

SHAPING TOMORROW **TODAY!**

ANNUAL REPORT 12 - 13



CONTENTS

Financial Highlights **14** ▼ Chairman's Communiqué **16** ▼ Notice **17** ▼ Directors' Report **20** ▼ Management Discussion and Analysis Statement **24** ▼ Report on Corporate Governance **27** ▼ Shareholders' Information **33** ▼ Standalone Financials **38** ▼ Consolidated Financials **64** ▼ Financial Information of Subsidiary Companies under Section 212(8) of the Companies Act, 1956 **90** ▼ Statement pursuant to Section 212(1)(e) of the Companies Act, 1956 **91** ▼ Attendance Slip and Proxy Form **95**

CORPORATE INFORMATION

BOARD OF DIRECTORS

Praful N. Satra

Chairman & Managing Director

Vidyadhar D. Khadilkar

Independent Director

Rajan P. Shah

Director

Vinayak D. Khadilkar

Independent Director

CHIEF FINANCIAL OFFICER

Bhaves V. Sanghavi

COMPANY SECRETARY / COMPLIANCE OFFICER

Manan Y. Udani

AUDITORS

B S R & Associates
1st Floor, Lodha Excelus,
Apollo Mills Compound,
N.M. Joshi Marg, Mahalaxmi,
Mumbai – 400 011

Bhuta Shah & Co.
901, Regent Chambers,
Nariman Point,
Mumbai – 400 021

LEGAL ADVISORS

Bharat R. Zaveri

ARCHITECTS & ENGINEERS

Vivek Bhole Architects Private Limited
Planwell Architects Private Limited
Rein Profile Consulting Engineers
N.S. & Associates

BANKERS

Axis Bank Limited
Syndicate Bank
Allahabad Bank
Canara Bank

REGISTERED OFFICE

Dev Plaza, 2nd Floor,
Opp. Andheri Fire Station,
S.V. Road, Andheri (West),
Mumbai – 400 058. INDIA
Tel No: +91 (022) 2671 9999
Fax No: +91 (022) 2620 3999
E-mail: info@satraproperties.in
Website: www.satraproperties.in

REGISTRAR AND SHARE TRANSFER AGENT

Adroit Corporate Services Private Limited
17/20, Jaferbhoy Industrial Estate,
Makwana Road, Marol Naka,
Andheri (East), Mumbai - 400 059. INDIA
Tel No: +91 (022) 4227 0400
Fax No: +91 (022) 2850 3748
Email: info@adroitcorporate.com
Website: www.adroitcorporate.com



VISION

To be brand that is held in the highest regard in the real estate industry across the country. To achieve excellence and growth by creating world-class infrastructure and enhanced lifestyle that will sustain for the future, thus ensuring a brand name that will set the benchmark of vision, trust and ethics in the field of Realty Business

MISSION

Our mission is to turn dreams into concrete realty, building world-class real estate concepts that abide by the highest standard of professionalism, quality & customer service. Thus to create visible projects that has good Infrastructure & Quality construction as well as offering good value for money. To multiply the wealth of the company with continuous expansion & diversification of activities and thereby improving the wealth of Stake- holders, Employees & Society at large.



THE ROAD TO AN EVOLVING TOMORROW PASSES THROUGH THE ACCOMPLISHMENTS OF TODAY!

We, at Satra Properties, know our land inside out. We have seen it adapt to various times. Known it across phases. Understood its capacities. And found solutions for its development. We've been successfully doing it for 8 years in a row. And, through our stature, one will agree that we have been exceptional.

We owe it to our ideologies. They teach us in taking only one route—the 'no-shortcut' route. The road is sweating and tough. But the sweet fruits that await on the other end are indeed cherishing.

This has made us a major Real Estate development player and has enabled us carve an identity for ourselves, not only in Mumbai but across the nation. Today, our signature mark of excellence is borne by several Residential, Commercial, Corporate and Entertainment structures, each one a landmark in itself. And every passing day tests our mettle to push the limit and set a new benchmark. At Satra, we call it the rising graph of smiles.

LIFESTYLES & BEYOND

As life gets crammed in the Maximum City, it moves further north. Only to find bliss in the index of the suburb of Borivali. An area that's certainly growing at a rapid pace than expected. An expansion that's made possible due to better connectivity through rails, roads, metros and monorails and availability of other infrastructure prospects. Thus, boosting residential developments in Borivali.

A notable futuristic development in this vicinity is Satra Park. A property that's dotted with all things good. Think of a reason to step out of this property and it will entice you with more reasons than one to stay back. Indeed a world in its own!





Satra Park comprises aesthetically designed 2B+G+17/18 storey residential towers with three wings.

High street retail outlets occupy the ground level, adding another dimension of convenience for the towers' residents. Convenience outside, luxury inside... the spacious 2 & 3 BHK apartments and penthouses are self-contained with every modern amenity. The quality of life spills over into the immediate ambience.

Hi-tech Gymnasium, Jogging Track, azure Swimming Pool with Toddler's splash section. Add to that, Clubhouse, Podium Garden, Children's Play Park, Jain temple... and life could not be

INSPIRING LIFESTYLES AT SATRA PARK, BORIVALI, MUMBAI

more actualized! Plus multi-level car parking. In all of this, safety never gets compromised – the earthquake resistant RCC structure adds total peace of mind to the quality of life.

NATURE & BEYOND

Life favours. But only a selected few. Who know where to be, and when to be there. Take for instance, sharing a sweet piece of Ghatkopar, Mumbai's eastern corridor. In the recent past, Ghatkopar has moulded itself as a self-reliable destination to attract a whole new scale of prospects. All this amid a magical and natural bloom of greenery and serenity.

Presenting Satra Hills, Ghatkopar's latest benchmark offering. A place where you can lead a life of blissful grandeur with the serenity of Mother Nature on one side and multiple modern amenities on the other. A destination that's welcoming you to lead an ideal island life!





Living up to its name, Satra Hills adds the romance of a hilly location to the rest of its promises. An exotic ambience right within the bustling city.

The project epitomizes value and aesthetics. Residents and visitors are first greeted by artistic exteriors, the style and theme of which gets carried into the interiors with the grand entrance lobby.

Transfer to the high-rise apartments is swift and efficient on high speed elevators.

But a lover of style and aesthetics will be tempted to linger a while longer around the property to

INSPIRING NATURE AT **SATRA HILLS**, GHATKOPAR, MUMBAI

take in the landscaped gardens or marvel at the quality of life portrayed by the swimming pools, gymnasium and other amenities around the property.

Satra Hills is where life is lived to the fullest.

FREEWAY & BEYOND

The best things come to those who wait. In a city like Mumbai, it is undoubtedly a hassle-free movement and better connectivity to prime locations around you.

We understand your family's various needs and believe in giving them a special address... In the city yet away from its bustle. An address that reduces commute time so that you can spend more memorable moments together and enhance your bonds of love, share and care. An address where your children would love to grow and learn better than anywhere else.

We've intentionally done all this, because we believe, in a city like Mumbai, better connectivity and serenity are the biggest luxury elements one can ask for.





Welcome to Satra's Eastern Heights, a property that's aptly located, in proximity to the Eastern Freeway.

Right from the moment you step into the Grand Entrance Lobby till your move further, luxury envelopes you with its fresh approach. Every apartment at these aesthetically designed 2B+G+21 storey towers is a living example of what we are trying to convey – the luxurious and free lifestyle of tomorrow, today!

Do a butterfly stroke like Michael Phelps in the azure Swimming Pool, burn last night's excess fats at the hi-tech Gymnasium, walk briskly on the lush green Jogging Track or indulge in fun moments with family at the Clubhouse, which is proposed for approvals. Do all this as your children play carefree at the safe Children's Play Area.

INSPIRING FREEWAY AT SATRA'S EASTERN HEIGHTS, UPPER CHEMBUR, MUMBAI

At Satra's Eastern Heights, you are bound to enjoy life with as much ease within the property's premises as much you would enjoy around. Because here, luxury is well-connected to the city's finest, and surprisingly includes peace too!

GENERATION & BEYOND

We proudly call ourselves creators of an unparalleled lifestyle for you and your upcoming generation. However, this is not an easy task. A lot of careful planning and attention goes into designing what we call 'the perfect lifestyle'.

For this, we believe in creating an aura that's filled with laughter, all-round family development and deep-rooted family bonds in right proportions. Thus, creating a lifestyle that comprises everything to make living sophisticated and classy in every sense. A lifestyle, in whole glory, your future generation will love to grow, and thank you for making the right decision.

A lifestyle that's being planned for you at our latest development in one of the prime suburbs of Mumbai in East Santacruz.

