



**SATRA
GROUP**

ISO 9001 : 2015 Company

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
CFO
Place: Mumbai

Encl: As above



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 (l) 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,



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 PAC:- 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

Encumbrance (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)	No. and % of shares encumbered	Specific details about the encumbrance					Security Cover / Asset Cover			End use of Money
		No. of Shares	% of total Share Capital	Name of the entity in whose favour shares encumbered (X)	Whether the entity X is a scheduled commercial bank, public financial institution, NBFC or housing finance company? If No, provide the	Names of all other entities in the agreement Listed company and its group companies (if any) Other entities (if any)	Whether the encumbrance is relating to any debt instruments viz. debenture, commercial paper, certificate of deposit etc.? If yes, provide details about the instrument, including credit rating	Value of shares on the date of event/ Agreement (A)	Amount involved (against which shares have been encumbered) (B)	Ratio of A/B	Borrowed amount to be utilized for what purpose – (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	India Infoline 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

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

Date: 1st November 2019

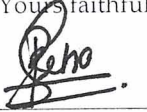
To,
The Manager,
Department of Corporate Services (DCS-Listing)
BSE Limited
Phiroze Jeejeebhoy Towers, Dalal Street,
Mumbai- 400001
E-mail: corp.relations@bseindia.com

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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)

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26-Apr-17	Pledge	21000000	11.77	India Infoline Finance Limited	Yes, it is NBFC	NA	-	136500000	400000000	0.34:1	Collateral for Loan taken by the 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

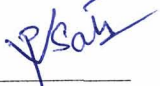
To,
The Manager,
Department of Corporate Services (DCS-Listing)
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E-mail: corp.relations@bseindia.com

Sub: Disclosure of reason of encumbrance

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Yours faithfully,



Vrutika Satra
Promoter

Annexure - II

Format for disclosure of reasons for encumbrance

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26-Apr-17	Pledge	11000000	6.17	India Intoline Finance Limited	Yes, it is NBFC	NA	-	71500000	400000000	0.19:1	Collateral for Loan taken by the Company


 Vrutika Satra
 Promoter
 November 1, 2019, Mumbai