



## KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428  
Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

Tel. No. +91 20 66226500 Fax No. + 91 20 66226511. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

### STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER 2017

Sr. No.	PARTICULARS	(Rs. In Lakhs except Earnings per share)					
		Quarter Ended			Nine months Ended		Year Ended
		31-Dec-17 (Unaudited)	30-Sep-17 (Unaudited)	31-Dec-16 (Unaudited)	31-Dec-17 (Unaudited)	31-Dec-16 (Unaudited)	31-Mar-17 (Audited)
1	Revenue from Operations	14,898	14,654	13,171	44,938	32,244	53,448
2	Other income	711	634	1,028	2,634	3,391	4,223
3	<b>Total Revenue (1+2)</b>	<b>15,609</b>	<b>15,288</b>	<b>14,199</b>	<b>47,572</b>	<b>35,635</b>	<b>57,671</b>
4	<b>Expenses</b>						
	(a) Cost of construction including cost of land and materials consumed	9,051	7,748	8,388	26,804	19,688	33,466
	(b) Employee benefits expense	707	715	766	2,017	2,069	2,736
	(c) Finance cost	1,120	1,317	1,075	3,503	3,252	4,283
	(d) Depreciation and amortization expense	133	170	139	460	418	622
	(e) Other expenses	1,514	890	1,074	3,616	2,952	4,219
	<b>Total expenses (a to e)</b>	<b>12,525</b>	<b>10,840</b>	<b>11,442</b>	<b>36,400</b>	<b>28,379</b>	<b>45,326</b>
5	<b>Profit before tax (3-4)</b>	<b>3,084</b>	<b>4,448</b>	<b>2,757</b>	<b>11,172</b>	<b>7,256</b>	<b>12,345</b>
6	<b>Tax expense</b>						
	-Current Tax	987	1,850	908	3,939	2,141	3,755
	-Deferred Tax	(40)	(60)	28	(79)	34	119
	<b>Total tax expenses</b>	<b>947</b>	<b>1,790</b>	<b>936</b>	<b>3,860</b>	<b>2,175</b>	<b>3,874</b>
7	<b>Net profit after Tax (5-6)</b>	<b>2,137</b>	<b>2,658</b>	<b>1,821</b>	<b>7,312</b>	<b>5,081</b>	<b>8,471</b>
8	<b>Other comprehensive income (Net of tax)</b>						
	-Items that will not be reclassified to profit & loss	(11)	22	70	(34)	69	29
9	<b>Total comprehensive income (7+8)</b>	<b>2,126</b>	<b>2,680</b>	<b>1,891</b>	<b>7,278</b>	<b>5,150</b>	<b>8,500</b>
10	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,577	7,577	7,577	7,577	7,577	7,577
11	Reserves excluding Revaluation Reserves						72,181
12	<b>Earnings Per Share (of Rs.10/- each)</b>						
	Basic and Diluted	2.82	3.51	2.40	9.65	6.71	11.18

**Standalone Notes :**

- 1 The above standalone unaudited financial results were reviewed by the Audit Committee at its meeting held on 13th February 2018 and were approved by the Board of Directors at its meeting held on 13th February 2018.
- 2 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.
- 3 Pursuant to the Regulation 54(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Listed Redeemable Non-Convertible Debentures of Rs. 3,000 Lakhs are Secured by way of mortgage over land and project assets of Jazz 2 (Project) located at Pimple Nilakh to which clear and marketable title is held by company, charge on all cash flows and receivables pertaining to the project (Receivables) and Charge of Escrow Account of the Project.  
During the quarter and nine months ended 31st December 2017, NCDs of Rs. 4,000 Lakhs were redeemed on 11th December 2017. Further, NCDs of Rs. 3,000 Lakhs were redeemed on 16th January 2018.
- 4 The company ceased as a partner from Sanjivani Integrated Township LLP with effect from 5th December 2017.
- 5 Pursuant to the Scheme of Amalgamation (the Scheme) sanctioned by the National Company Law Tribunal, Mumbai Bench vide its order dated 9th March 2017, Olive Realty Private Limited (Olive Realty), Yashowardhan Promoters and Developers Private Limited (Yashowardhan Promoters), Corolla Realty Limited (Corolla Realty) and Jasmine Hospitality Private Limited (Jasmine Hospitality) have been merged with the Company with effect from 1st January 2016 (the appointed date). The Scheme came into effect on 10th April 2017, the day on which the order was delivered to the Registrar of the Companies, and pursuant thereto the entire business and all the assets and liabilities, duties, taxes and obligations of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality have been transferred to and vested in the Company .The scheme has become effective on 10th April 2017 with effect from the appointed date of 1st January 2016. The amount of Share capital of the transferor companies and gross value recorded as investments is adjusted and the difference is debited to Reserves in accordance with the Scheme. As the appointed date of merger is 1st January 2016, therefore previous years' numbers reported in the above results are accordingly restated after giving merger impact.
- 6 The unaudited standalone financial results will be posted on the website of the Company [www.koltepatil.com](http://www.koltepatil.com) and will be available on website of the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).
- 7 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: 13th February 2018**

**For Kolte-Patil Developers Limited**

**Rajesh Patil**  
**Chairman and Managing Director**  
**(DIN - 00381866)**