

Shaping Tomorrow...Today!



LE-88
Bandra

SATRA
Harmony
CHEMBUR



Satra's Eastern Heights
Upper Chembur

Annual Report 2016-17



FOR THOSE
WHOSE HEART IS IN THE
HEART OF CHEMBUR

2
BHK in the
heart of Chembur

MahaRera
Registration No.
P51800000726

PROJECT HIGHLIGHTS

- Grand Entrance Lobby
- High-Speed Elevators
- High-End Security
- Ample Car Parking Space

Infrastructure around you:



world-class
schools



Shopping
Malls



Renowned
Hospitals



Eminent
Office Space

EXTERNAL AMENITIES

- Kid's Play Area
- Landscaped Garden
- Fitness Center/Gymnasium
- Jogging Track
- Senior Citizen Lounge

SATRA
Harmony
Home is where your heart is

M - 7506599989

Site Address: Plot No.18, Subhash Nagar, Near Acharya Marathe College, Chembur (East), Mumbai-400 071.

Disclaimer: The specifications, images and other details herein are only indicative and the developer reserves their rights to change any or all these in the interest of the development. This printed material does not constitute an offer and/ or contract of any type between the developer and the recipient. Any purchase/ lease of this development shall be governed by the terms and conditions of the agreement for sale/ lease entered into between parties and no details mentioned in this printed material shall in anyway govern such a transaction.

A LIFE THAT IS CONNECTED YET AWAY:

OWN AN EXCLUSIVE AVENUE OF LUXURY BY THE EASTERN FREEWAY.

In today's times when clocks run faster than the traffic, and peaceful moments are getting rare every day, you would always want to ensure you are never away from your family, trying hard to live a balanced life. But now, you can be close to the dream city's landmarks and be away from city's hustle-bustle and chaos.



SATRA'S
EASTERN HEIGHTS
Your Comfort by the Freeway
ON EASTERN FREEWAY - UPPER CHEMBUR

- MULTI-STOREY TOWER WITH 3 WINGS
- GRAND DOUBLE HEIGHT
ENTRANCE LOBBY
- AMPLE CAR PARK
- WORK IN FULL SWING

ON 1, 1.5 & 2 BHK APARTMENTS

One such address, Satra's Eastern Heights is your answer to owning a dream that is connected comfortable to all nook and corners of the city. A lifestyle abode that sits by the the freeway at Chembur - the corridor that connects to major residential and commercial districts of the city.



Site Address: Near RBK International School, P.L.Lokhande Marg, Upper Chembur, Mumbai - 400 043.

Corporate Address: Dev Plaza, 2nd Floor, Opp.Andheri Fire Station, S.V. Road, Andheri (W), Mumbai- 400 058.

Disclaimer: The specifications, images and other details herein are only indicative and the developer reserves their rights to change any or all these in the interest of the development. This printed material does not constitute an offer and/ or contract of any type between the developer and the recipient. Any purchase/ lease of this development shall be governed by the terms and conditions of the agreement for sale/ lease entered into between parties and no details mentioned in this printed material shall in anyway govern such a transaction.



BANDRA - SEA LINK

BIG ON VIEWS, BIGGER ON SPACES & BIGGEST ON RECREATION

4 BHK Sea Facing Premium Luxury Residences



MahaRera Registration No.
P51800010171

JOINTLY DEVELOPED BY:



Email: sales@satraproperties.in

Site Address: LE88, K.C. Road, Near Rangsharda, Bandra Reclamation, Bandra (West), Mumbai - 400 050.

Corporate Office: Dev Plaza, 2nd Floor, Opp. Andheri Fire Station, S. V. Road, Andheri (West), Mumbai - 400 058.

HOME LOANS APPROVED BY MAJOR FINANCIAL INSTITUTIONS

Disclaimer: The specifications, images and other details herein are only indicative and the developer reserves their rights to change any or all these in the interest of the development. This printed material does not constitute an offer and/or contract of any type between the developer and the recipient. Any purchase/ lease of this development shall be governed by the terms and conditions of the agreement for sale/ lease entered into between parties and no details mentioned in this printed material shall in anyway govern such a transaction.

JODHPUR'S

REVOLUTIONARY BUSINESS SPACES, SHAPING UP AT SATRA PLAAZA, NAI SADAK.



Satra Plaza, a world of conveniences and comfort, designed by the best architects with prominent brands under one roof is all set to become most desired destination for retailers.

BE THE FIRST TO BENEFIT FROM EXCLUSIVE OFFERS

Tallest Commercial Tower in Jodhpur • Located on Nai Sadak • 150 ft. Frontage on 80 ft.
Wide Road • Customisable Retail Spaces • Lavish Office Spaces • 4-Star Boutique Hotel •
Ample Parking Space



Low Maintenance
Cost



Jodhpur's Biggest
Organised Gold Souk



Exclusive
Security



Shopping Plaza on Ground,
1st & 2nd Level



SATRA
PLAAZA
NAI SADAK, JODHPUR

Disclaimer: The specifications, images and other details herein are only indicative and the developer reserves their rights to change any or all these in the interest of the development. This printed material does not constitute an offer and/or contract of any type between the developer and the recipient. Any purchase/ lease of this development shall be governed by the terms and conditions of the agreement for sale/ lease entered into between parties and no details mentioned in this printed material shall in anyway govern such a transaction.

Chairman's Message

Dear Shareholders,

It gives me great pleasure in welcoming you all to the 34th Annual General Meeting of the Company.

As we all are aware, the Indian economy is poised on the cusp of a new era of exponential growth and rapid development under the leadership of our visionary Prime Minister, Shri Narendra Modi. This will undoubtedly open up new and unprecedented business opportunities in the country. The Hon'ble Prime Minister's vision is indeed laudable. It aims at bringing in major reforms that will make it easier to do business in a corruption free environment, attract investments under the Vision 'Make in India' model and develop Smart Cities.

Falling interest rates and Implementation of The Real Estate (Regulation and Development) Act, 2016 are expected to stimulate end user demand due to the Developer's accountability, commitment, discipline & transparency.

During the financial year 2016-17, your Company achieved turnover of ₹ 100.73 Crores. Also, going forward various existing projects are gaining momentum, which will help the Company to generate the desired growth in terms of revenue and performance in coming years.

We feel that success is derived from the ability to lead, motivate, inspire, delegate and empower. What excites me is how we transformed our self into a passion-driven approach on how we can make a difference every day at work.

With India on its growth journey, there is a need for reliable and professional Real Estate developers that have an unwavering commitment to excellence. Satra believes in strong corporate governance, highest levels of integrity and transparency. We look at India's economic growth as an opportunity to empower people, enrich their lives and to contribute to the nation's development. Going ahead, as the external environment becomes increasingly challenging, we have looked within to strengthen our fundamentals and competitive advantage, the benefits of which shall progressively accrue. With a legacy of over a decade, Satra has seen several economic cycles in the Industry and is well equipped with the knowledge bank to set the right course for our next phase of growth.

The management is committed to its expansion plans that will ensure unlocking the potential value of the projects, thereby creating wealth.

I would like to take this opportunity to thank the Company's stakeholders especially our valued customers, suppliers, professionals, Government and Regulatory Authorities, investors, Bankers, Financial Institutions, members and debenture holders for their continued faith and trust.

I thank all my colleagues on the Board for strengthening good governance culture across the organization and fulfilling the responsibilities of Board.

“THE KEY TO
SUCCESS IS
TO DEVELOP A
WINNING EDGE.

**BRIAN
TRACY**



I would like to place on record the sincerity of our dedicated and hardworking employees who have enabled your Company to hold its head high even in these challenging times. I seek your continued support in making the Company more sustainable and resilient to external challenges.

Regards

PRAFUL N. SATRA
Chairman & Managing Director



CORPORATE INFORMATION

BOARD OF DIRECTORS

Praful N. Satra
Chairman & Managing Director

Rajan P. Shah
Director
(Resigned w.e.f. 25 October 2016)

Vishal R. Karia
Independent Director

Sheetal D. Ghatalia
Independent Director

Rushabh P. Satra
Additional Director (Appointed w.e.f. 24 October 2016)

Vidyadhar D. Khadilkar
Independent Director
(Resigned w.e.f. 31 May 2017)

Kamlesh B. Limbachiya
Independent Director

CHIEF FINANCIAL OFFICER

Rushabh P. Satra
(Appointed w.e.f. 27 October 2016)

COMPANY SECRETARY & COMPLIANCE OFFICER

Manan Y. Udani

AUDITORS

GMJ & Co.

3rd & 4th Floor, Vaastu Darshan, "B" Wing,
Above Central Bank of India, Azad Road,
Andheri (East), Mumbai – 400 069

LEGAL ADVISORS & SOLICITORS

Bharat R. Zaveri

ARCHITECTS

Vivek Bhole Architects Private Limited
RSP Design Consultants (I) Private Limited
JW Consultants LLP
Electro Mech Consultant
Planwell Architects
AAKAR Architects and Consultants

STRUCTURAL CONSULTANTS

Shanghvi and Associates Private Limited

LANDSCAPE CONSULTANTS

Site Concepts Private Limited

INTERIOR DESIGNER

HBA, Singapore

BANKERS

ICICI Bank
Axis Bank
Syndicate Bank
HDFC Bank
IDBI Bank
Punjab National Bank

REGISTRAR AND SHARE TRANSFER AGENT

Adroit Corporate Services Private Limited
17/20, Jaferbhoy Industrial Estate, 1st Floor,
Makwana Road, Marol Naka,
Andheri (East), Mumbai - 400 059
Tel No.: +91 (022) 4227 0400
Fax No.: +91 (022) 2850 3748
E-mail: info@adroitcorporate.com
Website: www.adroitcorporate.com

REGISTERED OFFICE

Dev Plaza, 2nd Floor,
Opp. Andheri Fire Station,
S.V. Road, Andheri (West),
Mumbai – 400 058
Tel No.: +91 (022) 2671 9999
Fax No.: +91 (022) 2620 3999
E-mail: info@satraproperties.in
Website: www.satraproperties.in
CIN: L65910MH1983PLC030083



FINANCIAL HIGHLIGHTS

5 YEARS FINANCIAL HIGHLIGHTS

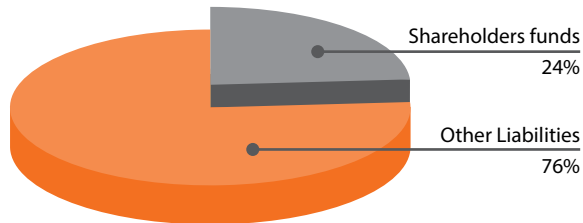
		INR in Lacs				
S. No.	Particulars	2016-17	2015-16	2014-15	2013-14	2012-13
1	Total Revenue	10,930	10,102	7,172	9,360	9,724
2	Earning before depreciation, interest and taxes	2,777	1,379	1,817	3,241	3,761
3	Depreciation	7	12	33	18	23
4	Earning after taxes	181	442	132	400	505
5	Market capitalisation	10,077	12,075	16,409	10,488	6,277
6	Equity share capital	3,567	3,567	3,567	3,227	3,227
[Face value per share (₹)]				2		
7	Reserve & Surplus	7,282	7,315	7,088	6,568	6,355
8	Equity shareholder's fund	10,849	10,882	10,655	9,795	9,582
9	Equity dividend (%)	5% #	5%	5%	5%	5%
10	Term Borrowings	17,606	17,339	11,957	17,162	17,548
11	Dividend payout	178 #	178	178	161	161
12	Total assets	45,943	47,660	43,719	40,557	42,620
Key Indicators						
1	Earning per share (₹)	0.10	0.25	0.08	0.25	0.27
2	Diluted Earning per share (₹)	0.10	0.25	0.08	0.24	0.27
3	Book value per share (₹)	6.08	6.10	5.97	6.07	5.94
4	Net profit margin	1.80%	4.84%	2.28%	4.35%	6.41%
5	Debt equity ratio	1.62	1.59	1.12	1.75	1.83
6	Return on net worth	1.67%	4.06%	1.24%	4.08%	5.27%
7	Return on capital employed	5.64%	3.55%	3.91%	6.64%	7.91%

Subject to approval of members in 34th Annual General Meeting of the Company

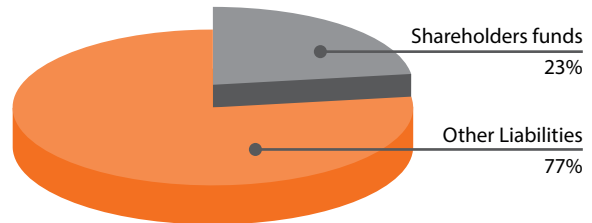


FINANCIAL HIGHLIGHTS

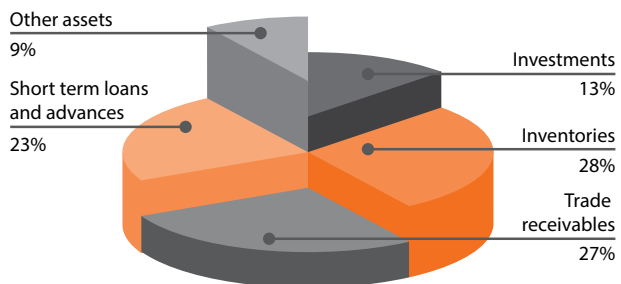
Shareholders funds and Other liabilities Standalone - 2017



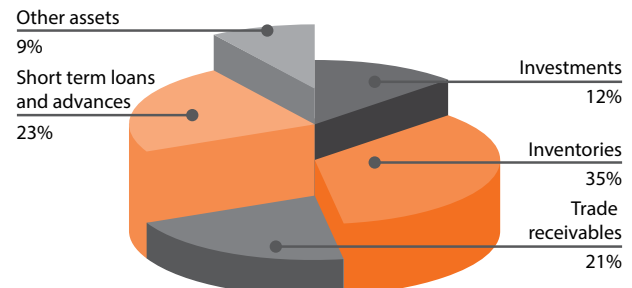
Shareholders funds and Other liabilities Standalone - 2016



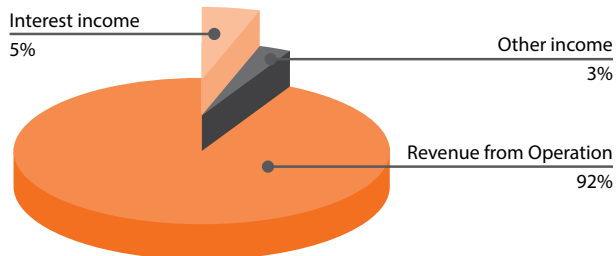
Total Assets Standalone - 2017



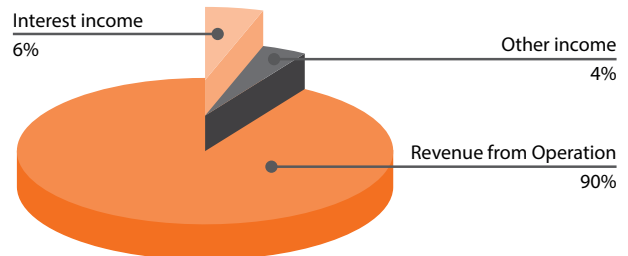
Total Assets Standalone - 2016



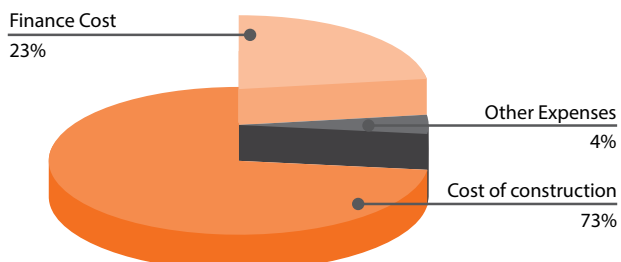
Revenue Breakup Standalone - 2017



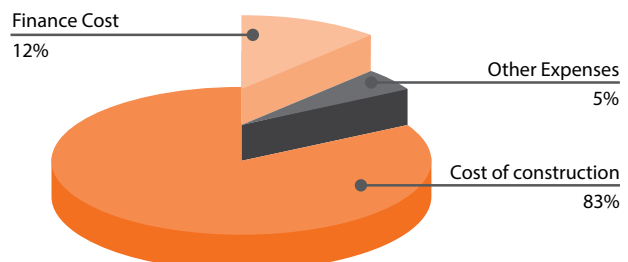
Revenue Breakup Standalone - 2016



Expenditure and Outflow Standalone - 2017



Expenditure and Outflow Standalone - 2016



CONTENTS

Notice	01
Directors' Report	10
Management Discussion & Analysis Statement	35
Report on Corporate Governance	37
General Shareholder Information.....	47
Standalone Financials.....	51
Consolidated Financials	79
Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures	105
Attendance Slip	107
Proxy Form	108

