,60,573	25,06,99,071
4	Interest free security deposit given		
	Satra Properties (India) Limited	-	39,70,00,000
5	Advance received		
	Mayank Shah HUF	10,00,000	10,00,00,000
	Toyochem Laboratories	-	21,60,00,000
	Shruti M. Shah	72,09,00,000	-
	Shreyans J. Shah	11,90,00,000	-
	Praful N. Satra	14,13,61,819	-
6	Salary/ directors remuneration		
	Rajan P. Shah	50,00,000	12,50,000
	Praful Satra	70,00,000	-
	Rushabh Satra	12,75,000	3,00,000
	<u>Outstanding Balances Receivable</u>		
1	Interest free security deposit		
	Satra Properties (India) Limited	40,12,00,000	40,45,00,000
2	Advance given		
	Satra Properties (India) Limited	7,24,05,408	17,50,40,976
3	Sundry debtors		
	Mayank Shah HUF	-	36,70,920
	Toyochem Laboratories	-	67,11,480
	Shruti M. Shah	12,96,00,000	



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Satra Buildcon Private Limited

Notes to the financial statements (continued)

for the year ended 31 March 2016

(Currency: Indian Rupees)

- (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 2016 (Continued)

Sr. no.	Nature of transactions	Total	
		2015-16	2014-15
1	<u>Outstanding Balances Payables</u> Loans alongwith the net interest Mayank Shah	1,20,26,95,140	1,01,96,16,957
2	Advance received Mayank Shah HUF Toyochem Laboratories	1,15,00,000 -	9,90,00,000 18,10,00,000
3	Salary/ directors remuneration payable Rajan P. Shah Praful Satra Rushabh Satra	6,69,300 9,00,000 95,000	1,49,800 - 74,800
4	Sundry creditors Toyochem Laboratories	21,759	21,759

35. Lease:

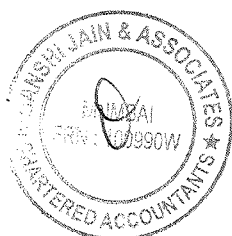
Disclosures as required by the Accounting Standard 19 "Leases" are given below:

Operating lease

- (a) The Company has taken a commercial property on cancellable operating lease. The lease payments in respect of lease property as at 31 March 2016 are as follows:

Particulars	2016	2015
Payment of lease rentals under cancellable lease during the year	23,24,274	22,92,144

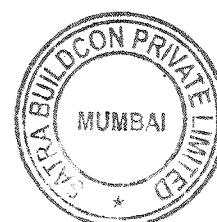
- (b) The lease agreement provides for renewal of the lease period at the end of lease. There are no exceptional / restrictive covenants in the lease agreements.



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Satra Buildcon Private Limited

Notes to the financial statements (continued)

for the year ended 31 March 2016

(Currency: Indian Rupees)

36. Earnings per share:

For the purpose of calculation of Basic and Diluted Earnings per Share as required by the Accounting Standard 20 "Earnings Per share", the following amounts are considered:

Particulars	2016	2015
Net profit / (loss) after tax attributable to shareholders (Rs.)	1,32,80,094	(2,61,68,183)
Weighted average number of equity shares (nos.)	19,607	19,607
Basic earnings per share (Rs.)	677.31	(1334.63)
Diluted earnings per share (Rs.)	677.31	(1334.63)
Nominal value per equity share (Rs.)	10	10

37. Details of loans given, investments made and guarantee given covered u/s 186(4) of the Companies Act, 2013 are given under their respective heads, if any.

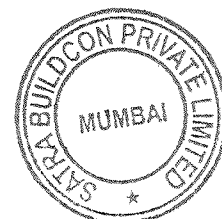
The loans given, investments made and guarantee given, if any, are for business purpose.

38. Transfer pricing:

Transactions with related parties are governed by transfer pricing regulations of the Indian Income-tax Act, 1961. The Company's domestic transactions with related parties are at arm's length as per the independent accountants report for the year ended 31 March 2015. Management believes that the Company's transactions with related parties post 31 March, 2015 continue to be at arm's length and that the transfer pricing legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

39. 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.
- The company is regularly servicing payment towards long term secured loan (term loan), however interest of Rs.89,41,247 due on 31 March 2016 was paid on 05 April 2016. [Fixed deposit of Rs.2.87 Crores (including accrued interest of Rs.0.27 Crores) is also kept in lien with the lender in advance considering 3 months interest provision].



Satra Buildcon Private Limited

Notes to the financial statements (continued) for the year ended 31 March 2016

(Currency: Indian Rupees)

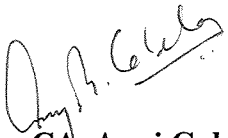
40. Prior year comparatives

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

Signature to notes 1 to 40 forming part of the Financial Statements

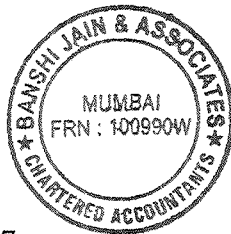
As per our report of even date attached

For Banshi Jain & Associates
Chartered Accountants
Firm Registration No.: 100990W



CA. Anuj Golecha
Partner

Membership No.: 117617



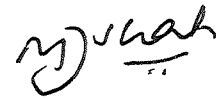
**For and on behalf of the Board of Directors of
Satra Buildcon Private Limited**



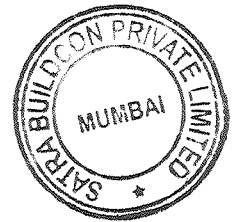
Praful N. Satra
Managing Director
(DIN: 00053900)



Harleen G. Bansal
Company Secretary



Mayank J. Shah
Director
(DIN: 00384641)



Mumbai, 11 May 2016

Mumbai, 11 May 2016