

SATRA PROPERTIES (INDIA) LIMITED

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CIN: L65910MH1983PLC030083

PART I (Rs. In Lacs)

Statement of Standalone Unaudited Results for the Quarter and Nine Months ended 31 December 2015

	Particulars (Refer Notes Below)	Quarter Ended 31.12.2015	Quarter Ended 30.09.2015	Quarter Ended 31.12.2014	Nine Months Ended 31.12.2015	Nine Months Ended 31.12.2014	Year Ended 31.03.2015
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income from Operations						
a)	Net Sales / Income from Operations (Net of excise duty)	2,896.45	1,379.23	752.40	5,896.01	3,681.15	5,793.55
b)	Other Operating Income	-	-	4.29	-	4.29	4.29
	Total Income from operations (Net)	2,896.45	1,379.23	756.69	5,896.01	3,685.44	5,797.84
2	Expenses						
a)	Cost of construction	2,245.02	2,452.46	619.24	6,200.81	3,336.78	4,910.39
b)	Purchase of stock-in-trade	-	-	-	-	-	-
c)	Employee benefits expense	43.71	28.77	26.09	96.03	64.07	98.88
d)	Depreciation and amortisation expenses	3.13	3.09	7.98	9.14	24.51	33.34
e)	Other Expenses	118.56	80.84	70.76	256.94	255.38	345.76
	Total expenses	2,410.42	2,565.16	724.07	6,562.92	3,680.74	5,388.37
3	Profit/(Loss) from Operations before Other Income, finance costs and Exceptional Items (1-2)	486.03	(1,185.93)	32.62	(666.91)	4.70	409.47
4	Other Income	201.46	113.08	(0.96)	421.79	41.23	1,374.01
5	Profit / (Loss) from ordinary activities before Finance Costs and exceptional Items (3+4)	687.49	(1,072.85)	31.66	(245.12)	45.93	1,783.48
6	Finance costs	529.81	422.09	253.24	1,240.33	1,265.21	1,514.29
7	Profit / (Loss) from ordinary activities after Finance costs but before Exceptional Items (5-6)	157.68	(1,494.94)	(221.58)	(1,485.45)	(1,219.28)	269.19
8	Exceptional Items	-	-	-	-	-	-
9	Profit / (Loss) from ordinary activities before tax (7+8)	157.68	(1,494.94)	(221.58)	(1,485.45)	(1,219.28)	269.19
	Tax Expenses						
	Current Tax	-	-	-	-	-	142.53
	Earlier Year Tax	-	(17.83)	-	(17.83)	-	(4.72)
	Deferred Tax	-	-	-	-	-	(0.60)
10	Tax Expenses	-	(17.83)	-	(17.83)	-	137.21
11	Net Profit / (Loss) from ordinary activities after tax (9-10)	157.68	(1,477.11)	(221.58)	(1,467.62)	(1,219.28)	131.98
12	Extra-ordinary Items (net of tax expense Rs. Nil)	-	-	-	-	-	-
13	Net Profit / (Loss) for the period (11-12)	157.68	(1,477.11)	(221.58)	(1,467.62)	(1,219.28)	131.98
14	Paid-up Equity Share Capital (Face Value of the share shall be indicated)	3,567.16	3,567.16	3,227.16	3,567.16	3,227.16	3,567.16
15	Reserves excluding Revaluation Reserves						7,088.27
16	(i) Earnings Per Share (EPS) (before extraordinary items) (of Rs. 2/-each) (not annualized)						
(a)	Basic	0.09	(0.83)	(0.14)	(0.82)	(0.76)	0.08
(b)	Diluted	0.09	(0.83)	(0.14)	(0.82)	(0.76)	0.08
(ii) Earnings Per Share (EPS) (after extraordinary items) (of Rs. 2/-each) (not annualized)							
(a)	Basic	0.09	(0.83)	(0.14)	(0.82)	(0.76)	0.08
(b)	Diluted	0.09	(0.83)	(0.14)	(0.82)	(0.76)	0.08



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NOTES -

- 1 The above results were reviewed by the Audit Committee held and thereafter approved and taken on record by the Board of Directors at their respective meetings held on 12 February 2016. The statutory auditor of the Company have carried out limited review of the financial results.
- 2 Income from real estate sales is recognised on the transfer of significant risks and rewards of ownership to the buyers and it is not unreasonable to expect ultimate collection and no significant uncertainty exists regarding the amount of consideration. However if, at the time of transfer substantial acts are yet to be performed under the contract, revenue is recognised on proportionate basis as the acts are performed, i.e., on the percentage of completion basis.

Revenue from construction contracts, where the outcome can be estimated reliably, is recognised under the percentage of completion method by reference to the stage of completion of the contract activity.

Determination of revenues under the percentage of completion method necessarily involves making estimates by the Company some of which are of a technical nature, concerning, where relevant, the percentage of completion, costs to completion, the expected revenues from the project/activity and the foreseeable losses to completion. The estimates of costs are periodically reviewed by Management and the effect of changes in estimates is recognised in the period such changes are recognised, when the total cost is estimated to exceed total revenue from the project, the loss is recognised immediately.
- 3 The cost of construction includes Rs.12 Crores towards provision of finishing cost for its project "Satra Park" at Borivali, due to escalation / revision in the estimates crystalized during the nine month ended 30.09.2015. Further, the Company has provided Rs. 6.91 crores towards compensation to one group of investors towards settling of their claims during the quarter and nine month ended 31.12.2015.
- 4 The Company is operating in a single Segment i.e. Real Estate Development, work contracts, trading in Properties and Transferable Development Rights and has only domestic sales. Therefore there is only one reportable segment in accordance with the Accounting Standard on Segment Reporting (AS-17).
- 5 Considering the nature of the business carried on by the company whereby revenues do not necessarily accrue evenly over the projects' period, the revenues of the year may not be strictly comparable with the results of the corresponding year.
- 6 Previous period / years figures have been regrouped / rearranged wherever necessary.

Place : Mumbai
Date : 12 February 2016



For Satra Properties (India) Limited

Praful N. Satra
Chairman and Managing Director
DIN: 00053900

