



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

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30TH SEPTEMBER, 2015

(Rs. in lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Six Months Ended		Year Ended
		30.09.2015	30.06.2015	30.09.2014	30.09.2015	30.09.2014	31.03.2015
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
	Part I						
1	Income from operations						
	(a) Net Sales/Income from operations	4,053.95	3,364.54	2,555.59	7,418.49	4,896.62	14,092.28
	(b) Other Operating Income	267.24	855.24	517.11	1,122.48	1,431.05	2,744.31
	Total income from operations	4,321.19	4,219.78	3,072.70	8,540.97	6,327.67	16,836.59
2	Expenses						
	(a) Cost of Construction including cost of land and materials consumed	1,703.26	1,531.24	1,131.06	3,234.50	2,262.38	6,461.06
	(b) Administration and General Expenses	635.99	416.71	523.94	1,052.70	860.95	1,811.64
	(c) Employee Cost	712.35	806.76	718.10	1,519.11	1,243.98	2,835.14
	(d) Selling Expenses	372.73	358.88	242.03	731.61	450.10	1,439.45
	(e) Depreciation/amortization	107.39	108.13	82.89	215.52	187.35	391.85
	Total expenses (a to e)	3,531.72	3,221.72	2,698.02	6,753.44	5,004.76	12,939.14
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	789.47	998.06	374.68	1,787.53	1,322.91	3,897.45
4	Other Income	847.46	1,704.01	1,733.10	2,551.47	2,359.86	4,278.30
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	1,636.93	2,702.07	2,107.78	4,339.00	3,682.77	8,175.75
6	Finance Cost	908.19	951.17	905.85	1,859.36	1,467.55	3,160.46
7	Profit from Operations after Finance Cost but before Exceptional Items (5-6)	728.74	1,750.90	1,201.93	2,479.64	2,215.22	5,015.29
8	Exceptional Items	-	-	-	-	-	-
9	Profit / (Loss) from Ordinary activities before Tax (7-8)	728.74	1,750.90	1,201.93	2,479.64	2,215.22	5,015.29
10	Tax expense	245.78	44.53	13.50	290.31	130.90	652.53
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	482.96	1,706.37	1,188.43	2,189.33	2,084.32	4,362.76
12	Extraordinary items	-	-	-	-	-	-
13	Profit/(Loss) after tax for the period (11-12)	482.96	1,706.37	1,188.43	2,189.33	2,084.32	4,362.76
14	Paid Up Equity Share Capital (Face Value Rs. 10/each)	7,577.49	7,577.49	7,577.49	7,577.49	7,577.49	7,577.49
15	Reserve excluding Revaluation Reserves as per Balance Sheet of previous accounting year						70,346.75
16	Earnings per share (of Rs.10/- each)						
	(a) Basic	0.64	2.25	1.57	2.89	2.75	5.76
	(b) Diluted	0.64	2.24	1.57	2.88	2.75	5.75
	Debt Service Coverage Ratio				0.92		1.00
	Interest Service Coverage Ratio				2.36		2.68

A	Part II						
	PARTICULARS OF SHAREHOLDING						
	1	Public shareholding					
		- Number of shares	19,295,814	19,295,814	19,295,814	19,295,814	19,295,814
		- Percentage of shareholding	25.46%	25.46%	25.46%	25.46%	25.46%
	2	Promoters and Promoter Group Share Holding					
		a) Pledged / Encumbered					
		- Number of shares	Nil	Nil	Nil	Nil	Nil
		- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	Nil	Nil	Nil	Nil	Nil
		- Percentage of shareholding (As a % of the Total Share Capital of the Company)	Nil	Nil	Nil	Nil	Nil
		b) Non Encumbered					
		- Number of shares	56,479,095	56,479,095	56,479,095	56,479,095	56,479,095
		- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	100%	100%	100%	100%	100%
		- Percentage of shareholding (As a % of the Total Share Capital of the Company)	74.54%	74.54%	74.54%	74.54%	74.54%

	Particulars	Quarter ended 30.09.2015
B	INVESTOR COMPLAINTS	
	Pending at the beginning of the quarter	Nil
	Received during the quarter	3
	Disposed off during the quarter	3
	Remaining unresolved at the end of the quarter	Nil

Notes:-

Standalone

1. There are no separate reportable segments pursuant to Accounting Standard AS 17, specified under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014, considering the present nature of business of the Company and geographies of operations.
2. The above unaudited financial results were reviewed by the Audit Committee of the Company at its meeting held on 05th November, 2015 and were approved by the Board of Directors of the Company at its meeting held on 05th November, 2015.
3. The Statutory Auditors of the Company have carried out a "Limited Review" of the above unaudited Financial Results.
4. The unaudited Statement of Assets and Liabilities as at 30th September 2015 is given in Annexure I.
5. The Company has, on 9th October, 2015, increased its shareholding in its Joint Venture entity, Corolla Realty Limited, from 46.25% to 100%.
6. Definitions for Coverage Ratios are as under-
 - a) Interest Service Coverage Ratio = Profit Before Tax + Interest / Interest
 - b) Debt Service Coverage Ratio = Profit Before tax + Interest / (Interest + Principle Repayments).
7. The Promoters' equity shares are free from any encumbrance and are not pledged
8. The unaudited financial results (Standalone and Consolidated) 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 Bombay Stock Exchange Limited (BSE).
9. The figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

For Kolte-Patil Developers Limited

Place: Pune
Date:

Rajesh Patil
Chairman and Managing Director

(DIN – 00381866)



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STANDALONE STATEMENT OF ASSETS & LIABILITIES

Annexure I

PARTICULARS	(Rs. in Lakhs)	
	As at 30.09.2015	As at 31.03.2015
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share capital	7,577.49	7,577.49
(b) Reserves and surplus	72,711.26	70,346.75
Sub-total shareholders' funds	80,288.75	77,924.24
2 Non-current liabilities		
(a) Long-term borrowings	12,523.50	10,448.18
(b) Other long-term liabilities	107.38	108.03
(c) Long-term provisions	289.08	282.97
Sub-total non-current liabilities	12,919.96	10,839.18
3 Current liabilities		
(a) Short-term borrowings	7,465.48	7,455.12
(b) Trade payables	6,616.44	6,179.12
(c) Other current liabilities	36,702.83	35,027.34
(d) Short-term provisions	936.57	2,444.31
Sub-total current liabilities	51,721.32	51,105.89
TOTAL - EQUITY AND LIABILITIES	144,930.03	139,869.31
B ASSETS		
1 Non-current assets		
(a) Fixed assets		
i. Tangible assets	1,458.94	1,549.34
ii. Intangible assets	703.60	757.41
iv. Intangible Assets under Development		-
(b) Non current investment	42,711.17	40,386.17
(c) Deferred tax assets (net)	86.25	70.48
(d) Long- term loans and advances	23,676.79	23,590.55
(e) Other non current assets	1,694.55	1,669.70
Sub-total non-current assets	70,331.30	68,023.65
2 Current assets		
(a) Current investment	88.93	561.53
(b) Inventories	55,344.95	53,816.85
(c) Trade receivables	4,690.33	3,792.19
(d) Cash and cash equivalents	2,155.38	1,626.69
(e) Short-term loans and advances	8,933.32	10,220.56
(f) Other current assets	3,385.82	1,827.84
Sub-total current assets	74,598.73	71,845.66
TOTAL - ASSETS	144,930.03	139,869.31