



## 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

### CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER 2016

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Nine Months Ended	
		31.12.2016	30.09.2016	31.12.2015	31.12.2016	31.12.2015
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
<b>1</b>	<b>Income from operations</b>					
	(a) Sales/Income from operations	22,599	22,477	17,799	62,801	54,672
	(b) Other Operating Income	45	121	52	423	191
	<b>Total income from operations</b>	<b>22,644</b>	<b>22,598</b>	<b>17,851</b>	<b>63,224</b>	<b>54,863</b>
<b>2</b>	<b>Expenses</b>					
	(a) Cost of Construction including cost of land and materials consumed	14,146	14,298	10,215	37,817	30,890
	(b) Employee benefits expense	1,207	916	899	3,188	3,537
	(c) Depreciation and amortization expense	351	350	363	1,063	1,018
	(d) Selling expenses	867	770	718	2,420	3,178
	(e) Other expenses	876	910	1,283	2,633	3,088
	<b>Total expenses (a to e)</b>	<b>17,447</b>	<b>17,244</b>	<b>13,478</b>	<b>47,121</b>	<b>41,711</b>
<b>3</b>	<b>Profit from operations before other income, finance costs, exceptional items (1-2)</b>	<b>5,197</b>	<b>5,354</b>	<b>4,373</b>	<b>16,103</b>	<b>13,152</b>
<b>4</b>	<b>Other Income</b>	<b>115</b>	<b>205</b>	<b>563</b>	<b>479</b>	<b>1,233</b>
<b>5</b>	<b>Profit from ordinary activities before finance costs and exceptional items (3+4)</b>	<b>5,312</b>	<b>5,559</b>	<b>4,936</b>	<b>16,582</b>	<b>14,385</b>
<b>6</b>	<b>Finance Costs</b>	<b>2,157</b>	<b>2,046</b>	<b>2,251</b>	<b>6,368</b>	<b>6,070</b>
<b>7</b>	<b>Profit from ordinary activities after finance costs but before exceptional items (5-6)</b>	<b>3,155</b>	<b>3,513</b>	<b>2,685</b>	<b>10,214</b>	<b>8,315</b>
<b>8</b>	<b>Exceptional Items</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>9</b>	<b>Profit before tax (7-8)</b>	<b>3,155</b>	<b>3,513</b>	<b>2,685</b>	<b>10,214</b>	<b>8,315</b>
<b>10</b>	<b>Tax expense</b>	<b>1,567</b>	<b>1,490</b>	<b>1,293</b>	<b>4,706</b>	<b>3,895</b>
<b>11</b>	<b>Net Profit from after tax (9-10)</b>	<b>1,588</b>	<b>2,023</b>	<b>1,392</b>	<b>5,508</b>	<b>4,420</b>
<b>12</b>	<b>Non Controlling Interest</b>	<b>(221)</b>	<b>91</b>	<b>5</b>	<b>(56)</b>	<b>394</b>
<b>13</b>	<b>Net Profit after taxes and non controlling interest (11-12)</b>	<b>1,809</b>	<b>1,932</b>	<b>1,387</b>	<b>5,564</b>	<b>4,026</b>
<b>14</b>	<b>Other Comprehensive Income</b>	<b>59</b>	<b>(61)</b>	<b>17</b>	<b>80</b>	<b>67</b>
<b>15</b>	<b>Total comprehensive income (13+14)</b>	<b>1,868</b>	<b>1,871</b>	<b>1,404</b>	<b>5,644</b>	<b>4,093</b>
<b>16</b>	<b>Paid Up Equity Share Capital (Face Value Rs. 10/- each)</b>	<b>7,577</b>	<b>7,577</b>	<b>7,577</b>	<b>7,577</b>	<b>7,577</b>
<b>17</b>	<b>Earnings per share (in Rs.)</b>					
	(of Rs.10/- each) (not annualised)					
	(a) Basic	2.39	2.55	1.83	7.34	5.31
	(b) Diluted	2.39	2.55	1.83	7.34	5.31

**Consolidated****Notes:**

1. The unaudited financial results were reviewed by the Audit Committee at its meeting held on 2nd February, 2017 and were approved by the Board of Directors at its meeting held on 3rd February, 2017.
2. The Statutory Auditors of the Company have carried out a "Limited Review" of the above unaudited financial results.
3. The Company has adopted Indian Accounting Standards (Ind AS) from 1st April, 2016 with a transition date of 1st April, 2015. The consolidated financial results have been prepared in accordance with Ind AS as prescribed under section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standard) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
4. The format for unaudited quarterly results as prescribed in SEBI's circular CIR/CFD/CMD/15/2015 dated 30th November, 2015, has been modified to comply with requirements of SEBI's circular dated 5th July, 2016, Ind AS and Schedule III to the Companies Act, 2013.
5. The reconciliation of net profit recorded in accordance with previous Indian GAAP to total comprehensive income in accordance with Ind AS is given below:

Particulars	(Rs. In Lakhs)	
	For the quarter ended 31st December, 2015	For the nine months ended 31st December, 2015
<b>Net profit as per previous Indian GAAP</b>	<b>1,337</b>	<b>4,102</b>
Reclassification of expenses in respect of retirement benefits	(17)	(67)
Effect of fair valuation of financial instruments	(11)	(31)
Effects of measuring ESOP charge at Fair value	117	28
Others	11	5
Deferred tax impact	(50)	(11)
<b>Net Profit as per Ind AS</b>	<b>1,387</b>	<b>4,026</b>
Other Comprehensive income	17	67
<b>Total Comprehensive income as per Ind AS</b>	<b>1,404</b>	<b>4,093</b>

6. 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.
7. Unaudited Financial results of Kolte-Patil Developers Limited (Standalone) :

Particulars	(Rs. In Lakhs)					
	Quarter ended			Nine months ended		
	31-Dec-16 (Unaudited)	30-Sep-16 (Unaudited)	31-Dec-15 (Unaudited)	31-Dec-16 (Unaudited)	31-Dec-15 (Unaudited)	
Income from Operations	9,794	6,568	4,506	20,668	13,048	
Profit before Tax	1,843	975	542	3,451	2,975	
Profit after Tax	1,259	920	395	2,702	2,521	

8. The unaudited financial results (Standalone and Consolidated) 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 Bombay Stock Exchange 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.

**For Kolte-Patil Developers Limited**

**Place: Pune**  
**Date: 03 February 2017**

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