



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 HALF YEAR ENDED 30TH SEPTEMBER 2017

Sr. No.	PARTICULARS	(Rs. In Lakhs except Earnings per share)					
		Quarter Ended			Half Year Ended		Year Ended
		30-Sep-17	30-Jun-17	30-Sep-16	30-Sep-17	30-Sep-16	31-Mar-17
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)	
1	Revenue from Operations	38,897	24,656	22,598	63,553	40,580	96,561
2	Other income	238	203	205	441	364	820
3	Total Income (1+2)	39,135	24,859	22,803	63,994	40,944	97,381
4	Expenses						
	(a) Cost of construction/development, land, plots and development rights	29,226	15,716	14,380	44,942	23,893	61,343
	(b) Employee benefits expense	908	888	834	1,796	1,759	3,855
	(c) Finance cost	2,490	2,316	2,046	4,806	4,211	8,604
	(d) Depreciation and amortization expense	367	355	350	722	712	1,485
	(e) Other expenses	1,786	2,145	1,680	3,931	3,310	7,362
	Total expenses (a to e)	34,777	21,420	19,290	56,197	33,885	82,649
5	Profit before tax (3-4)	4,358	3,439	3,513	7,797	7,059	14,732
6	Tax expense						
	-Current Tax	2,119	1,551	1,498	3,670	3,152	6,758
	-Deferred Tax	(773)	(650)	(8)	(1,423)	(13)	(514)
	Total tax expenses	1,346	901	1,490	2,247	3,139	6,244
7	Net profit after Tax (5-6)	3,012	2,538	2,023	5,550	3,920	8,488
	Net Profit attributable to						
	Owners of the company	2,963	2,319	1,929	5,282	3,757	8,718
	Non-controlling interests	49	219	94	268	163	(230)
8	Other comprehensive income - Items that will not be reclassified to profit & loss						
	Owners of the company	18	(44)	(58)	(26)	19	32
	Non-controlling interests	(4)	1	(3)	(3)	2	(1)
9	Total comprehensive income (7+8)	3,026	2,495	1,962	5,521	3,941	8,519
	Total comprehensive income attributable to						
	Owners of the company	2,981	2,275	1,871	5,256	3,776	8,750
	Non-controlling interests	45	220	91	265	165	(231)
	Total comprehensive income for the period	3,026	2,495	1,962	5,521	3,941	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	3.91	3.06	2.55	6.97	4.96	11.51

Notes :

- The above unaudited financial results were reviewed by the Audit Committee at its meeting held on 7th November, 2017 and were approved by the Board of Directors at its meeting held on 7th November, 2017.
- 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) :

(Rs. In Lakhs)

PARTICULARS	Quarter Ended			Six Months Ended		Year Ended
	30-Sep-17	30-Jun-17	30-Sep-16	30-Sep-17	30-Sep-16	31-Mar-17
Sales/Income from operations	14,654	15,386	10,657	30,040	19,073	53,448
Profit before tax	4,448	3,640	2,370	8,088	4,499	12,345
Net profit after tax	2,658	2,517	1,800	5,175	3,260	8,471

- The revenue from operations for the quarter and half year ended 30th September, 2017 includes sale of a land parcel in Wakad, Pune for a consideration of Rs. 16,100 lakhs. The cost of the said land parcel included in the Cost of construction in the above results is Rs. 16,228 lakhs.
- The unaudited 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: 07th November, 2017

Rajesh Patil
Chairman and Managing Director
(DIN-00381866)



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 STATEMENT OF ASSETS AND LIABILITIES

		(Rs. In Lakhs)	
Particulars		As at 30th September, 2017 (Unaudited)	As at 31st March, 2017 (Audited)
A	ASSETS		
1	Non-current assets		
	(a) Property, Plant and Equipment	8,513	8,961
	(b) Capital Work in Proress	234	222
	(c) Goodwill	2,110	2,110
	(d) Intangible Assets	1,418	1,653
	(e) Financial Assets		
	(i) Investments	_*	_*
	(ii) Other Financial Assets	3,971	3,973
	(f) Deferred Tax Assets (Net)	2,673	1,278
	(g) Income Tax Assets (Net)	2,980	2,913
	(h) Other Non-Current Assets	8,616	9,695
	Total Non - Current Assets	30,515	30,805
2	Current assets		
	(a) Inventories	194,912	206,073
	(b) Financial Assets		
	(i) Investments	706	441
	(ii) Trade receivables	19,834	17,701
	(iii) Cash and cash equivalents	5,807	6,815
	(iv) Other Balances with Banks	3,435	1,196
	(v) Other Financial Assets	6,296	3,652
	(c) Other current assets	24,608	15,630
	Total Current Assets	255,598	251,508
	Total Assets (1+2)	286,113	282,313
B	EQUITY AND LIABILITIES		
1	Equity		
	(a) Equity Share Capital	7,577	7,577
	(b) Other Equity	83,945	78,802
	Equity attributable to owners of the Company	91,522	86,379
	(c) Non-controlling interests	22,349	26,660
	Total equity	113,871	113,039
	LIABILITIES		
2	Non-current liabilities		
	(a) Financial Liabilities		
	(i) Borrowings	41,810	37,066
	(ii) Trade Payable	726	650
	(iii) Other Financial Liabilities	1,561	323
	(b) Provisions	455	450
	(c) Deferred Tax Liabilities (Net)	1,000	1,032
	Total Non - Current Liabilities	45,552	39,521
3	Current liabilities		
	(a) Financial liabilities		
	(i) Borrowings	9,372	2,963
	(ii) Trade payables	21,451	17,606
	(iii) Other Financial Liabilities	31,456	40,677
	(b) Provisions	2,511	428
	(c) Current Tax Liabilities (Net)	4,901	2,635
	(d) Other current liabilities	56,999	65,444
	Total Current Liabilities	126,690	129,753
	Total Equity and Liabilities (1+2+3)	286,113	282,313

* Amount less than Rs. 1 lakh