



CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR 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 | 28,827 | 38,897 | 22,668 | 92,380 | 63,295 | 96,561 |
| 2 | Other income | 406 | 238 | 91 | 847 | 408 | 820 |
| 3 | Total income (1+2) | 29,233 | 39,135 | 22,759 | 93,227 | 63,703 | 97,381 |
| 4 | Expenses | | | | | | |
| | (a) Cost of construction/development, land, plots and development rights | 18,565 | 29,226 | 14,288 | 63,507 | 38,182 | 61,343 |
| | (b) Employee benefits expense | 979 | 908 | 1,065 | 2,775 | 2,823 | 3,855 |
| | (c) Finance cost | 2,380 | 2,490 | 2,157 | 7,186 | 6,368 | 8,604 |
| | (d) Depreciation and amortization expense | 332 | 367 | 351 | 1,054 | 1,063 | 1,485 |
| | (e) Other expenses | 2,432 | 1,786 | 1,743 | 6,363 | 5,053 | 7,362 |
| | Total expenses (a to e) | 24,688 | 34,777 | 19,604 | 80,885 | 53,489 | 82,649 |
| 5 | Profit before tax (3-4) | 4,545 | 4,358 | 3,155 | 12,342 | 10,214 | 14,732 |
| 6 | Tax expense | | | | | | |
| | -Current Tax | 1,661 | 2,119 | 1,550 | 5,331 | 4,702 | 6,758 |
| | -Deferred Tax | (792) | (773) | 17 | (2,215) | 4 | (514) |
| | Total tax expenses | 869 | 1,346 | 1,567 | 3,116 | 4,706 | 6,244 |
| 7 | Net profit after Tax (5-6) | 3,676 | 3,012 | 1,588 | 9,226 | 5,508 | 8,488 |
| | Net Profit attributable to | | | | | | |
| | Owners of the company | 2,805 | 2,963 | 1,809 | 8,087 | 5,566 | 8,718 |
| | Non-controlling interests | 871 | 49 | (221) | 1,139 | (58) | (230) |
| 8 | Other comprehensive income - Items that will not be reclassified to profit & loss | | | | | | |
| | Owners of the company | 1 | 18 | 50 | (25) | 69 | 32 |
| | Non-controlling interests | 9 | (4) | 9 | 6 | 11 | (1) |
| 9 | Total comprehensive income (7+8) | 3,686 | 3,026 | 1,647 | 9,207 | 5,588 | 8,519 |
| | Total comprehensive income attributable to | | | | | | |
| | Owners of the company | 2,806 | 2,981 | 1,859 | 8,062 | 5,635 | 8,750 |
| | Non-controlling interests | 880 | 45 | (212) | 1,145 | (47) | (231) |
| | Total comprehensive income for the period | 3,686 | 3,026 | 1,647 | 9,207 | 5,588 | 8,519 |
| 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 | | | | | | 78,802 |
| 12 | Earnings Per Share (of Rs.10/- each) | | | | | | |
| | Basic and Diluted | 3.70 | 3.91 | 2.39 | 10.67 | 7.35 | 11.51 |

Notes :

- The above consolidated 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.
- 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.
- Unaudited Financial results of Kolte-Patil Developers Limited (Standalone) :

| PARTICULARS | Quarter Ended | | | Nine Months Ended | | Year Ended |
|------------------------------|---------------|-----------|-----------|-------------------|-----------|------------|
| | 31-Dec-17 | 30-Sep-17 | 31-Dec-16 | 31-Dec-17 | 31-Dec-16 | 31-Mar-17 |
| Sales/Income from operations | 14,898 | 14,654 | 13,171 | 44,938 | 32,244 | 53,448 |
| Profit before tax | 3,084 | 4,448 | 2,757 | 11,172 | 7,256 | 12,345 |
| Net profit after tax | 2,137 | 2,658 | 1,821 | 7,312 | 5,081 | 8,471 |

- The revenue from operations during the quarter ended 30th September 2017 and 31st December 2017, includes proceeds from the sale of land parcel at Wakad in Bouvardia Developers LLP for a consideration of Rs 16,100 Lakhs and Rs 2,125 Lakhs respectively. The cost of the said land parcel during the quarter ended 30th September 2017 and 31st December 2017 was Rs 16,228 Lakhs and Rs 2,196 Lakhs respectively.
- The company ceased as a partner from Sanjivani Integrated Township LLP with effect from 5th December 2017.
- The unaudited consolidated 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).
- 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: 13th February, 2018

Rajesh Patil
Chairman and Managing Director
(DIN-00381866)