



## KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

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### STANDALONE 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)
1	<b>Income from operations</b>					
	(a) Sales/Income from operations	9,629	6,378	4,392	19,843	11,811
	(b) Other Operating Income	165	190	114	825	1,237
	<b>Total income from operations</b>	<b>9,794</b>	<b>6,568</b>	<b>4,506</b>	<b>20,668</b>	<b>13,048</b>
2	<b>Expenses</b>					
	(a) Cost of construction including cost of land and materials consumed	6,418	4,730	2,219	13,146	5,453
	(b) Employee benefits expense	659	596	520	1,841	2,136
	(c) Depreciation and amortization expense	128	126	116	383	332
	(d) Selling expenses	405	336	381	1,076	1,114
	(e) Other expenses	408	384	723	1,204	1,775
	<b>Total expenses (a to e)</b>	<b>8,018</b>	<b>6,172</b>	<b>3,959</b>	<b>17,650</b>	<b>10,810</b>
3	<b>Profit from operations before other income, finance costs, exceptional Items (1-2)</b>	<b>1,776</b>	<b>396</b>	<b>547</b>	<b>3,018</b>	<b>2,238</b>
4	Other Income	1,105	1,621	1,061	3,573	3,662
5	<b>Profit from ordinary activities before finance cost and exceptional Items (3+4)</b>	<b>2,881</b>	<b>2,017</b>	<b>1,608</b>	<b>6,591</b>	<b>5,900</b>
6	Finance Costs	1,038	1,042	1,066	3,140	2,925
7	<b>Profit from ordinary activities after finance costs but before exceptional items (5-6)</b>	<b>1,843</b>	<b>975</b>	<b>542</b>	<b>3,451</b>	<b>2,975</b>
8	Exceptional Items	-	-	-	-	-
9	<b>Profit before tax (7-8)</b>	<b>1,843</b>	<b>975</b>	<b>542</b>	<b>3,451</b>	<b>2,975</b>
10	Tax expense	584	55	147	749	454
11	<b>Net Profit after Tax (9-10)</b>	<b>1,259</b>	<b>920</b>	<b>395</b>	<b>2,702</b>	<b>2,521</b>
12	Other comprehensive income	59	(74)	4	50	11
13	<b>Total comprehensive income (11+12)</b>	<b>1,318</b>	<b>846</b>	<b>399</b>	<b>2,752</b>	<b>2,532</b>
14	<b>Paid - up equity share capital (Face Value of Rs. 10/- each)</b>	<b>7,577</b>	<b>7,577</b>	<b>7,577</b>	<b>7,577</b>	<b>7,577</b>
15	<b>Earnings Per Share</b>					
	(of Rs.10/- each) (not annualised);					
	(a) Basic	1.66	1.21	0.52	3.57	3.33
	(b) Diluted	1.66	1.21	0.52	3.57	3.33

**Standalone 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 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:

(Rs. In Lakhs)

Particulars	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>254</b>	<b>2,443</b>
Effect on borrowing cost pursuant to application of effective interest rate method	19	19
Reclassification of expenses in respect of retirement benefits	(4)	(11)
Effect of fair valuation of financial guarantee premium	11	33
Effect of fair valuation of financial instruments	13	41
Effects of measuring ESOP charge at Fair value	117	28
Others	(1)	(1)
Deferred tax impact	(14)	(31)
<b>Net Profit as per Ind AS</b>	<b>395</b>	<b>2,521</b>
Other Comprehensive income	4	11
<b>Total Comprehensive income as per Ind AS</b>	<b>399</b>	<b>2,532</b>

6. The Company is engaged in the business of Real Estate .Thus there are no separate reportable operating segments in accordance with Ind AS 108.
7. 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).
8. 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)