



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

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STANDALONE AUDITED FINANCIAL RESULTS FOR THE YEAR ENDED 31ST MARCH 2018

(Rs. In Lakhs except Earnings per share)

Sr. No.	PARTICULARS	Quarter Ended			Year Ended	
		31-Mar-18	31-Dec-17	31-Mar-17	31-Mar-18	31-Mar-17
		(Unaudited) (Refer Note 5)	(Unaudited)	(Unaudited) (Refer Note 5)	(Audited)	(Audited)
1	Revenue from Operations	22,254	14,869	21,186	67,110	53,332
2	Other income	1,306	740	850	4,022	4,339
3	Total Revenue (1+2)	23,560	15,609	22,036	71,132	57,671
4	Expenses					
	(a) Cost of services, construction and land	14,919	9,051	13,778	41,723	33,466
	(b) Employee benefits expenses	786	668	614	2,706	2,581
	(c) Finance costs	1,278	1,120	1,031	4,781	4,283
	(d) Depreciation and amortization expense	185	133	204	645	622
	(e) Other expenses	2,012	1,553	1,320	5,725	4,374
	Total expenses (a to e)	19,180	12,525	16,947	55,580	45,326
5	Profit before tax (3-4)	4,380	3,084	5,089	15,552	12,345
6	Tax expense					
	-Current Tax	1,290	987	1,614	5,229	3,755
	-Deferred Tax	(89)	(40)	85	(168)	119
	Total tax expenses	1,201	947	1,699	5,061	3,874
7	Net profit after Tax (5-6)	3,179	2,137	3,390	10,491	8,471
8	Other comprehensive income (Net of tax)					
	-Items that will not be reclassified to profit & loss	50	(11)	(40)	16	29
9	Total comprehensive income (7+8)	3,229	2,126	3,350	10,507	8,500
10	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,580	7,577	7,577	7,580	7,577
11	Reserves excluding Revaluation Reserves				81,510	72,181
12	Earnings Per Share (of Rs.10/- each)					
	Basic and Diluted	4.19	2.82	4.47	13.84	11.18

Standalone Notes :

- 1 The above standalone audited financial results were reviewed by the Audit Committee at its meeting held on 23rd May 2018 and were approved by the Board of Directors at its meeting held on 23rd May 2018.

2 Statement of Assets and Liabilities

(Rs. In Lakhs)

Particulars	As at March 31, 2018	As at March 31, 2017
Assets		
Non-current assets		
(a) Property, Plant and Equipment	1,187	1,202
(b) Intangible Assets	1,000	1,406
(c) Financial Assets		
(i) Investments	25,085	27,238
(ii) Loans	658	453
(iii) Other Financial Assets	5,487	18,268
(d) Deferred Tax Assets (Net)	88	-
(e) Income Tax Assets (Net)	3,116	2,242
(f) Other Non-Current Assets	13,409	16,589
Total Non - Current Assets	50,030	67,398
Current assets		
(a) Inventories	87,672	83,156
(b) Financial Assets		
(i) Investments	21	439
(ii) Trade Receivables	11,558	11,108
(iii) Cash and Cash Equivalents	2,949	2,484
(iv) Other Balances with Banks	927	793
(v) Other Financial Assets	1,498	2,430
(c) Other Current Assets	8,361	2,452
Total Current Assets	112,986	102,862
Total Assets	163,016	170,260
EQUITY AND LIABILITIES		
EQUITY		
(a) Equity Share Capital	7,580	7,577
(b) Other Equity	81,510	72,181
Total Equity	89,090	79,758
LIABILITIES		
Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	23,914	13,715
(ii) Trade Payables	891	441
(ii) Other Financial Liabilities	307	291
(b) Employee benefit obligations	288	324
(c) Deferred Tax Liabilities (Net)	-	71
Total Non - Current Liabilities	25,400	14,842
Current liabilities		
(a) Financial Liabilities		
(i) Trade Payables	13,645	11,759
(ii) Other Financial Liabilities	6,454	27,566
(b) Employee benefit obligations	466	271
(c) Current Tax Liabilities (Net)	2,673	1,522
(d) Other Current Liabilities	25,288	34,542
Total Current Liabilities	48,526	75,660
Total Equity and Liabilities	163,016	170,260

- 3 The Company is predominantly engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Ind AS 108.

- 4 The Board of Directors have recommended a final dividend of Rs 2 per Equity Shares subject to the approval of shareholders in the ensuing Annual General Meeting

- 5 The financial results for the quarters ended 31st March 2018 and 31st March 2017 respectively represent the difference between the audited figures in respect of the full financial year and published figures upto the third quarter of the respective financial years.
- 6 The Board of Directors of the Company in their meeting held on December 27, 2017 has approved the Scheme of Merger by absorption under applicable provisions of the Companies Act, 2013 of Bellflower Properties Limited (wholly owned subsidiary of the Company) with the Company. The Appointed date of the Scheme is April 1, 2017. Further, both the companies have filed the Scheme of Merger before the National Company Law Tribunal Mumbai Bench on April 25, 2018 and waiting for their approval.
As the scheme of merger not consummated, effect of the said scheme is not given in these financial statements.
- 7 The above financial results are extracted from the Audited Financial Statements of the Company, which are prepared in accordance with Indian Accounting Standards ('Ind AS') as prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder.
- 8 The standalone audited financial results will be posted on the website of the Company www.koltepatil.com and will be available on website of the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).
- 9 The figures for the previous period have been regrouped and re-arranged, wherever necessary, to make them comparable with the current period.

Place: Pune
Date: 23rd May 2018

For Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director
(DIN - 00381866)