



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 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 6)	(Unaudited)	(Unaudited) (Refer Note 6)	(Audited)	(Audited)
1	Revenue from Operations	47,766	28,758	33,330	140,272	96,382
2	Other income	713	513	348	1,434	1,014
3	Total Income (1+2)	48,479	29,271	33,678	141,706	97,396
4	Expenses					
	(a) Cost of services, construction and land	33,116	18,565	22,900	96,623	61,082
	(b) Employee benefits expense	928	943	1,080	3,798	3,821
	(c) Finance cost	2,684	2,380	2,236	9,870	8,604
	(d) Depreciation and amortization expense	482	332	422	1,536	1,485
	(e) Other expenses	3,328	2,506	2,522	9,596	7,672
	Total expenses (a to e)	40,538	24,726	29,160	121,423	82,664
5	Profit before tax (3-4)	7,941	4,545	4,518	20,283	14,732
6	Tax expense					
	-Current Tax	1,618	1,661	2,056	6,949	6,758
	-Deferred Tax	192	(792)	(518)	(2,023)	(514)
	Total tax expenses	1,810	869	1,538	4,926	6,244
7	Net profit after Tax (5-6)	6,131	3,676	2,980	15,357	8,488
	Net Profit attributable to					
	Owners of the company	4,061	2,805	3,154	12,148	8,718
	Non-controlling interests	2,070	871	(174)	3,209	(230)
8	Other comprehensive income - Items that will not be reclassified to profit & loss					
	Owners of the company	56	1	(48)	31	32
	Non-controlling interests	2	9	(1)	8	(1)
9	Total comprehensive income (7+8)	6,189	3,686	2,931	15,396	8,519
	Total comprehensive income attributable to					
	Owners of the company	4,117	2,806	3,106	12,179	8,750
	Non-controlling interests	2,072	880	(175)	3,217	(231)
	Total comprehensive income for the period	6,189	3,686	2,931	15,396	8,519
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				90,798	78,802
12	Earnings Per Share (of Rs.10/- each)					
	Basic and Diluted	5.36	3.70	4.16	16.03	11.51

Notes :

- The above consolidated 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.
- Statement of Assets and Liabilities

Particulars	(Rs. In Lakhs)	
	As at March 31, 2018	As at March 31, 2017
Assets		
Non-current assets		
(a) Property, Plant and Equipment	6,488	8,961
(b) Capital Work in Progress	-	222
(c) Investment in Property	2,020	-
(d) Goodwill	2,074	2,110
(e) Intangible Assets	1,172	1,653
(f) Intangible assets under development	-	-
(g) Financial Assets		
(i) Investments	0	0
(ii) Other Financial Assets	3,086	3,854
(h) Deferred Tax Assets (Net)	2,902	1,278
(i) Income Tax Assets (Net)	4,319	2,913
(j) Other Non-Current Assets	18,917	22,690
Total Non - Current Assets	40,978	43,681
Current assets		
(a) Inventories	183,639	206,073
(b) Financial Assets		
(i) Investments	21	441
(ii) Trade receivables	18,278	17,616
(iii) Cash and cash equivalents	7,799	6,566
(iv) Other Balances with Banks	4,033	1,402
(v) Other Financial Assets	164	1,576
(c) Other current assets	11,899	9,914
Total Current Assets	225,833	243,588
Total Assets	266,811	287,269
EQUITY AND LIABILITIES		
EQUITY		
(a) Equity Share Capital	7,580	7,577
(b) Other Equity	90,798	80,046
Equity attributable to owners of the Company	98,378	87,623
(c) Non-controlling interests	20,752	25,411
Total equity	119,130	113,034
LIABILITIES		
Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	43,683	29,015
(ii) Trade Payable	1,258	587
(iii) Other Financial Liabilities	2,116	291
(b) Provisions	429	450
(c) Deferred Tax Liabilities (Net)	650	1,032
Total Non - Current Liabilities	48,136	31,375
Current liabilities		
(a) Financial liabilities		
(i) Borrowings	3,431	2,963
(ii) Trade payables	24,980	20,677
(iii) Other Financial Liabilities	24,118	48,760
(b) Provisions	5,500	2,376
(c) Current Tax Liabilities (Net)	3,165	2,635
(d) Other current liabilities	38,351	65,449
Total Current Liabilities	99,545	142,860
Total Equity and Liabilities	266,811	287,269

- The Group is predominantly engaged in the business of Real Estate . Thus there are no separate reportable operating segments in accordance with Ind AS 108.
- Standalone financial results of Kolte-Patil Developers Limited :

PARTICULARS	(Rs. In Lakhs)				
	Quarter Ended			Year Ended	
	31-Mar-18	31-Dec-17	31-Mar-17	31-Mar-18	31-Mar-17
Sales/Income from operations	22,254	14,869	21,186	67,110	53,332

Profit before tax	4,380	3,084	5,089	15,552	12,345
Net profit after tax	3,179	2,137	3,390	10,491	8,471

- 5 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.
- 6 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.
- 7 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.
- 8 The above financial results are extracted from the Audited Financial Statements of the Group, 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. The said financial results represent results of the Group.
- 9 Revenue from operations for the year ended 31st March 2018 includes proceeds from the sale of land parcel at Wakad in Bouvardia Developers LLP for a consideration of Rs 18,225 Lakhs . The cost of the said land parcel during the year ended 31st March 2018 was Rs 18,424 Lakhs.
- 10 The consolidated 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).
- 11 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: 23rd May 2018

Rajesh Patil
Chairman and Managing Director
(DIN-00381866)