

Satra Properties (India) Limited

Dev Plaza, 2nd Floor, Opp. Andheri Fire Station, S. V. Road, Andheri (West), Mumbai - 400 058. Tel.: +091 - 022 - 2671 9999 • Fax: +091 - 022 - 2620 3999 • E-mail: info@satraproperties.in

Date: 1st November 2019

To,
The Manager,
Department of Corporate Services (DCS-Listing)
BSE Limited
Phiroze Jeejeebhoy Towers, Dalal Street,
Mumbai- 400001
E-mail: corp.relations@bseindia.com

Sub: Disclosure of detailed reason of encumbrance

Ref: BSE Code: 508996

Dear Sir/Madam,

Pursuant to Regulation 31 (2) and other applicable regulations, if any, of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulation, 2011 and Circular No. SEBI/HO/CFD/DCR1/CIR/P/2019/90 dated 7th August, 2019, enclosed are the disclosures received from Mr. Praful Satra, Mr. Rushabh Satra and Ms. Vrutika Satra in connection with disclosure of detailed reasons of encumbrance.

Kindly take the above information filed on record.

For Satra Properties (India) Limited

Manish Jakhmola

Place: Mumbai

Encl: As above



CIN: L65910MH1983PLCO30083

Website: www.satraproperties.in

PRAFUL N SATRA

Add: 701/702, Rehana Heights, Chappel Road, Santacruz (West), Mumbai 400054

Date: 1st November 2019

To,
The Manager,
Department of Corporate Services (DCS-Listing)
BSE Limited
Phiroze Jeejeebhoy Towers, Dalal Street,
Mumbai- 400001
E-mail: corp.relations@bseindia.com

Sub: Disclosure of reason of encumbrance

In accordance with Regulation 31 (I) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and in compliance with Circular No. SEBI/HO/CFD/DCR1/CIR/P/2019/90 dated 7th August, 2019 enclosed herewith is the disclosure of detailed reasons of encumbrance in the format at Annexure-II.

7 1

This is for your information and records.

Yours faithfully,

Praful Satra Promoter

Annexure - II

Format for disclosure of reasons for encumbrance

(In addition to Annexure - I prescribed by way of circular dated August 05, 2015)

| Name of listed company | SATRA PROPERTIES (INDIA) LIMITED |
|---|--|
| Name of the recognised stock exchanges where the shares of the company are listed | BSE Limited |
| Name of the promoter(s) / PACs whose shares have been encumbered | Mr. Praful Nanji Satra |
| | Mr. Rushabh Praful Satra Ms. Vrutika Praful Satra M/s. VR2 Land Development Private Limited* M/s. VR2 Land Development Private Limited* * Formerly known as Satra Land Development Private Limited |
| Total promoter shareholding in the listed company | No. of shares – 96939831 % of total share capital – 54.35% |
| Encumbered shares as a % of promoter | 81.23% of promoter shareholding |
| Whether encumbered share is 50% or more of promoter shareholding | YES |
| Whether encumbered share is 20% or more of total share capital | YES |



| (Date of creation of encumbrance: | Type of encumbrance (pledge, lien, negative lien, non-disposal undertaking etc. or any other covenant, transaction, condition or arrangement in the nature of encumbrance) | encumbered | | Specific details abo | ut the encumbrance | | | Security Cover | / Asset Cover | | End use of Money |
|-----------------------------------|--|------------|-----------------------------|-----------------------------------|--|---|---|--|----------------|---------------------------------------|--|
| | encombiance) | | % of total Share Capital | Name of the entity in whose | Whether the entity X is a scheduled | | Whether the encumbrance is | 15 - W. L. | | C C C C C C C C C C C C C C C C C C C | Borrowed amount to be utilized for what purpose – |
| | | | | favour shares encumbered (X) | commercial bank, public financial institution, NBFC or housing finance company? If No, provide the | in the agreement Listed company and its group companies (if any) | relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If | date of event/ Agreement (A) | (against which | , | (a) Personal use by promoters and PACs (b) For the benefit of listed company Provide details including amount, purpose of raising money by listed company, schedule for utilization of amount, repayment schedule etc. (c) Any other reason (please specify) |
| 13-Jan-16 | Pledge | 6058275 | 3.40 | India Infoline Finance Limited | Yes, it is NBFC | NA | - | 35077412.25 | 400000000 | 0.09:1 | Collateral for Loan taken by the Company |
| 14-Jan-16 | Pledge | 67739831 | 37.98 | Finance Limited | Yes, it is NBFC | NA | - | 383407443.5 | 400000000 | 0.96:1 | Collateral for Loan taken by the Company |
| 21-Dec-18 | Invocation | 6058275 | 3.40 | India Infoline Finance Limited | Yes, it is NBFC | NA . | - | 30351957.75 | 400000000 | 0.08:1 | Collateral for Loan taken by the Company |

Note: Out of the 6,77,39,831 pledged shares, 2,10,00,000 shares were released from pledge on 30.03.2017 and thereafter sold on 31.03.2017 by interse transfer. Accordingly the total pledged shares of Mr. Praful Satra as on 30.09.2019 is 4,67,39,831 shares

Praful Satra Promoter

November 1, 2019, Mumbai

Add: 701, Rehana Heights, 6 Chapel Lane Road, Santacruz (West), Mumbai 400054

Date: 1st November 2019

To,
The Manager,
Department of Corporate Services (DCS-Listing)
BSE Limited
Phiroze Jeejeebhoy Towers, Dalal Street,
Mumbai- 400001
É-mail: corp.relations@bseindia.com

Sub: Disclosure of reason of encumbrance

In accordance with Regulation 31 (I) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and in compliance with Circular No. SEBI/HO/CFD/DCR1/CIR/P/2019/90 dated 7th August, 2019 enclosed herewith is the disclosure of detailed reasons of encumbrance in the format at Annexure-II.

This is for your information and records.

Yours faithfully,

Rushabh Satra Promoter

Annexure - II

Format for disclosure of reasons for encumbrance

(In addition to Annexure - I prescribed by way of circular dated August 05, 2015)

| Name of listed company | SATRA PROPERTIES (INDIA) LIMITED |
|--|--|
| | |
| Name of the recognised stock exchanges where the shares of the | |
| company are listed | BSE Limited |
| Name of the promoter(s) / PACs whose shares have been | Mr. Rushabh Praful Satra |
| encumbered | |
| | PAC:- |
| | Mr. Praful Nanji Satra |
| | Ms. Vrutika Praful Satra |
| | M/s. VR2 Land Development Private Limited* |
| | M/s. VR2 Land Development Private Limited* |
| | * Formerly known as Satra Land Development |
| | Private Limited |
| Total promoter shareholding in the listed company | No. of shares – 96939831 |
| | % of total share capital – 54.35% |
| Encumbered shares as a % of promoter shareholding | 81.23% of promoter shareholding |
| Whether encumbered share is 50% or more of promoter | |
| shareholding | YES |
| | |
| Whether encumbered share is 20% or more of total share capital | YES |



| | | | No. and % of shares encu | mbered | Specific deta | ails about the encumbrance | | | Security Cover/ | Asset Cover | | End use of Money |
|------------|----------|-------------------------------|--------------------------|------------------|---------------|-------------------------------|--------------------|------------------------|-----------------|------------------|----------|---------------------------------------|
| of creati | | (pledge, lien, negative lien, | | | | | | | | | | |
| encumbrane | | non-disposal undertaking | | | | | | | | | | |
| | | etc. or any other covenant, | | | | | | | | | | 1 |
| | | transaction, condition or | | | | | | | | | | |
| | | arrangement in the nature | | | | | | | | | | |
| 1 | | of encumbrance) | | | Į | | | | } | | | 1 |
| 1 | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | % of total Share | | Whether the entity X s a | | | Value of shares | Amount | Ratio of | Borrowed amount to be utilized for |
| 1 | | | | Capital | | scheduled commercial bank, | | encumbrance is | on the date of | involved | A/B | what purpose - |
| | | | | | | public financial institution, | | relating to any debt | event/ | (against which | | (a) Personal use by promoters and |
| | | | | | | NBFC or housing finance | | | Agreement (A) | shares have been | | PACs |
| | | | | | shares | company? If No, provide he | Listed company | debenture, | | encumbered) (B) | | |
| | | | | | encumbere | | and its group | commercial paper, | | | | (b) For the benefit of listed company |
| | | | | | d (X) | | companies (if | certificate of deposit | | | | |
| 1 | | | | | | | any) | etc.? If yes, provide | | | | Provide details including amount, |
| | | | | | | | | details about the | | | | purpose of raising money by listed |
| | | | | | | | Other entities (if | instrument, | | | | company, schedule for utilization of |
| 1 | | | | | Ì | | any) | including credit | | | | amount, repayment schedule etc. |
| 1 | | | | | | | | rating | | | | |
| | | | | | | | | | | | | (c) Any other reason (please specify) |
| 1 | | 1 | | | 1 | | | | | | | |
| | | | | | 1 | | | | 1 | | | |
| | | | | | | | | | | | | 1 |
| 1 | | | 1 | | 1 | |] | | | | | |
| | | | | | | | | | | | | |
| 1 | | | | | | | | | | | | |
| - | | | | | India | Yes, it is NBFC | NA | | - | | | |
| | | | | | Infoline | res, it is voice | INA | - | | | | |
| | | | | | Finance | | | | | | | |
| | | | | | | | | | | | | Collateral for Loan taken by the |
| 2 | 6-Apr-17 | Pledge | 21000000 | 11.77 | Limited | L | | | 136500000 | 400000000 | 0.34:1 | Company |

Rushabh Satra Promoter

November 1, 2019, Mumbai

VRUTIKA SATRA Add: 701, Rehana Heights, 6 Chapel Lane Road, Santacruz (West), Mumbai 400054

Date: 1st November 2019

To,
The Manager,
Department of Corporate Services (DCS-Listing)
BSE Limited
Phiroze Jeejeebhoy Towers, Dalal Street,
Mumbai- 400001
E-mail: corp.relations@bseindia.com

Sub: Disclosure of reason of encumbrance

In accordance with Regulation 31 (I) of the SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and in compliance with Circular No. SEBI/HO/CFD/DCR1/CIR/P/2019/90 dated 7^{th} August, 2019 enclosed herewith is the disclosure of detailed reasons of encumbrance in the format at Annexure-II.

This is for your information and records.

Yours faithfully,

Vrutika Satra Promoter

Annexure - II

Format for disclosure of reasons for encumbrance

(In addition to Annexure - I prescribed by way of circular dated August 05, 2015)

| Name of listed company | SATRA PROPERTIES (INDIA) LIMITED |
|--|--|
| | |
| Name of the recognised stock exchanges where the | |
| shares of the company are listed | BSE Limited |
| Name of the promoter(s) / PACs whose shares have been | Ms. Vrutika Praful Satra |
| encumbered | |
| | PAC:- |
| | Mr. Praful Nanji Satra |
| | Mr. Rushabh Praful Satra |
| | M/s. VR2 Land Development Private Limited* |
| | M/s. VR2 Land Development Private Limited* |
| | * Formerly known as Satra Land Development |
| | Private Limited |
| Total promoter shareholding in the listed company | No. of shares – 96939831 |
| | % of total share capital – 54.35% |
| | |
| Encumbered shares as a % of promoter shareholding | 81.23% of promoter shareholding |
| Whether encumbered share is 50% or more of promoter | |
| shareholding | YES |
| Whether encumbered share is 20% or more of total share | |
| capital | YES |

phois

| Encumbrance (Date | Type of encumbrance | No. and | 0/ - (-1 | C ::: 1 . | 7 1 | | | | | | |
|-------------------|-------------------------------|----------|------------------|--------------|-------------------------------|-------------------|-------------------------|-----------------|------------------|----------|--|
| of creation of | (pledge, lien, negative lien, | ivo. and | ya or snares | Specific der | ans about the encumbrance | | | Security Cover/ | Asset Cover | | End use of Money |
| | | | | | | | | | | | |
| | non-disposal undertaking | | | | | | | | | | |
| | etc. or any other covenant, | | | | | | | | | | |
| 1 | transaction, condition or | | | | | | | | | | |
| 1 | arrangement in the nature | } | | | | | | | | | |
| | of encumbrance) | | | | | | | | | | |
| | | | | | | | | | | | |
| i | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | % of total Share | | Whether the entity X is a | | | Value of shares | Amount involved | Ratio of | Borrowed amount to be utilized for |
| | | Shares | Capital | the entity | scheduled commercial bank, | other entities in | encumbrance is relating | on the date of | (against which | | what purpose - |
| | | | | in whose | public financial institution, | the agreement | to any debt instruments | event/ | shares have been | | (a) Personal use by promoters and |
| | | | | favour | NBFC or housing finance | | | | encumbered) (B) | | PACs |
| | | | | | | Listed company | | - Breeze (11) | cincumocred) (b) | | 140 |
| | | ļ | | encumbere | | | certificate of deposit | | | 1 | lavr |
| 1 | 3 | | | d (X) | | | etc.? If yes, provide | | | 1 | (b) For the benefit of listed company |
| 1 | | | | 0 (3) | | | | | | | |
| 1 | | | | | | | details about the | | | | Provide details including amount, |
| 1 | | | | | | | instrument, including | | | | purpose of raising money by listed |
| I | 1 | | | ļ | l . | (if any) | credit rating | | | 1 | company, schedule for utilization of |
| 1 | | | | | | | | | | | amount, repayment schedule etc. |
| | | | | | | | | | | | The second of th |
| | | | | | | | | | | | (c) Any other reason (please specify) |
| 1 | | | | | | | | | | | (C) Any other reason (please specify) |
| | 1 | | | | | | | | | 1 | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | (| | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | N | | | | | | |
| | | 1 | | India | Yes, it is NBFC | NA | - | | | | |
| | 1 | | | Intoline | | | | | | | |
| | | | | Finance | | | | | | | Collateral for Loan taken by the |
| 26-Apr-17 | Pledge | 11000000 | 6.17 | Limited | | | | 71500000 | 400000000 | 0 10.1 | |
| 20 / 10/ 2/ | 7 10 15 | 11000000 | 0.17 | | L | | | /1300000 | 40000000 | 0.19:1 | Company |

Vrutika Satra Promoter

November 1, 2019, Mumbai