Kolte-Patil Developers Limited | Annual Report 2016-17

Building
AN INSTITUTION

Contents

06
Kolte-Patil:
Industry best practices

09
Kolte-Patil:
Robust Balance Sheet

10
Kolte-Patil:
Culture driving competitiveness

13
Kolte-Patil:
Focusing on faster construction

The year 2016-17 was one of the most challenging for India's real estate industry. Marked by various factors that contributed to a low sectoral confidence. *Sluggish offtake*. Declining realizations. *Challenged cash flows*. Weak growth outlook. *Stressed Balance Sheets.* Downgraded credit rating.

The year 2016-17 was one of the best at Kolte-Patil Developers Limited, marked by highest-ever revenues. Steady apartment offtake. Robust and timely collection. Aggressive project execution. Moderated debt. Protected credit-rating.

The result: Kolte-Patil reported profitable growth. Revenues increased 28.1%; profit after tax strengthened 48%.

This contrarian performance was derived from a simple priority. At Kolte-Patil we didn't just endeavor to play the game better; we resolved to change it.

And that made all the difference.

Corporate overview

Kolte-Patil Developers Ltd. is the largest real estate developer in Pune, with a presence in Bengaluru and Mumbai.

Headquartered in Pune, the Company has been engaged in creating realty landmarks for over 25 years.

At Kolte-Patil, we are driven by the philosophy of seeing what we do not as 'construction', but as 'creation'.

From our humble beginnings in 1991 till the present day, we have completed 1.5 crore sq. ft. of infrastructure development spanning residential, commercial, townships and IT park projects.

The Company went public in 2007; its shares are listed on the BSE and NSE, enjoying a market capitalization of ₹1,380 cr as on 31 March 2017.

Visionaries

Headed by a dynamic team of visionaries, Kolte-Patil seeks to create structures which blend with their surroundings, enjoy aesthetic appeal and are not just built for today but also for the future.

Values

The values which drive our company and its strong workforce are honesty, innovation, excellence, technology, sustainability, value and commitment to schedules.

Principles

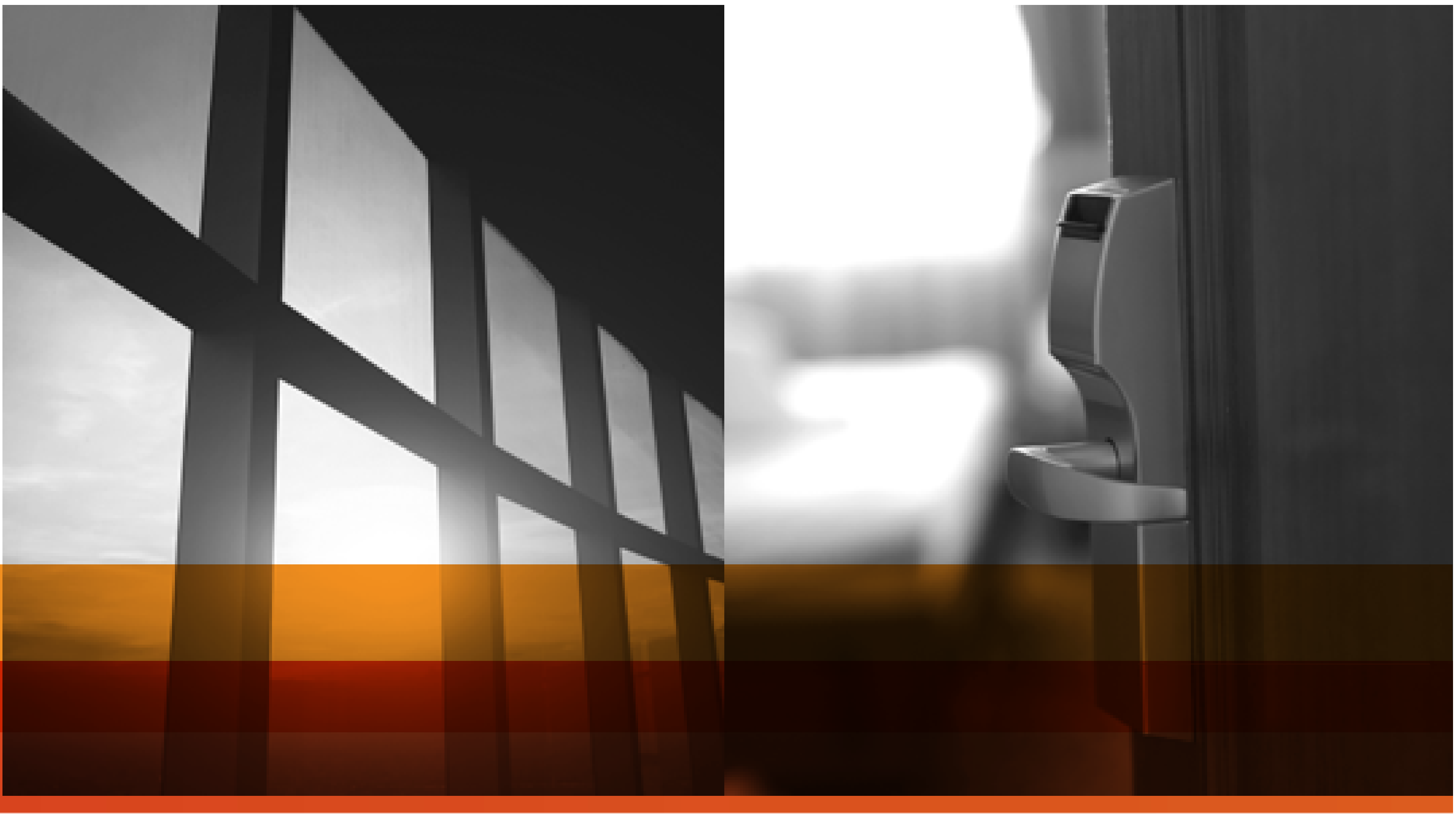
Drawing inspiration from our corporate philosophy, we follow principles which guide everything that we do. We are driven by the principles of aesthetics, standards, technological innovation, sustainability, harmony with nature and enhancing value in everything we do. Our priority are our customers who are at the helm of everything we create. Our vision is to make KPDL a brand which associates and stakeholders can recognize and be proud to be associated with.

Presence

Kolte-Patil is an established real estate developer in Pune, with the Company extending its presence to Mumbai through society redevelopment and with two ongoing and two forthcoming residential projects in Bengaluru.

Company ethos - VCARE

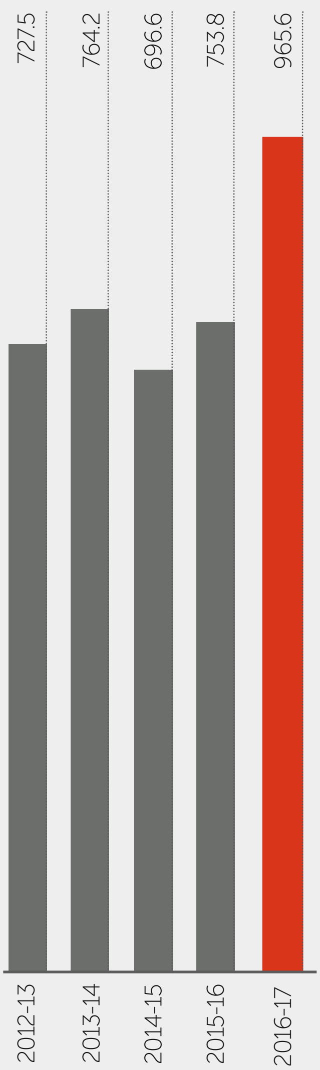
- **V**alue for money – Delivering premium value
- **C**ustomer delight – Using customer insight and design philosophy
- **A**gility – Through responsive systems and processes, innovation and thought leadership
- **R**eliability – High professionalism and 360-degree transparency
- **E**thics – Focus on corporate governance, environment and safety



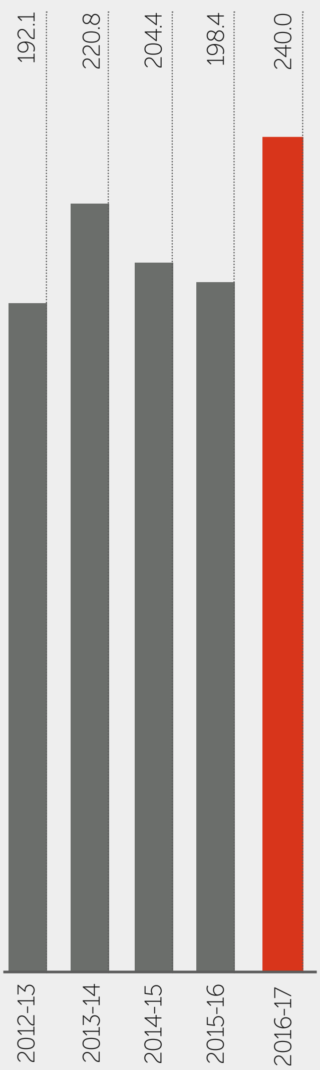
Financial highlights

Kolte-Patil adopted Ind-AS framework starting Q1 FY17. The FY16 numbers have been restated to facilitate an easy comparison. However, prior period numbers are not strictly comparable.

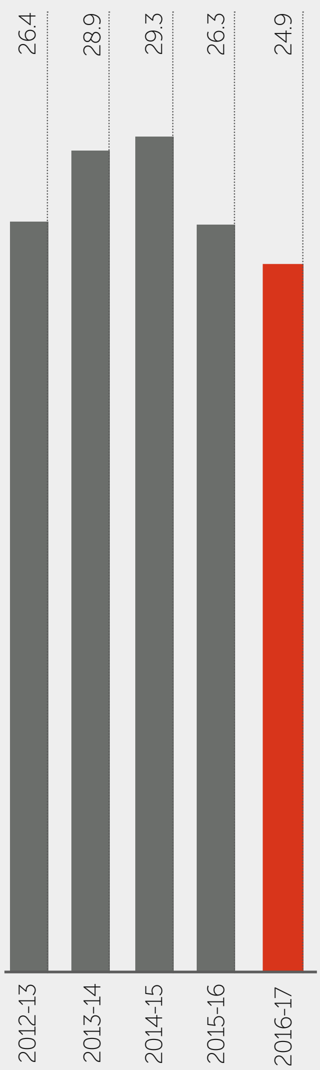
Revenues (₹ Cr)



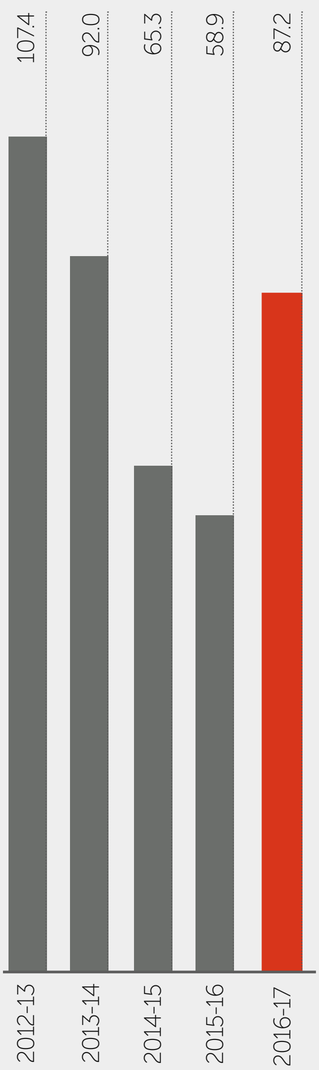
EBITDA (₹ Cr)



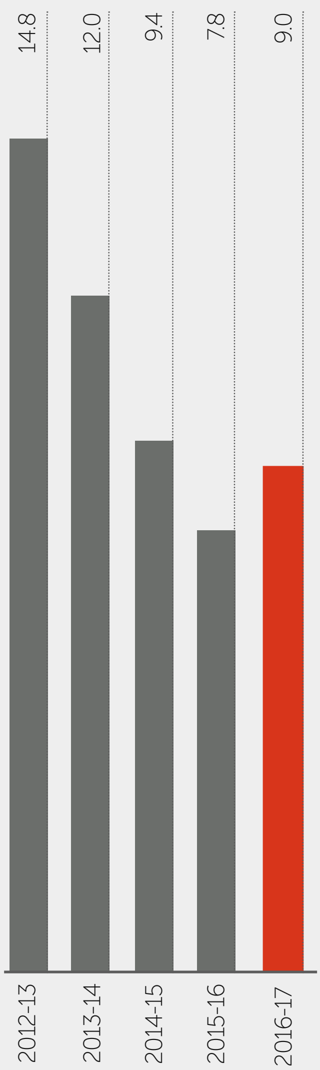
EBITDA margin (%)



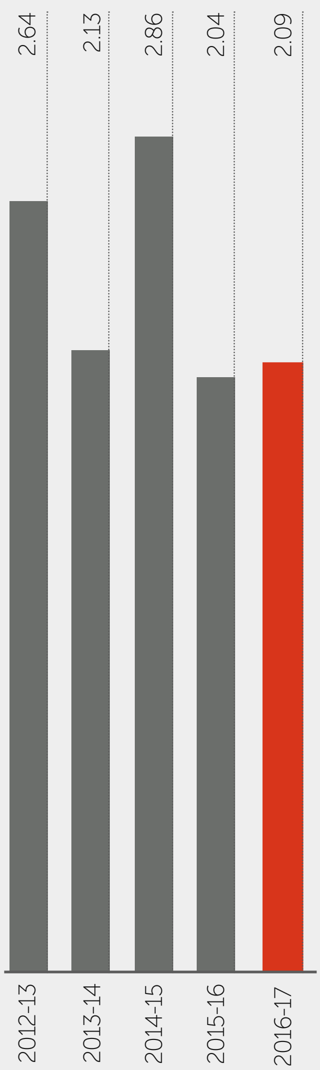
PAT (₹ Cr)

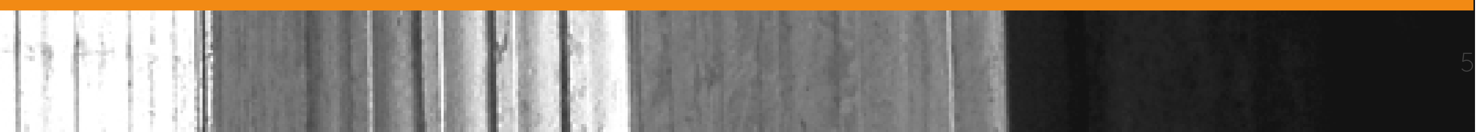


PAT margin (%)



Total area sold (in million square feet)





Kolte-Patil. Where we have followed industry best practices for years

The introduction of the Real Estate (Regulation and Development) Act, 2016 (RERA) represents a challenge for much of India's real estate sector.

Because it does not just warrant incremental changes in the sectoral business model; it demands a complete reinvention.

At Kolte-Patil, we have an interesting reality to present: business as usual.

Because Kolte-Patil went into business with the singular objective to present a credible sectoral alternative to people who needed to trust real estate companies with their hard-earned money.

The result was that the Company selected to conduct its business through cheque payments when dealing in cash would have been convenient. The Company selected to be transparent in terms of pricing when it would have been more profitable in the short-term to be different. The Company selected to invest higher in timely apartment construction and handover when time-overruns were the norm. The Company employed fiscal discipline in using proceeds from customers for the projects they were intended for when temporary diversions could have accelerated growth. The Company launched projects only after municipal

We believe that by the virtue of having been an early-mover in growing our business in a credible way, we have grown faster, more sustainably and emerged as one of the most respected developers in India's real estate sector.

clearances had been received when it may have been more tempting to do otherwise.

The result is that when RERA made all these provisions mandatory starting May 2017, our past practices made the transition smooth.

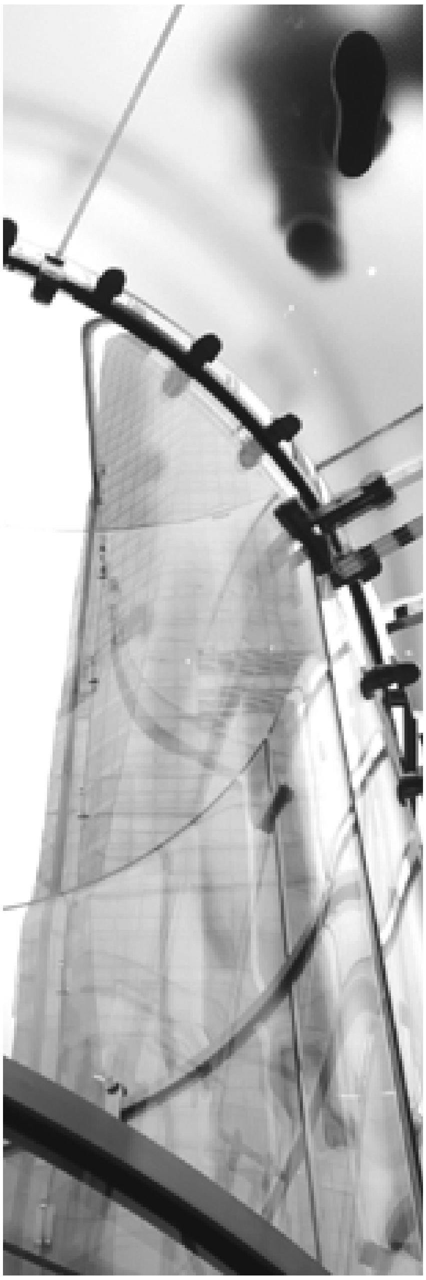
On the contrary, we believe that by the virtue of having been an early-mover in growing our business in a credible way, we have grown faster, more sustainably and emerged as one of the most respected developers in India's real estate sector.

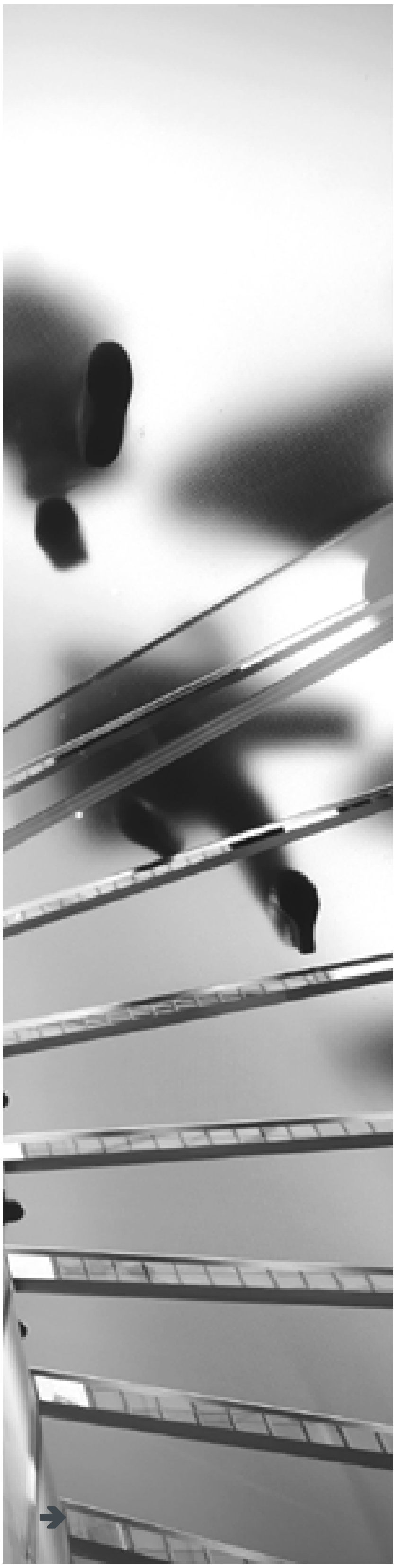
More importantly, RERA represents a landmark sectoral opportunity for our company: as much of the sector struggles to keep in step with the new rules of the game, the sectoral shakeout could lead to opportunities related to consolidation, acquisition, alliances and market share accretion.

The message that we wish to send out: even as we may have grown attractively in the last few years, we are likely to grow even faster now.

even as we may have grown attractively in the last few years, we are likely to grow even faster now.

At a time when business growth warranted larger borrowings, we increasingly utilized our accruals instead.





Kolte-Patil. Where our biggest insurance is a robust Balance Sheet

At Kolte-Patil, we bring to the watershed RERA opportunity one of the most attractive Balance Sheets in India's real estate sector.

The foundation of our Balance Sheet is reflected in our extensive under-borrowing. We possessed a net debt-equity ratio of 0.53X as on 31 March 2017, one of the lowest in India's real estate sector. We believe that this ability in having controlled our gearing at an attractively low level represents a significant achievement following one of the most extended slowdowns seen in India's real estate sector.

The strength of this foundation was validated in a challenging 2016-17; when the credit rating of most real estate companies in India was downgraded, ours was possibly the only instance of credit rating (A+ Stable) being maintained by CRISIL without alteration.

At a time when bankers were hesitant about increasing their lending exposure to real estate companies, bankers reduced the average lending rate to our company, resulting in savings in annual interest outflow.

At a time when business growth warranted larger borrowings, we increasingly utilized our accruals instead. Going ahead, we expect to grow our business with lower resources backed by timely collections. We will continue to moderate our cost structure. By leveraging the strength of our brand, we will invest only in kickstarting projects and thereafter accelerate projects through timely customer advances and instalment. We believe that this accrual-driven business model represents the foundation of our prospective sustainability.

Our net debt-equity ratio in 2016-17 was one of the lowest in India's real estate sector (debt does not include OCD, CCD, OCRPS)

0.53X

In the conventional workplace, 'execution' carries a construction connotation; at Kolte-Patil, we believe that it is imperative to work better and smarter across every single function.

Kolte-Patil. Where culture drives competitiveness.

The six-point KPDL Way of Doing Business represents the core of the Company's reinvention

Even as India's real estate sector passed through its most challenging slowdown in living memory, Kolte-Patil did not wait for realities to improve. The Company embarked on the exercise to virtually reinvent its culture instead.

The six-point KPDL Way of Doing Business represents the core of the Company's reinvention.

We increased training. We standardized customer engagement. We strengthened service. We increased customer feedback collection points. We increased customer access to senior management. We enhanced operational transparency.

These overarching points were not attributes framed on a wall for passive appreciation; they translated into hundreds of lived everyday initiatives.

For instance, timely apartment handover was conventionally seen as the construction team's responsibility; in the Kolte-Patil of today, it is a collective responsibility of all teams.

In the conventional environment, it was believed that the more people you employ on project sites, the faster the construction; the Kolte-Patil of today has invested extensively in cutting-edge construction technologies, branding, marketing and superior financial management.

In the conventional workplace, 'execution' carries a construction connotation; at Kolte-Patil, we believe that it is imperative to work better and smarter across every single function.

In the workplace of the past, the business was largely driven by a select few; at Kolte-Patil, we have invested in systems and processes that have driven organizational momentum.

The result of this cultural transformation has been a stronger brand, enhanced agility, superior customer engagement process, moderated cost structure, product standardization and increased product modularity.

The result is that even as a number of our sectoral competitors remained concerned about holding on to their market shares, Kolte-Patil focused on growing the market instead.

1,576

Number of apartments delivered in Pune, 2016-17

Focusing on faster construction

During the course of the real estate sector slowdown of the last few years, most of the players focused on marketing more apartments. At Kolte-Patil, we took a differentiated position: we focused on faster construction instead.

The Company maintained its thrust on execution, utilized its strong cash generation to spend aggressively on construction and outperform delivery timelines.

At Kolte-Patil, we recognized that in a business where most apartment purchases are mortgaged, the challenge was not in mobilising resources to buy. The challenge lay in convincing prospective customers that there would be no construction or handover delays.

The result was a change in the conventional paradigm: from marketing faster coupled with the back-ended ability to construct faster to constructing faster first and then inspiring quicker trust-based offtake.

This 'finish on time' organizational priority was reinforced through a number of lateral initiatives. The Company fused Quality Assurance and Just in Time disciplines drawn from the manufacturing sector. The Company appointed Project Directors in Pune for each product category - Townships, 24K and MIG.

The construction priority was driven by best practices from within the sector and outside. The commitment was reinforced through complete compliance and approvals. The Company set aside adequate financial resources to sustain construction progress, resulting in timely vendor payments. The Company recruited graduates from the best construction campuses. The Company's SAP was integrated into project implementation, resulting in precise periodic project updates and informed decision-making. Each project was restructured into a strategic business unit responsible for its own construction pace, funding and profits.

The result of this execution effectiveness is that the Company delivered around 1,576 apartments in Pune in 2016-17 and obtained Occupation Certificates for 650 additional units to be handed over in Q1 FY18, compared with 1,500 in 2015-16. The Company generated an attractive premium in realizations over competing properties.

Besides, as the word spread about the Company's accelerated construction pace, the Company generated a growing proportion of apartment sales online – from buyers it had never met.

There has been a change in our conventional paradigm: from marketing faster coupled with the back-ended ability to construct faster to constructing faster first and then inspiring quicker trust-based offtake.

Kolte-Patil. Daring to enter and grow in Mumbai

The combination of asset-lightness and scalability has translated into accelerated growth in a considerably lower time and at a fraction of the prevailing cost.

3%

Proportion of revenues from our Mumbai operations, 2016-17

8%

Projected proportion of revenues from our Mumbai operations, 2017-18

One of the most decisive initiatives by Kolte-Patil was its decision to enter the challenging Mumbai market.

Skeptics highlighted the odds. The market was dominated by large real estate players. Since the cost of land is expensive in India's financial capital, entering the market would require significant capital. The Company would struggle to extend its brand recall from the Pune market to Mumbai. The Company would take years to acquire a critical mass that would translate into desired profitability.

Kolte-Patil responded to these challenges through a lateral initiative. Instead of the conventional approach of buying into large cash-intensive land parcels, the Company selected to grow its presence in the asset-light society redevelopment scheme in Mumbai. Instead of growing its presence slowly through the conventional route, the Company entered multiple projects that grew visibility and access to deal flow.

The combination of asset-lightness and scalability has translated into accelerated growth in a considerably lower time and at a fraction of the prevailing cost. Within a short period of time, we have garnered a diversified portfolio consisting of 12 well-designed projects at high-demand locations encompassing over 1.5 million square feet, capitalizing on our strong execution track record and strength of our Balance Sheet

Besides, even as the quantum of the Mumbai business is small compared with the existing Pune operations, realizations are substantially higher over the prevailing average of every other Indian city. Since capital deployment is linked to approvals, The ROCE's are substantially higher and will facilitate PAT expansion, while providing synergies to the existing Pune operations.

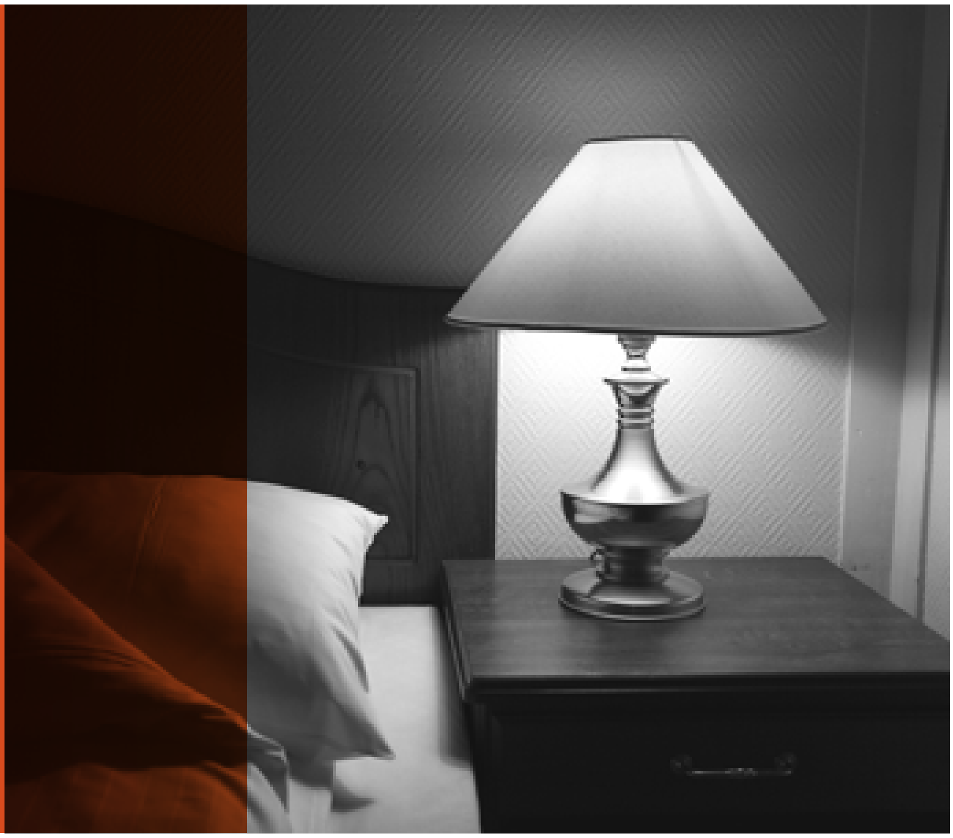
The result is that we expect to grow our Mumbai business from 3% of our revenues in 2016-17 to 7-8% in 2017-18, graduating the Company's Mumbai presence from scratch into a profit driver in a short tenure across the foreseeable future.

The quantum (mn sq. ft) of properties we marketed in 2016-17

2.09

Kolte-Patil. Reinforcing our Pune leadership

In Pune we do not just launch properties; we transform pin-code respectability as well.



The big question that we are being asked by our stakeholder is whether we are reducing our exposure in the Pune real estate market.

The answer is a 'no' and a 'yes'.

At Kolte-Patil, even as a number of well-meaning advisors suggested across a number of years that we ought to geographically diversify our presence beyond Pune, we resisted for an important reason: at Kolte-Patil, we believe that the business of real estate development is largely localized, building on an understanding of municipal requirements, customer familiarity with the brand and the ability to generate a larger throughput with the same existing infrastructure (tangible and intangible).

The result of our singular focus is reflected in our undisputed market leadership – we marketed around 2.09 mn sq ft of properties in 2016-17. This leadership has been the result of having selected to launch properties in select future-looking and growth-driven locations; the ability to buy into large land parcels followed by the launch of initial projects that enhance pin-code respect followed by the subsequent launch of properties at attractively improved realizations.

The result is that in Pune we do not just launch properties; we transform pin-code respectability as well.

At Kolte-Patil, we believe that as the effects of RERA affect a number of unorganized and less-branded competitors on the one hand and the Pune market continues to grow on the other, Kolte-Patil will be attractively placed to capture a disproportionately larger share of this growing market. The result is that the Pune market will continue to generate attractive volumes for us around steady margins, strengthening our overall viability.

Even as this continues, Kolte-Patil will grow its presence in Mumbai and Bangalore, moderating its dependence on Pune-based revenues.

By being able to blend Pune revenues with non-Pune revenues generating different margins, we believe that we will be able to build a broadly de-risked and multi-margin company across the foreseeable future.

Value creation

How we enhance value at Kolte-Patil

At Kolte-Patil, we are in business with the objective to enhance value for all our stakeholders – customers, employees, community, government and shareholders.

The context of **our sector**

Income growth

India's GDP growth of 7.1% makes it the fastest growing major economy. Personal incomes are on the rise, driving India's consumption-driven story.

Urbanization

India is the fastest urbanising country in the world. Around 32% of India lives in its urban cities; this is expected to increase to 40% by 2030 – even as India's population growth rate is sustained.

Aspirations

Even as India's population is growing on the one hand, the country's aspirations are growing on the other. One of the most visible manifestations of India's aspirational growth lies in the improving quality of homes – from non-gated to gated condominium complexes; from rented to owned homes; from small dwelling spaces to relatively larger homes; from homes that were just residential pockets to lifestyle spaces.

RERA

The Indian government introduced RERA from 1st May 2017 and enhanced sectoral compliance with the objective to protect consumer interests. This game-changing legislation is expected to regulate the growth of the sector, benefiting organized and professional players.

The passion that we bring to **our business**

Credibility: We believe integrity prevails over everything

Agility: Speed is a powerful competitive advantage

Creativity: Finding new ways to do things is a continuous engagement

Courage: We dare to displace the status quo

Technology: We invest in cutting-edge technologies in a conventional sector

Strategy: Alter the business model before the market destroys it

Outperformance: Compete with what you were yesterday

How we address the **sectoral context**

Credibility

At Kolte-Patil, we have enhanced our trust-based reputation through the voluntary enforcement of customer-protecting regulations. These have translated to reliability in product delivery, price transparency and a willing embrace of regulatory changes. The result is that the Company's brand revolves around 'trust'.

Governance

At Kolte-Patil, we believe that in a business where trust is at a premium, governance represents the foundation of organizational sustainability. Over the years, the Company invested in Directors of proven standing, focused committees to address specific functions, dependence on systems and processes inspiring informed decision-making.

Residential

At Kolte-Patil, we have selected to largely address the growing prospects coming out of the residential segment. The Company has focused on efficient construction, branding and marketing, strengthening its brand.

Footprint

At Kolte-Patil, we were for long a Pune-centric company. In the last few years, we have cautiously widened our footprint to Mumbai (higher realizations and better ROCE's) and Bangalore (facilitate incremental volumes). The combination of these three markets will strengthen the Company's business momentum, profits and sustainability.

Asset-lightness

At Kolte-Patil, we entered a capital-intensive Mumbai realty market through the asset-light society redevelopment route. We believe that this strategy, coupled with quicker project construction and apartment handover, presents attractive growth opportunities and will facilitate expansion in return ratios. The Company has already gained strong visibility and established its reputation in this niche space, increasing access to prospective deals

Our foundation of **intangibles**

Brand

Kolte-Patil's business is brand-driven. Over the decades, the Company's brand generated distinctive recalls: high integrity (in terms of compliances, ethical commitment and fairness), trust (in terms of timely delivery of quality product) and accessibility (in terms of grievance redressal).

Technologies

Kolte-Patil has embraced cutting-edge technologies (construction and information technology) to enhance efficiency, product delivery and informed decision-making.

Knowledge capital

Kolte-Patil's business is knowledge-driven, with experienced, well-integrated teams reinforced through a high people retention.

The results of our **business model**

Growth

Kolte-Patil has been a consistent sectoral outlier. In a business marked by volatility, Kolte-Patil has not reported an operational loss in any single year across the last 26 years; in the year ended 31 March 2017, the Company reported 28% revenue growth corresponded by a 48% bottomline increase.

Sustainability

Kolte-Patil possesses a robust Balance Sheet. The Company had modest debt on its books as on 31 March 2017 (net debt to equity improved to 0.53 from 0.63 at the end of the previous year); EBITDA margin remained attractive at ~25%; return on capital employed improved to 14.5% from 12.1%.

Liquidity

Kolte-Patil's business enjoys adequate liquidity. The Company reported robust collections of ₹965 cr in 2016-17 and generated strong free cash flows. The Company's interest cover to EBIT was an attractive 2.62 in 2016-17 (2.18 in 2015-16).

Market capitalization of
₹1,380cr,
as at 31 March 2017

Connecting attractive sectoral potential with corporate fundamentals

PAN-INDIA REALITY: **LARGER NEED FOR HOMES THAN AVAILABLE SUPPLY**

Stronger disposable incomes + Robust mortgage financing eco-system + Greater home-pride

KPDL: **FOCUS ON THREE MARKETS**

Pune	Extensive Pune presence	Undisputed market leadership	Steady margins, large volumes
Mumbai	Society redevelopment focus	One of the largest players in Mumbai in this segment	High ROCE, relatively small volumes
Bangalore	Attractive locations	Residential focus	Land cost, attractive arbitrage opportunity

ROBUST SALES AND MARKETING STRATEGY; **INVESTMENTS IN TECHNOLOGY**

- **DISHA implementation** (training and sales process standardization)
- Invested in SAP / advanced CRM (centralized lead processing)>Advanced analytics (demographic / geographic / industry etc.)
- Increasing sales from customers residing outside Pune (region-specific sales teams, incubated international sales channel, regional to national to international brand)

DECLINING **DELIVERY CYCLES**

Advanced technology investments → Dedicated project wise funding lines → Stronger on-site delegation → Quicker construction

ATTRACTIVE **LIQUIDITY**

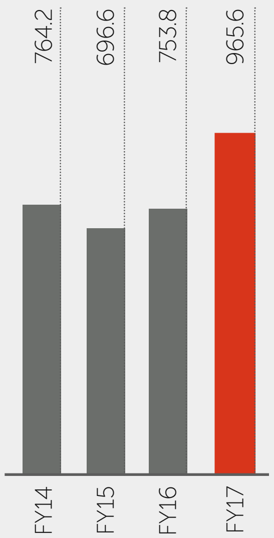
Collection higher than payouts → Moderating overheads → One of the lowest sectoral gearings → Protected credit rating → Declining debt cost

KOLTE-PATIL IS RECOGNIZED AS ONE OF INDIA'S MOST DEPENDABLE REALTY BRANDS

How we enhanced value in the last few years

Kolte-Patil adopted Ind-AS framework starting Q1 FY17. FY16 numbers have been restated to facilitate comparison. However, prior numbers are based on I-GAAP and not strictly comparable.

Higher revenues (₹ Cr)



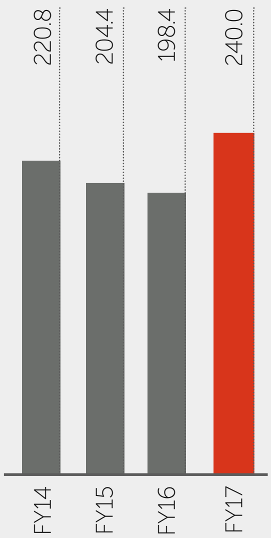
Definition
Construction-linked recognition of residential and commercial sales

Why we measure
This measure reflects the result of our ability to understand market trends and service customers with corresponding products, superior technologies and competent supply chain management.

Performance
Our aggregate revenue increased 28.1% to ₹965.6 cr in FY 17.

Value impact
Creates a robust growth engine on which to build profits.

EBITDA (₹ Cr)



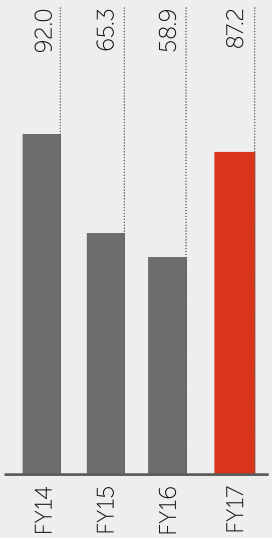
Definition
Earning before the deduction of non operating items (interest, depreciation, extraordinary items and tax).

Why we measure
It is an index that showcases the Company's ability to optimize business operating costs despite inflationary pressures, which can be easily compared with the retrospective average and sectoral peers.

Performance
The Company reported a 21% increase in its EBITDA in FY 17 – an outcome of painstaking efforts of its team in improving operational efficiency.

Value impact
This provides the Company with an attractive foundation of profit and profitability.

Net Profit (₹ Cr)



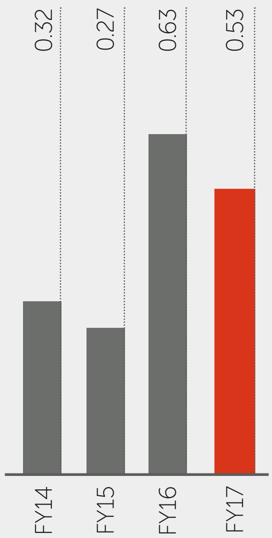
Definition
Profit earned during the year after deducting all expenses and provisions.

Why we measure
It highlights the strength in the business model in generating value for its shareholders.

Performance
The Company reported a 48% increase in Net Profit in FY17 – reflecting the robustness and resilience of the business model in growing shareholder value despite external vagaries.

Value impact
Adequate cash pool available for reinvestment, accelerating the growth engine to build profits.

Gearing (x)



Definition
This is derived through the ratio of debt to net worth (less revaluation reserves).

Why we measure
This is one of the defining measures of a company's financial health, indicating the ability of the Company to remunerate shareholders over debt providers (the lower the gearing the better). In turn, it indicates the ability of the Company to sustain growth in profits, margins and shareholder value.

Performance
The Company's gearing moderated from 0.63 in FY 16 to 0.53 in FY17. We recommend that this ratio be read in conjunction with net debt/EBITDA, which declined from 2.49 in FY16 to 1.90 in FY17, indicating a growing ability to service debt.

Value impact
Enhanced shareholder value by keeping the equity side constant; enhanced flexibility in progressively moderating debt cost

Chairman's overview

In view of the positive changes transpiring in the industry, I am optimistic of Kolte-Patil's ability to sustain growth and emerge stronger.

Mr. Rajesh Patil discusses the highlights and the Company's performance during the year under review.

FY17 was a year of transition for India's real estate sector.

The year was marked by positive initiatives undertaken by the Indian government that will enable the sector to graduate towards higher transparency, accountability and customer orientation.

We believe that initiatives like demonetization, RERA and GST implementation will level the sectoral playing field and orient the sector towards serious, long-term players.

RERA (introduced from May 2017) is a landmark development with the potential to emerge as a game-changer; while a number of players will in all likelihood struggle to comply with the new benchmark, companies with strong operating discipline are likely to successfully address the vast sectoral opportunity resulting in market share accretion.

At Kolte-Patil Developers Limited, we look forward to the emerging sectoral environment; our efforts will be on to strengthen the robust business platform that we have built over the last several years. We see the recent sectoral demand weakness as a passing phase expected to lead to a sustained demand from genuine buyers for the right product at the right price. We believe customer confidence will expand in line with a positive legislative environment, enhanced transparency and higher affordability.

I am pleased to report that my optimism is not about something that may or not happen in the distant future; it is about something that has already begun to happen. Kolte-Patil delivered a robust performance in FY17: a topline growth of 28% YoY to ₹966 crore and a net profit increase by 48% YoY to ₹87 crore.

This profitable growth was the result of the Company being able to maintain sales volume around an impressive 2.1 million square feet of new pre sales. We maintained prudent cash flow discipline across all our projects; cash collections remained consistently strong at ₹965 crore in FY17, up 3% YoY. Cash collections continued to increase every quarter, rising to ₹254 crore in the fourth quarter of the year under review.

Kolte-Patil delivered 1,576 units during the year under review; we further obtained the no-objection certificate for 650 units to be handed over in Q1 FY18. The result of these initiatives is that we continue to see strong cash generation in operations; we have utilized this cash to spend aggressively in construction and outperform our delivery timelines. We believe that in doing so, we have protected our Balance Sheet around a comfortable net debt-to-equity of 0.53x as on 31st March, 2017, reinforcing our ability to address shareholder needs across the foreseeable future.

We believe that a number of government initiatives - award of infrastructure status to the affordable housing segment, Credit Linked Subsidy Scheme under Pradhan Mantri Awas Yojana (PMAY), extension of income tax benefits up to 60 square meter sized apartments, implementation of RERA and GST - will enhance our sectoral opportunity.

Besides, this transformation will benefit organized developers like Kolte-Patil who possess a strong execution focus. We expect these changes coupled with lower home loan interest rates to lead to improved consumer confidence and demand. On our part, we will continue to maintain our focus on execution and organizational efficiencies, utilizing positive operating cash flows to drive volumes and strengthen our Balance Sheet.

In view of the positive change transpiring in the industry, I am optimistic of Kolte-Patil's ability to sustain its growth and emerge stronger.

Rajesh Patil,
Chairman & Managing Director

Q&A WITH THE CEO

Gopal Sarda, Group CEO, explains how Kolte-Patil Developers Limited reported a contrarian performance in an otherwise challenging 2016-17 for India's real estate sector

Q: Were you pleased with the Company's working during the year under review?

A: We were absolutely delighted with the way the Company converted the challenges into tangible improvements and numbers during the last financial year. Permit me to provide a contextual landscape for the improvement.

One, the year under review was one of the most challenging that the country's real estate development sector encountered in a long time. The sector was already in an extended state of slowdown when the government proposed the introduction of RERA as well as GST, which prompted a number of residential buyers to adopt a wait-and-watch approach.

Two, the currency demonetization from November 2016 affected consumer sentiment; the result was a sharp decline in purchases and property registrations through the course of the year.

Three, there was already an overhang of large unsold inventory within the system, especially certain urban Indian geographies, which stressed the financials of a number of real estate companies possessing large debt on their books.

In this environment, when it would have been reasonable to presume that Kolte-Patil Developers Limited would report considerably weaker numbers, we have done exactly the opposite: we delivered robust profitable growth. The Company reported 28.1% growth in revenues corresponded by a 48.0% increase in profit after tax.

Q: What were the reasons that contributed to this contrarian performance?

A: Last year we explained how we were rewiring the organization through various initiatives. We undertook a 360-degree approach to strengthen our sales and execution capability: we would be constructing and marketing faster. These initiatives took some time to play out and reflect in our financials: they finally did visibly and unambiguously during the year under review.

The result was that the market slowdown notwithstanding, Kolte-Patil retained its leadership of the Pune market by a substantial margin. During the first half of the last financial year, we reported a 29% growth in sales volumes over the corresponding period of the previous year; even as we lost sales momentum during the challenging months of November and December 2016, we recovered better thereafter.

These improvements translated into an interesting reality: the country's credit rating agencies downgraded most of India's real estate companies; Kolte-Patil was possibly the only instance where its credit rating (A+

Stable) was maintained by CRISIL, a validation of our robust business model.

Q: The numbers reported by Kolte-Patil could represent green shoots within the country's real estate sector. The big question: will the improvement be sustained?

A: The Company is optimistic of reporting profitable growth from this point onwards. We expect that the annual increase in revenues and profit would be around 15 to 18%. This optimism is based around the four pillars of our strategic focus: the impact generated from the consolidation of our presence in three large and growing markets (Pune, Mumbai and Bengaluru); our growing competitiveness in terms of cost management; our brand strength; financial prudence.

I must draw attention to the last point. For the last few years, there has been a growing concern that the cash flows of real estate companies were stressed more deeply than what was apparent on their Balance Sheets. During the year under review, we presented evidence of how we continued to protect our Balance Sheet: the Company's net debt-equity ratio (0.53) has remained one of the lowest in India's organized real estate development sector; the Company reported a cash inflow (derived from instalments on apartments marketed in the past and fresh sales) through the year that was considerably higher than the aggregate of interest and depreciation (₹100.9 cr, 2016-17).

Q: You spoke about the power of consolidation. How would you explain it?

A: Until last year, the Company's financials were a reflection of the growth coming out of a single location (Pune). From the current year onwards, the growth will be derived from three cities (Pune Mumbai and Bengaluru). This combination of revenues from different cities marked by different revenue cum margin implications represents adequate de-risking on the one hand and a platform for sustainable growth on the other.

Our Mumbai business strengthened visibly during the last financial year. Presence in this market represents attractive profitability implications: even as the sales throughput is small, the need for profit economies is derived through substantially higher realizations over the Pune or Bengaluru average. To this market we brought three differentiators: one, we would focus only on the society redevelopment niche; two, we would build with speed and deliver; three, we would create a distinctive reputation that would generate an attractive deal flow translating into

Our Mumbai business strengthened visibly during the last financial year. Presence in this market represents attractive profitability implications: even as the sales throughput is small, the need for profit economies is derived through substantially higher realizations over the Pune or Bengaluru average.

growing revenues.

Q: What is the message the Company wishes to send related to its growing Mumbai exposure?

A: The Mumbai business at our company is not something that will transpire in the future; it has already begun to contribute to the Company's revenues and profits. Our projects are growing in scale and even as we start delivering, we are replenishing our pipeline with larger projects, which indicates that we possess a sustainable Mumbai pipeline for the next three to five years. We will strengthen our project management capability going forward.

Q: How does the Company intend to grow the Pune business?

A: Our sales volumes in Pune increased 6.5% YoY to 1.98 mn sq ft in 2016-17 as compared to 1.86 mn sq ft in the previous year. We delivered a larger number of units during the year. This increased throughput was achieved on the back of increased construction investment. The management considered it prudent to invest in quicker project completion and delivery as a credibility-builder. The implication is that even as the external market became increasingly challenging, we prudently managed our working capital to sustain construction across all our Pune locations, a reality that was not lost on our customers who sought to buy from financially liquid companies; the fact that we provided timely possession enhanced our credibility and translated into offtake at a time when consumers were wary of trusting their hard-earned savings to promoters who promised delivery only a few years hence. The result was that even as much of the real estate sector in Pune (and nationwide) complained of weakening cash flows, Kolte-Patil generated strong collections of ₹965 cr during the year under review.

Q: What is the outlook for the Company from this point onwards?

A: We intend to ramp our sales volumes gradually going forward. Sales volume in the first half of 2017-18 might get impacted on account of the GST related uncertainty and implementation of RERA.

We believe that like demonetization, this impact will be transitionary and will lead to greater transparency and smoothen business efficiency for organized developers like us. Further, we expect to accelerate long-term revenue broad-basing: the proportion of revenues derived from Pune is expected to decline from 90% to 75%; the proportion of revenues from Mumbai and Bengaluru is expected to grow to 25% by 2020. Mumbai is clearly a value-added play; Bengaluru will generate attractive margins as the land was acquired at a low cost; Pune will continue to generate steady margins. We expect that this evolution will not only broad-base revenues and hence make it possible for us to grow faster; it will also enhance our volume-value proposition. This represents the foundation of our corporate strategy to sustain profitable growth whereby we grow revenues and profit after tax by 15 to 18% over the next few years.

Q: How does the Company intend to strengthen its business sustainability?

A: At Kolte-Patil, we believe that the more we utilize accruals to grow the Company (as opposed to debt), the better will be our profitability. In view of this, we expect to generate a larger turnover throughput with marginally lower resources: we intend to grow profitably while maintaining the strength of our balance sheet. We will renegotiate our borrowing costs on existing debt; even a 100 bps moderation could enhance profit by ₹5-6 cr. We intend to enhance our free cash flows generation further in 2017-18. We are getting to a point where accruals will drive our business growth, widening our return ratios. We will strive to deliver the best across all aspects for our customers, investors and stakeholders.

Management discussion and analysis

A. ECONOMIC OVERVIEW & OUTLOOK

India's economy grew at 7.1% in 2016-17, moderating from 7.8% in 2015-16. The slowdown was primarily caused by the impact of the demonetization on various industry sectors. In addition to the note-ban effect, restricted lending from banks, weak Balance Sheets due to overinvestment and excess production capacity relative to demand impacted the economic growth. A strong monsoon helped agricultural growth rise to 4.4% and food grain production to a record 8.1%. The industrial sector shrunk to 5.8% as compared to 8.2% in the previous year. Manufacturing value added moderated to 7.7%, helped in part by lower input costs. Construction grew by a modest 3.1%, as demonetization affected real estate activity. Services growth moderated to 7.9% as finance, real estate, trade, hotels, transportation and communication services witnessed a slowdown. Inflation was kept in check for the second consecutive year at 4.7%, mostly in line with the government target of containing it within 5%. Going forward, the economy is expected to grow by 7.6% in 2017-18 and 7.8% in 2018-19 as per ADB, while the International Monetary Fund (IMF) has forecast India's GDP to grow at 7.2% in 2017-18.

B. INDIAN REAL ESTATE OVERVIEW

2016-17 was a landmark year for the country and for the real estate industry seeing some of the biggest policy changes in decades. The demonetization move caused temporary turmoil; however, along with the Benami Transactions Act, it promises to bring greater transparency in the real estate sector.

Further, the Goods and Services Tax (GST) and Real Estate Regulations Act (RERA) cleared hurdles, and have been fully implemented. Much like the transitory pains caused by demonetization, these policy changes could trigger momentary disturbances but augur well for the industry in the long run. RERA is set to bring about a sea change in the realty landscape of the country by attracting new investors and customers. From anecdotal evidence, we have seen how regulators in sectors like telecom, insurance and financial sectors have helped enhance efficiency and transparency. The Act will facilitate information sharing in a systematic manner leading to accessibility and transparency.

The roll-out of the GST has been the single largest tax reform in the country since Independence. The intention of GST is to bring efficiency into the entire tax system. Under the proposed GST system, current multiple state and central levies will be replaced by GST. A uniform rate will be applicable to developers and buyers of under-construction physical properties across states and Union Territories of India. Overall, there could be new sales slowdown in the near term in view of uncertainties regarding GST implementation and its likely impact on property prices. However, in the medium to long term, we expect demand to remain unaffected as demand for residential units is driven by urbanization, nuclearization of families, new job creation, salary hikes and overall growth in the economy.

The Union Budget 2017-18 provided strong impetus to the real estate sector with the most notable announcement being the award of Infrastructure Status to Affordable housing, which is expected to drive a recovery in the residential sector and is aligned with the government's agenda of 'Housing for All by 2022'. This will allow easier access to capital for developers, at a much lower rate with a longer amortization period. In addition, it will allow developers access to viability gap funding and tax incentives. For affordable housing purpose instead of the built up area of 30 and 60 sqm, the carpet area of 30 and 60 sqm will be counted. The 30 sqm limit will apply only in case of municipal limits of four metropolitan cities while for the rest of the country, including the peripheral areas of metros, a limit of 60 sqm will apply.

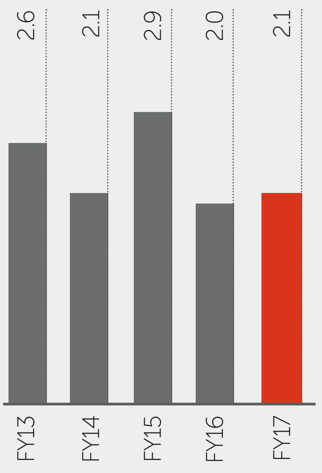
Affordable housing will come into a sharper focus now than in previous years, and REITs promise to open up the real estate market to smaller investors in the coming year. The country's real estate markets are definitely poised for growth in the medium-to-long term on the back of structural reforms, liberalization of the foreign direct investment (FDI) policy, higher transparency and consolidation. Further, with banks cutting down home loan interest rates and an uptick in buyer sentiment could lead to strong demand and increase sales volumes.

OVERVIEW OF OPERATIONS

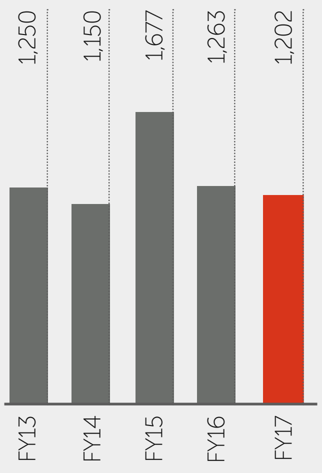
i) Sales and pricing trends

The Company registered a sales volume of 2.09 million square feet in 2016-17 as compared to 2.04 million square feet in the previous year, impacted by uncertainty prevailing around demonetization undertaken in November 2016. The average selling price in 2016-17 was lower by 6% YoY at ₹5,836 per square feet on account of a change in the product mix as the 2015-16 sales mix included shop sales at Giga and Link Palace. This translated into a sales value of ₹1,220 crore in 2016-17 compared to a sales value of ₹1,263 crore in 2015-16. Collections were higher by 3% in 2016-17 to ₹965 crore, gradually increasing through every quarter of the year.

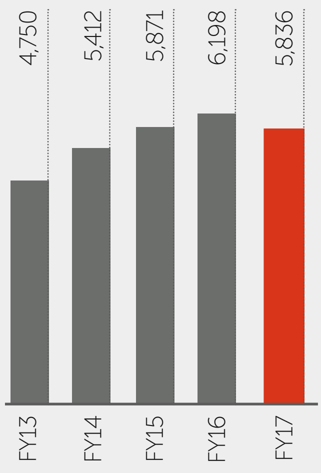
Pre-Sales (Million sq. ft)



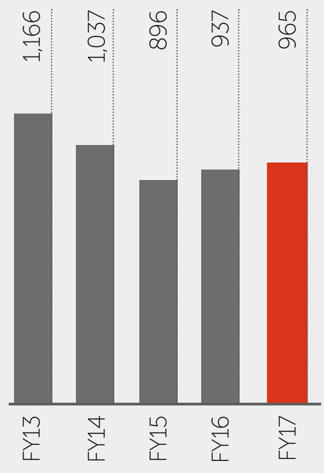
Sales value (₹ Crore)



Realizations (APR) (₹/sq.ft)

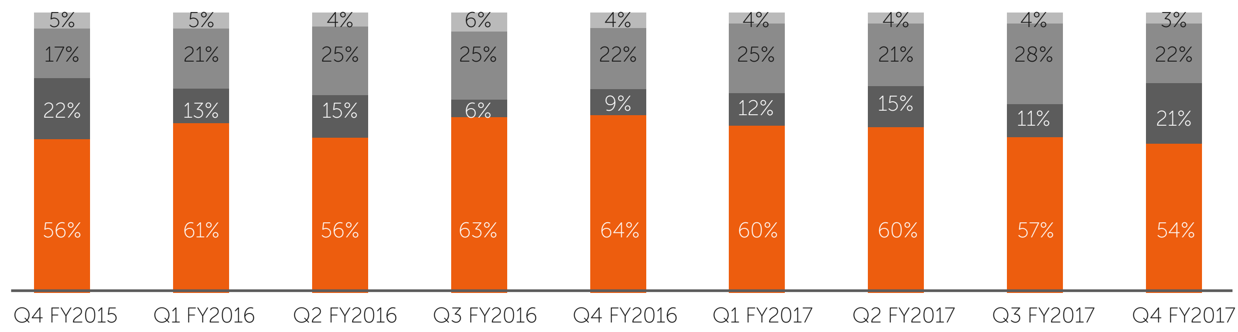


Collections (₹ Crore)

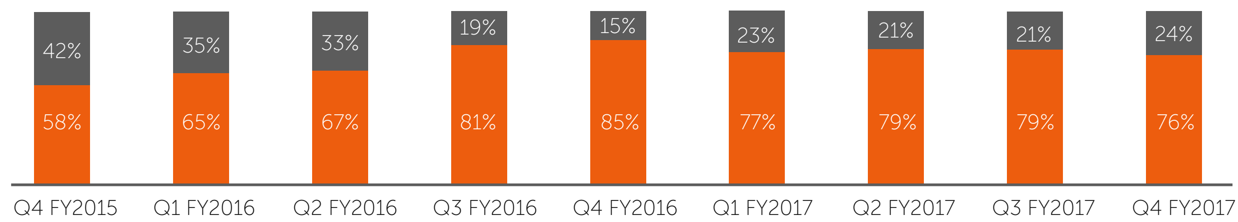


ii) Sales Analysis

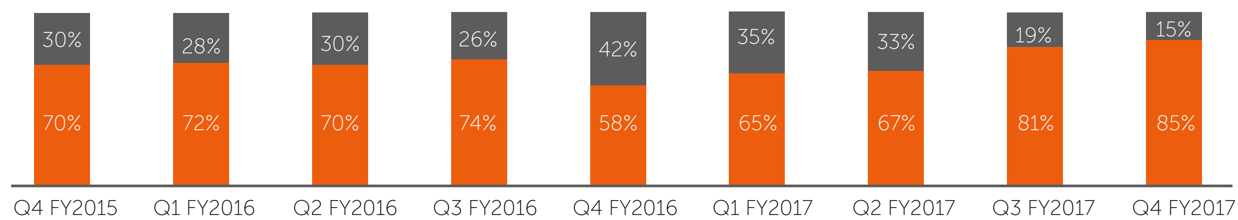
- The Company has a broad portfolio with ticket sizes ranging from ₹30 lac to ₹10 crore. Majority of the sales were focused towards the middle-income group with an average ticket size between ₹50 lac and ₹1 crore, the pulse of the market.
- During the year under review, the MIG segment (including Township project) contributed to 73% of the total sales volume as compared to 71% last year.



MIG Township 24K/Luxury DMA



KPDL Share



KPDL Share Partner share

iii) Execution progress

- KPDL is in the business of building homes and communities catering to the aspirational needs of the middle class consumer
- The Company possesses has strong in-house capabilities for project management, engineering/design, procurement and quality assurance/ control
- KPDL regards land as a key strategic asset and is focused on fast inventory turnover, delivering a good quality product made to promised specifications in the promised timeline
- The Company delivered over 1,576 units to customers for possession during 2016-17
- The Company received Occupation Certificates (OC) for a further 650 units, which have been delivered in the current financial year
- The Company is targeting to offer ~2,000 units for possession in 2017-18

iv) Mumbai redevelopment

- KPDL has forayed into Mumbai in 2013 through the society redevelopment route to diversify outside Pune and provide an asset-light model for expansion since capital deployment is linked to approvals, increasing ROCE for the Company and facilitating PAT expansion, while providing synergies to the existing Pune operations
- The timing of the entry was linked to the introduction of amended DCR which led to transparent bidding procedures and created a level-playing field across developers, as bids are done in a transparent manner with technical and financial feasibility coupled with execution track record playing in a key role in a society awarding a redevelopment project to a developer (the table below provides the key steps in obtaining a society redevelopment project to facilitate better understanding and it is broadly broken up into three phases)
- Within a short period of time, the Company garnered a diversified portfolio consisting of 12 well-designed projects at high-demand locations encompassing over 1.5 million square feet, capitalizing on its strong execution track record and strength of its Balance Sheet
- During the year under review, the Company strengthened its Mumbai presence by signing its largest private society redevelopment project till date – Dahisar Shree Avadhoot Co-operative Housing Society Limited, with a plot area of 15,035 square meters
  - Kolte-Patil's economic interest in this project is ~4 lakh square feet
  - The project is strategically located in Dahisar East, well-connected to the Western Express Highway and in proximity to the under-construction Metro VII project from Andheri East to Dahisar East, which has been recently extended to the Mumbai airport in the south and Mira-Bhayander in the north

Phase	Sub-procedures	Key milestones
Phase 1 Tender generation and qualification	1) Lead generation through magazines and newspapers, 2) Site visits to confer with society/ market study, 3) Liaising with PMC, 4) Tentative feasibility study, 5) Studying financial viability of the project	After generation of leads, the developer's team visits the location to understand the location and size of the land parcel along with assessing future potential for the land parcel. The team also interacts with society's members to understand the current occupancy status and the members' expectations in terms of the overall layout and timelines for the project.
Phase 2 Purchasing tenders and obtaining consent	1)Purchasing the tender, 2) Understanding the tender conditions, 3) Submitting the tender 4) Compliance and 5) Three rounds of screening of the developer	Based on an initial assessment, the developer purchases the tender and analyses the terms and conditions of the tender. In case the developer meets the technical and financial conditions of the tender and is convinced about the potential of the Company profile and pre-qualification details, the developer needs to liaise with the PMC and provide all necessary details to qualify for getting the tender. Post this; there are three rounds of qualification. The first round involves screening, clearing the financial and technical qualifications. The second round involves screening of tenders post any revised offer being made by the shortlisted developers. The third and final round involves the final offer being made by the developers containing detailed layouts and floor plans with amenities.
Phase 3 Obtaining requisite approvals and beginning execution	1) Obtaining the LoI, 2) Signing the development agreement, 3) Obtaining required approvals to commence construction	The society members decide the developer and give their consent based on the final plans submitted by the developer. Each society member is required to give his/her consent on camera/video and a copy of the video is submitted to registrar office. After obtaining the IoD (Intimation of Disapproval) and concessions for fungible FSI from the MCGM, the developer gives adequate notice to the existing residents to vacate the premises prior to demolition. Payment of the corpus fund and rental to the tenants is linked to approvals. After obtaining the Commencement Certificate (CC), the developer can go ahead with the construction of the building.

v) Other key developments

• Kolte-Patil and Portman Holdings JV completed its Margosa Heights project in Pune, generating an IRR of 36% and a money multiple of 3.1 times for itself and its JV partner–Portman Holdings, USA

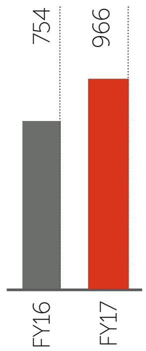
FINANCIAL ANALYSIS:

Highlights of Financial Performance (Consolidated)

Kolte-Patil adopted Ind-AS framework starting Q1 FY17. Comparable prior period numbers were restated in compliance with Ind-AS for a meaningful comparison.

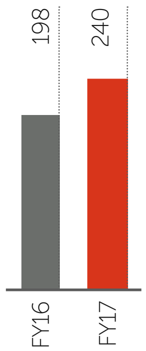
Revenue (₹ crore)

+28% YoY



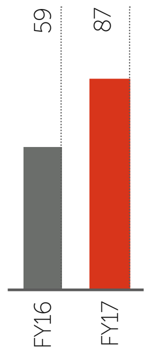
EBITDA (₹ crore)

+21% YoY



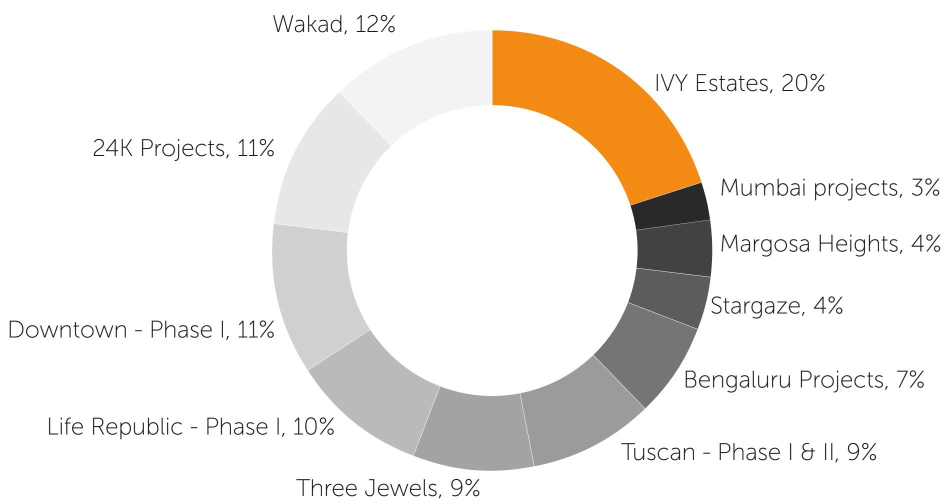
PAT (₹ crore)

+48% YoY



P&L Snapshot (₹ crore)	Ind-AS		
	FY17	FY16	YoY (%)
Total operating income	965.6	753.8	28%
Total Expenses	740.5	570.5	30%
EBITDA	240.0	198.4	21%
EBITDA Margin (%)	24.9%	26.3%	-1.5%
EBIT	225.2	183.2	23%
EBIT Margin (%)	23.3%	24.3%	-1.0%
Other income	8.2	16.5	-50%
Finance costs	86.0	84.0	2%
Profit before tax	147.3	115.7	27%
Taxes	62.4	53.5	17%
Profit after tax	84.9	62.3	36%
Non-controlling Interest	-2.3	3.4	
PAT after minority interest	87.2	58.9	48%
PAT margin (%)	9.0%	7.8%	1.2%
Basic EPS (₹)	11.51	7.77	

Revenue Breakup - ₹966 cr



2016-17 has been a year of transition for the real estate sector. There have been several positive initiatives undertaken by the government that will enable the sector move towards greater transparency, accountability and customer orientation. We believe that initiatives such as demonetization, RERA and GST change the playing field and orient the sector towards serious, long-term players. We look forward to the implementation of the upcoming changes and building on the strong business platform that we have built over the last few years. We see the recent weakness in demand as an interim phase that should lead to sustained demand from genuine buyers for the right product at the right price as customer confidence expands with support from positive legislation changes.

Despite the prevailing uncertainty, the Company has delivered a robust performance in 2016-17 with a topline growth of 28.1% YoY to ₹966 crore. Revenue contribution was mainly on account of the Corolla, Wakad, Life Republic and Downtown projects located in Pune.

Other income for 2016-17 stood at ₹8.2 crore as compared to ₹16.5 crore last year.

EBITDA for 2016-17 stood at ₹240 crore as compared to ₹198 crore in the previous year, registering a growth of 21.0% YoY. EBITDA margins for 2016-17 stood at 24.9% as compared 26.3% last year. The slight decline in margins can be attributed to higher contribution from MIG project portfolio and also 2015-16 had contribution from shop sales at Giga Residency.

Profit before income taxes recorded a growth of 27.3% YoY to ₹147 crore.

Taxes for 2016-17 amounted to ₹62 crore as compared to ₹53 crore in the previous financial year.

Net profit post minority interest grew 48.0% YoY to ₹87 crore on the back of lower proportion of taxes and finance costs. Net profit margin expanded 120 bps YoY to 9.0% in 2016-17.

Earnings per share stood at ₹11.51 in 2016-17 as compared to ₹7.77 in 2015-16.

The Board of Directors has recommended a dividend of ₹1.60 per share in 2016-17.

Balance Sheet Snapshot (₹ crore)	31st Mar, 2017 Ind-AS (Audited)
Networth	863
Gross debt	758
Less: OCD / CCD / OCRPS	233
Debt	525
Less: Cash & cash equivalents & Current Investments	73
Net debt	455
Net debt to equity	0.53

The Company had a large networth of ₹863 crore as on 31 March 2017 compared to ₹783 crore as on 31 March 2016. CRISIL reaffirmed its ratings on KPDL's long-term bank facilities, fixed deposit programme, and Non-Convertible Debentures (NCDs) at 'CRISIL A+/ FAA-/Stable', as the Company continued to be one of the highest-rated, listed, pure-play residential real estate players in CRISIL's ratings universe. The ratings reflected the Company's healthy financial risk profile because of comfortable capital structure and debt protection metrics. The net debt to equity remained comfortable at 0.53x as on 31 March 2017. The financial risk profile will remain healthy over the medium-term supported by steady cash accrual and expectation of maintaining debt on increased scale of operations.

COMPANY OUTLOOK

- Initiatives like demonetization and implementation of RERA and GST will lead to a level playing field and bring about a consolidation in the sector and benefit organized developers like KPDL, though some short-term uncertainty may persist and consumer behavior will have to be watched
- The Company is looking to consolidate its dominant presence in Pune, leveraging its strong brand name, through the execution of ongoing projects and launch of subsequent phases of existing projects
- In addition to Pune, the Company has a strong pipeline of projects in Mumbai of over 1.2 msf, which will facilitate PAT and ROCE expansion for the Company going forward, while providing synergies to the existing Pune operations
- Bengaluru is expected to be an additional growth engine with the launch of the Kormangala project in H2 FY18, in addition to the launch of Exente, Hosur Road in Q1 FY18
- To play on the Government's affordable stimulus theme, the Company is also evaluating an expansion into the affordable housing in subsequent phases of existing projects, which could help drive pre-sales growth
- The Company will continue to focus on execution, collections and given the Company's asset light approach, is expected to generate strong free cash flows over the next few years which will be utilized to strengthen its Balance Sheet further

OPPORTUNITIES

i) Reputation advantage

The Company has built its brand over 25 years, with an aggregate of over 15 million square feet delivered since inception including residential projects, commercial projects and IT parks. The strong brand enables KPDL to extract a pricing premium, better payment terms and/or greater sales velocity.

ii) Healthy project pipeline

The Company has ~49 million square feet of land bank, of which ~20 million square feet has key approvals in place and under execution. A majority of the projects are in its stronghold market, Pune, endowed with consistent volumes and strong growth drivers. The Company has a proven track record of timely and quality execution of projects. The Company's primary focus will be on activation and execution of these projects, which will subsequently translate into strong revenue and cash flow visibility.

iii) Township projects

In early 2014-15, the Company received 'locational clearance' from the Urban Development Department for its township projects in Pune-Phase II of 'Life Republic' (Hinjewadi). The township received pre-certification from the Indian Green Building Council (IGBC). The township will generate multiple revenue streams over a long gestation period.

iv) Mumbai portfolio execution

The Company forayed into the Mumbai market through a low capital-intensive private society redevelopment model in 2013. Within a short span, the Company has added twelve projects to its redevelopment portfolio, taking the total saleable area (KPDL share) to over 1.5 million square feet – all at prime locations. The Mumbai portfolio is expected to generate revenues to the tune of ₹2,500 crore over the next 6 years with limited capital deployment, resulting in significant ROCE expansion.

v) JV / JDA / DMA

The Company has a diversified business model with various profit/revenue/ area sharing models. The Company has adopted an asset-light philosophy and operates as a manufacturing unit, treating land as a raw material, focusing on quick turnover of the inventory, leveraging its strong brand recognition and execution capability. The Company is well-positioned to enter into joint development agreements, joint ventures and development management agreements which will enable it to expand into new product categories and geographic micro-markets.

vi) Moderating interest rates

The real estate industry is dependent on financing related to the acquisition of land parcels and interest rates. Moderated interest rates and their transmission by banks to end users can accelerate real estate demand and sales velocity.

vii) Growing urban housing demand

India's Central Government aims to provide housing for all citizens by 2022. As per industry estimates, the vision entails the development of about 11 crore housing units, including the current shortage of about 6 crore units. The housing need is almost equally distributed in India's urban and rural pockets in the range of 5 to 6 crore units, primarily comprising affordable houses.

RISK MANAGEMENT

Economic risk: Cyclical market downturns may affect the Company's performance

Mitigation: The Company is favourably positioned in high-growth markets such as Pune, Bengaluru and Mumbai. Prudent capital allocation ensures the Company maintains a strong balance sheet. The Company also selects projects after careful consideration of the market conditions, demand and location. This significantly insulates the Company against price fluctuations.

Industry risk: Shortage of material, labour and delay in project execution could affect profitability

Mitigation: The Company has commendable repute in project execution. Till date, there has never been an instance of any project getting delayed. This credibility along with robust procurement and manpower management ensures timely completion of projects. A dedicated project management team tracks progress, timeframes and budgets to keep projects aligned to internal benchmarks. Adequate raw material buffers ensure the Company can absorb temporary supply shocks.

Finance risk: Inability to procure adequate funding may affect the Company's execution capability

Mitigation: We proactively maintain being cash-flow positive to protect against liquidity risk. Stronger capital management ensures borrowings are kept at a bare minimum. A balanced mix of projects ensures the Company's balance sheet health is maintained, with CRISIL reaffirming the Company's longstanding rating of 'A+ / Stable'.

INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY

The Company has implemented a series of checks and controls since its inception to ensure the assets and interests are well protected and all financial data is accurate and reliable. The system is periodically reviewed to ensure the audit systems, policies, procedures and financial controls are adequate and efficient. The Audit Committee of the Board of Directors and senior management reviews the audit findings on a regular basis to ensure compliance, control and risk mitigation. The financial reporting is also evaluated from time to time to measure its effectiveness and accuracy.

HUMAN RESOURCES

People are the foundation to our Company's success. At Kolte-Patil, we proactively focus on people development, leadership training and creating an engaging environment to promote growth and employee development. The Group strives to remain an 'Employer of Choice' among its peers.

CAUTIONARY STATEMENT

In the case of data and information external to the Company, no representation is made on its accuracy or comprehensiveness though the same are based on sources believed to be reliable. Statements in the Management Discussion and Analysis describing the Company's objectives, projections, estimates, expectations may be "forward-looking statements" within the meaning of applicable securities laws and regulations. Actual results could differ materially from those expressed or implied. Important factors that could influence the Company's operations include economic developments within and/ or outside the country, demand and supply conditions in the market, input prices, changes in Government regulations, tax laws and other factors such as litigation and industrial relations, etc. over which the Company does not have any direct control.

Directors' Report

To,
The Members,

Your Directors have pleasure in presenting 26th Annual Report on the business and operations of the Company and the accounts for the Financial Year ended 31 March, 2017.

1. Financial highlights

(₹ in Lakhs)

Particulars	Consolidated		Standalone	
	2016-17	2015-16	2016-17	2015-16
Revenue from Operations	96,561	75,375	53,448	21,578
Other Income	820	1,651	4,223	5,328
Total Income	97,381	77,026	57,671	26,906
Operating Profit before interest, depreciation, amortization and taxes (EBITDA)	24,821	21,493	17,250	10,247
Depreciation and amortization	1,485	1,518	622	476
Interest and finance charges	8,604	8,401	4,283	3,997
Profit Before Tax (PBT)	14,732	11,574	12,345	5,774
Tax expenses	6,244	5,348	3,874	1,297
Profit After Tax (PAT)	8,488	6,226	8,471	4,477
Add: Other Comprehensive Income	31	89	29	13
Total Comprehensive Income before Non-Controlling Interest	8,519	6,315	8,500	4,490
Less: Non-Controlling Interest	(231)	360	-	-
Profit after other Comprehensive Income	8,750	5,955	8,500	4,490
Earnings Per share (in ₹)	11.51	7.77	11.18	5.91

2. Performance of the Company

The Company has adopted Indian Accounting Standard (Ind AS) with effect from 1 April 2016, pursuant to the notification of the Companies (Indian Accounting Standard) Rules,2015 issued by the Ministry of Corporate Affairs. Previous year figures have been restated to conform to Ind AS.

The highlights of the Company's performance is as under:

Financial Overview (Consolidated Performance)

Our revenues were increased by 28.11% at ₹96,561 lakhs during the year compared to ₹75,375 lakhs in the previous year. Expenses (excluding Finance cost) increased by 29.79% to ₹74,045 lakhs from ₹57,051 lakhs in the previous year. Earnings Before Interest Taxes and Depreciation was increase by 15.48% at ₹24,821 lakhs as compared to ₹21,493 lakhs. EBITDA margins reduced from 28.51% to 25.70% during the year. Total Comprehensive Income (post minority interest) was increase by 46.94% at ₹8,750 lakhs compared to ₹5,955 lakhs in the previous year. Earnings Per Share stood at ₹11.51 as compared to ₹7.77 last year. Dividend of ₹1.60 per share, amounting to a payout of 13.86% of the year's profits, has been recommended by the Board of Directors.

Financial Overview (Standalone Performance)

Our revenues in 2016-17 increased by 147.70% during the year at ₹53,448 lakhs compared to ₹21,578 lakhs in the previous year. Earnings Before Interest Taxes and Depreciation increased by 68.34% at ₹17,250 lakhs as compared to ₹10,247 lakhs in the previous year. EBITDA margins decreased from

47.49% to 32.27% during the year. Profit with comprehensive income after Tax was increased by 89.31% at ₹8,500 lakhs compared to ₹4,490 lakhs in the previous year. Earnings per Share increased during the year at ₹11.18 as compared to ₹5.91.

3. Dividend

Your Directors have recommended a final dividend of ₹1.60 per equity share on 7,57,74,909 equity shares of ₹10 each. This dividend is subject to the approval of the members at the ensuing 26th Annual General Meeting.

4. Fixed Deposits

During the year under review, the Company has not accepted any fixed deposits under the provisions of the Companies Act, 2013.

5. Share Capital

The paid-up Equity Share Capital as on 31 March, 2017 stood at ₹7,577.49 Lakhs. During the year under review, the Company has not issued any shares with differential voting rights nor sweat equity.

During the year, the Company has not granted any stock options to senior employees of the Company. For details of stock options granted, refer Annexure VI of the Directors' Report.

6. Internal Financial Controls

The Company has adequate internal financial controls with reference to financial statements. The internal financial controls were also reviewed by an Independent Auditor and found to be adequate and operating effectively for ensuring accuracy and completeness of the accounting records. There were no reportable material weaknesses observed. The report of Independent Auditor is annexed to the Auditors' Report on Financial Statements.

7. Details of Subsidiary/Joint Ventures/ Associate Companies

The Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures in Form AOC - 1 is annexed as Annexure I to the Directors' report.

During the year under review, the Company has increased its stake from 50.001% to 100% in Bellflower Properties Private Limited. Now, Bellflower Properties Private Limited is 100% Wholly Owned Subsidiary of the Company.

8. Scheme of Amalgamation

The Company has obtained the members approval by way of postal ballot and e-voting for scheme of amalgamation for merger of Olive Realty Private Limited, Yashowardhan Promoters and Developers Private Limited, Corolla Realty Limited and Jasmine Hospitality Private Limited (Wholly Owned Subsidiaries) with the Company. The result of postal ballot and e-voting was declared on 02 April 2016. The National Company Law Tribunal, Mumbai Bench has approved the scheme of amalgamation on 09 March 2017 and the certified copy of the order was issued on 03 April 2017. The appointed date is 01 January 2016. The financial impact due to merger has been disclosed in the notes to accounts.

9. Directors and Key Managerial Personnel

Pursuant to Section 152 of the Companies Act, 2013 read with Article 167 of the Articles of Association of the Company, Mr. Milind Kolte –Executive Director will retire by rotation and being eligible, offered himself for re-appointment at this ensuing Annual General Meeting.

During the year under review, Mr. Gopal Sarda was appointed as Chief Executive Officer – Mumbai and Group President of the Company by the Board of Directors in their meeting held on 15 June 2016 and further he was promoted to Group Chief Executive Officer by the Board of Directors in their meeting held on 03 February 2017.

The Company has received declarations from all the Independent Directors of the Company confirming that they meet the criteria of independence as prescribed both under the Act and Regulation 16 (b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Company has devised a Policy for performance evaluation of Independent Directors, Board, Committees and other individual Directors which includes criteria for performance evaluation of the non-executive directors and executive directors.

The Board members are provided with necessary documents, reports and policies to enable them to familiarize with the Company's procedures and practices. Periodic presentations are made at the Board and Committee Meetings, on business and performance up. The details of such familiarization programmes for Independent Directors are posted on the website of the Company and can be accessed at http://www.koltepatil.com/investors/corporate-governance.

The Policy for selection of Directors and determining Directors independence and Remuneration Policy for Directors, Key Managerial Personnel and other employees is annexed as Annexure II.

10. Meetings of the Board of Directors

Seven Board Meetings were held during the year and the gap between two meetings did not exceed four months. The dates on which the board meeting were held as follows:

(1) 28 May 2016,

(2) 15 June 2016,

(3) 06 September 2016,

(4) 19 November 2016,

(5) 03 December 2016,

(6) 18 January 2017 and

(7) 03 February 2017.

11. Statutory Auditors

M/s. Deloitte Haskins & Sells LLP (LLP Registration No. AAB-8737,FRN – 117366W/ W-100018), Chartered Accountants, Pune, were appointed as statutory auditors till the Annual General Meeting (AGM) to be held in the year 2018, subject to ratification of their appointment at every AGM.

12. Contracts or arrangements with related parties

During the year under review, all transactions/arrangements entered by the Company with related parties were in the ordinary course of business and on an arm's length basis.

The Policy on materiality of related party transactions and dealing with related party transactions as approved by the Board may be accessed on the Company's website at the link: http://www.koltepatil.com/investors/corporate-governance.

The details of all transactions/arrangement with related party are given in the Note No. 45 in Notes to Accounts forming part of the Audited Financial Statement.

13. Conservation of energy, technology absorption and foreign exchange earnings and outgo

As the Company is not engaged in the manufacturing activities, the information related to Conservation of energy, technology absorption has not be provided.

The details of Foreign Exchange outgo are as follows:

Expenditure in Foreign Currency

(₹ In Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Salary	102	29
Travelling Expenses	5	-
Professional Fees	29	12
Office Expenses	1	-
Advertising Expenses	6	2
Purchase of Wooden Flooring	8	-
Rent	-	76
Total	151	119

14. Particulars of loans, guarantees and investments

The particulars of loans, guarantees and investments are given in Note No. 50 and 11 in Notes to accounts forming part of the Audited Financial Statement.

15. Extract of the annual return

Pursuant to the provisions of Section 92 read with Rule 12 of the Companies (Management and administration) Rules, 2014, the extract of the annual return in Form No. MGT – 9 as provided in Annexure III form part of the Board's report.

16. Corporate Social Responsibility (CSR)

In compliance with Section 135 of the Companies Act, 2013 read with the Companies (Corporate Social Responsibility Policy) Rules 2014, the Company has established Corporate Social Responsibility (CSR) Committee and Report on CSR Activities forms part of this Report as Annexure IV.

17. Audit Committee

The Audit Committee of the Company comprises of following members:

Name of the Member	Designation	Category
Mr. Prakash Gurav	Chairman	Independent Director
Mr. Jayant Pendse	Member	Independent Director
Mr. G. L. Vishwanath	Member	Independent Director
Mrs. Manasa Vishwanath	Member	Independent Director
Mr. Umesh Joshi	Member	Independent Director
Mr. Milind Kolte	Member	Executive Director

Mr. Vinod Patil, Company Secretary of the Company acts as the secretary to the Audit Committee and the Managing Director and Chief Financial Officer of the Company are permanent invitees to the Audit Committee Meetings.

The Board has accepted all the recommendation of the Audit Committee.

18. Vigil mechanism for directors and employees

The Vigil Mechanism of the Company, which also incorporates a whistle blower policy in Regulation 22 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, includes an Ethics & Compliance Task Force comprising senior executives of the Company. Protected disclosures can be made by a whistle blower through an e-mail, or dedicated telephone line or a letter to the Task Force or to the Chairman of the Audit Committee.

The Company seeks to maintain the highest ethical and business standards in the course of its business and has put in place mechanism of reporting illegal or unethical behavior. Directors, employees, vendors or customers may report violations of the laws, rules, regulations or unethical conducting by writing to the notified person. The report received from employees will be reviewed by Audit Committee. The Directors and Management Personnel are obligated to maintain confidentiality of such reporting and ensure that the whistle blowers are not subjected to any discriminatory practices. No person has been denied access to the Audit Committee.

The said policy can be accessed at http://www.koltepatil.com/investors/corporate-governance.

19. Nomination and Remuneration Committee

The Nomination and Remuneration Committee of the Company comprises of following members:

Name of the Member	Designation	Category
Mr. Jayant Pendse	Chairman	Independent Director
Mr. Prakash Gurav	Member	Independent Director
Mr. G. L. Vishwanath	Member	Independent Director
Mrs. Manasa Vishwanath	Member	Independent Director
Mr. Umesh Joshi	Member	Independent Director
Mrs. Sunita Kolte	Member	Non-Executive Director

20. Managerial Remuneration

The Details required as per Rule 5(1) and (2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are given in Annexure V to the Directors report.

21. Employee Stock Option Scheme

The Nomination and Remuneration Committee of the Board of Directors of the Company, inter alia, administers and monitors the Employees' Stock Option Scheme of the Company in accordance with the applicable SEBI Guidelines.

The applicable disclosures as stipulated under the SEBI Guidelines as on 31 March, 2017 (cumulative position) with regard to the Employees' Stock Option Scheme (ESOS) are provided in Annexure VI to this Report.

22. Secretarial Audit Report

Pursuant to Section 204 of the Companies Act 2013, the Company had appointed M/s. SVD & Associates, Company Secretaries, Pune as its Secretarial Auditors to conduct the secretarial audit of the Company for the Financial Year 2016-17. The Report of Secretarial Auditor for the Financial Year 2016-17 is annexed to this report as Annexure VII.

23. Corporate Governance Certificate

Report on Corporate Governance for the Financial Year 2016-17, as stipulated under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 is presented in a separate section forming part of the Annual Report.

The Company has obtained the Compliance certificate for the Financial Year 2016-17 from the Statutory Auditors i.e. M/s. Deloitte Haskins & Sells LLP for the compliance of conditions of corporate governance as stipulated in Regulation 34 (3) real with Part E of Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

24. Risk management policy

The Company has constituted Risk Management Committee comprising 6 members, in which 3 members are Independent Directors. The Risk Management Committee has approved the Risk Management Policy. The Committee monitors the policy, ensures that the Company is acting appropriately to achieve prudent balance between the risk and reward and evaluates significant risk exposures and assesses the management's actions to mitigate the exposures.

25. Directors' Responsibility Statement

Your Directors state that:

a) in the preparation of the annual accounts for the year ended 31 March 2017, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same;

b) the Directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31 March 2017 and of the profit of the Company for the year ended on that date;

c) the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the Directors have prepared the annual accounts on a 'going concern' basis;

e) the Directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and are operating effectively; and

f) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

26. Management's Discussion And Analysis Report

Management's Discussion and Analysis Report for the year under review, as stipulated in Regulation 34 (2) (e) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, is presented in a separate section forming part of the Annual Report.

27. Acknowledgements

Your Directors take this opportunity to thank customers, vendors, stakeholders, Central and State Governments, business associates and bankers for their consistent support and co-operation to the Company. Your Directors take this opportunity to thank all the employees. The employees have helped for sustained excellence in performance of the Company.

Finally, the Directors would like to convey their gratitude to the members for reposing their confidence and faith in the Company and its management.

For and on behalf of the Board of Directors,

Rajesh Patil
Chairman and Managing Director
DIN 00381866

Date: 30 May 2017
Place: Pune

ANNEXURE – I

Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

Statement containing salient features of the Financial Statement of Subsidiaries/Associate Companies/Joint Ventures

PART A: SUBSIDIARIES

Name of the subsidiary	Kolte-Patil Real Estate Private Limited	Bellflower Properties Private Limited	Tuscan Real Estate Private Limited	Snowflower Properties Private Limited	Regenesis Facility Management Company Private Limited	Sylvan Acres Realty Private Limited	Kolte-Patil Redevelopment Private Limited (Formerly known as PNP Retail Private Limited)	PNP Agrotech Private Limited
The date Since when subsidiary was acquired	28 March 2008	31 March 2009	31 December 2006	21 March 2011	02 February 2009	22 May 2006	18 February 2010	30 March 2012
Reporting period for the subsidiary concerned, if different from the holding company's reporting period	31 March 2017	31 March 2017	31 March 2017	31 March 2017	31 March 2017	31 March 2017	31 March 2017	31 March 2017
Share capital	2,693.88	99.9999	100.00	5.00	2.00	375.00	1,968.34	932.52
Reserves & surplus	13,366.21	2,953.50	2,420.41	2,513.44	109.87	702.56	(1,453.88)	(260.81)
Total assets	21,872.37	3,603.10	7,822.96	16,616.13	139.94	1,078.35	864.78	1,221.94
Total Liabilities (excluding Share capital and Reserves & Surplus)	5,812.29	549.60	5,302.55	14,097.69	28.07	0.79	350.31	550.23
Investments	-	-	-	-	-	-	-	
Turnover	10,232.96	4,313.49	8,274.83	8,378.08	200.94	-	280.79	53.99
Profit before taxation	3,372.10	1,521.39	2,053.25	748.07	6.01	(0.80)	(63.08)	(88.13)
Provision for taxation	1,152.52	548.26	703.90	237.04	(2.98)	12.36	(13.15)	-
Profit after taxation before comprehensive Income	2,219.57	973.12	1,349.35	511.03	9.00	(13.16)	(49.93)	(88.13)
Profit after taxation after Comprehensive Income	2,221.98	973.12	1,346.25	513.94	8.85	(13.16)	(49.93)	(88.13)
Proposed Dividend	-	-	-	-	-	-	-	-
Extent of shareholding (in %)	51.00%	100.00%	51.00%	100.00%	100.00%	100.00%	100.00%	100.00%

PART B: ASSOCIATES AND JOINT VENTURES

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

(₹ in Lakhs)

Name of associates/Joint Ventures	Kolte-Patil I-Ven Townships (Pune) Limited $
1. Latest audited Balance Sheet Date	31 March 2017
2. Date on which the Associate or Joint Venture has associated or acquired	15 February 2013
3. Shares of Associate/ Joint Ventures held by the Company on the year end	
No. of shares	45,00,000
Amount of Investment in Associates/Joint Venture	450.00
Extend of Holding (in %)	45%
4. Description of how there is significant influence	As per the Joint Venture Agreement, there is significant influence.
5. Reason why the associate/joint venture is not consolidated	N.A.
6. Net worth attributable to shareholding as per latest audited Balance Sheet	(721.59)
7. Profit/Loss for the year	(3,839)
i. Considered in Consolidation*	(1,727)
ii. Not Considered in Consolidation	-

$ Considered as a subsidiary in the Ind AS Financial Statements based on control assessment carried out under Ind AS.

* Represents our share of atributable Profit/Loss

ANNEXURE II

POLICY FOR SELECTION OF DIRECTORS AND DETERMINING DIRECTORS INDEPENDENCE AND REMUNERATION POLICY FOR DIRECTORS, KEY MANAGERIAL PERSONNEL AND OTHER EMPLOYEES

PREAMBLE

OVERVIEW UNDER COMPANIES ACT 2013
{Section 178 & Companies [Meetings of Board and its Powers] Rules 2014}

- Constitution of the Nomination and Remuneration Committee consisting of three or more non-executive directors out of which not less than one-half shall be independent directors
- The Nomination and Remuneration Committee shall identify persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, recommend to the Board their appointment and removal and shall carry out evaluation of every director's performance.
- The Nomination and Remuneration Committee shall formulate the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration for the directors, key managerial personnel and senior management personnel i.e. employees at one level below the Board including functional heads.
- The Nomination and Remuneration Committee shall, while formulating the policy ensure that:
  - The level and composition of remuneration is reasonable and sufficient to attract, retain and motivate directors of the quality required to run the Company successfully;
  - Relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
  - Remuneration to directors, key managerial personnel and senior management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the Company and its goals.
  - Such policy shall be disclosed in the Board's report.

OVERVIEW OF SEBI (LISTING OBLIFATIONS AND DISCLOSURE REQUIREMENT) REGULATIONS, 2015

The Company shall set up a Nomination and Remuneration committee which shall comprise at least three directors, all of whom shall be non-executive directors and at least half shall be independent. Chairman of the committee shall be an independent director.

The role of the committee shall, inter-alia, include the following:

- Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration of the directors, key managerial personnel and other employees;

- Formulation of criteria for evaluation of Independent Directors and the Board;
- Devising a policy on Board diversity;
- Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal. The Company shall disclose the remuneration policy and the evaluation criteria in its Annual Report.

PRESENT POSITION OF DIRECTORS & KEY MANAGERIAL PERSONNEL OF THE COMPANY

- The Company has constituted a Nomination and Remuneration Committee of the Board of Directors (Board).
- At present, there are total ten directors on the Board of which three (3) are Executive Directors and two (2) are Non - Executive and non-Independent and five (5) are Non-Executive Independent.
- Key Managerial Personnel (KMP) consists of Chairman and Managing Director, Vice Chairman, Executive Directors, Chief Executive Officer, Chief Financial Officer and Company Secretary.

COMPOSITION OF NOMINATION AND REMUNERATION COMMITTEE

Name of the Member	Designation	Category
Mr. Jayant Pendse	Chairman	Independent Director
Mr. Prakash Gurav	Member	Independent Director
Mr. G. L. Vishwanath	Member	Independent Director
Mr. Umesh Joshi	Member	Independent Director
Mrs. Manasa Vishwanath	Member	Independent Director
Mrs. Sunita Kolte	Member	Non-Executive Director

TERMS OF REFERENCE TO NOMINATION AND REMUNERATION COMMITTEE

- To recommend to the Board appointment, re-appointment of Directors, Executive Directors and Key Managerial Personnel and determination, fixation of the remuneration and revision in the remuneration payable to the Executive Directors of the Company and removal of the director/Executive Director/Key Managerial Personnel;
- To formulate the criteria for determining qualifications, positive attributes and independence of the director;
- To recommend the Board the policy related to the remuneration of for Directors, Key Managerial Personnel and other employees;
- To carry out evaluation performance of every Director of the Company; and
- To formulate and recommend to the Board of Directors the policy relating to the stock options to the employees, grant the stock options to the eligible employees and review the management of stock option scheme.

CRITERIA FOR DETERMINING THE FOLLOWING:-

Qualifications for appointment of Directors (including Independent Directors):

- Persons of eminence, standing and knowledge with significant achievements in business, professions and/or public service.
- Their financial or business literacy/skills.
- Appropriate other qualification/experience to meet the objectives of the Company.
- As per the applicable provisions of Companies Act 2013, Rules made there under and Regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The Nomination and Remuneration Committee shall have discretion to consider and fix any other criteria or norms for selection of the most suitable candidate/s.

Positive attributes of Directors (including Independent Directors):

- Demonstrate integrity, credibility, trustworthiness, ability to handle conflict constructively, and the willingness to address issues proactively.
- Actively update their knowledge and skills with the latest developments in market conditions and applicable legal provisions.
- Willingness to devote sufficient time and attention to the Company's business and discharge their responsibilities
- Assist in bringing independent judgment to bear on the Board's deliberations especially on issues of strategy, performance, risk management, resources, key appointments and standards of conduct and ability to develop a good working relationship with other Board members and contribute to the Board's working relationship with the senior management of the Company.
- Act within their authority, assist in protecting the legitimate interests of the Company, its shareholders and employees
- Independent Directors to meet the requirements of the

Companies Act, 2013 read with the Rules made there under and Regulations under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time.

Criteria for appointment of KMP/Senior Management:

- Possess the required qualifications, experience, skills & expertise to effectively discharge their duties and responsibilities.
- Practice and encourage professionalism and transparent working environment.
- Build teams and carry the team members along for achieving the goals/objectives and corporate mission.
- Adhere strictly to code of conduct

POLICY RELATING TO REMUNERATION OF DIRECTORS, KMP & SENIOR MANAGEMENT PERSONNEL:

- To ensure that the level and components of remuneration is reasonable and sufficient to attract, retain and motivate Directors, KMP and other employees of the quality required to run the Company successfully.
- No director/Key Managers of Personnel/ other employee is involved in deciding his or her own remuneration.
- The trend prevalent in the similar industry, nature and size of business is kept in view and given due weight age to arrive at a competitive quantum of remuneration.
- It is to be ensured that relationship of remuneration to the performance is clear & meets appropriate performance benchmarks which are unambiguously laid down and communicated.
- Improved performance should be rewarded by increase in remuneration and suitable authority for value addition in future.
- Remuneration packages should strike a balance between fixed and incentive pay, where applicable, reflecting short and long term performance objectives appropriate to the Company's working and goals.
- Other criteria are also to be considered such as Responsibilities and duties; Time & efforts devoted; Value addition; Profitability of the Company & growth of its business; Analyzing each and every position and skills for fixing the remuneration yardstick; Standards for certain functions where there is a scarcity of qualified resources; Ensuring tax efficient remuneration structures; Ensuring that remuneration structure is simple and that the cost to the Company (CTC) is not shown inflated and the effective take home remuneration is not low.
- Consistent application of remuneration parameters across the organization.
- Provisions of law with regard making payment of remuneration, as may be applicable, are complied.

REVIEW

The policy shall be reviewed by the Nomination & Remuneration Committee and the Board, from time to time as may be necessary.

ANNEXURE – III

Form No. MGT-9

EXTRACT OF ANNUAL RETURN
as on the financial year ended on 31 March 2017

[Pursuant to Section 92(3) of the Companies Act, 2013 and Rule 12(1) of the Companies (Management and Administration) Rules, 2014]

II. REGISTRATION AND OTHER DETAILS:

i) CIN: L45200PN1991PLC129428

ii) Registration Date: 25 November 1991

iii) Name of the Company: Kolte-Patil Developers Limited

iv) Category of the Company: Company limited by shares

v) Sub-Category of the Company: Indian Non-Government Company

vi) Address of the Registered office and contact details:
2nd Floor, City Point, Dhole Patil Road, Pune – 411001
Tel. No.: +91-20-66226500, Fax No.: +91-20-66226511
Email Id: investorrelation@koltepatil.com
Website: www.koltepatil.com

vii) Whether listed company: Yes

viii) Name, Address and Contact details of Registrar and Transfer Agent:
Bigshare Services Private Limited
E/2 & 3, Ansa Industrial Estate, Sakivihar Road, Sakinaka, Andheri (E), Mumbai – 400072
Tel. No.: +91-22-40430200, Fax No.: +91-22-28475207
Email Id: investor@bigshareonline.com
Website: www. bigshareonline.com

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10% or more of the total turnover of the Company shall be stated:

Sr. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the Company
1	Real Estate Activities	70	100%

III. PARTICULARS OF SUBSIDIARY AND ASSOCIATE COMPANIES

Sr. No.	Name of the Company	Registered office Address of the Company	CIN	Holding/ subsidiary/ associate	% of shares held	Applicable Section
1	Kolte-Patil Real Estate Private Limited	2nd Floor, City Point Dhole Patil Road, Pune – 411001	U70102PN2006PTC129191	Subsidiary	51%	2 (87)
2	Bellflower Properties Private Limited	2nd Floor, City Point Dhole Patil Road, Pune – 411001	U70102PN2007PTC129659	Subsidiary	100%	2 (87)
3	Tuscan Real Estate Private Limited	City Point Dhole Patil Road, Pune - 411001	U45209PN2006PTC129094	Subsidiary	51%	2 (87)
4	Snowflower Properties Private Limited	2nd Floor, City Point Dhole Patil Road, Pune – 411001	U45202PN2008PTC132206	Subsidiary	100%	2 (87)
5	Sylvan Acres Realty Private Limited	City Point Dhole Patil Road, Pune - 411001	U70102PN2005PTC021479	Subsidiary	100%	2 (87)
6	Regenesis Facility Management Company Pvt. Ltd.	2nd Floor, City Point Dhole Patil Road, Pune – 411001	U74900PN2008PTC132090	Subsidiary	100%	2 (87)

Sr. No.	Name of the Company	Registered office Address of the Company	CIN	Holding/ subsidiary/ associate	% of shares held	Applicable Section
7	Kolte-Patil Redevelopment Private Limited (Formerly known as PNP Retail Private Limited)	# 121 10th Floor Dickenson Road Bangalore - 560008	U70100KA2009PTC051358	Subsidiary	100%	2 (87)
8	PNP Agrotech Private Limited	# 121 10th Floor Dickenson Road Bangalore - 560008	U01400KA2011PTC060411	Subsidiary	100%	2 (87)
9	Kolte-Patil I-Ven Townships (Pune) Limited*	Survey No. 74, marunji, Hinjewadi-Marunji-Kasarsai Road, Taluka-Mulshi, Pune- 411057	U70102PN2005PLC140660	Associate	45%	2 (6)

* Considered as a subsidiary in the Ind AS Financial Statements based on control assessment carried out under Ind AS.

IV. SHARE HOLDING PATTERN (EQUITY SHARE CAPITAL BREAKUP AS PERCENTAGE OF TOTAL EQUITY)

(i) Category-wise Share Holding

Category of Shareholder	No. of Shares held at the beginning of the year 01.04.2016				No. of Shares held at the end of the year 31.03.2017				% Change during the year
	Demat	Physical	Total	% of Total shares	Demat	Physical	Total	% of Total shares	
A. Promoters									
Indian									
Individuals/ Hindu Undivided Family	56,479,095	-	56,479,095	74.54%	56,479,095	-	56,479,095	74.54%	0.00%
Central Government/ State Government(s)	-	-	-	0.00%	-	-	-	0.00%	0.00%
Bodies Corporate	-	-	-	0.00%	-	-	-	0.00%	0.00%
Financial Institutions/ Banks	-	-	-	0.00%	-	-	-	0.00%	0.00%
Any Others(Specify)	-	-	-	0.00%	-	-	-	0.00%	0.00%
Sub Total(A)(1)	56,479,095	-	56,479,095	74.54%	56,479,095	-	56,479,095	74.54%	0.00%
Foreign									
Individuals (Non-Residents Individuals/Foreign Individuals)	-	-	-	0.00%	-	-	-	0.00%	0.00%
Bodies Corporate	-	-	-	0.00%	-	-	-	0.00%	0.00%
Institutions	-	-	-	0.00%	-	-	-	0.00%	0.00%
Qualified Foreign Investor	-	-	-	0.00%	-	-	-	0.00%	0.00%
Any Others(Specify)	-	-	-	0.00%	-	-	-	0.00%	0.00%
Sub Total(A)(2)	-	-	-	0.00%	-	-	-	0.00%	0.00%
Total Shareholding of Promoters (A)= (A)(1)+(A)(2)	56,479,095	-	56,479,095	74.54%	56,479,095	-	56,479,095	74.54%	0.00%
B. Public shareholding									
1. Institutions									
Mutual Funds/UTI	30,162	-	30,162	0.04%	-	-	-	0.00%	-0.04%
Financial Institutions/Banks	21,305	-	21,305	0.03%	19,599	-	19,599	0.03%	0.00%

Category of Shareholder	No. of Shares held at the beginning of the year 01.04.2016				No. of Shares held at the end of the year 31.03.2017				% Change during the year
	Demat	Physical	Total	% of Total shares	Demat	Physical	Total	% of Total shares	
Central Government/State Government(s)	-	-	-	0.00%	-	-	-	0.00%	0.00%
Venture Capital Funds	-	-	-	0.00%	-	-	-	0.00%	0.00%
Insurance Companies	-	-	-	0.00%	-	-	-	0.00%	0.00%
Foreign Institutional Investors	8,834,214	-	8,834,214	11.66%	7,872,321	-	7,872,321	10.39%	-1.27%
Qualified Foreign Investor	-	-	-	0.00%	-	-	-	0.00%	0.00%
Foreign Venture Capital Investors	-	-	-	0.00%	-	-	-	0.00%	0.00%
Any Other (specify)	-	-	-	0.00%	-	-	-	0.00%	0.00%
Sub-Total (B)(1)	8,885,681	-	8,885,681	11.73%	7,891,920	-	7,891,920	10.41%	-1.31%
2. Non-institutions									
Bodies Corporate	1,341,370	-	1,341,370	1.77%	1,412,026	-	1,412,026	1.86%	0.09%
Individuals									
Individuals -i. Individual shareholders holding nominal share capital up to ₹1 lakh	5,406,164	507	5,406,671	7.14%	5,832,753	507	5,833,260	7.70%	0.56%
ii. Individual shareholders holding nominal share capital in excess of ₹1 lakh.	2,137,149	-	2,137,149	2.82%	2,703,307	-	2,703,307	3.57%	0.75%
Qualified Foreign Investor	-	-	-	0.00%	-	-	-	0.00%	0.00%
Any Other (specify)									
Clearing Member	97,858	-	97,858	0.13%	277,924	-	277,924	0.37%	0.24%
NRIs	1,076,551	-	1,076,551	1.42%	1,119,987	-	1,119,987	1.48%	0.06%
Trusts	1,588	-	1,588	0.00%	1,544	-	1,544	0.00%	0.00%
Employees	72,513	-	72,513	0.10%	55,846	-	55,846	0.07%	-0.02%
Overseas Bodies Corporates	276,433		276,433	0.36%	-		-	0.00%	-0.36%
Sub-Total (B)(2)	10,409,626	507	10,410,133	13.74%	11,403,387	507	11,403,894	15.05%	1.31%
Total Public Shareholding (B)=(B)(1)+(B)(2)	19,295,307	507	19,295,814	25.46%	19,295,307	507	19,295,814	25.46%	0.00%
TOTAL (A)+(B)	75,774,402	507	75,774,909	100.00%	75,774,402	507	75,774,909	100.00%	0.00%
Shares held by Custodians and against which Depository Receipts have been issued									
Promoter and Promoter Group	-	-	-	0.00%	-	-	-	0.00%	0.00%
Public	-	-	-	0.00%	-	-	-	0.00%	0.00%
Sub-Total (C)	-	-	-	0.00%	-	-	-	0.00%	0.00%
GRAND TOTAL (A)+(B)+(C)	75,774,402	507	75,774,909	100.00%	75,774,402	507	75,774,909	100.00%	

(ii) Shareholding of Promoters

Sr. No.	Shareholder's Name	Shareholding at the beginning of the year 01.04.2016			Shareholding at the end of the year 31.03.2017			% change in share holding during the year
		No. of Shares	% of total Shares of the Company	%of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the Company	%of Shares Pledged / encumbered to total shares	
1	Mr. Rajesh Patil	1,54,86,031	20.44	NIL	1,54,86,031	20.44	NIL	NIL
2	Mr. Naresh Patil	1,49,49,148	19.73	NIL	1,49,49,148	19.73	NIL	NIL
3	Mr. Milind Kolte	64,42,156	8.50	NIL	64,42,156	8.50	NIL	NIL
4	Mrs. Sunita Kolte	55,39,553	7.31	NIL	55,39,553	7.31	NIL	NIL
5	Mrs. Vandana Patil	70,39,319	9.29	NIL	70,39,319	9.29	NIL	NIL
6	Mrs. Sunita Patil	70,21,861	9.27	NIL	70,21,861	9.27	NIL	NIL
7	Ms. Ankita Patil	1,027	0.00	NIL	1,027	0.00	NIL	NIL
	Total	5,64,79,095	74.54		5,64,79,095	74.54		

(iii) Change in Promoters' Shareholding (please specify, if there is no change)

Sr. No.	Particulars	Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the Company	No. of shares	% of total shares of the Company
1	At the beginning of the year	5,64,79,095	74.54	5,64,79,095	74.54
2	Date wise Increase / Decrease in Promoters Shareholding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):	No change in promoter's shareholding during the financial year 2016-17			
3	At the End of the year	5,64,79,095	74.54	5,64,79,095	74.54

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs):

Sr. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reasons	Cumulative Shareholding during the year 01 April 2016 - 31 March 2017	
		No. of shares held at the beginning of the year 01 April 2016 and end of the year 31 March 2017	% of total shares of the Company				No. of shares	% of total shares of the Company
1	GOLDMAN SACHS INDIA LIMITED	3,847,908	5.08%	1-Apr-16				
		3,979,837	5.25%	31-Mar-17	131,929	Market Buy	3,979,837	5.25%
2	GRANDEUR PEAK EMERGING MARKETS OPPORTUNITIES FUND	1,265,909	1.67%	1-Apr-16				
				22-Jul-16	(20,544)	Market Sell	1,245,365	1.64%
				29-Jul-16	(42,950)	Market Sell	1,202,415	1.59%
				11-Nov-16	(50,000)	Market Sell	1,152,415	1.52%
				9-Dec-16	(137,500)	Market Sell	1,014,915	1.34%
				16-Dec-16	(165,000)	Market Sell	849,915	1.12%
				23-Dec-16	(44,382)	Market Sell	805,533	1.06%
				6-Jan-17	(256,807)	Market Sell	548,726	0.72%
				13-Jan-17	(330,804)	Market Sell	217,922	0.29%
				20-Jan-17	(114,961)	Market Sell	102,961	0.14%
				27-Jan-17	(102,961)	Market Sell	-	0.00%
		-	-	31-Mar-17				
3	THE PABRAI INVESTMENT FUND II, LP	-	-	1-Apr-16				
				10-Mar-17	680,000	Market Buy	680,000	0.90%
				24-Mar-17	167,107	Market Buy	847,107	1.12%
		1,085,653	1.43%	31-Mar-17	238,546	Market Buy	1,085,653	1.43%

Sr. No.	Name	Shareholding: No. of shares held at the beginning of the year 01 April 2016 and end of the year 31 March 2017	Shareholding: % of total shares of the Company	Date	Increase/ Decrease in shareholding	Reasons	Cumulative Shareholding during the year 01 April 2016 - 31 March 2017: No. of shares	Cumulative Shareholding during the year 01 April 2016 - 31 March 2017: % of total shares of the Company
4	GRANDEUR PEAK INTERNATIONAL OPPORTUNITIES FUND	816,794	1.08%	1-Apr-16				
				2-Dec-16	(12,929)	Market Sell	803,865	1.06%
				16-Dec-16	(90,500)	Market Sell	713,365	0.94%
				23-Dec-16	(25,102)	Market Sell	688,263	0.91%
				6-Jan-17	(108,500)	Market Sell	579,763	0.77%
				13-Jan-17	(159,500)	Market Sell	420,263	0.55%
				20-Jan-17	(211,760)	Market Sell	208,503	0.28%
				27-Jan-17	(208,503)	Market Sell	-	0.00%
		-	-	31-Mar-17				
5	RAMESHKUMAR S GOENKA	811,183	1.07%	1-Apr-16				
		811,183	1.07%	31-Mar-17				
6	ALPINE GLOBAL PREMIER PROPERTIES FUND	744,090	0.98%	1-Apr-16				
				9-Dec-16	(10,000)	Market Sell	734,090	0.97%
		734,090	0.97%	31-Mar-17				
7	GRANDEUR PEAK GLOBAL OPPORTUNITIES FUND	710,097	0.94%	1-Apr-16				
				15-Jul-16	(26,000)	Market Sell	684,097	0.90%
				22-Jul-16	(18,428)	Market Sell	665,669	0.88%
				18-Nov-16	(14,583)	Market Sell	651,086	0.86%
				16-Dec-16	(76,212)	Market Sell	574,874	0.76%
				23-Dec-16	(18,784)	Market Sell	556,090	0.73%
				6-Jan-17	(99,790)	Market Sell	456,300	0.60%
				13-Jan-17	(125,234)	Market Sell	331,066	0.44%
				20-Jan-17	(164,000)	Market Sell	167,066	0.22%
				27-Jan-17	(167,066)	Market Sell	-	0.00%
		-	-	31-Mar-17	-		-	0.00%
8	THE PABRAI INVESTMENT FUND IV, LP	-	0.00%	1-Apr-16				
				10-Mar-17	1,000	Market Buy	1,000	0.00%
				24-Mar-17	678,983	Market Buy	679,983	0.90%
		680,000	0.90%	31-Mar-17	17	Market Buy	680,000	0.90%
9	PABRAI INVESTMENT FUND 3, LTD	-	-	1-Apr-16				
				17-Mar-17	477,451	Market Buy	477,451	0.63%
				24-Mar-17	202,549	Market Buy	680,000	0.90%
		680,000	0.90%	31-Mar-17				
10	N S RAGHAVAN	294,680	0.39%	1-Apr-16				
				3-Jun-16	67,797	Market Buy	362,477	0.48%
				10-Jun-16	18,536	Market Buy	381,013	0.50%
				17-Jun-16	9,800	Market Buy	390,813	0.52%
				24-Jun-16	10,103	Market Buy	400,916	0.53%
				30-Jun-16	1,000	Market Buy	401,916	0.53%
				5-Aug-16	10,000	Market Buy	411,916	0.54%
				12-Aug-16	10,000	Market Buy	421,916	0.56%
				19-Aug-16	30,000	Market Buy	451,916	0.60%
				16-Sep-16	12,500	Market Buy	464,416	0.61%
				23-Sep-16	9,270	Market Buy	473,686	0.63%
				4-Nov-16	15,000	Market Buy	488,686	0.64%
				11-Nov-16	15,000	Market Buy	503,686	0.66%
		503,686	0.66%	31-Mar-17				
11	VAIBHAV R KACHOLIA	378,464	0.50%	1-Apr-16				
		378,464	0.50%	31-Mar-17				
12	DIMENSIONAL EMERGING MARKETS VALUE FUND	276,886	0.37%	1-Apr-16				

Sr. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reasons	Cumulative Shareholding during the year 01 April 2016 - 31 March 2017	
		No. of shares held at the beginning of the year 01 April 2016 and end of the year 31 March 2017	% of total shares of the Company				No. of shares	% of total shares of the Company
				20-Jan-17	(22,810)	Market Sell	254,076	0.34%
				27-Jan-17	(11,522)	Market Sell	242,554	0.32%
				3-Feb-17	(41,969)	Market Sell	200,585	0.26%
				10-Feb-17	(12,705)	Market Sell	187,880	0.25%
				17-Feb-17	(11,373)	Market Sell	176,507	0.23%
				24-Feb-17	(19,626)	Market Sell	156,881	0.21%
				3-Mar-17	(36,152)	Market Sell	120,729	0.16%
				10-Mar-17	(31,618)	Market Sell	89,111	0.12%
		89,111	0.12%	31-Mar-17				
13	GRANDEUR PEAK GLOBAL OPPORTUNITIES L.P	233,937	0.31%	1-Apr-16				
				16-Dec-16	(38,500)	Market Sell	195,437	0.26%
				6-Jan-17	(30,500)	Market Sell	164,937	0.22%
				13-Jan-17	(37,500)	Market Sell	127,437	0.17%
				20-Jan-17	(126,390)	Market Sell	1,047	0.00%
				27-Jan-17	(1,047)	Market Sell	-	0.00%
		-	-	31-Mar-17				
14	DHANDHO HOLDINGS LP	-	-	1-Apr-16				
				24-Mar-17	215,000	Market Buy	215,000	0.28%
		215,000	0.28%	31-Mar-17				
15	SKS CAPITAL AND RESEARCH PRIVATE LIMITED	11,000	0.01%	1-Apr-16				
				8-Apr-16	25,000	Market Buy	36,000	0.05%
				29-Apr-16	(5,000)	Market Sell	31,000	0.04%
				6-May-16	(10,000)	Market Sell	21,000	0.03%
				27-May-16	(10,000)	Market Sell	11,000	0.01%
				10-Jun-16	14,000	Market Buy	25,000	0.03%
				17-Jun-16	(25,000)	Market Sell	-	0.00%
				30-Jun-16	25,000	Market Buy	25,000	0.03%
				29-Jul-16	25,000	Market Buy	50,000	0.07%
				30-Sep-16	(23,000)	Market Sell	27,000	0.04%
				11-Nov-16	(7,200)	Market Sell	19,800	0.03%
				18-Nov-16	(2,800)	Market Sell	17,000	0.02%
				9-Dec-16	13,000	Market Buy	30,000	0.04%
				23-Dec-16	50,000	Market Buy	80,000	0.11%
				6-Jan-17	25,000	Market Buy	105,000	0.14%
				13-Jan-17	25,000	Market Buy	130,000	0.17%
				20-Jan-17	25,000	Market Buy	155,000	0.20%
				27-Jan-17	75,000	Market Buy	230,000	0.30%
				24-Feb-17	5,000	Market Buy	235,000	0.31%
				3-Mar-17	20,000	Market Buy	255,000	0.34%
				10-Mar-17	(25,000)	Market Sell	230,000	0.30%
				24-Mar-17	(30,000)	Market Sell	200,000	0.26%
		200,000	0.26%	31-Mar-17				

(v) Shareholding of Directors and Key Managerial Personnel:

Sr. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reasons	Cumulative Shareholding during the year 01 April 2016 - 31 March 2017	
		No. of shares held at the beginning of the year 01 April 2016 and end of the year 31 March 2017	% of total shares of the Company				No. of shares	% of total shares of the Company
1	Mr. Rajesh Patil	1,54,86,031	20.44	1-Apr-16	-	-	1,54,86,031	20.44
		1,54,86,031	20.44	31-Mar-17			1,54,86,031	20.44
2	Mr. Naresh Patil	1,49,49,148	19.73	1-Apr-16	-	-	1,49,49,148	19.73
		1,49,49,148	19.73	31-Mar-17			1,49,49,148	19.73
3	Mr. Milind Kolte	64,42,156	8.50	1-Apr-16	-	-	64,42,156	8.5
		64,42,156	8.50	31-Mar-17			64,42,156	8.5
4	Mrs. Sunita Kolte	55,39,553	7.31	1-Apr-16	-	-	55,39,553	7.31
		55,39,553	7.31	31-Mar-17			55,39,553	7.31
5	Mrs. Vandana Patil	70,39,319	9.29	1-Apr-16	-	-	70,39,319	9.29
		70,39,319	9.29	31-Mar-17			70,39,319	9.29
7	Mr. Prakash Gurav	0	0	1-Apr-16	-	-	0	0
		0	0	31-Mar-17			0	0
8	Mr. Umesh Joshi@	0	0	28-May-16	-	-	0	0
		0	0	31-Mar-17			0	0
9	Mr. Jayant Pendse	0	0	1-Apr-16	-	-	0	0
		0	0	31-Mar-17			0	0
10	Mr. G. L. Vishwanath	0	0	1-Apr-16	-	-	0	0
		0	0	31-Mar-17			0	0
11	Mrs. Manasa Vishwanath	0	0	1-Apr-16	-	-	0	0
		0	0	31-Mar-17			0	0
12	Mr. Gopal Sarda*	0	0	15-Jun-16	-	-	0	0
		0	0	31-Mar-17			0	0
13	Mr. Atul Bohra	0	0	1-Apr-16	-	-	0	0
		0	0	31-Mar-17			0	0
13	Mr. Vinod Patil	8,456	0.01	1-Apr-16	-		8,456	0.01
		8,456	0.01	31-Mar-17			8,456	0.01

@Mr. Umesh Joshi – Independent Director w.e.f. 28 May 2016

* Mr. Gopal Sarda –CEO w.e.f 15 June 2016

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding / accrued but not due for payment.

(₹ in Lakhs)

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	38,073			38,073
ii) Interest due but not paid		835		835
iii) Interest accrued but not due	534			534
Total (i+ii+iii)	38,607	835	-	39,443
Change in Indebtedness during the financial year				
■ Addition	11,712			11,712
■ Reduction	14,759	172		14,931
Net Change	(3,047)	(172)	-	(3,219)
Indebtedness at the end of the financial year				
i) Principal Amount	35,026			35,026
ii) Interest due but not paid		663		663
iii) Interest accrued but not due	219			219
Total (i+ii+iii)	35,245	663	-	35,908

Note: Indebtedness amount includes Non-Convertible Debentures issued by the Company.

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Chairman and Managing Director, Whole time Directors and/or Manager:

(₹ in Lakhs)

Particulars of Remuneration	Name of MD/WTD/ Manager			Total Amount
	Mr. Rajesh Patil *Chairman and Managing Director*	Mr. Naresh Patil *Vice Chairman*	Mr. Milind Kolte *Executive Director*	
Gross salary				
(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	100.00	100.00	100.00	300.00
(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	1.47	0.40	0.40	2.27
(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-	-	-
Stock Option	-	-	-	-
Sweat Equity	-	-	-	-
Commission - as % of profit	-	-	-	-
Others	-	-	-	-
Total (A)	**101.47**	**100.40**	**100.40**	**302.27**
Ceiling as per the Act	**₹1264.63 (10% of the net profit calculated as per Section 198 of the Companies Act, 2013)**			

B. Remuneration to other directors:

(₹ in Lakhs)

Particulars of Remuneration	Name of Directors							Total Amount
	Mrs. Sunita Kolte	Mrs. Vandana Patil	Mr. Umesh Joshi	Mr. Jayant Pendse	Mr. Prakash Gurav	Mr. G L Vishwanath	Mrs. Manasa Vishwanath	
1. Independent Directors								
Fee for attending board / committee meetings	-	-	3.00	3.00	3.00	2.00	2.00	11.00
Commission	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-
Total (1)	-	-	3.00	3.00	3.00	2.00	2.00	11.00
2. Other Non-Executive Directors								
Fee for attending board / committee meetings	2.50	2.50	-	-	-	-	-	5.00
Commission	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-
Total (2)	2.50	2.50	-	-	-	-	-	-
Grand Total (1+2)	2.50	2.50	3.00	3.00	3.00	3.00	2.00	18.00
Overall Ceiling as per the Act	₹126.46 (1% of the net profit calculated as per Section 198 of the Companies Act, 2013)							

C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD

(₹ in Lakhs)

Particulars of Remuneration	Key Managerial Personnel			Total
	Mr. Gopal Sarda – *CEO**	**Mr. Atul Bohra** – *CFO*	**Mr. Vinod Patil** *-Company Secretary*	
Gross salary				
(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	91.85	50.42	32.02	174.29
(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	7.5	-	-	7.5
(c) Profits in lieu of salary under section 17(3) Income tax Act, 1961	-	-	-	-
Commission as % of profit and others	-	-	-	-
Total	99.35	50.42	32.02	181.79

* Mr. Gopal Sarda was appointed as CEO (Mumbai) and Group President w.e.f. 15 June 2016. Further, he is being promoted as Group CEO of the Company, w.e.f. 03 February 2017 and in the above table the gross remuneration is to be read for entire financial year (FY 2016-17).

VII. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD / NCLT/ COURT]	Appeal made, if any (give Details)
Penalty			Nil		
Punishment					
Compounding					
C. OTHER OFFICERS IN DEFAULT					
Penalty			Nil		
Punishment					
Compounding					

ANNEXURE – IV

Corporate Social Responsibility (CSR)

[Pursuant to clause (o) of sub-section (3) of section 134 of the Act and Rule 8 of the Companies (Corporate Social Responsibility) Rules, 2014]

1.	A brief outline of the Company's CSR policy, including overview of projects or programs proposed to be undertaken and a reference to the web-link to the CSR policy and projects or programs	The CSR Committee has formulated CSR policy and to spent CSR corpus on primary on education and to develop rural area preference would be villages nearby company's project. CSR policy can be accessed at: http://www.koltepatil.com/investors/corporate-governance.
2.	The Composition of the CSR Committee	Mr. Umesh Joshi – Chairman Mr. Jayant Pendse – Member Mr. Prakash Gurav – Member Mr. G L Vishwanath – Member Mrs. Manasa Vishwanath – Member Mr. Milind Kolte - Member
3.	Average net profit of the Company for last three financial years	₹3,817 Lakhs
4.	Prescribed CSR Expenditure (two % of the amount as in item 3 above)	₹76 Lakhs
5.	Details of CSR spent during the financial year	
	(a) Total amount spent for the financial year	₹ 109 Lakhs
	(b) Amount unspent	NIL
6.	Reasons for not spending the amount	N.A.
7.	A responsibility statement of the CSR Committee that the implementation and monitoring of CSR Policy, is in compliance with CSR objectives and Policy of the Company "The implementation and monitoring of Corporate Social Responsibility (CSR) Policy, is in compliance with CSR objectives and policy of the Company." For Kolte-Patil Developers Limited Rajesh Patil — Umesh Joshi Chairman and Managing Director — Independent Director DIN: 00381866 — DIN: 02557162	

ANNEXURE – V

Information as per Rule 5 (1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Remuneration Paid to Chairman and Managing Director and Executive Directors

Name of the Director	Remuneration for FY 16-17 (₹ In lakhs)	Remuneration for FY 15-16 (₹ In lakhs)	% increase of remuneration	No. of stock options granted	Ratio of remuneration to MRE#
Mr. Rajesh Patil – Chairman and Managing Director	101.47	102.17	-0.68%	NIL	31.22
Mr. Naresh Patil – Vice Chairman	100.40	89.63	12.02%	NIL	30.89
Mr. Milind Kolte – Executive Director	100.40	89.63	12.02%	NIL	30.89

MRE means Median Remuneration of Employee.

Remuneration Paid to Independent Directors and Non-Executive Directors

The Company has paid only sitting fees to the Independent Directors and Non-Executive Directors for attendance of the Board Meeting.

Remuneration Paid to Key Managerial Personnel

Name of the Key Managerial Personnel	Remuneration for FY 16-17 (₹ in lakhs)	Remuneration for FY 15-16 (₹ in lakhs)	% increase of remuneration	No. of stock options granted	Ratio of remuneration to MRE
Mr. Gopal Sarda – Chief Executive Officer (w.e.f. 15 June 2016)	99.35	-	-	NIL	31
Mr. Atul Bohra – Chief Financial Officer (w. e. f. 05 November 2015)	50.42	16.66	26.05	NIL	15.51
Mr. Vinod Patil – Company Secretary	32.02	20.15	44	NIL	10

- The median remuneration of employee (MRE) excluding Whole – Time Directors (WTD) was ₹325,000 Lakhs and ₹310,900 Lakhs in fiscal 2017 and 2016 respectively. The increase in MRE (excluding WTDs) in fiscal 2017, as compared to fiscal 2016 is 4.5 %
- The number of permanent employees on the rolls of the Company as of 31 March 2017 and 31 March 2016 was 538 and 514 respectively.
- The revenue growth during the fiscal 2017 over fiscal 2016 was increased by 147% and net profit up by 88% as compared to fiscal 2016.
- The aggregate remuneration of employee excluding WTD increased by 6% over the previous fiscal.

b) Information as per Rule 5 (2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Employee name	Designation	Qualification	Age (in years)	Date of Joining	Experience (in years)	Gross Remuneration (Rupees in Lakhs)	Previous employment details
Not Applicable. There is no employee who draws remuneration more than ₹1.20 crores p.a. or ₹8.50 lakhs per month if employed in part of the year.							

ANNEXURE – VI

Disclosure with respect to Employee stock option scheme of the Company

a) Employee stock option scheme (ESOS 2014)
The ESOS was approved by Board of Directors of the Company on 13 August 2014 and thereafter by the shareholders on 13 September 2014. A Nomination and Remuneration committee comprising of independent directors and Non-Executive Director of the Company administers the ESOS plan. Each option carries with it the right to purchase one equity share of the Company. The maximum exercise period is 5 year from the date of vesting.

a) Number of options granted , exercised , cancelled / lapsed during the financial year are as follows:

Particulars	31 March 2017	31 March 2016
Options granted, beginning of the year	50,000	855,000
Granted during the year	-	350,000
Exercised during the year	-	-
Cancelled/lapsed during the year	-	11,55,000
Options granted, end of the year	50,000	50,000
Weighted Average remaining life	0.73-2.74 years	1.74 - 3.74 years

Refer Note 49 of Standalone Notes to accounts for details relating to stock options

ANNEXURE VII

Form No. MR-3

SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31 March, 2017

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
Kolte-Patil Developers Limited
2nd Floor, City Point,
Dhole Patil Road,
Pune-411001

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Kolte-Patil Developers Limited (hereinafter called the "Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31 March 2017 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31 March 2017 according to the provisions of:

(i) The Companies Act, 2013 (the Act) and the rules made thereunder (in so far as they are made applicable);

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings (not applicable to the Company during the Audit Period);

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-

(a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

(b) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009 (not applicable to the Company during the Audit Period);

(d) The Securities and Exchange Board of India (Share based employee Benefits) Regulations, 2014

(e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;

(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client to the extent of the securities issued (not applicable to the Company during the Audit Period);

(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (not applicable to the Company during the Audit Period); and

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998 (not applicable to the Company during the Audit Period).

vi) The other laws, as informed and certified by the Management of the Company, which are specifically applicable to the Company based on their sector/ industry are:

a) The Housing Board Act, 1965;

b) The Transfer of Property Act, 1882

c) The Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996

We have also examined compliance with the applicable clauses and regulations of the following:

(i) Secretarial Standards issued by 'The Institute of Company Secretaries of India'

(ii) The Listing Agreements for Equity and Debt securities entered into by the Company with Stock Exchange(s) pursuant to SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015;

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above except for the following:

1. *In respect of the quarterly financial results declared and submitted by the Company to the stack exchange for the quarter ended June 2016 and December 2016, the Company has not disclosed the extent and nature of security created and maintained with respect to its secured listed non-convertible debt securities in terms of sub-regulation 2 of regulation 54 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.*

2. *During the audit period , the Company has delayed in transfer of funds, that were due to be transferred, to Investor Education and Protection funds as per the provision of section 125 of Companies Act 2013 and rules thereunder.*

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting and in case of shorter notice for calling Board meeting the consent of the directors including Independent Directors was obtained.

All decisions at Board Meetings and Committee Meetings are carried out unanimously as recorded in the minutes of the meetings of the Board of Directors or Committees of the Board, as the case may be.

We further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period:

i. The Company has increased its stake in Bellflower Properties Pvt. Ltd. making it wholly owned subsidiary of this Company.

ii. The scheme of amalgamation for merger of Olive Realty Private Limited, Yashowardhan Promoters and Developers Private Limited, Corolla Realty Limited and Jasmine Hospitality Private Limited (Wholly Owned Subsidiaries) with the Company was approved by the National Company Law Tribunal, Mumbai Bench on 09 March 2017 and the certified copy of the order was issued on 03 April 2017. The appointed date for amalgamation is 01 January 2016.

For **SVD & Associates**
Company Secretaries

Place: Pune
Date: 30 May 2017

Sridhar Mudaliar
Partner
FCS No: 6156
C P No: 2664

Note: This report is to be read with letter of even date by the Secretarial Auditors, which is annexed as Annexure A and forms an integral part of this report.

'ANNEXURE A'

To,
The Members,
Kolte-Patil Developers Limited
2nd Floor, City Point,
Dhole Patil Road,
Pune-411001

Our Secretarial Audit Report of even date is to be read along with this letter.

Management's Responsibility

1. It is the responsibility of the management of the Company to maintain secretarial records, devise proper systems to ensure compliance with the provisions of all applicable laws and regulations and to ensure that the systems are adequate and operate effectively.

Auditor's Responsibility

2. Our responsibility is to express an opinion on these secretarial records, standards and procedures followed by the Company with respect to secretarial compliances.

3. We believe that audit evidence and information obtained from the Company's management is adequate and appropriate for us to provide a basis for our opinion.

4. Wherever required, we have obtained the management's representation about the compliance of laws, rules and regulations and happening of events, etc.

Disclaimer

5. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

Place: Pune
Date: 30 May 2017

For SVD & Associates
Company Secretaries

Sridhar Mudaliar
Partner
FCS No: 6156
C P No: 2664

Report on Corporate Governance

COMPANY'S PHILOSOPHY OF CORPORATE GOVERNANCE

Corporate governance is an ethically driven business process that is committed to values aimed at enhancing an organization's wealth generating capacity. This is ensured by conducting business with a firm commitment to values, while at the same time, meeting stakeholders' expectations.

Our corporate structure, business, operations and disclosure practices have been strictly aligned to our Corporate Governance Philosophy. Transparency, accountability, fairness and intensive communication with stakeholders are integral to our functioning. We believe in system driven performance and performance oriented systems. We accord highest priority to these systems and protect the interests of all our shareholders, particularly the minority shareholders.

We have tried to blend growth and efficiency with governance and ethics. Our Board of Directors, guided by the mission statement, formulate strategies and policies having focus on optimising value for various stakeholders like consumers, shareholders and the society at large.

In our endeavor to adopt the best Corporate Governance and disclosure practices, the Company complies with all the requirements of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Pursuant to Regulation 34 read with Part C of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company hereby presents a Report on Corporate Governance to its members for the Financial Year 2016-17.

1. BOARD OF DIRECTORS

The Board of Directors provides leadership and guidance to the Company's management and directs, supervises and controls the performance of the Company. The Independent Directors are trustees of good corporate governance. They truly safeguard the rights of the shareholders of the Company. The Board of the Company comprises of a fine blend of Executive and Independent Directors.

a) Size and Composition of Board :

1. As on 31 March 2017, the Company has Ten (10) Directors with an Executive Chairman. Out of the ten Directors, Seven are Non-Executive and of which five are Independent Directors. The Composition of Board is in conformity with Regulation 17 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

2. Relationship between Directors inter se: - Mr. Rajesh Patil, Mr. Naresh Patil, Mr. Milind Kolte, Mrs. Sunita Kolte and Mrs. Vandana Patil are related to each other. Further, Mr. G L Vishwanath and Mrs. Manasa Vishwanath are also related to each other.

Sr. No.	Name of the Director	Relationship inter se
1	Mr. Rajesh Patil	Brother of Mr. Naresh Patil and Mrs. Sunita Kolte
2	Mr. Naresh Patil	Husband of Mrs. Vandana Patil and Brother of Mr. Rajesh Patil and Mrs. Sunita Kolte
3	Mr. Milind Kolte	Husband of Mrs. Sunita Kolte
4	Mrs. Sunita Kolte	Wife of Mr. Milind Kolte and Sister of Mr. Rajesh Patil and Mr. Naresh Patil
5	Mrs. Vandana Patil	Wife of Mr. Naresh Patil
6	Mr. G. L. Vishwanath	Husband of Mrs. Manasa Vishwanth
7	Mrs. Manasa Vishwanath	Wife of Mr. G. L. Vishwanath

3. None of the Directors on the Board is a member of more than ten committees or Chairman of more than five committees across all the Companies in which he is a Director. Necessary disclosures regarding committee positions in other public companies as on 31 March 2017 have been made by the Directors to the Company.

4. The names and categories of the Directors on the Board, their attendance at the Board Meetings held during the year and number of Directorships and Committee Chairmanship/Membership held by them in other Companies are given herein below. Other Directorship do not include Alternate Directorships, Directorship of Private Limited Companies, Section 8 Companies and of Companies Incorporated Outside India. Chairmanship / Membership of Board Committees include Audit Committee and Stakeholders' Relationship Committees:-

Name of Director	Category	Number of Board Meetings held during the year 2016-17		Whether attended last AGM held on 17 September 2016	Number of Directorships in other Public Limited Companies as on 31 March 2017	Number of Committee positions held in other Public Limited Companies as on 31 March 2017	
		Held	Attended			Chairman	Member
Mr. Rajesh Patil (Chairman and Managing Director) (DIN 00381866)	Executive Chairman (Promoter)	7	5	Yes	5	0	2
Mr. Naresh Patil (Vice Chairman) (DIN 00881077)	Non- Independent Executive (Promoter)	7	5*	No	2	0	1
Mr. Milind Kolte (Executive Director)(DIN 00170760)	Non- Independent Executive (Promoter)	7	5	Yes	4	0	0
Mrs. Sunita Kolte (Non-Executive Director) (DIN 00255485)	Non- Independent Non-Executive (Promoter)	7	5	No	0	0	0
Mrs. Vandana Patil(Non-Executive Director) (DIN 00588888)	Non-Independent Non-Executive (Promoter)	7	5*	No	2	0	0
Mr. Prakash Gurav (DIN 02004317)	Independent Non-Executive	7	6	Yes	3	3	0
Mr. G. L. Vishwanath (DIN 01758785)	Independent Non-Executive	7	4**	Yes	1	0	1
Mr. Umesh Joshi (DIN)	Independent Non-Executive	7	6	No	0	0	0
Mr. Jayant Pendse (DIN 02434630)	Independent Non-Executive	7	6	Yes	6	3	0
Mrs. Manasa Vishwanath (DIN 05241229)	Independent Non-Executive	7	4**	Yes	1	1	0

*Mr. Naresh Patil – Vice Chairman, Mrs. Vandana Patil – Non-Executive Director, were participated for 4 (four) Board Meetings through video conference.

**Mr. G. L. Vishwanath – Independent Director and Mrs. Manasa Vishawanth – Independent Director were participated for 3 (three) Board Meetings through video conference.

5. Seven (7) Board Meetings were held during the year and the gap between two meetings did not exceed four months. The dates on which the board meeting were held as follows :
   i) 28 May 2016
   ii) 15 June 2016
   iii) 06 September 2016
   iv) 19 November 2016
   v) 03 December 2016
   vi) 18 January 2017
   vii) 03 February 2017
6. None of the Non-Executive Directors have any material pecuniary relationship or transactions with the Company.
7. During the year, information as mentioned in Part A of Schedule II of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 has been placed before the Board for its consideration. Based on the information placed before the Board, strategic and vital decisions are taken for effective governance of the Company.
8. Among other important information, minutes of all the Committee meetings, are regularly placed before the Board in their meetings.
9. The Board periodically reviewed compliance reports of all laws applicable to the Company, prepared by the Company as well as steps taken by the Company to rectify instances of non-compliances, if any.

FAMILIARIZATION PROGRAMMES FOR BOARD MEMBERS

The Board members are provided with necessary documents, reports and policies to enable them to familiarize with the Company's procedures and practices. Periodic presentations are made at the Board and Committee Meetings, on business and performance updates of the Company, business environment, business strategy and risks involved.

The details of such familiarization programmes for Independent Directors are posted on the website of the Company and can be accessed at http://www.koltepatil.com/investors/corporate-governance.

LEAD INDEPENDENT DIRECTOR

The Company's Board of Directors has designated Mr. Prakash Gurav as the Lead Independent Director. The role of Lead Independent Director is as follows:

- To preside over all meetings of Independent Directors;
- To liaise between the Chairman and Managing Director, the Management and the Independent Directors;
- To preside over meetings of the Board and Shareholders when the Chairman and Managing Director is not present, or where he is an interested party;
- To ensure there is an adequate and timely flow of information to Independent Directors;
- To perform such other duties as may be delegated to the Lead Independent Director by the Board/ Independent Directors.

SEPARATE MEETING OF INDEPENDENT DIRECTOR

The separate meeting of Independent Director is held to discuss matters pertaining to the Company's affairs and put forth their views to the Lead Independent Director. The Lead Independent Director takes appropriate steps to present Independent Directors' views to the Chairman and Managing Director.

During the financial year 2016-17, separate meeting of Independent Director was held on 31 March 2017.

AUDIT COMMITTEE

The Audit Committee of the Company comprises of 6 members, in which 5 members are Independent Directors. Mr. Vinod Patil, Company Secretary of the Company acts as the Secretary to the Audit Committee. The Chairman of the Audit Committee is an Independent Director and was present at the last Annual General Meeting of the Company. The Managing Director and Chief Financial Officer are permanent invitees to the Audit Committee Meetings.

a) Terms of Reference to Audit Committee

The Audit Committee is entrusted, inter alia, with the following:

- Recommending to the Board, the appointment, reappointment and, if required, the removal of statutory auditors, including internal and cost auditors, and fixation of audit fees and other terms of appointment;
- Reviewing and monitoring the auditors independence and performance and effectiveness of audit process;
- Examination and reviewing with the management, the quarterly financial results and financial statements and the auditors' report thereon, before submission to the Board for approval;
- Approval or any subsequent modification of transactions of the Company with related parties;
- Scrutiny of inter-corporate loans and investments;
- Review of functioning of the Whistle Blower mechanism;
- Valuation of undertakings or assets of the Company, wherever it is necessary;
- Evaluation of internal financial controls and risk management systems and oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that there exists appropriate internal control over financial reporting;
- Monitoring the end use of funds raised through public offers and related matters;

- Discussion with internal auditors, any significant findings and follow-up thereon; and
- Discussion with statutory auditors, before the audit commences, about the nature and scope of audit as well as post audit discussion to ascertain any area of concern.

b) Meetings

During the financial year 2016-17, the Audit Committee met Four (4) times on –

i) 28 May 2016
ii) 06 September 2016
iii) 03 December 2016
iv) 03 February 2017

a) Composition of Audit Committee and attendance

The composition of the Audit Committee as on 31 March 2017 and attendance of members in the meetings held during the financial year 2016-17 are as under:

Name of the Member	Designation	Category	No. of meetings attended
Mr. Prakash Gurav	Chairman	Independent Director	4
Mr. G. L. Vishwanath	Member	Independent Director	2
Mr. Jayant Pendse	Member	Independent Director	4
Mrs. Manasa Vishwanath	Member	Independent Director	2
Mr. Umesh Joshi	Member	Independent Director	4
Mr. Milind Kolte	Member	Executive Director	3

NOMINATION AND REMUNERATION COMMITTEE

The Nomination and Remuneration Committee of the Company comprises of 6 members, in which 5 members are Independent Directors.

a) Terms of Reference to Nomination and Remuneration Committee

- To recommend to the Board appointment, re-appointment of Directors, Executive Directors and Key Managerial Personnel and determination, fixation of the remuneration and revision in the remuneration payable to the Executive Directors of the Company and removal of the director/Executive Director/Key Managerial Personnel;
- To formulate the criteria for determining qualifications, positive attributes and independence of the director;
- To recommend the Board the policy related to the remuneration of for Directors, Key Managerial Personnel and other employees;
- To carry out evaluation performance of every Director of the Company; and
- To formulate and recommend to the Board of Directors the policy relating to the stock options to the employees, grant the stock options to the eligible employees and review the management of stock option scheme.

b) Meetings of Nomination and Remuneration Committee

During the financial year 2016-17, the Nomination and Remuneration Committee met three (3) times on –

i) 26 May 2016
ii) 15 June 2016
iii) 03 February 2017

c) Composition of Nomination and Remuneration Committee

The composition of the Nomination and Remuneration Committee as on 31 March 2017 and attendance of members in the meetings held during the financial year 2016-17 are as under:

Name of the Member	Designation	Category	No. of meetings attended
Mr. Jayant Pendse	Chairman	Independent Director	3
Mr. Prakash Gurav	Member	Independent Director	3
Mr. G. L. Vishwanath	Member	Independent Director	0
Mrs. Manasa Vishwanath	Member	Independent Director	0
Mr. Umesh Joshi	Member	Independent Director	2
Mr. Milind Kolte*	Member	Executive Director	1
Mrs. Sunita Kolte*	Member	Non- Executive Director	2

* The Board of Directors had reconstituted the constitution of the Committee in their meeting held on 28 May 2016, Mr. Milind Kolte ceased as Member and Mrs. Sunita Kolte appointed as Member.

d) Remuneration Policy

The remuneration structure is performance driven and in considering the remuneration payable to the directors, the Nomination and remuneration committee considers the performance of the Company, the current trends in the industry, the experience of the appointee, their past performance and other relevant factors.

The Company's Remuneration Policy for Directors, Key Managerial Personnel and other employees is annexed as Annexure II to the Directors' Report. Further, the Company has devised a Policy for performance evaluation of Independent Directors, Board, Committees and other individual Directors.

e) Performance evaluation criteria for Independent Directors

On the basis of the Policy for performance evaluation of Independent Directors, Board, Committees and other individual Directors, a process of evaluation was followed by the Board for its own performance and that of its Committees and individual Directors.

f) Details of sitting fees paid to the Non-Executive Directors

The Company does not pay any remuneration to its Non-Executive Directors apart from sitting fees. The sitting fees paid to each Non-Executive Director is ₹50,000/- for each Board Meeting. The Details of sittings fees paid for the financial year 2016-17 are as follows:

Sr. No.	Name of the Director	No. of meetings attended	Sitting fees paid (₹ in Lakhs)
1.	Mrs. Sunita Kolte	5	2.50
2	Mrs. Vandana Patil	5	2.50
3	Mr. Prakash Gurav	6	3.00
4	Mr. Umesh Joshi	6	3.00
5	Mr. G. L. Vishwanath	4	2.00
6	Mr. Jayant Pendse	6	3.00
7	Mrs. Manasa Vishwanath	4	2.00
	Total		**18.00**

g) Details of remuneration paid to the Chairman and Managing Director and Executive Directors of the Company

The remuneration paid to the Chairman and Managing Director and Executive Directors for the year ended on 31 March 2017 is as follows:

(₹ in Lakhs)

Name of Director	Salary, bonus and Allowances	Perquisites	Retirement benefits	Performance linked incentive	Total	Stock Options granted
Mr. Rajesh Patil	93.95	1.47	6.05	-	101.47	NIL
Mr. Naresh Patil	93.95	0.40	6.05	-	100.40	NIL
Mr. Milind Kolte	93.95	0.40	6.05	-	100.40	NIL

The term of service of the Chairman and Managing Director and Executive Directors is for a period of five years from their respective date of appointment, as approved by the shareholders in the Annual General Meeting. The other terms and conditions of employment are governed by Company's Human Resource Policy.

h) Shareholding of Non-Executive Directors

The shareholding of Non-Executive Directors as on 31 March 2017 is as follows:

Sr. No.	Name of Non-Executive Director	No. of Equity shares held (face value ₹ 10 each)
1	Mrs. Sunita Kolte	55,39,553
2	Mrs. Vandana Patil	70,39,319
3	Mr. Prakash Gurav	NIL
4	Mr. G. L. Vishwanath	NIL
5	Mr. Jayant Pendse	NIL
6	Mrs. Manasa Vishwanath	NIL
7	Mr. Umesh Joshi	NIL

STAKEHOLDERS' RELATIONSHIP COMMITTEE

The Stakeholders Relationship Committee of the Board, which is chaired by an Independent Director looks into the redressal of the investors' complaints like non-receipt of annual reports, dividend payments, change or deletion of name, issue of duplicate share certificates, dematerialization, rematerialization, transfer, transmission, consolidation, sub-division of shares, debentures and securities and other allied transactions. It delegates power to the executives of the Company and to the Registrar and Transfer Agent of the Company to accomplish aforesaid objectives.

a) Meeting

The Company has given authority to its Registrar and Transfer Agent i.e. M/s. Bigshare Services Private Limited to resolve the complaints of shareholders of the Company. The 99.99% shares of the Company are held in Dematerialized form.

During the financial year 2016-17, no Committee meeting was held since no request from the shareholder is received for dematerialization or re-materialization of the shares of the Company.

b) Composition of Stakeholders' Relationship Committee

The constitution of the Committee as on 31 March 2017 is as follows:

Name of the Member	Designation	Category
Mr. Umesh Joshi	Chairman	Independent Director
Mr. Jayant Pendse	Member	Independent Director
Mr. Prakash Gurav	Member	Independent Director
Mr. G. L. Vishwanath	Member	Independent Director
Mrs. Manasa Vishwanath	Member	Independent Director
Mr. Milind Kolte	Member	Executive Director

c) Shareholders / Investors Complaint Status

The complaint status from 01 April 2016 to 31 March 2017 is as follows:

Number of complaints received	No. of complaints resolved	Number of complaints pending
11	11	NIL

d) Name and Designation of Compliance Officer

Mr. Vinod Patil
Company Secretary and Compliance Officer

Kolte-Patil Developers Limited
2nd Floor, City Point, Dhole Patil Road, Pune - 411001.
Tel No.: +9120 66226500
Fax No.: +9120 66226511, E-mail: investorrelation@koltepatil.com, Website :www.koltepatil.com

SEBI Complaints Redress System (SCORES)

The investor complaints are processed in a centralized web-based complaints redress system i.e. SEBI Complaints Redress System (SCORES). The salient features of this system are: Centralized database of all complaints, online upload of Action Taken Reports (ATRs) by concerned companies and online viewing by investors of actions taken on the complaint and its current status.

CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

The Corporate Social Responsibility Committee of the Company comprises of 6 members, in which 5 members are Independent Directors.

a) Terms of Reference to Corporate Social Responsibility Committee

- To formulate and recommend to the Board, a Corporate Social Responsibility (CSR) Policy indicating activities to be undertaken by the Company in compliance with provisions of the Companies Act, 2013 and rules made there under;
- To recommend the amount of expenditure to be incurred on the CSR activities;
- To monitor the implementation of the framework of the CSR Policy; and
- To recommend to the Board approval of CSR expenditure including contribution to corpus for projects/programs related to CSR activities.

b) Meeting

During the financial year 2016-17, no meeting of Corporate Social Responsibility Committee was held.

c) Composition of Corporate Social Responsibility Committee

The composition of the Corporate Social Responsibility Committee is as follows:

Name of the Member	Designation	Category
Mr. Umesh Joshi	Chairman	Independent Director
Mr. Jayant Pendse	Member	Independent Director
Mr. Prakash Gurav	Member	Independent Director
Mr. G. L. Vishwanath	Member	Independent Director
Mrs. Manasa Vishwanath	Member	Independent Director
Mr. Milind Kolte	Member	Executive Director

DETAILS OF THE ANNUAL GENERAL MEETINGS

The details of previous three Annual General Meetings of the Company are as follows:

Financial Year	Date and Time	Venue	Special Resolution passed	Purpose of Special Resolution
2013-14	13 September 2014 at 11.00 AM	Mahratta Chamber of Commerce Industries & Agriculture, Sumant Moolgaokar Auditorium, Ground Floor, A Wing, MCCIA Trade Tower, Senapati Bapat Road, Pune – 411016	4	1. Amendment to Articles of Association; 2. Keeping Register of Members & debentures, Returns at a place other than Registered Office of the Company 3. Employee Stock Option Scheme 2014 containing total 25,00,000 Options 4. Appointment of Mr. Nirmal Kolte (Relative of Mr. Milind Kolte and Mrs. Sunita Kolte – Executive Directors) as Vice President Projects
2014-15	16 September 2015 at 10.30 AM	Mahratta Chamber of Commerce Industries & Agriculture, Sumant Moolgaokar Auditorium, Ground Floor, A Wing, MCCIA Trade Tower, Senapati Bapat Road, Pune – 411016	2	Authority to provide Corporate Guarantee up to ₹150 Crores for the credit facilities to be availed by Kolte-Patil I-Ven Townships (Pune) Ltd. Authority to provide Corporate Guarantee up to ₹100 Crores for the credit facilities to be availed by Corolla Realty Ltd.
2015-16	17 September 2016 at 11.00 AM	Yashwantrao Chavan Academy Of Development Administration (YASHADA), MDC (Auditorium) Building, Raj Bhavan Complex, Baner Road, Pune – 411 007	NIL	Not Applicable

POSTAL BALLOT:

During the year, the Company has not conducted any postal ballot for obtaining approval for the members.

DISCLOSURES:

(A) Subsidiary Companies

The Company has one material non-listed Indian subsidiaries (namely Kolte-Patil Real Estate Private Limited) whose turnover exceeds 20% of the consolidated turnover of the listed holding and its subsidiaries in the immediately preceding accounting year.

The Company has complied with the Regulation 24 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 mainly:-

i) The Company has appointed one independent director on the Board of Directors of Kolte-Patil Real Estate Private Limited

ii) The Audit Committee of the Company has also review the financial statements, in particular, the investments made by Kolte-Patil Real Estate Private Limited.

iii) The minutes of Kolte-Patil Real Estate Private Limited have been placed at the Board meeting of the Company. The manageme nt has periodically brought to the attention of the Board of Directors of the Company, a statement of all significant transactions and arrangements entered into by Kolte-Patil Real Estate Private Limited.

The Company has formulated a policy for determining 'material' subsidiaries. The said policy can be accessed at http://www.koltepatil.com/investors/corporate-governance.

The Company has formulated a policy for determining 'material' subsidiaries. The said policy can be accessed at http://www.koltepatil.com/investors/corporate-governance.

(B) Insider Trading Code

The Company has formulated Code of fair disclosure. The said code can be accessed at http://www.koltepatil.com/docs/Code-of-Fair-Disclosure-Kolte-Patil_Developers_Limited.pdf

The Company regularly monitors the transactions in terms of the Code undertaken by the employees of the Company. The Company also informs the stock exchange(s) periodically about the transaction(s) undertaken by the designated employees and their shareholdings as per the regulations.

(C) Materially Significant Related Party Transactions

There were no materially significant related party transactions with its promoters, directors or its management, their subsidiaries/associates or relatives, etc. that had a potential conflict with the interest of the Company.

The disclosure of transactions with related parties set out in Note No. 45 of Standalone Financial Statement, forming part of the Annual Report.

The Company's major related party transactions are generally with its subsidiaries and associates. The related party transactions are entered into based on considerations of various business constraints.

All related party transactions are done on arms' length basis, and are intended to further the Company's interests.

The Company has formulated a policy on Related Party transaction. The said policy can be accessed at http://www.koltepatil.com/investors/corporate-governance.

(D) Non-compliance/strictures/penalties

There was no instance of non-compliance by the Company on any matter related to capital markets and therefore, no penalties and/or strictures have been imposed on the Company by any Stock Exchange or SEBI or any statutory authority during the last three years.

(E) Whistle Blower Mechanism/Vigil Mechanism

The Vigil Mechanism of the Company, which also incorporates a whistle blower policy in terms of the Listing Agreement, includes an Ethics & Compliance Task Force comprising senior executives of the Company. Protected disclosures can be made by a whistle blower through an e-mail, or dedicated telephone line or a letter to the Task Force or to the Chairman of the Audit Committee.

The Company seeks to maintain the highest ethical and business standards in the course of its business and has put in place mechanism of reporting illegal or unethical behavior. Directors, employees, vendors or customers may report violations of the laws, rules, regulations or unethical conducting by writing to the notified person. The report received from employees will be reviewed by Audit Committee. The Directors and Management Personnel are obligated to maintain confidentiality of such reporting and ensure that the whistle blowers are not subjected to any discriminatory practices. No person has been denied access to the Audit Committee.

The said policy can be accessed at http://www.koltepatil.com/investors/corporate-governance.

(F) Adoption of Mandatory Requirements

The Company has complied with all the mandatory requirements of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Company has complied with the requirements with respect to the Corporate Governance as stipulated in Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Regulation 46 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

(G) Code of Conduct

The Board of Directors of your Company have laid down its code of conduct and ethics for all Board Members and Senior Management personnel of the Company and the same has been posted on the website of the Company. All Board Members and Senior Management Personnel have affirmed compliance with the code. A declaration signed by the Chairman and Managing Director is annexed to this report.

(H) Details of Debentures Trustee:

The Company has entered into Debt Listing Agreement with BSE Limited and pursuant to the Clause 2A of the Debt Listing Agreement, the details of Debenture Trustee are disclosed as follows:
Name of the Debenture Trustee: Vistra ITC India Limited (formerly known as LIL&FS Trust Company Limited)
Address - The IL&FS Financial Centre, Plot C- 22, G Block, Bandra Kurla Complex, Bandra(E), Mumbai 400 051
Contact Person/ Number - Ms. Sapna Choksi - 022 - 2659 3612, Email Address - itcl@ilfsindia.com

MEANS OF COMMUNICATION

The quarterly, half yearly and annual financial results of the Company are published in leading newspapers in India which include Maharashtra Times and Business Standard. The results are also displayed on Company's website www.koltepatil.com.

Presentations to institutional investors / analysts

The Detailed presentations are made to institutional investors and financial analysts on the Company's unaudited quarterly as well as audited annual financial results. These presentations are also uploaded on the website of the Company.

The "Investors" section on the Company's website keeps the investors updated on the material developments in the Company by providing key and timely information like details of Directors, Financial Results, Shareholding Pattern, Annual Reports and procedure and forms for transfer/ transmission of shares and request of NECS etc.

Electronic Filing with NSE and BSE

All periodical compliance filings like shareholding pattern, corporate governance report, financial results, media releases, among others are also filed electronically on the NSE Electronic Application Processing System and BSE Listing Centre.

GENERAL SHAREHOLDER INFORMATION

a) Corporate Identification Number (CIN)

The Corporate Identification Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is L45200PN1991PLC129428.

b) AGM Information and Financial Year

Day, Date and Time of AGM	:	Thursday, 28 September 2017 at 12:15 pm
Venue	:	Yashwantrao Chavan Academy of Development Administration, MDC (Auditorium) Building, Raj Bhavan Complex, Baner Road, Pune-411007, Maharashtra, India.
Financial Year	:	01 April 2016 to 31 March 2017.
Date of Book Closure	:	22 September 2017 to 28 September 2017 (both days inclusive)
Dividend Payment Date	:	Within 30 days from the date of declaration.

c) Listing on Stock Exchanges and Scrip Code

The Company's shares have been listed on the following exchanges:

i. National Stock Exchange of India Limited (NSE), Exchange Plaza, Bandra-Kurla Complex, Bandra (East), Mumbai – 400051

ii. BSE Limited (BSE), Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001.

Scrip Code	BSE Code: 532924 NSE Code: KOLTEPATIL

d) Payment of annual listing fees and custodian charges

Annual listing fees have been paid for the financial year 2017-18 to NSE & BSE.

Annual custodian charges/issuers fees have been paid for the financial year 2017-18 to NSDL & CDSL.

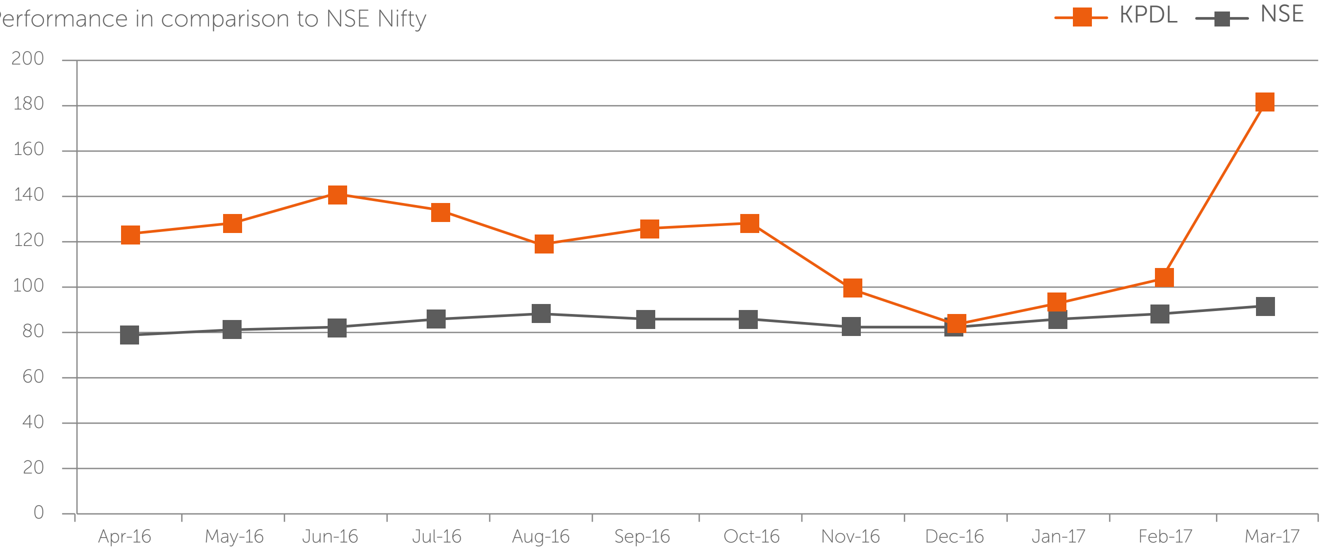
e) Market Price Data

The monthly high and low quotations and volume of shares traded on BSE and NSE from 01 April 2016 up to 31 March 2017 is as follows:

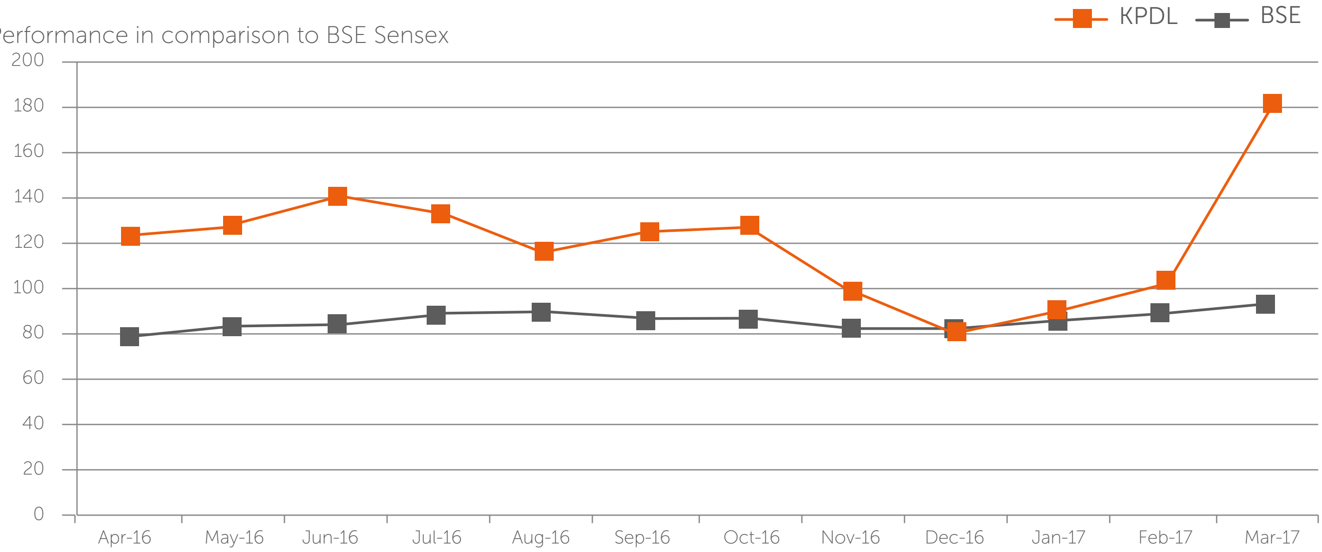
Month	National Stock Exchange (NSE)				Bombay Stock Exchange (BSE)			
	High (₹)	Low (₹)	Close Price (₹)	No. of Shares traded	High (₹)	Low (₹)	Close Price (₹)	No. of Shares traded
April 2016	130.50	103.00	124.10	37,38,297	130.60	104.40	123.90	6,69,233
May 2016	137.70	116.50	128.10	21,25,283	153.00	116.40	127.50	4,86,490
June 2016	143.90	120.00	140.65	28,27,360	143.50	115.00	140.90	6,08,616
July 2016	151.30	131.00	134.50	15,68,335	151.35	131.50	134.10	3,45,643
Aug- 2016	136.00	115.00	119.00	10,21,326	135.95	115.20	118.95	2,33,356
Sept- 2016	135.00	118.00	125.60	40,81,342	134.25	118.90	125.35	6,80,787
Oct- 2016	136.00	123.50	128.80	10,74,277	136.00	122.50	128.40	2,21,125
Nov- 2016	132.65	84.90	98.80	11,84,068	132.75	84.45	99.30	3,18,259
Dec- 2016	111.60	78.40	83.20	44,44,386	111.90	78.75	83.70	7,33,646
Jan-2017	104.00	83.90	93.50	1,11,06,097	104.40	84.90	94.00	21,42,767
Feb- 2017	113.00	94.70	103.80	1,08,80,474	112.50	95.10	103.85	18,36,004
Mar- 2017	199.00	103.85	182.05	2,09,10,722	198.85	103.95	181.55	38,87,124

f) Performance in comparison to the Board-based Indices

Performance in comparison to NSE Nifty



Performance in comparison to BSE Sensex



g) Registrar & Share Transfer Agent and Share Transfer System

Bigshare Services Private Limited is the Registrar & Share Transfer Agent (RTA) of the Company in respect of the equity capital in demat and physical mode. They process share transfer and transmission on fortnightly basis. Their address is as follows:

Bigshare Services Private Limited,
Unit: Kolte-Patil Developers Limited,
E/2& 3, Ansa Industrial Estate, Sakivihar Road,
Sakinaka, Andheri (E), Mumbai - 400 072

Tel: +91-22-40430200
Fax: +91-22-28475207
Website: www.bigshareonline.com
E-Mail: investor@bigshareonline.com

Our Registrar & Transfer Agent M/s Bigshare Services Private Limited has been using the Gen-Next Investor Module "i'Boss" the most advanced tool to interact with shareholders. Please login into "i'Boss" (www.bigshareonline.com) and help them to serve you better.

a) Distribution of Shareholding / Shareholding Pattern as on 31 March 2017

i. The distribution of shareholding of the Company as on 31 March 2017 is as follows:

Shareholding of nominal value (Rupees)	Total Holders	% of Total Holders	Total Holding (Rupees)	% of Total Capital
0001 - 5000	39,191	94.94	2,98,65,760	3.94
5001 - 10000	1,016	2.46	81,27,660	1.07
10001 - 20000	468	1.13	72,01,280	0.95
20001 - 30000	185	0.45	48,33,240	0.64
30001 - 40000	103	0.25	36,69,560	0.48
40001 - 50000	79	0.19	37,43,990	0.49
50001 - 100000	118	0.29	86,93,050	1.15
100001 - 9999999999	121	0.29	69,16,14,550	91.28
TOTAL	41,281	100	75,77,49,090	100

ii. The Shareholding pattern as on 31 March 2017 is as follows:

Category	No. of shares	Percentage (%)
Promoters (including Persons Acting In Concert)	5,64,79,095	74.54
Public	85,36,567	11.27
Foreign Portfolio Investor	69,42,243	9.16
Corporate Bodies	14,12,026	1.86
Foreign Institutional Investors	930,078	1.22
Non-Resident Indians	11,19,987	1.48
Clearing Members & Trusts	279,468	0.37
Employees	55,846	0.07
Financial Institutions, Banks, NBFC and Mutual Funds	19,599	0.03
TOTAL	7,57,74,909	100

a) Dematerialization of shares and liquidity

On 17 December 2007, the Company got listed on the stock exchanges with 100% dematerialized shares. The shares of your Company are under the compulsory demat settlement mode and can be traded only in the demat form. International Securities Identification Number (ISIN) allotted to the Company by NSDL and CDSL is INE094I01018.

Equity shares of the Company representing 99.99% of the Company share capital are dematerlized as on 31 March 2017.

b) Outstanding GDRs/ ADRs/ Warrants or any Convertible Instruments, conversion date and likely impact on equity

The Company has not issued any GDRs/ ADRs/ Warrants or other instruments, which are pending for conversion.

c) Employee Stock Options

The information on Options granted by the Company during the Financial Year 2016-17 and other particulars with regard to Employees' Stock Options are set out under Annexure VI to the Directors' Report.

d) Nomination :

Every holder of securities of a company may, at any time, nominate, in the prescribed manner, any person to whom his securities shall vest in the event of his death. Members can avail nomination facility. Blank nomination forms will be supplied on request.

CERTIFICATION BY MANAGING DIRECTOR AND CHIEF FINANCIAL OFFICER OF THE COMPANY

(Under Regulation 17 read with Part B of Schedule II of SEBI
(Listing Obligations and Disclosure Requirements) Regulations, 2015)

We, Mr. Rajesh Patil, Chairman and Managing Director (DIN 00381866) and Mr. Atul Bohra, Chief Financial Officer of Kolte-Patil Developers Limited (the Company), hereby certify to the Board that:

(a) We have reviewed financial statements and the cash flow statement for the Financial Year ended 31 March 2017 and that to the best of our knowledge and belief:

  (i) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

  (ii) these statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

(a) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the year which are fraudulent, illegal or violative of the Company's code of conduct.

(b) We accept responsibility for establishing and maintaining internal controls for financial reporting and we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and the steps taken or proposed to be taken to rectify these deficiencies.

(c) We have indicated to the auditors and the Audit committee that:

  (i) there are no significant changes in internal control over financial reporting during the year;

  (ii) there are no significant changes in accounting policies during the year;

  (iii) there are no instances of significant fraud of which we have become aware nor the involvement therein of the management or an employee having significant role in the Company's internal control system over financial reporting.

For Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director

DIN 00381866

For Kolte-Patil Developers Limited

Atul Bohra
Chief Financial Officer

Date: 30 May 2017
Place: Pune

DECLARATION ON COMPLIANCE WITH THE CODE OF CONDUCT

As provided in the Regulation 26 (3) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board Members and the Senior Management Personnel have confirmed compliance with the Code of Conduct for the financial year ended 31 March 2017. The Code of Conduct of the Company is available on the Website of the Company.

For Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director

DIN 00381866

Date: 30 May 2017
Place: Pune

INDEPENDENT AUDITOR'S CERTIFICATE ON CORPORATE GOVERNANCE

TO THE MEMBERS OF
KOLTE-PATIL DEVELOPERS LIMITED

1. This certificate is issued in accordance with the terms of our engagement letter dated 18 October 2016.
2. We, Deloitte Haskins & Sells LLP, Chartered Accountants, the Statutory Auditors of Kolte-Patil Developers Limited ("the Company"), have examined the compliance of conditions of Corporate Governance by the Company, for the year ended on 31 March 2017, as stipulated in regulations 17 to 27 and clauses (b) to (i) of regulation 46(2) and para C and D of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Listing Regulations").

Managements' Responsibility

3. The compliance of conditions of Corporate Governance is the responsibility of the Management. This responsibility includes the design, implementation and maintenance of internal control and procedures to ensure the compliance with the conditions of the Corporate Governance stipulated in Listing Regulations.

Auditor's Responsibility

4. Our responsibility is limited to examining the procedures and implementation thereof, adopted by the Company for ensuring compliance with the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.
5. We have examined the books of account and other relevant records and documents maintained by the Company for the purposes of providing reasonable assurance on the compliance with Corporate Governance requirements by the Company.
6. We have carried out an examination of the relevant records of the Company in accordance with the Guidance Note on Certification of Corporate Governance issued by the Institute of the Chartered Accountants of India ("the ICAI"), the Standards on Auditing specified under Section 143(10) of the Companies Act 2013, in so far as applicable for the purpose of this certificate and as per the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI which requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

8. Based on our examination of the relevant records and according to the information and explanations provided to us and the representations provided by the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in regulations 17 to 27 and clauses (b) to (i) of regulation 46(2) and para C and D of Schedule V of the Listing Regulations during the year ended 31 March 2017.
9. We state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the Management has conducted the affairs of the Company.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

Independent Auditors' Report

To
The Members of
KOLTE-PATIL DEVELOPERS LIMITED

Report on the Standalone Ind AS Financial Statements

We have audited the accompanying standalone Ind AS financial statements of Kolte-Patil Developers Limited ("the Company"), which comprise the Balance Sheet as at 31 March 2017, and the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the standalone Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these standalone Ind AS financial statements based on our audit.

In conducting our audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit of the standalone Ind AS financial statements in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the standalone Ind AS financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the standalone Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the standalone Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the standalone Ind AS financial statements.

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the standalone Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2017, and its profit, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Other Matter

The Financial statement includes the Company's Share of profit (net) ₹382 lakhs for the year ended 31 March 2017, from its investment in partnership firms and Limited Liability Partnership ("LLPs") whose financial statements have not been audited by us. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts included in respect of these partnership firms and Limited Liability Partnership

("LLPs"), is based solely on the reports of the other auditors.

Our opinion on the standalone financial statements and our report on Other Legal and Regulatory Requirements below is not modified in respect of this matter.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, based on our audit and on the consideration of the reports of the auditors of partnership firms and Limited Liability Partnerships, referred to in the Other Matter paragraph above we report, to the extent applicable that:

   a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account.

   d) In our opinion, the aforesaid standalone Ind AS financial statements comply with the Indian Accounting Standards prescribed under section 133 of the Act.

   e) On the basis of the written representations received from the directors as on 31 March 2017 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2017 from being appointed as a director in terms of Section 164(2) of the Act.

   f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

   g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

      i. The Company has disclosed the impact of pending litigations on its financial position in its standalone Ind AS financial statements. Refer Note 34 to the financial statements.

      ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

      iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

      iv. The Company has provided requisite disclosures in the standalone Ind AS financial statements as regards its holding and dealings in Specified Bank Notes as defined in the Notification S.O. 3407(E) dated the 8 November 2016 of the Ministry of Finance, during the period from 8 November 2016 to 30 December 2016. Based on audit procedures performed and the representations provided to us by the management we report that the disclosures are in accordance with the books of account maintained by the Company and as produced to us by the Management. Refer Note 54 to the financial statements.

2. As required by the Companies (Auditor's Report) Order, 2016 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

Annexure A to the Independent Auditors' Report

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Act.

We have audited the internal financial controls over financial reporting of Kolte-Patil Developers Limited ("the Company") as of 31 March 2017 in conjunction with our audit of the standalone Ind AS financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on "the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2017, based on, "the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India".

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

Annexure B to the Independent Auditors' Report

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.

(b) The fixed assets were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

(c) According to the information and explanations given to us, records examined by us and based on the examination of the registered title deeds provided to us, we report that, the title deeds, comprising all the immovable properties of buildings which are freehold, are held in the name of the Company as at the balance sheet date. The company does not have any immovable properties taken on lease which need to be disclosed as fixed asset in the financial statements.

(ii) In our opinion and according to the information and explanations given to us, having regard to the nature of inventory, the physical verification by way of verification of title deeds, site visits by the Management and certification of extent of work completion by competent persons, are at reasonable intervals and no material discrepancies were noticed on physical verification.

(iii) According to the information and explanations given to us, the Company has granted loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or other parties covered in the register maintained under section 189 of the Act, in respect of which:

(a) The terms and conditions of the grant of such loans are, in our opinion, prima facie, not prejudicial to the Company's interest.

(b) The schedule of repayment of principal and payment of interest has not been stipulated and in the absence of such schedule, we are unable to comment on the regularity of the repayments or receipts of principal amounts and interest.

(c) The loans granted are repayable on demand and there are no overdue amounts outstanding as at year end.

(iv) In our opinion and according to the information and explanations given to us, the Company has complied with the provisions of Sections 185 and 186 of the Act in respect of grant of loans, making investments and providing guarantees and securities, as applicable.

(v) According to the information and explanations given to us, the Company has not accepted any deposit during the year and hence reporting under clause (v) of paragraph 3 of the Order is not applicable.

(vi) The maintenance of cost records has been specified by the Central Government under section 148(1) of the Act. We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended prescribed by the Central Government under sub-section (1) of Section 148 of the Act, and are of the opinion that, prima facie, the prescribed cost records have been made and maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

(vii) According to the information and explanations given to us, in respect of statutory dues:

(a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-tax, Sales Tax, Service Tax, Customs Duty, Value Added Tax, cess and other material statutory dues applicable to it to the appropriate authorities.

Having regard to the operations of the Company during the year ended 31 March 2017, dues relating to Excise Duty were not applicable to the Company.

(b) There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, Customs Duty, Value Added Tax, cess and other material statutory dues in arrears as at 31 March 2017 for a period of more than six months from the date they became payable.

(c) Details of dues of Income-tax, Sales Tax, Service Tax, Customs Duty and Value Added Tax which have not been deposited as on 31 March 2017 on account of disputes are given below:

(₹ in Lakhs)

Name of Statute	Nature of Dues	Forum where Dispute is Pending	Period to which the Amount Relates	Amount Involved (net of amount paid under protest)	Amount paid under protest
Income Tax Act, 1961	Income tax	Commissioner of Income Tax (Appeal) II	Assessment Year 2003-04	1	-
Income Tax Act, 1961	Income tax	Commissioner of Income Tax (Appeal) II	Assessment Year 2005-06	5	-
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2007-08	185	-
Income Tax Act, 1961	Income tax	Commissioner of Income Tax (Appeal)	Assessment Year 2007-08	4	-
Income Tax Act, 1961	Income tax	High Court	Assessment Year 2008-09	154	-
Income Tax Act, 1961	Income tax	High Court	Assessment Year 2009-10	279	-
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2010-11	146	-
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2011-12	92	-
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2012-13	202	-
Income Tax Act, 1961	Income tax	Commissioner of Income Tax (Appeal) II	Assessment Year 2013-14	62.8	11.2
KVAT Act 2003	VAT	Joint Commissioner of Commercial Taxes 1	Assessment Year 2012-13	8	4
KVAT Act 2003	VAT	Joint Commissioner of Commercial Taxes 1	Assessment Year 2013-14	22	9

(viii) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of loans or borrowings to financial institutions and banks and dues to debenture holders. The Company has not taken any loan from Government.

(ix) The Company has not raised moneys by way of initial public offer / further public offer. In our opinion and according to the information and explanations given to us, the term loans have been applied by the Company during the year for the purposes for which they were raised, other than temporary deployment pending application of proceeds.

(x) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company by its officers or employees has been noticed or reported during the year.

(xi) In our opinion and according to the information and explanations given to us, the Company has paid / provided managerial remuneration in accordance with the requisite approvals mandated by the provisions of section 197 read with Schedule V to the Companies Act, 2013.

(xii) The Company is not a Nidhi Company and hence reporting under clause (xii) of paragraph 3 of the Order is not applicable.

(xiii) In our opinion and according to the information and explanations given to us the Company is in compliance with Section 177 and 188 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements etc. as required by the applicable accounting standards.

(xiv) During the year the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures and hence reporting under clause (xiv) of paragraph 3 of the Order is not applicable to the Company.

(xv) In our opinion and according to the information and explanations given to us, during the year the Company has not entered into any non-cash transactions with its directors or directors of its subsidiaries or persons connected with them and hence provisions of section 192 of the Companies Act, 2013 are not applicable.

(xvi) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

Standalone Balance Sheet as at 31 March 2017

(₹ in Lakhs)

Particulars	Note No.	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
ASSETS				
1 Non-current assets				
(a) Property, Plant and Equipment	3	1,202	1,294	1,549
(b) Intangible Assets	4	1,406	1,356	757
(c) Financial Assets				
(i) Investments	5	27,238	26,312	38,711
(ii) Loans	6	453	340	2,603
(iii) Other Financial Assets	7	18,428	15,512	15,600
(d) Deferred Tax Assets (Net)	8	-	64	72
(e) Income Tax Assets (Net)		2,242	3,000	3,123
(f) Other Non-Current Assets	9	3,712	3,462	3,894
Total Non - Current Assets		54,681	51,340	66,309
2 Current assets				
(a) Inventories	10	83,156	86,873	53,816
(b) Financial Assets				
(i) Investments	11	439	258	564
(ii) Trade Receivables	12	11,108	6,362	3,792
(iii) Cash and Cash Equivalents	13	2,484	2,039	1,589
(iv) Other Balances with Banks	14	793	2,448	38
(v) Other Financial Assets	15	4,537	3,810	1,946
(c) Other Current Assets	16	8,107	7,318	10,137
Total Current Assets		1,10,624	1,09,108	71,882
Total Assets (1+2)		1,65,305	1,60,448	1,38,191
EQUITY AND LIABILITIES				
1 EQUITY				
(a) Equity Share Capital	17	7,577	7,577	7,577
(b) Other Equity	18	72,181	64,819	70,474
Total Equity		79,758	72,396	78,051
LIABILITIES				
2 Non-current liabilities				
(a) Financial Liabilities				
(i) Borrowings	19	13,715	35,956	10,448
(ii) Other Financial Liabilities	20	323	198	108
(b) Provisions	21	324	301	283
(c) Deferred Tax Liabilities (Net)	8	71	-	-
Total Non - Current Liabilities		14,433	36,455	10,839
3 Current liabilities				
(a) Financial Liabilities				
(i) Borrowings	22	-	-	7,112
(ii) Trade Payables	23	7,244	7,956	6,179
(iii) Other Financial Liabilities	24	27,534	10,709	14,486
(b) Provisions	25	271	240	209
(c) Current Tax Liabilities (Net)		1,522	620	411
(d) Other Current Liabilities	26	34,543	32,072	20,904
Total Current Liabilities		71,114	51,597	49,301
Total Equity and Liabilities (1+2+3)		1,65,305	1,60,448	1,38,191
See accompanying notes forming part of the financial statements	1-55			

In terms of our report attached

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

For and on behalf of the Board of Directors

Rajesh Patil
Chairman & Managing Director
(DIN:-00381866)

Milind Kolte
Executive Director
(DIN:-00170760)

Atul Bohra
Chief Financial Officer

Vinod Patil
Company Secretary

Place: Pune
Date: 30 May 2017

Standalone Statement of Profit and Loss for the year ended 31 March 2017

(₹ in Lakhs except Earnings Per Share)

	Particulars	Note No.	For the year ended 31 March 2017	For the year ended 31 March 2016
I	Revenue from operations	27	53,448	21,578
II	Other Income	28	4,223	5,328
III	**Total Revenue (I + II)**		**57,671**	**26,906**
IV	**EXPENSES**			
	(a) Cost of construction/development, land, plots and development rights	29	33,466	9,545
	(b) Employee benefits expense	30	2,736	2,908
	(c) Finance costs	31	4,283	3,997
	(d) Depreciation and amortisation expense	3 & 4	622	476
	(e) Other expenses	32	4,219	4,206
V	**Total Expenses (IV)**		**45,326**	**21,132**
VI	**Profit before tax (III - V)**		**12,345**	**5,774**
VII	**Tax Expense**			
	(1) Current tax		3,755	1,297
	(2) Deferred tax	8	119	-*
VIII	**Total tax expense (VII)**	**42**	**3,874**	**1,297**
IX	**Profit after tax (VI - VII)**		**8,471**	**4,477**
X	**Other comprehensive income**			
	(i) Items that will not be reclassified subsequently to profit or loss			
	Remeasurements of the defined benefit liabilities / (asset)		45	20
	(ii) Income Tax relating to items that will not be reclassified to Profit or Loss		(16)	(7)
XI	**Total Other Comprehensive Income (X)**		**29**	**13**
XII	**Total Comprehensive income for the year (IX + XI)**		**8,500**	**4,490**
XIII	**Earnings per equity share (Face Value ₹10) in ₹**	40		
	(1) Basic		11.18	5.91
	(2) Diluted		11.18	5.91
	See accompanying notes forming part of the financial statements	1-55		
	*Amount less than ₹1 lakh			

In terms of our report attached

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

For and on behalf of the Board of Directors

Rajesh Patil
Chairman & Managing Director
(DIN:-00381866)

Milind Kolte
Executive Director
(DIN:-00170760)

Atul Bohra
Chief Financial Officer

Vinod Patil
Company Secretary

Place: Pune
Date: 30 May 2017

Standalone Statement of Changes in Equity

a) Equity Share Capital

(₹ in Lakhs)

Particulars	Amount
Balance As at 1 April 2015	7,577
Change for the year	-
Balance As at 31 March 2016	7,577
Change for the year	-
Balance As at 31 March 2017	7,577

b) Other Equity 15-16

(₹ in Lakhs)

Particulars	Reserve and Surplus						Total
	Securities Premium Reserve	General Reserve	Share Option Outstanding Account	Capital Redemption Reserve	Debenture Redemption Reserve	Retained Earnings	
Balance as at 1 April 2015	31,060	3,847	78	-	584	34,905	70,474
Excess amount of dividend distribution tax on final dividend	-	-	-	-	-	181	181
Dividend paid (Including Dividend Distribution Tax)	-	-	-	-	-	(1,824)	(1,824)
Transfer from Retained Earnings on account of Debenture Redemption Reserve	-	-	-	-	1,683	(1,683)	-
Transfer from Retained Earnings on account of Debenture Redemption Reserve - Additions on account of Amalgamation (refer note 52)	-	-	-	-	125	(125)	-
Additions on account of Amalgamation (refer note 52)	718	535	-	38	-	11,027	12,318
Adjustment for excess amount of Investment in Corolla, Olive, Jasmine and Yashowardhan carried in Company's Accounts over the Share Capital of Corolla, Olive, Jasmine and Yashowardhan pursuant to amalgamation .	-	-	-	-	-	(20,766)	(20,766)
Amount Recorded on grants of ESOP during the year	-	-	16	-	-	-	16
Amount Reversed on forfeiture of ESOP during the year	-	-	(70)	-	-	-	(70)
Profit for the year	-	-	-	-	-	4,477	4,477
Other Comprehensive Income	-	-	-	-	-	13	13
Balance as at 31 March 2016	31,778	4,382	24	38	2,392	26,205	64,819

c) Other Equity 16-17

(₹ in Lakhs)

Particulars	Reserve and Surplus						Total
	Securities Premium Reserve	General Reserve	Share Option Outstanding Account	Capital Redemption Reserve	Debenture Redemption Reserve	Retained Earnings	
Balance as at 1 April 2016	31,778	4,382	24	38	2,392	26,205	64,819
Transfer from Retained Earnings on account of Debenture Redemption Reserve	-	-	-	-	2,358	-	2,358
Transfer from Retained Earnings on account of Debenture Redemption Reserve	-	-	-	-	-	(2,358)	(2,358)
Amount Recorded on grants of ESOP during the year	-	-	10	-	-	-	10
Profit for the year	-	-	-	-	-	8,471	8,471
Other Comprehensive Income	-	-	-	-	-	29	29
Dividend paid (Including Dividend Distribution Tax)	-	-	-	-	-	(1,148)	(1,148)
Balance at the 31 March 2017	31,778	4,382	34	38	4,750	31,199	72,181

See accompanying notes forming part of the financial statements 1-55

In terms of our report attached

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

For and on behalf of the Board of Directors

Rajesh Patil
Chairman & Managing Director
(DIN:-00381866)

Milind Kolte
Executive Director
(DIN:-00170760)

Atul Bohra
Chief Financial Officer

Vinod Patil
Company Secretary

Place: Pune
Date: 30 May 2017

Cash Flow Statement for the year ended 31 March 2017

(₹ in Lakhs)

	Particulars	Year ended 31 March 2017	Year ended 31 March 2016
A	CASH FLOW FROM OPERATING ACTIVITIES		
	Net Profit before tax:	12,345	5,774
	Adjustment for:		
	Depreciation/Amortisation	622	476
	Allowance for doubtful debts	144	-
	Finance Cost	4,283	3,997
	Interest & Dividend Income	(4,001)	(4,136)
	Share of Profit from Firms and LLP	(382)	(645)
	Share Based Payments to Employees	10	(54)
	Operating profit before Working Capital changes	**13,021**	**5,412**
	Adjustments for changes in Working capital		
	(Increase)/Decrease in Inventories	4,212	(8,456)
	(Increase)/Decrease in Trade Receivables	(4,890)	(1,614)
	(Increase)/Decrease in Financial Assets - Loan - Non current	(113)	4,359
	(Increase)/Decrease in Financial Assets Others - Non current and current	(813)	(1,300)
	(Increase)/Decrease in Other Non-current and current assets	(1,039)	1,175
	Increase/(Decrease) in Trade Payables	(712)	663
	Increase/(Decrease) in Other Financial current liabilities	(22)	4,098
	Increase/(Decrease) in Financial Liabilities Others - Non current and current	2,596	(223)
	Increase/(Decrease) in Provisions - Non current and current	83	(4)
	Cash generated from/ (used in) operations	**12,323**	**4,110**
	Income taxes (paid)	(2,079)	(660)
	Net Cash from / (used in) operating activities	**10,244**	**3,450**
B	CASH FLOW FROM INVESTING ACTIVITIES		
	Capital expenditure on property, plant & equipment, CWIP including capital advances	(631)	2,338
	Proceeds from sale of property, plant & equipment	51	146
	Non Current Investments made	-	(17,114)
	Proceeds from sale of /redemption of Non-current investments	(926)	5,555
	Amounts received/(Invested) from partnership firms & LLPs	(4,095)	911
	(Investments in) /Proceeds from Current investments	(181)	306
	Other Bank Balances	1,653	(721)
	Interest & Dividend received on Investments	3,922	3,435
	Net Cash from/(used in) investing activities	**(207)**	**(5,144)**

Cash Flow Statement for the year ended 31 March 2017

(₹ in Lakhs)

Particulars		Year ended 31 March 2017	Year ended 31 March 2016
C CASH FLOW FROM FINANCING ACTIVITIES			
Repayment of Long term borrowings		(14,759)	(5,574)
Proceeds from Long term borrowings		11,710	19,372
Net increase / decrease in working capital borrowings		-	(7,156)
Dividend (Including Tax on Dividend) paid		(1,148)	(1,642)
Finance cost paid		(5,265)	(3,495)
Net Cash from/(used in) financing activities		**(9,462)**	**1,505**
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)		**575**	**(189)**
Cash and Cash Equivalents (Opening balance)		1,835	1,589
Increase in cash and cash Equivalents on Amalgamation (refer note 52)		-	435
Cash and Cash Equivalents (Closing balance)		2,410	1,835
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS		575	(189)
See accompanying notes forming part of the financial statements	1-55		

In terms of our report attached

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

For and on behalf of the Board of Directors

Rajesh Patil
Chairman & Managing Director
(DIN:-00381866)

Milind Kolte
Executive Director
(DIN:-00170760)

Atul Bohra
Chief Financial Officer

Vinod Patil
Company Secretary

Place: Pune
Date: 30 May 2017

Notes forming part of the standalone financial statements

1. Corporate Information

Kolte-Patil Developers Limited ("the Company") is a Company registered under the Companies Act, 1956. It was incorporated on 25 November 1991. The Company is primarily engaged in business of construction of residential, commercial; IT Parks along with renting of immovable properties and providing project management services for managing and developing real estate projects.

2. Significant Accounting Policies

A. Statement of Compliance :

The financial statements have been prepared in accordance with Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015. Upto the year ended 31 March 2016, the company has prepared its financial statements in accordance with the requirements of previous GAAP, which includes Standards notified under the Companies (Accounting Standards) Rules, 2006.These are the company's first Ind AS financial statements . The date of transition to Ind AS is 1 April 2015. Refer Note 33 for the details of first-time adoption exemptions availed by the Company.

B. Basis of Preparation of Financial Statements :

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the considerations given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of Ind AS 102, leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

C. Use of Estimates :

The preparation of financial statements requires the management of the company to make estimates and assumptions to be made that affect the reported amounts of assets and liabilities on the date of financial statements, disclosure of contingent liabilities as at the date of the financial statements, and the reported amounts of income and expenses during the reported period. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected.

D. Inventories :

Inventory comprises of stock of raw material, completed properties for sale and properties under construction (Work in Progress). Work In Progress comprises cost of land, development rights, construction and development cost, cost of material, services and other overheads related to projects under construction. Inventory is valued at cost or net realizable value whichever is lower.

E. Cash Flow Statement :

The Cash Flow statement is prepared by indirect method set out in Ind AS 7- "Cash Flow Statements" and present cash flows by operating, investing and financing activities of the Company.

Notes forming part of the standalone financial statements

F. **Property, Plant & Equipment and Intangible assets :**

Property, Plant & Equipment and Intangible assets are stated at actual cost less accumulated depreciation and net of impairment. The actual cost capitalised includes material cost, freight, installation cost, duties and taxes, eligible borrowing costs and other incidental expenses incurred during the construction / installation stage.

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation / amortisation on Property, Plant & Equipment is charged based on straight line method on an estimated useful life as prescribed in Schedule II to the Companies Act, 2013

Computer software is amortized over a period of six years.

The estimated useful lives and residual values of the Property, Plant & Equipment and Intangible assets are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

For transition to Ind AS, the Company has elected to continue with the carrying value of all the property, plant and equipment recognised as of 1 April 2015 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

G. **Revenue Recognition :**

i. Revenue from real estate projects including integrated townships is recognised on the 'Percentage of Completion Method' of accounting. Revenue is recognized, in relation to the sold areas only, on the basis of percentage of actual cost incurred thereon including land as against the total estimated cost of the project under execution subject to construction costs being 25% or more of the total estimated cost. The estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined.

In accordance with Guidance Note issued by the Institute of Chartered Accountants of India (ICAI), on 'Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable), revenue is recognised on percentage of completion method if (a) actual construction and development cost (excluding land cost) incurred is 25% or more of the estimated cost, (b) At least 25% of the saleable project area is secured by contracts or agreements with buyers and (c)At least 10% of the total revenue as per sales agreement or any other legally enforceable document are realised as at the reporting date.

ii. In case of joint development projects, revenue is recognised to the extent of company's percentage share of the underlying real estate development project.

iii. Revenue from sale of land is recognised when the agreement to sell is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer.

iv. Facility charges, management charges, project management fees, rental, hire charges, sub lease and maintenance income are recognized on accrual basis as per the terms and conditions of relevant agreements.

v. Interest income is accounted on accrual basis on a time proportion basis.

vi. Dividend income is recognized when right to receive is established.

vii. Share of profit (Loss) from partnership firms/LLPs in which the Company is partner is recognized based on the financial information provided and confirmed by the respective firms.

H. **Cost of Construction / Development :**

Cost of Construction/Development (including cost of land) incurred is charged to the statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not achieved reasonable level of development is carried over as construction work-in-progress.

I. **Unbilled receivables :**

Unbilled receivables represent revenue recognised on 'Percentage of Completion Method' less amount due from customers as per payment plans adopted by them.

J. **Foreign Currency transactions :**

Transactions in foreign currencies are recorded at the rates of exchange prevailing on the date of the transaction. Foreign currency monetary assets and liabilities are translated into rupees at the rate of exchange prevailing on the date of the

Notes forming part of the standalone financial statements

Balance Sheet and the resulting gain/loss is recorded in the Statement of Profit and Loss. Exchange differences arising on settlement of transactions and translation of monetary items are recognised as income or expense in the year in which they arise.

K. **Employee Benefits :**

Retirement benefit costs and termination benefits

Payments to defined contribution retirement benefit are recognized as an expense when employees have rendered service entitling them to the contributions.

For defined retirement benefit plans, the cost of providing is determined using the projected unit credit method for which actuarial valuations are being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding net interest), is reflected immediately in the balance sheet with a charge or a credit recognized in other comprehensive income in the period in which they occur. Remeasurement recognized in other comprehensive income is reflected immediately in retained earnings and is not reclassified to profit or loss. Past service cost is recognized in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorized as follows:

- Service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- Net interest expense or income; and
- Remeasurement

The Company presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefits expense'. Curtailment gains and losses are accounted for as past service costs.

Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions on future contributions to the plans.

A liability for a termination benefit is recognized either when the entity can no longer withdraw the offer of the termination benefit or when the entity recognizes any related restructuring costs, whichever is earlier.

Short-term and other long-term employee benefits

A liability is recognized for benefits accruing to employees in respect of wages and salaries and annual leave in the period the related service is rendered at the undiscounted amount of the benefits expected to be paid in exchange for that service.

Liabilities recognized in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

Liabilities recognized in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Company in respect of services provided by employees up to the reporting date.

L. **Employee Stock Option Scheme :**

Equity settled share based payments to employees are measured at fair value in accordance with Ind AS 102, share based payments. The fair value determined at the grant date of the share based payment is expensed over the vesting period, based on the groups estimate of equity instruments that will eventually vest, with a corresponding increase in equity.

M. **Borrowing Cost :**

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

N. **Operating leases :**

Lease arrangements under which all risks and rewards of ownership are effectively retained by the lessor are classified as operating lease. Lease rental under operating lease are recognised in the Statement of Profit and Loss on a straight line basis over the lease term.

Notes forming part of the standalone financial statements

O. Earnings Per Share :

The Company reports basic and diluted earnings per share in accordance with Ind AS - 33 on 'Earnings per Share'. Basic earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of Equity shares outstanding during the year. Diluted earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti- dilutive

P. Current and Deferred Taxes :

Current Tax :

Tax expense comprises of current tax and deferred tax. Current tax is measured at the amount expected to be paid to / recovered from the tax authorities, based on estimated tax liability computed after taking credit for allowances and exemption in accordance with the local tax laws existing in the respective countries.

Deferred Tax:

Deferred income tax is recognised using the balance sheet approach. Deferred income tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount.

Deferred income tax asset are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred tax liabilities and assets measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current and deferred tax for the year:

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively

Q. Impairment :

(i) Financial assets (other than at fair value) :

The Company assesses at each date of balance sheet whether a financial asset or a group of financial assets is impaired.

Ind AS 109 requires expected credit losses to be measured through a loss allowance. The Company recognizes lifetime expected losses for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

(ii) Non-financial assets :

Property, Plant & Equipment and Intangible assets (PPE&IA) :

At each Balance Sheet date, the Company reviews the carrying amounts of its PPE&IA to determine whether there is any indication that those assets suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of impairment loss. Recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the asset and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to

Notes forming part of the standalone financial statements

the asset. Reversal of impairment loss is recognised as income in the Statement of Profit and Loss as and when they arise.

Investment in Subsidiaries:

The entire carrying amount of the investment is tested for impairment in accordance with Ind AS 36 Impairment of Assets as a single asset by comparing its recoverable amount (higher of value in use and fair value less costs of disposal) with its carrying amount .Any impairment loss recognised forms part of the carrying amount of the investment. Any reversal of that impairment loss is recognised in accordance with Ind AS 36 to the extent that the recoverable amount of the investment subsequently increases

R. Provisions, Contingent Liabilities and Contingent Assets :

A provision is recognised when the Company has a present obligation as a result of past event and it is probable than an outflow of resources will be required to settle the obligation, in respect of which the reliable estimate can be made. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material) and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date adjusted to reflect the current best estimates.

Contingent liabilities and Contingent assets are not recognised in the financial statements.

S. Operating Cycle :

Based on the nature of products / activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

T. Financial Instruments :

Financial assets and liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments.

Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised in profit or loss.

Effective interest method :

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Financial assets at amortised cost :

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value :

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised in profit or loss.

Financial liabilities and equity instruments :

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument.

Notes forming part of the standalone financial statements

Financial liabilities are measured at amortised cost using the effective interest method.

Financial liabilities at FVTPL are stated at fair value, with gains and losses arising on remeasurement recognized in profit and loss account.

2.1 New Accounting Standards, Amendments to Existing Standards, Annual Improvements and Interpretations Effective Subsequent to 31 March 2017 :

Share based payments

Ind AS 102 (Share based payments) was issued in February 2015. MCA on 17 March 2017 notified the Companies (Indian Accounting Standards) (Amendment) Rules, 2017, amending Ind AS 102.

The amendments made to Ind AS 102 covers Measurement of cash-settled share-based payments,

Classification of share-based payments settled net of tax withholdings and accounting for a modification of a share-based payment from cash-settled to equity-settled.

The amendments are to be applied prospectively for annual periods beginning on or after 1 April 2017. Earlier application is not permitted. The Company does not expect the adoption of these new and amended standards, annual improvements and interpretations to have a significant impact on its financial statements.

Statement of Cash flows

Ind AS 7 (Statement of Cash Flows) was issued in February 2015. MCA on 17 March 2017 notified the Companies (Indian Accounting Standards) (Amendment) Rules, 2017, amending Ind AS 7.

The amendments made to Ind AS 7 require an entity to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes.

The amendments are to be applied prospectively for annual periods beginning on or after 1 April 2017. Earlier application is not permitted. When the amendments are first applied, entities are not required to present comparative information for earlier periods. The Company does not expect the adoption of these new and amended standards, annual improvements and interpretations to have a significant impact on its financial statements.

Notes forming part of the standalone financial statements

Note 3 - Property, Plant and Equipment

(₹ in Lakhs)

Particulars	Gross Block					Depreciation					Net Block	
	As at 1 April 2016	Additions on account of amalgamation (refer note 52)	Additions during the year	Deductions during the year	As at 31 March 2017	As at 1 April 2016	Additions on account of amalgamation (refer note 52)	For the year	On deductions	As at 31 March 2017	As at 31 March 2017	As at 31 March 2016
Freehold Buildings	362	-	-	55	307	5	-	6	4	7	300	357
(Previous Year)	(509)	-	-	(147)	(362)	-	-	(9)	(4)	(5)	(357)	(509)
Plant & Equipment	63	-	1	-	64	5	-	17	-	22	42	58
(Previous Year)	(22)	(23)	(19)	(1)	(63)	-	(2)	(3)	-	(5)	(58)	(22)
Furniture & Fixtures	252	-	12	-	264	48	-	46	-	94	170	204
(Previous Year)	(197)	(37)	(18)	-	(252)	-	(7)	(41)	-	(48)	(204)	(197)
Office Equipment	157	-	19	-	176	48	-	31	-	79	97	109
(Previous Year)	(127)	(4)	(26)	-	(157)	-	(1)	(47)	-	(48)	(109)	(127)
Vehicles	619	-	160	-	779	121	-	105	-	226	553	498
(Previous Year)	(614)	(15)	(1)	(11)	(619)	-	(3)	(126)	(8)	(121)	(498)	(614)
Computers	124	-	18	-	142	56	-	46	-	102	40	68
(Previous Year)	(80)	(16)	(28)	-	(124)	-	(7)	(49)	-	(56)	(68)	(80)
Total (3)	**1,577**	**-**	**210**	**55**	**1,732**	**283**	**-**	**251**	**4**	**530**	**1,202**	**1,294**
Previous year	**(1,549)**	**(95)**	**(92)**	**(159)**	**(1,577)**	**-**	**(20)**	**(275)**	**(12)**	**(283)**	**(1,294)**	**(1,549)**

Notes -

- The figures in bracket pertains to corresponding previous period.
- Refer Note 33(5) for Ind AS transition option selected.

Note 4 - Intangible Assets

(₹ in Lakhs)

Particulars	Gross Block					Amortisation					Net Block	
	As at 1 April 2016	Additions on account of amalgamation (refer note 52)	Additions during the year	Deductions during the year	As at 31 March 2017	As at 1 April 2016	Additions on account of amalgamation (refer note 52)	For the year	On deductions	As at 31 March 2017	As at 31 March 2017	As at 31 March 2016
Computer software	1,572	-	421	-	1,993	216	-	371	-	587	1,406	1,356
(Previous Year)	(757)	(145)	(670)	-	(1,572)	-	(15)	(201)	-	(216)	(1,356)	(757)
Total (4)	**1,572**	**-**	**421**	**-**	**1,993**	**216**	**-**	**371**	**-**	**587**	**1,406**	**1,356**
Previous Year	**(757)**	**(145)**	**(670)**	**-**	**(1,572)**	**-**	**(15)**	**(201)**	**-**	**(216)**	**(1,356)**	**(757)**
Total (3+4)	**3,149**	**-**	**631**	**55**	**3,725**	**499**	**-**	**622**	**4**	**1,117**	**2,608**	**2,650**
Total (Previous Year)	**(2,306)**	**(240)**	**(762)**	**(159)**	**(3,149)**	**-**	**(35)**	**(476)**	**(12)**	**(499)**	**(2,650)**	**(2,306)**

Notes -

- The figures in bracket pertains to corresponding previous period.
- Refer Note 33(5) for Ind AS transition option selected.

Notes forming part of the standalone financial statements

Note 5 - Investments : Non-Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Investments Carried at:			
A) Designated as Fair Value Through Profit and Loss			
Unquoted Investments			
Investments in Preference Shares			
- of Subsidiaries			
i) Sylvan Acres Realty Private Limited	-	-	5,001
Nil (31 March 2016 - Nil) (1 April 2015 - 5,000,000) 0.0001% fully paid up Optionally Convertible Redeemable Preference Shares of ₹10 each.			
ii) Kolte-Patil I-Ven Townships (Pune) Limited	3,295	3,295	3,295
3,294,666 (31 March 2016 - 3,294,666) (1 April 2015 - 3,294,666) 0.0001% fully paid up Optionally Convertible Redeemable Preference Shares of ₹10 each.			
Investments in debentures or bonds			
- of Subsidiaries			
i) Tuscan Real Estate Private Limited	1,653	2,124	2,127
Nil (31 March 2016 - 8,482,333) (1 April 2015 - 8,482,333) 15% Optionally Convertible Debentures of ₹10 each			
15,250,000 (31 March 2016 - 12,500,000) (1 April 2015 - 12,500,000) 15% Non Convertible Debentures of ₹10 each			
1,241,167 (31 March 2016 - NIL) (1 April 2015 -NIL) 15% Compulsory Convertible Debentures of ₹10 each			
ii) Jasmine Hospitality Private Limited	-	-	125
Nil (31 March 2016 - Nil) (1 April 2015 - 1,656,100) 15% Optionally Convertible Debentures of ₹10 each			
iii) Snowflower Properties Private Limited	3,201	3,201	3,501
3,200,961 (31 March 2016 - 3,200,961) (1 April 2015 - 3,500,961) 15% Optionally Convertible Debentures of ₹100 each			
iv) Kolte-Patil I-Ven Townships (Pune) Limited.	8,163	8,163	8,163
15,754,500 (31 March 2016 - 15,754,500) (1 April 2015 - 15,754,500) 15% Optionally Convertible Debentures of ₹10 each			
65,874,987 (31 March 2016 - 65,874,987) (1 April 2015 - 65,874,987) 15% Compulsory Convertible Debentures of ₹10 each			
Total (A)	16,312	16,783	22,212
B. COST			
Unquoted Investments			
Investments in Equity Instruments			
- of Subsidiaries			
i) Tuscan Real Estate Private Limited	51	51	51
51,000 (31 March 2016 - 51,000) (1 April 2015 - 51,000) of fully paid up Equity Shares of ₹100 each			
ii) Bellflower Properties Private Limited	1,303	50	50

Notes forming part of the standalone financial statements

Note 5 - Investments : Non-Current *(contd.)* (₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
999,999 (31 March 2016 - 500,000) (1 April 2015 - 500,000) of fully paid up Equity Shares of ₹10 each			
iii) Kolte-Patil Real Estate Private Limited	5,398	5,398	5,378
13,738,775 (31 March 2016 - 13,738,775) (1 April 2015 - 13,738,775) fully paid up Equity Shares of ₹10 each			
iv) Yashowardhan Promoters and Developers Private Limited	-	-	831
Nil (31 March 2016 - Nil) (1 April 2015 - 185,000) fully paid up Equity Shares of ₹10 each			
v) Regenesis Facility Management Company Private Limited	2	2	2
20,000 (31 March 2016 - 20,000) (1 April 2015 - 20,000) fully paid up Equity Shares of ₹10 each			
vi) Regenesis Project Management Co. Private Limited	-	-	500
Nil (31 March 2016 - Nil) (1 April 2015 - 499,998) fully paid up Equity Shares of ₹100 each			
Less : Provision for Impairment in Investment (refer note 53)			443
	-	-	57
vii) Jasmine Hospitality Private Limited	-	-	5,520
Nil (31 March 2016 - Nil) (1 April 2015 - 30,169,020) fully paid up Equity Shares of ₹10 each			
viii) Olive Realty Private Limited	-	-	100
Nil (31 March 2016 - Nil) (1 April 2015 - 1,000,000) fully paid up Equity Shares of ₹10 each			
ix) Snowflower Properties Private Limited	5	5	5
50,000 (31 March 2016 - 50,000) (1 April 2015 - 50,000) fully paid up Equity Shares of ₹10 each			
x) Kolte-Patil Redevelopment Private Limited (formerly known as PNP Retail Private Limited)	768	768	1,968
19,683,389 (31 March 2016 - 19,683,389) (1 April 2015 - 19,683,389) fully paid up Equity Shares of ₹10 each			
Less : Provision for Impairment in Investment (refer note 53)	-	-	1,200
	768	768	768
xi) PNP Agrotech Private Limited	933	933	933
9,325,239 (31 March 2016 - 9,325,239) (1 April 2015 - 9,325,239) fully paid up Equity Shares of ₹10 each			
xii) Sylvan Acres Realty Private Limited	826	826	951
375,000 (31 March 2016 - 375,000) (1 April 2015 - 500,000) fully paid up Equity Shares of ₹100 each			
xiii) Kolte-Patil I-Ven Townships (Pune) Limited.	800	600	450
4,500,000 (31 March 2016 - 4,500,000) (1 April 2015 - 4,500,000) fully paid up Equity Shares of ₹10 each			
xiv) Corolla Realty Limited	-	-	1,138
Nil (31 March 2016 - Nil) (1 April 2015 - 214,356) fully paid up Equity Shares of ₹10 each			
xiv) Lilac Hospitality Private Limited	-	-	50

Notes forming part of the standalone financial statements

Note 5 - Investments : Non-Current *(contd.)*

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Nil (31 March 2016 - Nil) (1 April 2015 - 500,000) fully paid up Equity Shares of ₹10 each			
Less : Provision for Impairment in Investment (refer note 53)	-	-	50
	-	-	-
- Investment in Partnership firms			
Ankit Enterprises *	-	-	-
- Investments in Limited Liability Partnership			
KP-Rachana Real Estate LLP	212	212	212
Sanjivani Integrated Township LLP	51	51	51
Ruturang Developers LLP*	-	-	1
Bouvardia Developers LLP	1	1	1
Regenesis Project Management LLP	1	57	-
Lilac Hospitality LLP	-	-	-
Carnation Landmark LLP	575	575	-
KP-SK Project Management LLP*	-	-	-
- Investments in Government or trust securities			
National Savings Certificates*	-	-	-
- Other Investment			
20 (31 March 2016 - 20) (1 April 2015 - 20) Equity Shares of Rupee Bank of ₹25 each*	-	-	-
Total (B)	**10,926**	**9,529**	**16,499**
Total (A+B)	**27,238**	**26,312**	**38,711**
* Amount less than ₹1 lakh			
Aggregate book value of quoted investments	-	-	-
Aggregate market value of quoted investments	-	-	-
Aggregate amount of unquoted investments	27,238	26,312	38,711
Catagorywise investments :			
(a) Investment measured at Fair Value Through Profit and Loss	16,312	16,783	22,212
(b) Investment measured at Fair Value Through Other Comprehensive Income	-	-	-
(c) Investment measured at cost	10,926	9,529	16,499
Investments - measured at FVTPL :			
(a) Unqouted Preference Shares	3,295	3,295	8,296
(b) Unqouted Debentures	13,017	13,488	13,916
Investments - measured at Cost :			
(a) Unqouted Equity Shares	10,086	8,633	16,234
(b) Capital of Partnership Firms and Limited Liability Partnerships	840	896	265

Notes forming part of the standalone financial statements

Note 5 - Investments : Non-Current *(contd.)*

Notes :

1. Details of subsidiaries -

Name of the Subsidiary Company	Place of Business	% of holding either directly or through subsidiary as at		
		31 March 2017	31 March 2016	1 April 2015
Corolla Realty Limited, Pune (refer note (iii) & 52)	Pune, India	-	-	37%
Kolte-Patil I-Ven Townships (Pune) Limited	Pune, India	45%	45%	45%
Tuscan Real Estate Private Limited	Pune, India	51%	51%	51%
Bellflower Properties Private Limited	Pune, India	100%	50.0001%	50.0001%
Kolte-Patil Real Estate Private Limited	Pune, India	51%	51%	51%
Yashowardhan Promoters and Developers Private Limited (refer note 52)	Pune, India	-	-	100%
Regenesis Facility Management Company Private Limited	Pune, India	100%	100%	100%
Regenesis Project Management Company Private Limited (Converted into LLP on 29 February 2016) (refer note (i))	Pune, India	-	-	100%
Lilac Hospitality Private Limited (Converted into LLP on 29th February 2016) (refer note (i))	Pune, India	-	-	100%
Jasmine Hospitality Private Limited (refer note 52)	Bangalore, India	-	-	100%
Olive Realty Private Limited (refer note 52)	Pune, India	-	-	100%
Snowflower Properties Private Limited	Pune, India	100%	100%	100%
Kolte-Patil Redevelopment Private Limited (formerly known as PNP Retail Private Limited)	Bangalore, India	100%	100%	100%
PNP Agrotech Private Limited	Bangalore, India	100%	100%	100%
Sylvan Acres Realty Private Limited	Bangalore, India	100%	100%	100%
Partnership Firm				
Ankit Enterprises	Pune, India	75%	75%	75%
Limited Liability Partnerships				
KP-Rachna Real Estate LLP	Pune, India	30%	30%	30%
Sanjivani Integrated Township LLP	Pune, India	50.50%	50.50%	50.50%
Bouvardia Developers LLP	Pune, India	100%	100%	100%
Carnation Landmarks LLP (Refer note (iv))	Pune, India	50.17%	50.17%	-
KP-SK Project Management LLP	Pune, India	55%	55%	55%
Ruturang Developers LLP (Refer note (ii))	Pune, India	-	-	75%
Regenesis Project Management LLP (Refer note (i) & (vi))	Pune, India	75%	99.98%	-
Lilac Hospitality LLP (Refer note (i) & (v))	Pune, India	-	99.99%	-

(i) During the year ended 31 March 2016, Regenesis Project Management Company Private Limited and Lilac Hospitality Private Limited which were wholly owned subsidiaries of the Company, have been converted into Limited Liability Partnerships and named as Regenesis Project Management LLP and Lilac Hospitality LLP respectively.

(ii) During the year ended 31 March 2016, the Company has ceased as a partner in Ruturang Developers LLP, in which the Company had invested ₹0.55 lakhs.

(iii) During the year ended 31 March 2016, the Company has increased its stake in Corolla Realty Limited from 37% to 100%.

Notes forming part of the standalone financial statements

Note 5 - Investments : Non-Current *(contd.)*

(iv) During the year ended 31 March 2016, the Company became partner in Carnation Landmarks LLP and invested ₹575 lakhs as capital contribution.

(v) During the year ended 31 March 2017, the Company has ceased as a partner in Lilac Hospitality LLP, in which the Company had invested ₹0.50 lakhs.

(vi) During the year ended 31 March 2017, the Company has reduces its stake in Regenesis Project Management LLP from 99.98% to 75%.

2. The details of all partners, capital and profit sharing ratio in partnership firms where company is a partner

Name of the firm/Partners	2016-17		2015-16		2014-15	
	Profit Sharing Ratio	Fixed Capital ₹ In lakhs	Profit Sharing Ratio	Fixed Capital ₹ In lakhs	Profit Sharing Ratio	Fixed Capital ₹ In lakhs
Ankit Enterprises						
Kolte-Patil Developers Limited	75%	0.38	75%	0.38	75%	0.38
Mr. Rajesh Patil	5%	0.03	5%	0.03	5%	0.03
Mr. Naresh Patil	5%	0.03	5%	0.03	5%	0.03
Mr. Milind Kolte	5%	0.03	5%	0.03	5%	0.03
Mrs. Sunita Kolte	5%	0.03	5%	0.03	5%	0.03
Mrs. Sunita Patil	2.50%	0.01	2.50%	0.01	2.50%	0.01
Ms. Ankita Patil	2.50%	0.01	2.50%	0.01	2.50%	0.01
Kolte-Patil Homes						
Kolte-Patil Developers Limited	60%	-	60%	-	60%	-
Mr. Naresh Patil	30%	-	30%	-	30%	-
Mrs. Vandana Patil	10%	-	10%	-	10%	-

3. The details of all partners, capital and profit sharing ratio in limited liability partnerships where company is a partner

Name of the LLP/Partners	2016-17		2015-16		2014-15	
	Profit Sharing Ratio	Fixed Capital ₹ In lakhs	Profit Sharing Ratio	Fixed Capital ₹ In lakhs	Profit Sharing Ratio	Fixed Capital ₹ In lakhs
KP-Rachana Real Estate LLP						
Kolte-Patil Developers Limited	50%	212.46	50%	212.46	50%	212.46
Rachana International Private Limited	50%	495.75	50%	495.75	50%	495.75
Sanjivani Integrated Township LLP						
Kolte-Patil Developers Limited	50.50%	50.50	50.50%	50.50	50.50%	50.50
Mr. Nitin Govind Sable	24.75%	24.75	24.75%	24.75	24.75%	24.75
Mrs. Surekha Rajiv Sable	24.75%	24.75	24.75%	24.75	24.75%	24.75
Bouvardia Developers LLP						
Kolte-Patil Developers Limited	99%	0.99	100%	1.00	99%	0.99
Yashowardhan Promoters & Developers Private Limited	-	-	-	-	1%	0.01
Regenesis Project Management LLP	1%	0.01	-	-	-	-
Regenesis Project Management LLP						
Kolte-Patil Developers Limited	75%	0.75	99.98%	499.998	-	-
Mr. Rajesh Patil	-	-	0.01%	0.001	-	-
Mr. Milind Kolte	-	-	0.01%	0.001	-	-
Mr. Sudhir Kolte	25%	0.25	-	-	-	-
Lilac Hospitality LLP						
Kolte-Patil Developers Limited	-	-	99.99%	49.9999	-	-
Ms. Ankita Rajesh Patil	-	-	0.01%	0.0001	-	-

Notes forming part of the standalone financial statements

Note 5 - Investments : Non-Current *(contd.)*

3. The details of all partners, capital and profit sharing ratio in limited liability partnerships where company is a partner

Name of the LLP/Partners	2016-17		2015-16		2014-15	
	Profit Sharing Ratio	Fixed Capital ₹ In lakhs	Profit Sharing Ratio	Fixed Capital ₹ In lakhs	Profit Sharing Ratio	Fixed Capital ₹ In lakhs
KP-SK Projects Management LLP						
Kolte-Patil Developers Limited	55%	0.55	55%	0.55	55%	0.55
Sky Lux Cityscapes Private Limited	45%	0.45	45%	0.45	45%	0.45
Carnation Landmarks LLP						
Kolte-Patil Developers Limited	50.17%	575	50.17%	575	50.17%	575
India Realty Excellence Fund II LLP	15.15%	1,574	15.15%	1,574	15.15%	1,574
India Realty Excellence Fund III	34.68%	3,603	34.68%	3,603	34.68%	3,603
Ruturang Developers LLP						
Kolte-Patil Developers Limited	-	-	-	-	75%	0.75
Mr. Sudhir Kolte	-	-	-	-	25%	0.25

Note 6 - Loans : Non Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(Unsecured, considered good)			
Loans to related parties - at amortised cost (refer note 45)	453	340	2,603
Total	**453**	**340**	**2,603**

Note : Loan to related parties includes amount dues from :

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Private companies in which any director is a director or member			
Lilac Hospitality Private Limited	-	-	17
Olive Reality Private Limited	-	-	2,474
Kolte-Patil Redevelopment Pvt. Ltd. (formerly known as PNP Retail Pvt. Ltd.)	246	255	95
PNP Agrotech Private Limited	207	85	5
Jasmine Hospitality Private Limited	-	-	12
Total	**453**	**340**	**2,603**

Rate of interest is 14%.

Note 7 - Other Financial Assets : Non-Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(Unsecured, Considered good)			
(a) Security deposits	1,445	1,257	1,058
(b) Prepaid expenses	27	54	103
(c) Account in Limited Liability Partnership's	16,202	13,453	12,770
(d) Fixed deposits having maturities of more than 12 months from the Balance Sheet date	530	549	1,510
(e) Interest accrued on deposits	37	16	-
(f) Maintenance charges recoverable	187	183	159
Total	**18,428**	**15,512**	**15,600**

Notes forming part of the standalone financial statements

Note 8 - Deferred Tax Assets / (Liabilities)

(₹ in Lakhs)

Significant components of deferred tax assets and liabilities for the year ended 31 March 2017 :	Opening balance as on 1 April 2016	Recognized in the statement of profit or loss	Recognized in/reclassified from other comprehensive income	Closing balance as on 31 March 2017
Deferred tax assets:				
Compensated absences, retirement benefits and bonus	316	(2)	(16)	298
Deposits measured at amortised cost	3	-	-	3
Total deferred tax assets	**319**	**(2)**	**(16)**	**301**
Deferred tax liabilities:				
Property, plant and equipment	218	84	-	302
Financial guarantee premium	14	34	-	48
Financial liabilities (borrowings) at amortised cost	18	(3)	-	15
FVTPL of financial instruments	2	2	-	4
Others	3	-	-	3
Total deferred tax liabilities	**255**	**117**	**-**	**372**
Net Deferred tax assets/(liabilities)	**64**	**(119)**	**(16)**	**(71)**

(₹ in Lakhs)

Significant components of deferred tax assets and liabilities for the year ended 31 March 2016 :	Opening balance as on 1 April 2015	Additions on account of amalgamation (refer note 52)	Recognized in the statement of profit or loss	Recognized in/reclassified from other comprehensive income	Closing balance as on 31 March 2016
Deferred tax assets:					
Compensated absences, retirement benefits and bonus	188	26	109	(7)	316
Deposits measured at amortised cost	2	-	1	-	3
Total deferred tax assets	**190**	**26**	**110**	**(7)**	**319**
Deferred tax liabilities:					
Property, plant and equipment	118	19	81	-	218
Financial guarantee premium	3	(6)	17	-	14
Financial liabilities (borrowings) at amortised cost	-	14	4	-	18
FVTPL of financial instruments	(3)	-	5	-	2
Others	-	-	3	-	3
Total deferred tax liabilities	**118**	**27**	**110**	**-**	**255**
Net Deferred tax assets/(liabilities)	**72**	**(1)**	**-**	**(7)**	**64**

Notes forming part of the standalone financial statements

Note 9 - Other Non-Current Assets

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(Unsecured, considered good)			
Advances given for real estate development	3,712	3,462	3,894
Total	**3,712**	**3,462**	**3,894**

Note 10 - Inventories

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(At lower of cost and net realisable value)			
(a) Closing stock of Raw materials	1,230	877	756
(b) Land, plots and construction work-in-progress	80,278	84,317	51,711
(c) Completed Finished Properties	1,648	1,679	1,349
Total	**83,156**	**86,873**	**53,816**

Notes

1 Refer note 29 for cost of inventories recognised as an expense during the period.

2 Nil amount of inventories were written down to net realisable value during the current and comparable periods. Similarly, Nil amount of reversal of write down was accounted during the current and comparable periods

3 Mode of valuation of inventories is stated in Note 2

Note 11 - Investments : Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Investments in Mutual Funds - at fair value through profit and loss - Quoted			
107.62 Units of ₹1,528.74 each (31 March 2016 - 102.64 units of ₹1,528.74 each) (1 April 2015 - 9,837.90 units of ₹1,528.74 each) of Reliance Liquid fund - Treasury Plan - Daily dividend Option	2	2	150
3,126.47 units of ₹100.47 each (31 March 2016 - 22.87 units of ₹100.29 each) (1 April 2015 - 106,966.58 of ₹100.29 each) of Birla Sun Life Saving Fund- Daily Dividend- Direct Plan -Reinvestment	3	-*	107
39,964.67 units of ₹1,001.67 each (31 March 2016 - NIL) (1 April 2015 - NIL) of IDFC Cash Fund -Daily Dividend-Direct Plan	400	-	-
23,872.34 Units of ₹105.74 each (31 March 2016 - 237,954 units of ₹105.73 each) (1 April 2015 - 285,366.54 of ₹105.73 each) of ICICI Prudential Flexible Income- Daily Dividend	25	252	301
Investments in Equity Instruments - at fair value through profit and loss -Quoted			
13,200 (31 March 2016 - 13,200) (1 April 2015 - 13,200) Equity Shares of ₹24 each - Vijaya Bank	9	4	6
Total	**439**	**258**	**564**
***Amount less than ₹1 lakh**			

Notes forming part of the standalone financial statements

Note 11 - Investments : Current *(contd.)*

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Aggregate book value of quoted investments	439	258	564
Aggregate market value of quoted investments	439	258	564
Aggregate amount of unquoted investments	-	-	-
Catagorywise investments			
(a) Investment measured at fair value through profit and loss	439	258	564
(b) Investment measured at fair value through other comprehensive income	-	-	-
(c) Investment measured at cost	-	-	-
Investments - measured at fair value through profit and loss :			
(a) Mutual Funds	430	254	558
(b) Equity Shares	9	4	6

Note 12 - Trade receivables

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(Unsecured)			
Considered good	11,108	6,362	3,792
Considered doubtful	144		
	11,252	6,362	3,792
Less : Allowance for doubtful debts	144	-	-
Total	**11,108**	**6,362**	**3,792**

Note : Trade receivable includes amount dues from :

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Private companies in which any director is a director or member			
Kolte-Patil Real Estate Private Limited	90	108	49
Tuscan Real Estate Private Limited	76	41	41
Kolte-Patil I-Ven Townships (Pune) Limited	952	691	925
Bellflower Properties Private Limited	16	25	37
Total	**1134**	**865**	**1052**

The company provides a loss allowance on case to case basis at the end of each reporting period.

Note 13 - Cash and Cash Equivalents

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) Balances with banks			
- In current accounts	2,424	1,598	1,029
- In demand deposit accounts - original maturity of 3 months or less	46	424	546
(b) Cash in hand	14	17	14
Total	**2,484**	**2,039**	**1,589**

Notes forming part of the standalone financial statements

Note 14 - Other Balances with Banks

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) In other deposit accounts	195	525	2
Fixed Deposit as a security against borrowing (Original maturity more than 3 months less than 12 months)			
(b) Earmarked accounts			
- Unclaimed dividend	35	37	36
- Balance held under Escrow accounts	563	1,886	-
Total	793	2,448	38

Note 15 - Others Financial Assets : Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(Unsecured, considered good)			
(a) Prepaid expenses	34	41	34
(b) Interest accrued on deposits	15	23	53
(c) Interest on Debentures and Inter Corporate Deposits (refer note 45)	2,339	2,252	1,534
(d) Unbilled Revenue	2,073	1,429	241
(e) Maintenance charges recoverable	46	30	-
(f) Advances to employees	30	35	84
Total	4,537	3,810	1,946

Note 16 - Other Current Assets

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) Advances to suppliers	7,344	6,275	6,668
(b) Advances to related parties (Refer Note 45)	417	417	156
(c) Balances with government authorities (other than income tax)	289	536	180
(d) Prepayments	57	90	33
(e) Advance for Purchase of Stake in Corolla Realty Limited	-	-	3,100
Total	8,107	7,318	10,137

Note: Advances from related parties includes amount due from:

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Directors and their relatives	417	417	156
Total	417	417	156

Notes forming part of the standalone financial statements

Note 17 - Equity Share Capital

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Authorised:			
149,450,000 Equity shares of ₹10/- each	14,945	14,945	11,200
(as at 31 March 2016: 149,450,000 equity shares of ₹10/- each)			
(as at 1 April 2015: 112,000,000 equity shares of ₹10/- each)			
	14,945	**14,945**	**11,200**
Issued, Subscribed and Fully Paid:			
75,774,909 Equity shares of ₹10/- each	7,577	7,577	7,577
(as at 31 March 2016: 75,774,909 equity shares of ₹10/- each)			
(as at 1 April 2015: 75,774,909 equity shares of ₹10/- each)			
Total	7,577	7,577	7,577

Note 17A: Terms, rights & restrictions attached to equity shares

The Company has only one class of equity shares having a face value of ₹10 per share. Accordingly, all equity shares rank equally with regards to dividends & share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amount. The distribution will be in proportion to the number of equity shares held by the shareholders.

17B : Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at 31 March 2017		As at 31 March 2016	
	Number of shares	Amount ₹ In Lakhs	Number of shares	Amount ₹ In Lakhs
Shares at the beginning of the year	7,57,74,909	7,577	7,57,74,909	7,577
Issued during the year	-	-	-	-
Outstanding at the end of the year	**7,57,74,909**	**7,577**	**7,57,74,909**	**7,577**

17C: Details of shares held by each shareholder holding more than 5% equity shares:

Particulars	As at 31 March 2017		As at 31 March 2016	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Rajesh Anirudha Patil	1,54,86,031	20.44%	1,54,86,031	20.44%
Naresh Anirudha Patil	1,49,49,148	19.73%	1,49,49,148	19.73%
Milind Digambar Kolte	64,42,156	8.50%	64,42,156	8.50%
Sunita Milind Kolte	55,39,553	7.31%	55,39,553	7.31%
Sunita Rajesh Patil	70,21,861	9.27%	70,21,861	9.27%
Vandana Naresh Patil	70,39,319	9.29%	70,39,319	9.29%
Goldman Sachs India Fund Limited	39,79,837	5.25%	38,47,908	5.08%

Note 17D : Information regarding issue of shares in the last five years:

i) The Company has not issued any shares without payment being received in cash.

ii) The Company has not issued any bonus shares.

iii) The Company has not undertaken any buy-back of shares.

Notes forming part of the standalone financial statements

Note 17 - Equity Share Capital *(contd.)*

Note 17E:

The Company declares and pays dividend in Indian Rupees. The shareholders at the Annual General Meeting held on 17 September 2016 approved a dividend of ₹1.50 per share for the year ended 31 March 2016 which was subsequently paid during the year ended 31 March 2017. The amount was recognised as distributions to equity shareholders during the year ended 31 March 2017 and the total appropriation was ₹1,148 Lakhs including dividend distribution tax. A final dividend of ₹1.60 per share has been recommended by the Board of Directors in their meeting held on 30 May 2017 for the financial year 2016-17 subject to the approval of shareholders in the ensuing Annual General Meeting. The proposed dividend of ₹1,212 lakhs and dividend distribution tax theron, of ₹247 lakhs have not been recognised as liablities.

Note 17F:

Refer Note 49 for details relating to stock options

Note 18 - Other Equity

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016
(a) Securities Premium Account		
Opening balance	31,778	31,060
Add : Additions on account of Amalgamation (refer note 52)	-	718
Closing Balance	31,778	31,778
(b) Debenture Redemption Reserve		
Opening balance	2,392	584
Add : Transferred from surplus in Statement of Profit and Loss	2,358	1,683
Add : Transfer from Retained Earnings on account of Debenture Redemption Reserve - Addition on account of Amalgamation (refer note 52)	-	125
Closing Balance	4,750	2,392
(c) Share Option Outstanding Account		
Opening balance	24	78
Add : Amount Recorded on grants during the year	10	16
Less : Amount Reversed on forfeiture of ESOP during the year	-	(70)
Closing Balance	34	24
(d) Capital Redemption Reserve		
Opening balance	38	-
Add: Additions on account of Amalgamation (refer note 52)	-	38
Closing Balance	38	38
(e) General Reserve		
Opening balance	4,382	3,847
Add: Additions on account of Amalgamation (refer note 52)	-	535
Closing Balance	4,382	4,382
(f) Surplus in Statement of Profit and Loss		
Opening balance	26,205	34,905
Add : Profit for the year	8,471	4,477
Add : Other Comprehensive Income (net)	29	13
Add : Additions on account of Amalgamation (refer note 52)	-	11,027
Less : Adjustment for excess amount of Investment in Corolla, Olive, Jasmine and Yashowardhan carried in Company's Accounts over the Share Capital of Corolla, Olive, Jasmine and Yashowardhan pursuant to amalgamation .	-	(20,766)
Less: Allocations/Appropriations		
Dividend paid (Including Dividend Distribution tax)	(1,148)	(1,824)

Notes forming part of the standalone financial statements

Note 18 - Other Equity *(contd.)*

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016
Excess amount of dividend distribution tax on final dividend		181
Transferred to:		
Debenture Redemption Reserve	(2,358)	(1,683)
Transfer from Retained Earnings on account of Debenture Redemption Reserve -Additions on account of Amalgamation (refer note 52)	-	(125)
Closing Balance	31,199	26,205
Total	72,181	64,819

Note 19 - Borrowings : Non-Current

(₹ in Lakhs)

Particulars	Non Current			Current		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Borrowings other than Related Parties						
Secured						
Non Convertible Debentures						
700 (31 March 2016 - 700) (1 April 2015 - 700) 12.25% Non Convertible Redeemable Debentures of ₹1,000,000 each.	-	7,000	7,000	7,000	-	-
120 (31 March 2016 - 120) (1 April 2015 - Nil) 15% Non-Convertible redeemable Debentures of ₹10,000,000 each.	-	12,000	-	12,000	-	-
Loans						
from Banks	11,293	14,656	3,350	400	1,550	4,109
from Financial Institution / Others	2,319	2,269	-	1,833	500	3,071
Vehicle Loan						
from Banks	96	29	86	71	57	114
from Financial Institution / Others	7	2	12	7	10	22
	13,715	35,956	10,448	21,311	2,117	7,316
Amount disclosed under other current financial liabilities (Refer Note 24)	-	-	-	(21,311)	(2,117)	(7,316)
Total	13,715	35,956	10,448	-	-	-

Details of terms of repayment and securities provided in respect of secured term loans are as under :

i) Non Convertible Debentures

a) 700 (31 March 2016 - 700) (1 April 2015 - 700) 12.25% Non-Convertible Debentures of ₹1,000,000/- each fully paid carrying interest at 12.25% p.a.

Name of Debenture Holder	Series	Date of allotment	Number of Debentures	Amount ₹in lakhs
Kotak Mahindra Mutual Fund	Series I	11 December 2014	400	4,000
L & T Housing Finance Limited	Series II	16 January 2015	300	3,000

Notes forming part of the standalone financial statements

Note 19 - Borrowings : Non-Current *(contd.)*

Security:

The NCDs shall be secured by an exclusive first ranking charge in favour of the Debenture Trustee (on behalf of the NCD holders) over:

1) Charge by way of Mortgage over land and Project Assets of Jazz 2 located at Pimple Nilakh to which clear and marketable title is held by Issuer.
2) Charge on all Cash flows and Receivables pertaining to the Project ("Receivables").
3) Charge on the Escrow Account for the Project.
4) Minimum asset cover of 1.50 times the total principal amount of the NCDs outstanding and aggregate interest accrued but not paid on the NCDs as on the relevant date to be maintained , throughout the tenor of the NCDs"

Repayment Terms :

The non-convertible secured Debentures are redeemable at the end of 3 years from the Deemed Date of Allotment. The interest is to be paid out quarterly as per the Debenture Information Memorandum."

The Company has created Debenture Redemption Reserve of ₹1,750 lakhs pursuant to the Section 71(4) of the Companies Act, 2013

b) **120 (31 March 2016 -120) (1 April 2015 - Nil) 15% Non-Convertible Debentures of ₹10,000,000/- each fully paid carrying interest at 15% p.a.**

Name of Debenture Holder	Series	Date of allotment	Number of Debentures	Amount ₹ in lakhs
IDFC Real Estate Yield Fund	Series III	October 9, 2015	120	12,000

Security:

The NCDs shall be secured by an exclusive first ranking charge in favour of the Debenture Trustee (on behalf of the NCD holders) over:

1) Charge by way of Mortgage over land and Project Assets of Atria located at Pimple Nilakh to which clear and marketable title is held by the Issuer.
2) Charge by way of Mortgage over land and Project Assets of Project Botanica, New Project and Project Umang Premier located at Wagholi, Taluka Haveli, District to which clear and marketable title is held by Issuer.
3) Charge on all Cash flows and Receivables pertaining to the Project ("Receivables").
4) Charge on the Escrow Account for the Project.

Repayment Terms:

Repayment to be made in equal monthly tranches of INR. ₹12,00,00,000 commencing from June 2017 to March 2018. The interest is to be made monthly from October 2016 to May 2017.

The Company has created Debenture Redemption Reserve of ₹3,000 lakhs pursuant to the Section 71(4) of the Companies Act, 2013.

Details of terms of repayment and securities provided in respect of secured term loans are as under:

ii) Term Loan from Banks :

a) **IDBI Loan Against property (Sanctioned ₹1,000 lakhs): 31 March 2017 - Nil (31 March 2016 - Nil) (1 April 1 2015 - ₹824 lakhs)**

Primary Security: Office No 101-B,102,105D,106,107AB,112C,201-203-204-205-206-207-208,First & Second Floor, City Point S.no 347B, 347A, Hissa No 3C/1A/1, 348A hissa no 1/1/, 348A hissa no 1/2A, Final Plot no 188 CST No 14(part) 14/1, 14/2 Dhole Patil Road Pune 01.

Collateral Security: Extension of Regd. Mortgage of Boat club road land, Final plot no 188, S no. 347/B, 347/A, 3C/1A/1, 348A/1/1 and 348A/1/2A, Total area 113883 sq. ft. at Pune

Rate of Interest : BBR Plus 525 bps (i.e.effective 15.50% p.a.)

During the F.Y. 2015- 16 , the term loan has been repaid.

Notes forming part of the standalone financial statements

Note 19 - Borrowings : Non-Current *(contd.)*

b) **IDBI Project Term Loan - 24K Glitterati (Sanctioned ₹2,500 lakhs): 31 March 2017 - Nil (31 March 2016 - Nil) (1 April 2015 - ₹2,226 lakhs)**

Primary Security: Mortgage of land at survey no 14 Hissa No 14/3/1/1, 14/4/1, 14/5/12 to 4 admeasuring 34400 sq. mtr. located at Pimple Nilakh in Pune.

Collateral Security: 1) Extension of Regd. mortgage of boat club Road Land, Final Plot no 188 S.no 347B, 347/A 3C/1A/1, 348A/1/1 and 348A/1/2A total area 113883 Sq Ft. at Pune 2)Office No.101B, 102, 105D, 106, 107AB, 112C, 201-202-203-204-205-206-207-208, First and second floors, "City Point"S. No. 347B, 347A, Hissa No. 3C/1A/1, 348 A Hissa No. 1/1, 348A Hissa No. 1/2A, final plot no.188 CST No. 14(part) 14/1, 14/2 Dhole Patil Road Pune –01
The Company has provided personal guarantees of Mr. Rajesh Patil, Mr. Naresh Patil, Mr. Milind Kolte and Mrs. Sunita Kolte, Directors of the Company.

Rate of Interest : BBR Plus 325 bps (effective 13.50% p.a.)

During the F.Y. 2015-16 , the term loan has been repaid.

c) **Vijaya Bank Construction Finance - City Bay (Sanctioned ₹2,000 lakhs): 31 March 2017 - Nil (31 March 2016 - Nil) (1 April 2015- ₹1,929 lakhs)**

Primary Security : Exclusive Charge by way of equitable Mortgage on proposed sixth, seventh, eighth and ninth floor admeasuring 318,421 sq. ft. of proposed Building, City Bay.

Rate of Interest : Base Rate +2.75%+0.25% p.a.(floating) (i.e. 13.45% p.a. at present)

During the F.Y. 2015-16 , the term loan has been paid.

d) **State Bank of India Projects Term Loan - Ragga - Bangalore (Sanctioned ₹4,300 lakhs): 31 March 2017 - Nil (31 March 2016 - Nil) (1 April 2015 - ₹1,850 lakhs)**

Primary Security: Land admeasuring 6 acres 29 Guntas i.e. 292,941 sq. ft. for phase I and II and buildings to be constructed at S.no 33, Kannur Village, Bidarahalli Hobli Nr Yelakhanka, Bangalore East Taluka.

Collateral Security : land admeasuring 5,400 sq. ft. and house property (basement +g+2 admeasuring 9200 sq. ft. built up) at No 978 (amalgamation of 978 & 979) HAL 2nd stage indiranagar Bangalore. Prime: Negative lien on unsold flats.

The Company has provided personal guarantees of Mr. Rajesh Patil, Mr. Naresh Patil, Mr. Milind Kolte and Mrs. Vandana Patil, Directors of the Company.

Rate of Interest : Base Rate 9.75% + Spread 3.75% (i.e. 13.50%)

During the F.Y. 2015-16 , the term loan has been repaid.

e) **Axis Bank Project term Loan (Sanctioned ₹1,000 lakhs) : 31 March 2017 - Nil (31 March 2016 - Nil) (1 April 2015 - ₹287 Lakhs)**

Primary Security: Exclusive registered mortgage of land Development agreement located at S no. 76 to 88 (P) and 91(P) admeasuring 74321.81 Sqmtr located at Bhavdhan Pune (including proposed building constructed thereon and other assets associated to the project.

Collateral Security: All receivable from the project including sale proceed, Security deposit, any other payment and termination repayment should be routed through a designated Account in Axis Bank Limited. The bank to have lien on the account.

Rate of Interest : Basic rates Plus 3.00% i.e. currently 13.25% P.A.payble at monthly interval.

During the F.Y. 2015-16 , the term loan has been repaid.

f) **Karur vaishya bank Project term Loan (Sanctioned ₹5,000 lakhs) : 31 March 2017 - ₹1,998 Lakhs (31 March 2016 - ₹1,987 Lakhs) (1 April 2015 - Nil)**

Primary Security : Fresh E M Charge on Developers Share of Land and Property under development at Sino. 71 of Horamavu Agara Village, KR Puram, Hobli, Bangalore East Taluk admeasuring 7 acres 39 guntas valued at ₹135.00 Crores as per B.M's estimate.

Collateral Security : Fresh E.M Charge on Vacant Land situated at No. 53/1, Next to Jhon Flower, Koramangala 3rd

Notes forming part of the standalone financial statements

Note 19 - Borrowings : Non-Current *(contd.)*

Block, Koramangala, Bangalore admeasuring 58500 Sq.Ft. standing in the name of Ankit Enterprises (Group concern) valued ₹76.00 Crores as per B.M Estimates.

Rate of Interest : Basic rates Plus 2.90% i.e. currently 12.80% P.A.payble at monthly interval. (Effective Rate of Interest : 13.87%)

Repayment Terms : Repayment started from February 28, 2018 . 5 Quarterly equal instalments. Holiday Period upto November 2017. Door to Door Tenure 36 months.

g) **State Bank of India (Sanctioned ₹15,000 lakhs): 31 March 2017 – NIL (31 March 2016 - ₹11,467 lakhs) (1 April 2015 – ₹343 lakhs)**

Primary security :

1. All pieces and parcel of Land Bering Survey Nos. 1) 131/1(part)-00H05 Acres, 2) 131/5-(part)-00H 49.69 Acres, 3)131/2+3+4+6/1 (part)-00H 16.40 Acres, 4)131/2+3+4+6/2 (part)-1H 63.40 Acres, 5)131/2+3+4+6/3 (part)-1H 53.35 Acres, 6)131/2+3+4+6/4 (part)-00H 16.67 Acres, 7)131/2+3+4+6/5 (part)-00H 27.80 Acres , 8) 131/2+3+4+6/6(part)-00H 49.40 Acres, 9) 131/7/1 (part)-00H 46.08 Acres which are totally & collectively ad measuring 03 H 27.79 Acres, i.e. 32779 Sq. Meters at village Wakad, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Taluka Mulshi, District.
2. Present and future goods, book debts and all other movable assets.
3. Offices no. 101B, 102, 106, 107AB, 112C, 201 to 207 at City Point, Dhole Patil Road, Pune and Open land admeasuring 29,593 sq. mtrs. Bearing S. No. 347-B, 347-A/3C/1A/1, 348A/1/1 and 348A/1/2A and also bearing final plot no. 188, at Boat Club road and 6th, 7th, 8th Floors of City Bay, Dhole Patil Road, Pune."

Rate of Interest : 11.30% p.a. with monthly rest.

Repayment Terms:
The Fund based loan amount of ₹15,000 Lakhs sanctioned is available for a period of 35 months with annual review when it may be cancelled depending upon the conduct and utilization of advances. The repayment will start from March 2016.

During the year , the term loan has been repaid.

h) **IndusInd Bank Ltd. (Sanctioned ₹17,500 lakhs): 31 March 2017 – ₹9,695 Lakhs (31 March 2016 - Nil) (1 April 2015 – Nil)**

Primary Security : Mortgage on all the rights, interest and title of the borrower in respect of Project 1, Project 2 and Project 3. Hypothecation on all buildings & structures & project sold & unsold receivables (including lease rentals, sale proceeds, lease deposit, common area charges, parking charges, all refinancing proceeds received by the Borrower, any other receipts, etc.) for the project 1, Project 2 and Project 3. (Project 1: Project World Residences (Giga) located at Viman Nagar, Pune having residential saleable area of 3,57,311 sq. ft. and commercial area of 48,656 sq. ft. Project 2: Project Western Avenue located at Wakad Pune having residential saleable area of 8,81,954 sq. ft. and commercial saleable area of 44,458 sq. ft. and Project: 3: Project Atria located at Pimple Nilakh Pune having saleable 1,62,061 sq. ft.

Rate of Interest : 10.25% p.a. payable at monthly rests (linked to 1 year MCLR) (Effective Rate of Interest : 11.66%)

Repayment Terms : Loan will be repayable in 10 equal quarterly instalments starting from the end of 33rd month from date of 1st disbursement. OD repayment will start post repayment of term loan of ₹100 crores .

i) **IDBI Project Term loan - (Sanctioned ₹3,000 lakhs): 31 March 2017 – Nil (31 March 2016 - ₹2,752) (1 April 2015 – Nil)**

Primary Security: Registered Mortgage of land at Gat No 677, 687, 689, and 690 to 710 Excluding land in which phase - I has been executed at wagholi Tal. Haveli Dist. Pune. Exclusive charge and escrow of project receivable of Phase- II

Collateral: Nil

Rate of interest: Current applicable interest rate is Basic rate + 375bps (i.e. 13.50%) which is payable at end of each month

Notes forming part of the standalone financial statements

Note 19 - Borrowings : Non-Current *(contd.)*

Repayment Terms:

The final disbursement of the above loan was completed in the month of March, 2015. As per the terms of the loan, the repayment of principle amount is to be started after 1 October 2016 after completion of the moratorium period of 18 months.

During the year, the term loan has been repaid.

iii) Term Loan from others :

a) **Capital First Limited - (Sanctioned ₹7,500 lakhs): 31 March 2017 - Nil (31 March 2016 - Nil) (1 April 2015 - ₹3,071 Lakhs)**

Primary Security : Exclusive Charge on the escrow on all the receivable credited to KPDL after payment is made to the respective construction finance lender from Glitterati Project. Exclusive charge by way of Mortgage of all unsold projects assets and exclusive mortgage on land, hypothecation over all the project receivable and inventory of Giga residency Projects. Escrow of all projects cash flow accruing from sale of projects, including but not limited to deposits/ rentals/sale proceeds/ any other receipts of any nature in such form and manner as may be required by the lender from the projects mentioned above till our facility is fully repaid.

Rate of Interest : 18% p.a. payable quarterly fixed for entire term of the facility

During the F.Y. 2015-16 , the term loan has been paid.

b) **Aditya Birla Finance Limited - (Sanctioned ₹4,500 lakhs): 31 March 2017 - ₹2,314 Lakhs (31 March 2016 - ₹1,410 Lakhs) (1 April 2015 - Nil)**

Primary Security : An exclusive charge by way of RMOE on the projects land bearing S. No. 33, admeasuring 205,821 square feet situated at Kannur Village, Bidarahalli Hobli, Bangalore east along with building and structures both, present and future.

Exclusive Charge by way of RMOE on the Residential Property bearing survey no. 978 along with the structures situated at HAL II Stage Bangalore, Bangalore Mahanagar Palike Ward No 72 totally measuring east to west 90 ft. and north to south 60 all measuring 5400 sq. ft., comprising of basement Ground floor plus two floors with a built up area of 9247 sq. ft., together with all rights.

An Exclusive charge by way of hypothecation of scheduled receivable (both sold and unsold) of Projects Raaga Phase I and II under the document entered into with customer by borrower, all insurance proceeds both present and future.

An Exclusive charge by way of hypothecation on Escrow Account I and Escrow Account ll, all monies credited / deposited therein and all investments in respect thereof.

Rate of Interest : 13.75% p.a., interest to be paid monthly. (Effective Rate of Interest : 14.47%)

Repayment Terms : Rupee Term Loan I of ₹15 crores in 18 monthly instalments. The first of such instalment shall fall due after 18th month from the date of 1st disbursement.

Rupee Term Loan II of ₹30 crores in in 18 monthly instalments. The first of such instalment shall fall due after 24th month from the date of 1st disbursement.

c) **Aditya Birla Finance Limited - (Sanctioned ₹1,500 lakhs): 31 March 2017 - ₹868 Lakhs (31 March 2016 - ₹1,359 Lakhs) (1 April 2015 - Nil)**

Primary Security : All that Piece and parcel of premises bearing office Nos. 15 & 17 situated on 1st Floor, Office Nos. 04, 05, 17 situated on 2nd floor, Office Nos. 04, 05 & 17 situated on 3rd floor and Restaurant Nos. 01, 02 & 03 situated on 4th floor in building City Center situated at land bearing S No. 138/1 at village Hinjewadi, within registration district pune, Taluka - Mulshi; together with all buildings, Structures constructed or to be constructed thereon, both present and future and plant & machinery, fixture to be installed .

All that of retained offices bearing No. 403,404,409A & 411 on 4th floor, office no. 405, 509B, 511 & 512 on 5th Floor in City Mall Building bearing plot no. 01, S No. 132-B, Hissa No. 1 (CTS No. 2760) of Bhamburda Pune situated at University Road, Pune; together with all buildings, Structures constructed or to be constructed thereon, both present and future and plant & machinery, fixture to be installed.

Notes forming part of the standalone financial statements

Note 19 - Borrowings : Non-Current *(contd.)*

Rate of Interest : Facility 11.50% p.a. floating which is linked to ABFL. (Effective Rate of Interest : 12.48%)

Repayment terms : 12 equal quarterly instalments

d) **Tata Capital Housing Finance Limited (Sanctioned ₹3,500 Lakhs): 31 March 2017 - ₹970 Lakhs (31 March 2016 - ₹Nil) (1 April 2015 - Nil)**

Primary Security : All that piece and parcel of land forming part of survey Nos. 30/3 measuring 7 guntas, 30/4 measuring 3 acres 2 guntas, and 35/1 measuring 1 acre 13.5 guntas, total admeasuring 1,75,851.72 sq. ft. situated at Konappana Agrahara, Begur Hobli, Bangalore, South Taluk, Bangalore together with all the constructions thereon including all the units/flats/open space/parking/amenities and all such areas/constructions forming part of the residential project titled "iTowers Extent" constructed/being constructed by the Borrower on the above mentioned land. All the sale proceeds accruing or arising or accrued and arisen but not received or collected out of the project "iTowers Extent" and the Project Land All the sale proceeds accruing or arising or accrued and arisen but not received or collected out of the project "iTowers Extent" and the Project Land the allottees / purchasers(present or future) of said flats whether under a letter of allotment and/or agreement for sale executed or any other document executed between the borrower and the allottees / flat purchaser in this regard, the escrow account, the approvals for the projects and the proceeds payable under the insurance policies.

Rate of Interest : PLR of 16.50%- 5.00% = 11.50% per annum on monthly reducing & floating rate basis. (Effective Rate of Interest : 12.96%)

Repayment terms :

1. Pre-MII/MI to be serviced from the project Escrow Account.
2. 10% of future sales receivables of sold and unsold units of proposed project during the entire tenure of loan. Set off to EMI can be given from capitalization during repayment period.
3. MI to commence from the following month of disbursement.
4. Monthly instalment: INR 16,394,110/- subject to variation in the PLR and satisfaction of Capitalization.

iv) **Vehicle Loans : 31 March 2017 - ₹181 Lakhs (31 March 2016 - ₹98 lakhs) (1 April 2015 - ₹234 lakhs)**

Security : All the Vehicle loans are secured by the respective vehicles only.

Rate of Interest : The Rate of Loans are between 10 % to 18%

Note 20 - Other Financial Liabilities : Non-Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) Security Deposits	32	31	32
(b) Maintenance Deposits	100	89	76
(c) Financial guarantee contracts	191	78	-
Total	323	198	108

Note 21 - Provisions : Non Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Provision for employee benefits (refer note 37)			
- Compensated Absences	324	301	283
Total	324	301	283

Notes forming part of the standalone financial statements

Note 22 - Borrowings : Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
A. Secured Borrowings - at Amortised cost:			
Loans repayable on demand			
From Banks - Cash Credit facility	-	-	1,977
Total Secured Borrowings	**-**	**-**	**1,977**
B. Unsecured Borrowings - at Amortised cost:			
Loans from related parties (refer note 45)	-	-	5,135
Total Unsecured Borrowings	**-**	**-**	**5,135**
Total	**-**	**-**	**7,112**

Axis Bank - 31 March 2017 - Nil (31 March 2016 - ₹Nil) (1 April 2015 - ₹1,977 Lakhs)

Primary Security : Exclusive first hypothecation charge on Current assets (construction Material WIP and receivables) of all the real estate projects of the company present and future excluding the project for which the company has availed project specific funding from any other bank.

Collateral Security : Exclusive registered mortgage of land located at S.no. 171/1 and 171/2 and 172 1/2 admeasuring 9460 sq. mtr. at tal. Mulshi, Wakad Pune in the name of Bouvardia Developers LLP (group entity of KPDL). Extension of charge on the Commercial premises Showroom no. 6 on the Ground floor of Building Delta Giga Space admeasuring 5300 sq. ft. standing in the name of the Company .

Interim addition security : Exclusive mortgage of property at unit no's 12,13, 30 at Biz Bay project in the in the name of the company admeasuring 3750 sq. ft. of saleable area.

Repayment Terms : On demand

Loan from related party : 31 March 2017 - Nil (31 March 2016 - Nil) (1 April 2015 - ₹5,135 Lakhs)

Loans from related parties are unsecured and are repayable on demand.The rate of interest is 14% per annum.

Note 23 - Trade Payables : Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Total Outstanding dues other than to Micro Enterprises and Small Enterprises (refer note 43)	7,244	7,956	6,179
Total	**7,244**	**7,956**	**6,179**

Note 24 - Other Financial Liabilities : Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) Current maturities of long-term debt (Refer note 19)	21,311	2,117	7,316
(b) Interest accrued	882	1,369	592
(c) Unclaimed dividends	35	37	36
(d) Advance from Partnership Firm	5,177	6,905	5,956
(e) Security Deposits	1	25	27
(f) Book Overdraft	74	204	539
(g) Financial guarantee contracts	54	52	20
Total	**27,534**	**10,709**	**14,486**

Notes forming part of the standalone financial statements

Note 25 - Provisions : Current (₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Provision for employee benefits (refer Note 37)			
(i) Compensated Absences	40	43	28
(ii) Gratuity	231	197	181
Total	271	240	209

Note 26 - Other Current Liabilities (₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) Advances received from customers	31,327	29,684	20,175
(b) Advance received from co-developers (Refer note 51)	2,484	1,873	-
(c) Advance from related parties (Refer note 45)	100	100	100
(d) Others			
- Statutory Dues (Contribution to PF, ESIC, Withholding taxes, VAT, Service Tax etc.)	430	280	403
- Project management fees & debenture interest received in advance	-	8	94
- Others (Stamp duty and registration fees)	202	127	132
Total	34,543	32,072	20,904

Note 27 - Revenue from Operations (₹ in Lakhs)

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Sale of Properties/Flats (Residential and Commercial)	50,645	20,361
(b) Sale of Land	1,852	-
(c) Rental income	116	105
(d) Project Management Fees	453	467
(e) Other Operating Revenues		
- Profit from Partnership Firms (Net)	377	595
- Profit from Limited Liability Partnerships (Net)	5	50
Total	53,448	21,578

Note 27 A - Share of profit/(loss) from Partnership Firms & Limited Liability Partnerships (₹ in Lakhs)

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
1. Ankit Enterprises	379	599
2. Kolte-Patil Homes	(2)	(4)
3. KP-Rachana Real Estate LLP	79	(50)
4. Bouvardia Developers LLP	-	(4)
5. KP-SK Project Management LLP	(41)	105
6. Carnation Landmarks LLP	(5)	(1)
7. Regenesis Project Management LLP	(28)	-
Total	382	645

Notes forming part of the standalone financial statements

Note 28 - Other Income

(₹ in Lakhs)

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Interest Income		
(1) On Bank deposits (at amortised cost)	50	171
(2) On Debentures	2,263	2,301
(3) Other Financial assets carried at amortised cost	529	505
(b) Dividend Income from		
(1) Current investment (Mutual funds)	79	30
(2) Equity investments (Dividend from subsidaries)	1,080	2,005
(c) Other non-operating income (net of expenses directly attributable to such income)		
(1) Others (Guarantee premium)	87	39
(d) Other gains and losses		
(1) Sundry Balances Written Back	-	164
(2) Miscellaneous Income	135	113
Total	**4,223**	**5,328**

Note 29 - Cost of construction/development, land, plots and development rights

(₹ in Lakhs)

Particulars		For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Opening stock		85,996	53,060
Add : Addition on account of Amalgamation (Refer Note 52)		-	23,831
Sub Total	(A)	85,996	76,891
(b) Add: Cost incurred during the year			
Cost of land/ development rights		4,237	6,388
Consumption of material		9,517	4,286
Contract cost, labour and other charges		11,518	3,679
Other construction expenses		2,276	2,737
Personnel costs		1,848	1,560
Sub Total	(B)	29,396	18,650
(c) Less : Closing stock	(C)	81,926	85,996
	Total (A+B-C)	**33,466**	**9,545**

Note 30 - Employee Benefits Expense

(₹ in Lakhs)

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Salaries and wages	2,294	2,478
(b) Contribution to provident and other funds (refer note 37)	396	373
(c) Share based payments to employees	10	16
(d) Staff welfare expenses	36	41
Total	**2,736**	**2,908**

Notes forming part of the standalone financial statements

Note 31 - Finance Cost

(₹ in Lakhs)

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Interest expense on borrowings	4,251	3,990
(b) Other borrowing cost	32	7
Total	**4,283**	**3,997**

Note 32 - Other Expenses

(₹ in Lakhs)

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Advertisement, Promotion & Selling Expenses	1,880	1,863
(b) Rent including lease rentals	385	379
(c) Repairs and maintenance		
- Buildings	15	26
- Machinery	11	35
- Others	117	166
(d) Insurance	78	67
(e) Rates and Taxes	287	399
(f) Communication	58	70
(g) Travelling and Conveyance	142	276
(h) Printing & Stationery	49	36
(i) Legal and professional fees	369	426
(j) Payment to Auditors (refer note 35)	48	36
(k) Expenditure on Corporate Social Responsibility	109	104
(l) Allowance for doubtful debts	144	-
(m) Miscellaneous Expenses	527	323
Total	**4,219**	**4,206**

Note 33 - First-time adoption of Ind-AS

The Company has prepared its first Indian Accounting Standards (Ind AS) compliant Financial Statements for the periods commencing 1 April 2016 with restated comparative figures for the year ended 31 March 2016 in compliance with Ind AS. The company had prepared these financial statements in accordance with Indian Accounting Standards (Ind AS) notified under section 133 of the Companies Act 2013. Accordingly, the Balance Sheet, in line with Ind AS transitional provisions, has been prepared as at 1 April 2015, the date of company's transition to Ind AS. In accordance with Ind AS 101 First-time Adoption of Ind AS, the Company has presented below a reconciliation of net profit as presented in accordance with Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 ("Previous GAAP") to total comprehensive income for the year ended 31 March 2016, reconciliation of shareholders' funds as per the previous GAAP to equity under Ind AS as at 31 March 2016 and 1 April 2015:

There were no significant reconciliation items between cash flows prepared under Previous GAAP and those prepared under Ind AS.

First-time adoption – mandatory exceptions, optional exemptions

The Company has prepared the opening balance sheet as per Ind AS as of 1 April 2015 (the transition date) by recognising all assets and liabilities whose recognition is required by Ind AS, not recognising items of assets or liabilities which are not permitted by Ind AS, by reclassifying items from previous GAAP to Ind AS as required under Ind AS, and applying Ind AS in measurement of recognised assets and liabilities. However, this principle is subject to the certain exception and certain optional exemptions availed by the Company as detailed below.

1. **Estimates**

   The estimates at 1 April 2015 and 31 March 2015 are consistent with those made for the same dates in accordance with previous GAAP after adjustments to reflect any differences in accounting policies.

Notes forming part of the standalone financial statements

Note 33 - First-time adoption of Ind-AS *(contd.)*

2. **De-recognition of financial assets and financial liabilities**

   The Company has applied the de-recognition principles of financial assets and financials liabilities prospectively for transactions occurring on or after 1 April 2015.

3. **Assessment of embedded derivatives**

   The company has assessed whether an embedded derivative is required to be separated from the host contract and accounted for as a derivative on the basis of the conditions that existed at the later of the date it first became a party to the contract and the date when there has been a change in the terms of the contract that significantly modifies the cash flows that otherwise would be required under the contract.

4. **Share based Payments**

   Recognition criteria of employees stock option plan as per Ind 102 “Share based payment” is not applied to employee stock options that vested before date of transition to IND AS.

5. **Deemed cost for property, plant and equipment, investment property, and intangible assets**

   The Company has elected to continue with the carrying value of all its property, plant and Equipment and Intangible assets recognised as of 1 April 2015 (transition date) measured as per previous GAAP and use that carrying value as its deemed cost as of the transition date.

6. **Determining whether an arrangement contains a lease**

   The Company has applied Appendix C of Ind AS 17 Determining whether an Arrangement contains a Lease to determine whether an arrangement existing at the transition date contains a lease on the basis of facts and circumstances existing at that date.

7. **Investments in subsidiaries, joint ventures**

   In accordance with exemption given in Ind AS 101, the company has recorded investments in subsidiaries and joint ventures at deemed cost i.e. previous GAAP carrying amount as on date of transition.

8. **Impairment of financial assets**

   The Company has applied the impairment requirements of Ind AS – 109 ‘Financial Instruments’ retrospectively; however, as permitted by Ind AS 101, the Company has used reasonable and supportable information that is available without undue cost or effort to determine the credit risk at the date of financial instruments were initially recognised in order to compare it with the credit risk at the transition date.

Reconciliations between Previous GAAP and Ind AS

(i) Reconciliation of equity: (₹ in Lakhs)

Particulars	Note	As at 31 March 2016	As at 1 April 2015
Balance as per Previous GAAP		**86,126**	**70,347**
Adjustments:			
Dividends not recognised as liability until declared under Ind AS	i	1,148	1,825
Effect on borrowing cost pursuant to application of effective interest rate method	ii	50	-
Effect of fair valuation of financial guarantee premium	iii	38	10
Effect of fair valuation of financial instruments	vi	(18)	(13)
Adjustments w.r.t. entities under common control		(44)	-
Effect of fair valuation of certain investments	vii	(1,693)	(1,693)
Effect in reserve on account of merger of entities under common control	52	(20,766)	-
Others		3	(4)
Deferred tax impact on the above changes	Viii	(25)	2
Balance as per Ind AS		**64,819**	**70,474**

Notes forming part of the standalone financial statements

Note 33 - First-time adoption of Ind-AS *(contd.)*

(ii) Reconciliation of total comprehensive income: (₹ in Lakhs)

Particulars	Note	Year ended 31 March 2016
Net profit as per Previous GAAP		**4,822**
Adjustments:		
Effect on borrowing cost pursuant to application of effective interest rate method	ii	11
Effect of fair valuation of financial guarantee premium	iii	46
Effects of measuring ESOP charge at Fair value	iv	33
Reclassification of expenses in respect of retirement benefits	v	(20)
Effect of fair valuation of financial instruments	vi	11
Adjustments w.r.t. entities under common control		(411)
Others		6
Deferred tax impact	viii	(21)
Net Profit as per Ind AS		**4,477**
Reclassification of expenses in respect of retirement benefits	v, ix	13
Total Comprehensive income as per Ind AS		**4,490**

Notes to the reconciliation between Previous GAAP and Ind AS

i) Under Previous GAAP, dividend on equity shares recommended by the board of directors after the end of the reporting period but before financial statements were approved for issue were recognised in the financial statements as a liability. Under Ind AS, such dividends are recognised when approved by the shareholders in the annual general meeting. The effect of this change is increase in Equity by ₹1,148 lakhs as at 31 March 2016 and ₹1,824 lakhs as at April, 2015.

ii) Under Ind AS borrowing have been accounted for using Effective interest rate. The effect of this change is increase in equity by ₹50 Lakhs as at 31 March 2016 and profit by ₹11 lakhs for the year ended 31 March 2016.

iii) Under Ind AS financial guarantee contract must be recognized initially at fair value. The fair value of a financial guarantee contract is equal to the premium received on the guarantee when the arrangement is a stand-alone transaction involving a guarantee for the debt of an unrelated party. Under previous GAAP, this was not recognised.

The effect of this change is increase in Equity by ₹38 lakhs and ₹10 lakhs as at 31 March 2016 and 1 April 2015 respectively and increase in profit by ₹46 lakhs for the year ended 31 March 2016.

iv) Under previous GAAP, the company recognised share based payments using intrinsic value method. Ind AS - 102 "share based payments" requires share based payments to be recognised at fair value as at the grant date.

The effect of this change is in increase in profit by ₹33 lakhs for the year ended 31 March 2016.

v) Under previous GAAP, actuarial gains or losses were recognised in profit or loss. Under Ind AS, the actuarial gains and losses form part of remeasurement of the net defined benefit liability / asset which is recognised in other comprehensive income. Consequently, the tax effect of the same has also been recognised in other comprehensive income under Ind AS instead of statement of profit or loss.

vi) Under the previous GAAP, investments in debentures and preference shares were measured at cost. Under Ind As these financial assets have been classified as Fair Value Through Profit and Loss. The effect of this change is decrease in equity by ₹18 lakhs and by ₹13 lakhs as at 31 March 2016 and 1 April 2015 respectively and profit has increased by ₹11 lakhs for the year ended 31 March 2016.

vii) Consequent to adopting Ind AS, impairment of investments in subsidiaries has been carried out. The effect of this change is decrease in Equity by ₹1,693 lakhs as at 31 March 2016 and 1 April 2015 respectively.

viii) Consequent to the adjustments on adopting Ind AS, deferred tax on such adjustments has been recognised. The effect of this change is decrease in equity by ₹25 lakhs and increase in equity by ₹2 lakhs as at 31 March 2016 and 1 April 2015 respectively, and decrease in the profits by ₹21 Lakhs for the year ended 31 March 2016.

ix) Under previous GAAP, there was no concept of other comprehensive income. Under Ind AS, specified items of income, expense, gains, or losses are required to be presented in other comprehensive income.

Notes forming part of the standalone financial statements

Note 34 - Contingent liabilities (to the extent not provided for)

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(1) Claims against the Company not acknowledged as debt*			
(a) Claims not acknowledged as debts represent cases filed in Civil Court and High Court	2,135	2,136	2,133
(b) Claims in respect of Income Tax matters (pending in Appeal)	1,142	1,142	936
(c) Claims in respect of Value Added Tax	43	-	-
(2) Guarantees issued by the Company on behalf of Subsidiaries** (Refer Note 50)	23,500	17,000	21,800
Total	**26,820**	**20,278**	**24,869**

*in the opinion of the management the above claims are not sustainable and the Company does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.

**The Company does not expect any outflow of resources in respect of the Guarantees issued.

Note 35 - Auditors Remuneration (net of service tax) towards

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Audit Fees including fees for quarterly limited reviews	47	31
Other services	-	4
Reimbursement of expenses	1	1
Total	**48**	**36**

Note 36 - Disclosure as required by "Guidance Note on Accounting for Real Estate Transactions :

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Project revenue recognised as revenue for the year ended 31 March	50,645	20,361
Methods used to determine the project revenue	Percentage of completion	Percentage of completion
Method used to determine the stage of completion of the Project	% of actual cost to budgeted cost	% of actual cost to budgeted cost
Aggregate amount of costs incurred and profits recognised to date as at 31 March	244,084	195,512
Advances received as at 31 March	31,427	29,784
Amount of work in progress & finished goods as at 31 March	81,926	85,996
Amount of Construction Materials as at 31 March	1,230	877
Unbilled revenue as at 31 March	2,073	1,429
Sundry Debtors as at 31 March	8,281	3,815

Note 37 - Employee Benefits

The details of employee benefits as required under Ind AS 19 'Employee Benefits' is given below

(A) Defined Contribution Plan:

Amount recognized as an expense in the Statement of Profit and Loss in respect of Defined Contribution Plans (Provident funds) is ₹276 lakhs (Previous Year – ₹256 lakhs)

(B) Defined benefit plan:

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Notes forming part of the standalone financial statements

Note 37 - Employee Benefits *(contd.)*

Disclosure as required under Ind AS 19 on "Employee Benefits" in respect of defined benefit plan is as under:

i. The amount included in the balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Present value of funded defined benefit obligation	(444)	(401)	(323)
Fair value of plan assets	213	204	142
Funded status	**(231)**	**(197)**	**(181)**
Restrictions on asset recognized	-	-	-
Others	-	-	-
Net laiblity arising from defined benefit obligation	**(231)**	**(197)**	**(181)**

ii. Movement in the present value of defined obligation (DBO) during the year representing reconciliation of opening and closing balances thereof are as follows:

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Present value of benefit obligation at the beginning of the year	401	323
Additions on account of amalgamation (Refer note 52)	-	60
Current service cost	92	87
Interest cost	31	23
Re-measurements on obligation [Actuarial (Gain) / Loss] :		
Actuarial (gains)/ losses arising from changes in demographic assumption	-	-
Actuarial (gains)/ losses arising from changes in financial assumption	5	(12)
Actuarial (gains)/ losses arising from changes in experience adjustment	(47)	(9)
Benefits paid	(38)	(71)
Present value of Defined Benefit Obligation as at end of the year.	**444**	**401**

iii. Changes in the fair value of plan assets during the year representing reconciliation of opening and closing balances thereof are as follows:

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Fair value of Plan Assets at the beginning of the year	204	142
Additions on account of amalgamation (Refer note 52)	-	58
Interest income	17	12
Contributions from the employer	40	65
Re-measurement gain (loss) :		
Return on plan assets, excluding amount recognized in Interest Income - Gain / (Loss)	(3)	1
Mortality Charges & Taxes	(2)	-
Benefits paid	(38)	(71)
Amount paid on settlement	(5)	(3)
Fair value of Plan assets as on the end of the year	**213**	**204**
Actual Returns on Plan Assets	19	17

Notes forming part of the standalone financial statements

Note 37 - Employee Benefits *(contd.)*

iv. Analysis of Defined Benefit Obligations

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Defined benefit obligations as at 31 March	444	401	323
Fair value of plan assets as at 31 March	213	204	142
Net Asset/(Liability) recognised in Balance sheet as at 31 March	**(231)**	**(197)**	**(181)**

v. In respect of Funded Benefits with respect to gratuity, the fair value of Plan assets represents the amounts invested through "Insurer Managed Funds".

vi. Expenses recognized in the statement of profit and loss

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Current service cost	92	87
Net Interest expense	14	11
Components of defined benefit costs recognised in profit or loss	**106**	**98**

vii. Amount recognised in statement of Other Comprehensive Income

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Actuarial (Gain)/Loss		
(i) arising from changes in demographic assumption	-	-
(ii) arising from changes in financial assumption	5	(10)
(iii) arising from changes in experience assumption	(50)	(10)
Total amount recognised in the statement of other comprehensive income	**(45)**	**(20)**

viii. Actual Contribution and benefit payments for the year

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Actual benefit paid directly by the company	-	-
Actual contributions	40	65

ix. Principal Actuarial Assumptions for gratuity

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Discount Rate	7.20%	8.10%	7.80%
Expected Rate of Increase in compensation levels	9.00%	9.00%	9.00%
Expected Rate of Return on Plan Assets	8.10%	7.80%	9.00%
Expected Average Remaining working lives of employees (Years)	15.97	16.28	16.36
Mortality Rate	IALM(2006-08) ult	IALM(2006-08) ult	IALM(2006-08) ult
Withdrawal Rate	3%	3%	3%

Notes forming part of the standalone financial statements

Note 37 - Employee Benefits *(contd.)*

a. The discount rate is based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.

b. Expected Rate of Return of Plan Assets: This is based on the expectation of the average long term rate of return expected on investments of the Fund during the estimated term of obligations.

c. Salary Escalation Rate : The estimates of future salary increases considered takes into account the inflation, seniority, promotion and other relevant factors

d. Withdrawal Rate: It is the expected employee turnover rate and should be based on the company's past attrition experience and future withdrawal expectations.

x. **Disclosure related to indication of effect of the defined benefit plan on the entity's future cash flows:**

Expected benefit payments for the year ending: (₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
31 March 2017	-	31
31 March 2018	24	15
31 March 2019	25	26
31 March 2020	18	20
31 March 2021	32	34
31 March 2022	31	-
31 March 2022 to 31 March 2026	-	306
31 March 2023 to 31 March 2027	358	-

Weighted Average duration of defined benefit obligation: 14.21 Years (Previous Year: 14.51 Years)

xi. **Sensitivity analysis: A quantitative sensitivity analysis for significant assumption as at 31 March 2017 is as shown below:**

(₹ in Lakhs)

DBO Rates Types	Discount Rate		Salary Escalation Rate		Withdrawal Rate	
Year	1% Increase	1% Decrease	1% Increase	1% Decrease	1% Increase	1% Decrease
31 March 2017	395	500	479	410	445	442
31 March 2016	358	452	434	372	405	398

The sensitivity results above determine their individual impact on Plan's end of year Defined Benefit Obligation. In reality, the plan is subject to multiple external experience items which may move the defined Benefit Obligation in similar or opposite directions, while the Plan's sensitivity to such changes can vary over time.

xii. **Employee benefit plans**

The plans typically expose the company to the actuarial risks such as: investments risk, interest risks, longevity risk and salary risk

Investment risk	The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.
Interest risk	A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.
Longevity risk	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

No other post-retirement benefits are provided to these employees.

In respect of the plan, the most recent actuarial valuation of the plan assets and the present value of the defined benefit obligation were carried out as at 31 March 2017 by Ranadey Professional Services, Fellow of the Institute of Actuaries of India. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

Notes forming part of the standalone financial statements

Note 38 - Segment Information

The Company is engaged in Real Estate. The operations of the company do not qualify for reporting as business segments as per the criteria set out under Indian Accounting Standard 108 (IND AS-108) on "Operating Segments". The Company is operating in India hence there is no reportable geographic segment. Accordingly no disclosure is required under IND AS - 108.

Note 39 - Operating Leases

Where the Company is Lessee:

The Company has entered into operating lease arrangements for certain facilities and office premises. The leases range over a period of 2 years to 5 years and may be renewed for a further period based on mutual agreement of the parties. The lease agreements provide for an increase in the lease payments by 10% to 15% in few cases.

Rental expense for operating leases included in the Statement of Profit and Loss for the year is ₹385 lakhs [Previous Year - ₹379 Lakhs].

The future minimum lease payments under non-cancellable operating lease (₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Not later than one year	394	352	439
Later than one year but not later than five years	754	1,010	638
Later than five years	-	550	-

Where the Company is Lessor:

The Company has entered into operating lease arrangements for certain surplus facilities. The leases are cancellable.

Rental income from operating leases included in the Statement of Profit and Loss for the year is ₹116 Lakhs [Previous Year - ₹105 Lakhs].

Note 40 - Earnings per share

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Net Profit attributable to shareholders (₹ in Lakhs)	8,471	4,477
Nominal value of equity shares – Rupees	10	10
Weighted average number of equity shares for basic and diluted EPS (in lakhs)	758	758
Basic and Diluted earnings per share – Rupees	11.18	5.91

Note 41 - Financial Instruments

I) Capital Management

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern
- to maximize the return to stakeholders through the optimization of the debt and equity balance.

The company monitors capital on the basis of the carrying amount of equity as presented on the face of the statement of financial position. The company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. The company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

Notes forming part of the standalone financial statements

Note 41 - **Financial Instruments** *(contd.)*

a) Gearing Ratio:

The Gearing ratio at the end of the reporting period are as follows: (₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Debt* (A)	35,908	39,442	25,468
Cash and bank balances (B)	3,277	4,487	1,627
Net Debt C=(A-B)	32,631	34,955	23,841
Total Equity (D)	79,758	72,396	78,051
Net debt to equity ratio (C/D)	41%	48%	31%

b) The carrying value of financial instruments by categories as of 31 March 2017 is as follows: (₹ in Lakhs)

Particulars	Fair value through P&L	Fair value through OCI	Amortised cost	Total carrying value
Assets:				
Cash and cash equivalents	-	-	2,484	2,484
Other balances with banks	-	-	793	793
Trade receivables	-	-	11,108	11,108
Investments (Other than investment in equity instruments of Subsidiaries)	16,751	-	-	16,751
Loans	-	-	453	453
Other financial assets	-	-	22,965	22,965
Total	**16,751**	**-**	**37,803**	**54,554**
Liabilities:				
Trade and other payables	-	-	7,244	7,244
Borrowings-Debentures issued	-	-	19,000	19,000
Other borrowings	-	-	16,026	16,026
Other financial liabilities	-	-	6,546	6,546
Total	**-**	**-**	**48,816**	**48,816**

The carrying value of financial instruments by categories as of 31 March 2016 is as follows: (₹ in Lakhs)

Particulars	Fair value through P&L	Fair value through OCI	Amortised cost	Total carrying value
Assets:				
Cash and cash equivalents	-	-	2,039	2,039
Other balances with banks	-	-	2,448	2,448
Trade receivables	-	-	6,362	6,362
Investments (Other than investment in equity instruments of Subsidiaries)	17,041	-	-	17,041
Loans	-	-	340	340
Other financial assets	-	-	19,322	19,322
Total	**17,041**	**-**	**30,511**	**47,552**
Liabilities:				
Trade and other payables	-	-	7,956	7,956
Borrowings - Debentures	-	-	19,000	19,000
Other borrowings	-	-	19,073	19,073
Other financial liabilities	-	-	8,790	8,790
Total	**-**	**-**	**54,819**	**54,819**

Notes forming part of the standalone financial statements

Note 41 - Financial Instruments *(contd.)*

The carrying value of financial instruments by categories as of 1 April 2015 is as follows: (₹ in Lakhs)

Particulars	Fair value through P&L	Fair value through OCI	Amortised cost	Total carrying value
Assets:				
Cash and cash equivalents	-	-	1,589	1,589
Other balances with banks	-	-	38	38
Trade receivables	-	-	3,792	3,792
Investments (Other than investment in equity instruments of Subsidiaries)	22,776	-	-	22,776
Loans	-	-	2,603	2,603
Other financial assets	-	-	17,546	17,546
Total	**22,776**	**-**	**25,568**	**48,344**
Liabilities:				
Trade and other payables	-	-	6,179	6,179
Borrowings - Debentures	-	-	7,000	7,000
Other borrowings	-	-	17,876	17,876
Other financial liabilities	-	-	7,278	7,278
Total	**-**	**-**	**38,333**	**38,333**

II) **Financial risk management objectives**

In the course of its business, the Company is exposed primarily to fluctuations in interest rates, equity prices, liquidity and credit risk, which may adversely impact the fair value of its financial instruments. The Company assesses the unpredictability of the financial environment and seeks to mitigate potential adverse effects on the financial performance of the Company.

III) **Market Risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Future specific market movements cannot be normally predicted with reasonable accuracy.

Currency risk: The Company does not have material foreign currency transactions. The company is not exposed to risk of change in foreign currency.

Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to the risk of changes in market interest rates as the Company does not have any long-term debt obligations with floating interest rates.

Other price risk:

The Company is not exposed to equity price risks arising from equity investments. Equity investments are held for strategic rather than trading purposes. The Company does not actively trade these investments.

IV) **Interest risk management**

The Company's interest rate exposure is mainly related to debt obligations. The Company obtains debt to manage the liquidity and fund requirements for its day to day operations .The rate of interest is fixed and thus there is no risk of interest rates fluctuating.

V) **Credit risk management**

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analysing credit limits and creditworthiness

Notes forming part of the standalone financial statements

Note 41 - Financial Instruments *(contd.)*

of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables, unbilled revenue, investments, derivative financial instruments, cash and cash equivalents, bank deposits and other financial assets. None of the financial instruments of the Company result in material concentration of credit risk.

VI) Liquidity risk

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

The table below provides details regarding the contractual maturities of financial liabilities, including estimated interest payments as at 31 March 2017:

(₹ in Lakhs)

Financial liabilities	Carrying amount	Due in one Year	Due after one Year	Total contractual cash flows
(a) Trade payables				
-31 March 2017	7,244	7,244	-	7,244
-31 March 2016	7,956	7,956	-	7,956
-1 April 2015	6,179	6,179	-	6,179
(b) Borrowings and interest thereon				
-31 March 2017	35,908	22,193	13,715	35,908
-31 March 2016	39,442	3,486	35,956	39,442
-1 April 2015	25,468	15,020	10,448	25,468
(c) Other financial liabilities				
-31 March 2017	5,664	5,341	323	5,664
-31 March 2016	7,421	7,223	198	7,421
-1 April 2015	6,686	6,578	108	6,686
Total				
-31 March 2017	48,816	34,778	14,038	48,816
-31 March 2016	54,819	18,665	36,154	54,819
-1 April 2015	38,333	27,777	10,556	38,333

VII) Fair value disclosures

Level 1 - Quoted prices (Unadjusted) in active markets for identical assets & liabilities.

Level 2 - Inputs other than quoted prices included within level 1 that are observable for the asset & liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (Unobservable inputs).

The following table summarizes financial assets and liabilities measured at fair value on a recurring basis

(₹ in Lakhs)

Particulars	Fair value as at			Fair value hierarchy
	31 March 2017	31 March 2016	1 April 2015	
Financial assets				
Mutual Funds	430	254	558	Level 1
Equity Shares	9	4	6	Level 1
Debentures	11,492	12,238	12,666	Level 2
Preference Shares	3,295	3,295	8,296	Level 2
Financial Liabilities	-	-	-	

Notes forming part of the standalone financial statements

Note 41 - Financial Instruments *(contd.)*

The following table summarizes fair value of financial assets and financial liabilities that are not measured at fair value (but fair value disclosures are required).

(₹ in Lakhs)

Particulars	Fair value as at			Fair value hierarchy
	31 March 2017	31 March 2016	1 April 2015	
Financial assets				
Trade and other receivables	37,350	30,171	22,965	Level 2
Investments	12,451	10,779	17,749	Level 2
Loans	453	340	2,603	Level 2
Financial Liabilities				
Debentures - Unlisted	19,000	19,000	7,000	Level 2
Borrowing from banks and others	16,026	19,073	17,876	Level 2
Trade and other payables	13,790	16,746	13,457	Level 2

Note 42 - Current tax and Deferred tax

The income tax expense can be reconciled to the accounting profit as follows: (₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Profit Before tax	12,345	5,774
Enacted tax rate	34.608%	34.608%
Income tax calculated at enacted rate	4,272	1,998
Tax effect of income that is exempt from tax	(833)	(1,532)
Tax effect of expenses not deductible in determining tax profit	435	831
Income tax expense recognized in profit and loss	3,874	1297

The tax rate used for the above reconciliation is the rate as applicable for the respective period payable by the entities in India on taxable profits under India tax laws.

Note 43 - Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	-	-
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditor.

Notes forming part of the standalone financial statements

Note 44 - Disclosure as per regulation 34(3) of SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015

Loans and advances in the nature of loans given to subsidiaries in which directors are interested:

(₹ in Lakhs)

Name of the party	Amount outstanding			Maximum balance outstanding during the year		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Olive Realty Private Limited	-	-	2,474	-	-	2,951
Lilac Hospitality Private Limited	-	-	17	-	-	17
Yashowardhan Promotors & Developers Private Limited	-	-	-	-	-	825
Kolte-Patil Redevelopment Pvt. Ltd. (formerly known as PNP Retail Pvt. Ltd.)	246	255	95	292	281	1,114
Jasmine Hospitality Private Limited	-	-	12	-	-	12
PNP Agrotech Private Limited	207	85	5	227	91	482

Note 45 - Related Party Transactions

A. List of related Parties

Related Parties (as identified by the Management) are classified as:

i. Subsidiaries

1 Kolte-Patil Real Estate Private Limited
2 Tuscan Real Estate Private Limited
3 Bellflower Properties Private Limited
4 Corolla Realty Limited (upto 31 December 2015)
5 Snowflower Properties Private Limited
6 Jasmine Hospitality Private Limited (Up to 31 December 2015)
7 Olive Realty Private Limited (Up to 31 December 2015)
8 Sylvan Acres Realty Private Limited
9 Yashowardhan Promoters and Developers Private Limited (Up to 31 December 2015)
10 Regenesis Facility Management Company Private Limited
11 Kolte Patil Redevelopment Private Limited (Formerly know as PNP Retail Private Limited)
12 PNP Agrotech Private Limited
13 Kolte-Patil I-Ven Townships (Pune) Limited
14 Ankit Enterprises
15 Kolte-Patil Homes
16 KP-Rachana Real Estate LLP
17 Sanjivani Integrated Township LLP
18 Bouvardia Developers LLP
19 KP-SK Project Management LLP
20 Carnation Landmarks LLP
21 Regenesis Project Management LLP
22 Lilac Hospitality LLP (Up to 14 November 2016)
23 Ruturang Developers LLP (Up to 22 December 2015)

ii. Key Management Personnel

1. Mr. Rajesh Patil
2. Mr. Naresh Patil
3. Mr. Milind Kolte
4. Mrs. Sunita Kolte (Up to 30 June 2015)
5. Mrs. Vandana Patil (Up to 30 June 2015)
6. Mr. Sujay Kalele (Up to 31 December 2015)

Notes forming part of the standalone financial statements

Note 45 - Related Party Transactions *(contd.)*

7. Mr. Gopal Sarda (w.e.f. 15 June 2016)
8. Mrs. Shraddha Jain (up to 4 November 2015)
9. Mr. Atul Bohra (w. e .f. 5 November 2015)

iii. Relatives /Close Members of the family of Key Management Personnel (with whom the Company had transactions)

1. Mr. Pradeep Kolte
2. Mr. Nirmal Kolte

B. Related Party Transactions and Balance Outstanding

I. Transactions during the year:

(₹ in Lakhs)

Particulars	Description of Relationship	Year ended 31 March 2017	Year ended 31 March 2016
Unsecured Loan Repaid	Subsidiary	-	5,135
Advances / Loans Given	Subsidiary	213	240
Advance / Loans received back during the year	Subsidiary	100	-
Investment made in Debentures	Subsidiary	452	-
Redemption of Investment in Debentures	Subsidiary	923	300
Investments made in equity shares	Subsidiary	1,253	-
Capital Contribution/Guarantee premium	Subsidiary	200	170
Buyback of equity shares	Subsidiary	-	125
Buyback of Preference share	Subsidiary	-	5,001
Dividend Received	Subsidiary	1,080	2,005
Interest income on Debentures	Subsidiary	2,263	2,301
Interest on Capital Invested / ICD	Subsidiary	55	36
	Subsidiary	461	468
Interest expenses on Loan	Subsidiary	-	455
	Subsidiary	-	15
Guarantee Premium income	Subsidiary	87	39
Share of Profit from Firms/ LLP	Subsidiary	458	704
Share of loss from Firms/ LLP	Subsidiary	76	59
Project Management fees Received	Subsidiary	453	467
Managerial remuneration	Key Management Personnel	450	544

II. Balances at year end:

(₹ in Lakhs)

Particulars	Description of Relationship	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Trade Receivables (Project Management Fees)	Subsidiary	1,134	865	1052
Project Management Fees Received in Advance	Subsidiary	-	-	94
Advances given for land purchase	Key Management Personnel and their Relatives	417	417	156
Advances received for land purchase	Subsidiary	100	100	100
Interest Receivable	Subsidiary	2,339	2,252	1,534
Debenture Interest Received in advance	Subsidiary	-	8	-

Notes forming part of the standalone financial statements

Note 45 - Related Party Transactions *(contd.)*

(₹ in Lakhs)

Particulars	Description of Relationship	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Loans / Advances Given	Subsidiary	453	340	2,603
Loans (Borrowings) / Advances Taken	Subsidiary	-	-	5,135
Investments held				
Investments in Equity Share	Subsidiary	10,086	8,633	16,234
Investments in Preference share	Subsidiary	3,295	3,295	8,296
Investment in Debentures	Subsidiary	13,017	13,488	13,916
Investment in Partnership & Limited Liability Partnerships (Fixed Capital and Current Capital)	Subsidiary	17,042	14,349	13,035
Advance from Partnership & Limited Liability Partnerships	Subsidiary	5,177	6,905	5,956

C. Detail of Material Related Party Transaction

I. Transactions during the year:

(₹ in Lakhs)

Particulars	Description of Relationship	Year ended 31 March 2017	Year ended 31 March 2016
Unsecured Loan Repaid			
Sylvan Acres Realty Private Limited	Subsidiary	-	5,135
Advances / Loans Given			
PNP Agrotech Private Limited	Subsidiary	122	80
Kolte-Patil Redevelopment Private Limited (formerly known as PNP Retail Private Limited)	Subsidiary	91	160
Advance / Loans received back during the year			
Kolte-Patil Redevelopment Pvt. Ltd. (formerly known as PNP Retail Pvt. Ltd.)	Subsidiary	100	-
Investment made in Debentures			
Tuscan Real Estate Private Limited	Subsidiary	452	-
Redemption of Investment in Debentures			
Tuscan Real Estate Private Limited	Subsidiary	923	-
Snowflower Properties Private Limited	Subsidiary	-	300
Investments made in equity shares			
Bellflower Properties Private Limited	Subsidiary	1,253	-
Capital Contribution/Guarantee premium received			
Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary	200	150
Buyback of equity shares			
Sylvan Acres Realty Private Limited	Subsidiary	-	125
Buyback of Preference share			
Sylvan Acres Realty Private Limited	Subsidiary	-	5,001
Dividend Received			
Kolte-Patil Real Estate Private Limited	Subsidiary	1080	1,530
Bellflower Properties Private Limited	Subsidiary	-	475
Interest income on Debentures			
Tuscan Real Estate Private Limited	Subsidiary	286	315

Notes forming part of the standalone financial statements

Note 45 - Related Party Transactions *(contd.)*

(₹ in Lakhs)

Particulars	Description of Relationship	Year ended 31 March 2017	Year ended 31 March 2016
Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary	1497	1470
Snowflower Properties Private Limited	Subsidiary	480	516
Interest on Capital Invested / ICD			
KP-Rachana Real Estate LLP	Subsidiary	-	62
Sanjivani Integrated Township LLP	Subsidiary	449	394
Interest expenses on Loan			
Sylvan Acres Realty Private Limited	Subsidiary	-	455
Guarantee Premium income			
Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary	79	37
Share of Profit from Firms/ LLP			
Ankit Enterprises	Subsidiary	379	599
KP-Rachana Real Estate LLP	Subsidiary	79	-
KP-SK Project Management LLP	Subsidiary	-	105
Share of loss from Firms/ LLP			
KP-Rachana Real Estate LLP	Subsidiary	-	50
KP-SK Project Management LLP	Subsidiary	41	-
Project Management fees Received			
Bellflower Properties Private Limited	Subsidiary	79	99
Kolte-Patil Real Estate Private Limited	Subsidiary	88	120
Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary	253	207
Tuscan Real Estate Private Limited	Subsidiary	-	41
Managerial remuneration			
Mr. Rajesh Patil	Key Management Personnel	101	102
Mr. Naresh Patil	Key Management Personnel	100	90
Mr. Milind Kolte	Key Management Personnel	100	90
Mrs. Sunita Kolte	Key Management Personnel	-	14
Mrs. Vandana Patil	Key Management Personnel	-	14
Mr. Gopal Sarda	Key Management Personnel	99	-
Mr. Atul Bohra	Key Management Personnel	50	17
Mr. Sujay Kalele	Key Management Personnel	-	188
Mrs. Shraddha Jain	Key Management Personnel	-	29

II. Balances at year end:

(₹ in Lakhs)

Particulars	Description of Relationship	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Trade Receivables (Project Management Fees)				
Kolte-Patil Real Estate Private Limited	Subsidiary	90	108	49
Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary	952	691	925
Tuscan Real Estate Private Limited	Subsidiary	76	41	41
Bellflower Properties Private Limited	Subsidiary	16	25	37

Notes forming part of the standalone financial statements

Note 45 - Related Party Transactions *(contd.)*

(₹ in Lakhs)

Particulars	Description of Relationship	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Project Management Fees Received in Advance				
Corolla Realty Limited	Subsidiary	-	-	94
Advances given for land purchase				
Mr. Milind Kolte	Key Management Personnel	278	278	17
Mr. Pradeep Kolte	Key Management Personnel and their Relatives	106	106	106
Mr. Nirmal Kolte	Key Management Personnel and their Relatives	33	33	33
Advances received for land purchase				
Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary	100	100	100
Interest Receivable				
Tuscan Real Estate Private Limited (Debentures)	Subsidiary	58	428	145
Kolte-Patil I-Ven Townships (Pune) Limited (Debentures)	Subsidiary	1,347	1,323	1,159
Snowflower Properties Private Limited (Debentures)	Subsidiary	424	-	-
Sanjivani Integrated Township LLP (Inter corporate Loan)	Subsidiary	449	394	-
KP-Rachana Real Estate LLP	Subsidiary	-	62	-
Olive Realty Private Limited (Inter corporate Loan)	Subsidiary	-	-	230
Loans / Advances Given				
PNP Agrotech Private Limited	Subsidiary	207	85	95
Kolte-Patil Redevelopment Private Limited (formerly known as PNP Retail Private Limited)	Subsidiary	246	255	5
Olive Realty Private Limited	Subsidiary	-	-	2,474
Loans (Borrowings) / Advances Taken				
Sylvan Acres Realty Private Limited	Subsidiary	-	-	5,135
Investments in Equity Share				
Tuscan Real Estate Private Limited	Subsidiary	51	51	51
Bellflower Properties Private Limited	Subsidiary	1,303	50	50
Kolte-Patil Real Estate Private Limited	Subsidiary	5,398	5,398	5,378
Yashowardhan Promoters & Developers Private Limited	Subsidiary	-	-	831
Regenesis Project Management Company Private Limited	Subsidiary	-	-	57
Jasmine Hospitality Private Limited	Subsidiary	-	-	5,520

Notes forming part of the standalone financial statements

Note 45 - Related Party Transactions *(contd.)*

(₹ in Lakhs)

Particulars	Description of Relationship	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Olive Realty Private Limited	Subsidiary	-	-	100
Kolte-Patil Redevelopment Private Limited (formerly known as PNP Retail Private Limited)	Subsidiary	768	768	768
PNP Agrotech Private Limited	Subsidiary	933	933	933
Sylvan Acres Realty Private Limited	Subsidiary	826	826	951
Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary	800	600	450
Corolla Realty Limited	Subsidiary	-	-	1,138
Investments in Preference share				
Sylvan Acres Realty Private Limited	Subsidiary	-	-	5,001
Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary	3,295	3,295	3,295
Investment in Debentures				
Tuscan Real Estate Private Limited	Subsidiary	1653	2,124	2,127
Jasmine Hospitality Private Limited	Subsidiary	-	-	125
Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary	8163	8,163	8,163
Snowflower Properties Private Limited	Subsidiary	3201	3,201	3,501
Investment in Partnership & Limited Liability Partnerships (Fixed Capital and Current Capital)				
KP-Rachana Real Estate LLP	Subsidiary	302	461	536
Sanjivani Integrated Township LLP	Subsidiary	4,641	4,165	3,566
Bouvardia Developers LLP	Subsidiary	10,858	8,679	8,835
Carnation Landmark LLP	Subsidiary	630	615	-
Regenesis Project Management LLP	Subsidiary	354	192	-
KP-SK Project Management LLP	Subsidiary	257	219	-
Ruturang Developers LLP	Subsidiary	-	-	97
Advance from Partnership & Limited Liability Partnerships				
Kolte-Patil Homes	Subsidiary	798	811	874
Ankit Enterprises	Subsidiary	4,379	6,094	5,070

The breakup of compensation to Key managerial personnel is as follows:

(₹ in Lakhs)

Consideration of key management personnel	Year ended 31 March 2017	Year ended 31 March 2016
Short term benefits	450	544
Post-employment benefits*	-	-
Other long term benefits*	-	-

*employment benefits comprising of gratuity and compensated absences are not disclosed as these are determined for the company as a whole.

Notes forming part of the standalone financial statements

Note 46 - Details of CSR expenditure

a) Gross amount required to be spend by the Company during the year is ₹76 lakhs (Previous Year ₹121 lakhs).

b) Amount spend during the year ₹109 Lakhs (Previous year ₹104 Lakhs)

Note 47

Trade receivables outstanding as at the balance sheet date include amounts of ₹3,081 lakhs relating to dues from certain parties that are outstanding for more than 6 months from the date they became due. As the Company continues to have business relationship and arrangements with these parties, the Company is confident of recovering these dues in the normal course of business.

Note 48 - Domestic Transfer Pricing

The Company enters into "domestic transactions" with specified parties that are subject to the Transfer Pricing regulations under the Income Tax Act, 1961 ('regulations'). The pricing of such domestic transactions will need to comply with the Arm's length principle under the regulations. These regulations, inter alia, also required the maintenance of prescribed documents and information including furnishing a report from an accountant which is to be filed with the Income tax authorities.

The Company has undertaken necessary steps to comply with the regulations. The management is of the opinion that the domestic transactions are at arm's length, and hence the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

Note 49 - Employee stock option scheme

a) Employee stock option scheme (ESOS 2014)

The Company has instituted 'Employee Stock Option Scheme 2014' (ESOS 2014) for eligible employees of the Company. The vesting pattern of the schemes has been provided below. The options can be exercised over a period of 1 to 3 years from the date of grant. Each option carries with it the right to purchase one equity share of the Company at the exercise price determined by the Nomination and remuneration Committee at the time of grant.

The vesting period of the above mentioned ESOS Schemes is as follows –

Service period from date of grant	Vesting percentage of options
12 months	25%
24 months	35%
36 months	40%

The options under this Scheme vest over a period of 1 to 3 years from the date of the grant. Upon vesting, employees have 3 to 5 years (as per plan) to exercise the options.

The exercise period shall commence from the date of vesting of option and expire not later than 12 (Twelve) months from the vesting date of option. Options not exercised during any particular exercise period, can be carried forward to the subsequent exercise period(s), provided however that all the Options, have to be exercised within a period of 2 year from the date of the vesting period in respect of the final lot, after which any unexercised Options will lapse.

i. Details of activity of the ESOP schemes

Movement for the year ended 31 March 2017 and year ended 31 March 2016:

ESOP Scheme	Particulars	Year ended	Outstanding at the beginning of the year	Granted during the year	Forfeited during the year	Lapsed during the year	Exercised during the year	Outstanding at the end of the year	Exercisable at the end of the year
ESOS 2014	Number of options	31 March 2017	50,000	-	-	-	-	50,000	30,000
	Weighted average exercise price	31 March 2017	142	-	-	-	-	142	142
	Number of options	31 March 2016	855,000	350,000	1,155,000	-	-	50,000	12500
	Weighted average exercise price	31 March 2016	142	142	142	-	-	142	142

Notes forming part of the standalone financial statements

Note 49 - Employee stock option scheme *(contd.)*

ii. Information in respect of options outstanding:

ESOP Scheme	Exercise price	As at 31 March 2017		As at 31 March 2016	
		Number of Options Outstanding	Weighted average remaining life (in Years)	Number of Options Outstanding	Weighted average remaining life (in Years)
ESOS 2014	141	40,000	0.73 - 2.74	40,000	1.74 - 3.74
	145	10,000	0.73 - 2.74	10,000	1.74 - 3.74

iii. The employee stock option cost for the Employee Stock Option Scheme 2014 has been computed by reference to the fair value of share options granted and amortized over each vesting period. For the year ended 31 March 2017 the Company has accounted for employee stock Option cost (equity settled) amounting to ₹10 lakhs (31 March 2016: ₹16 lakhs).

iv. The fair value of each option is estimated on the date of grant based on the following assumptions (on weighted average basis):

Particulars	For the year ended	
	31 March 2017	31 March 2016
Weighted average share price	168	135
Exercise price	141 and 145	141 and 145
Expected Volatility (%)	69.36% - 71.14%	69.36% - 71.14%
Expected life	1 year from the date of vesting	1 year from the date of vesting
Expected dividend (%)	2%	2%
Risk free interest rate (%)	7.70% - 8.50%	7.70% - 8.50%

The amount of the expense is based on the fair value of the employee stock options and is calculated using a Binomial Lattice valuation model. A lattice model produces estimates of fair value based on assumed changes in share prices over successive periods of time. The Binomial Lattice model allows for at least two possible price movements in each subsequent time period.

The Hull-White model (HW-model) is an extension of the Binomial Lattice model. It models the early exercise behavior of employees by assuming that exercise takes place whenever the stock price reaches a certain multiple M of the strike price X when the option has vested. The Black and Scholes valuation model has been used for computing the weighted average fair value.

Note 50 - Particulars of loans given \ guarantees given, as required by clause (4) of Section 186 of the Companies Act, 2013

Name of the party	Nature	Amount ₹ In Lakhs			Period	Rate of Interest	Purposes
		31 March 2017	31 March 2016	1 April 2015			
Olive Realty Private Limited	Loan	-	-	2,474	Repayable on Demand	10%	General corporate loan
Lilac Hospitality Private Limited	Loan	-	-	17	Repayable on Demand	12%	General corporate loan
Kolte-Patil Redevelopment Private Limited (formerly known as PNP Retail Private Limited)	Loan	246	255	95	Repayable on Demand	14%	General corporate loan
Jasmine Hospitality Private Limited	Loan	-	-	12	Repayable on Demand	14%	General corporate loan
PNP Agrotech Private Limited	Loan	207	85	5	Repayable on Demand	14%	General corporate loan
Total		**453**	**340**	**2,603**			

Notes forming part of the standalone financial statements

Note 50 - Particulars of loans given \ guarantees given, as required by clause (4) of Section 186 of the Companies Act, 2013 *(contd.)*

Name of the party	Nature	Amount ₹ In Lakhs			Period	Rate of Interest	Purposes
		31 March 2017	31 March 2016	1 April 2015			
Kolte-Patil I-Ven Townships (Pune) Limited	Corporate Guarantee	21,500	15,000	13,500	NA	NA	Working Capital Facility
Corolla Realty Limited	Corporate Guarantee	-	-	3,000	NA	NA	General Corporate Loan
Kolte-Patil Real Estate Private Limited	Corporate Guarantee	2,000	2,000	4,000	NA	NA	General Corporate Loan
Tuscan Real Estate Private Limited	Corporate Guarantee	-	-	1,300	NA	NA	General Corporate Loan
Total		23,500	17,000	21,800			

Note 51

On 11 December 2015, the Company has entered into an agreement with Metropolitan Lifespace Real Estate Developers Private Limited (MLREDPL), for redevelopment of Jay Vijay Society Co-operative Housing Society Limited in Vile Parle. The agreement defines the Company as "Developer" and MLREDPL as the "Co-Developer".

MLREDPL is contributing towards its share in the cost of the project, and will receive an identified area of the development as its return.

Note 52 - Scheme of Amalgamation

Pursuant to the Scheme of Amalgamation (the Scheme) sanctioned by the National Company Law Tribunal, Mumbai Bench vide its order dated 9 March 2017, Olive Realty Private Limited (Olive Realty), Yashowardhan Promoters and Developers Private Limited (Yashowardhan Promoters), Corolla Realty Limited (Corolla Realty) and Jasmine Hospitality Private Limited (Jasmine Hospitality) have been merged with the Company with effect from 1 January 2016 (the appointed date). The Scheme came into effect on 10 April 2017, the day on which the order was delivered to the Registrar of the Companies, and pursuant thereto the entire business and all the assets and liabilities, duties, taxes and obligations of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality have been transferred to and vested in the Company .The scheme has become effective on 10 April 2017 with effect from the appointed date of 1 January 2016.

Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality were primarily engaged in business of construction of residential, commercial; IT Parks along with renting of immovable properties and providing project management services for managing and developing real estate projects.

The business of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality was run in trust by them for the Company and the business of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality will be carried on by the Company post the effective date.

As the amalgamating companies i.e. Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality are wholly owned subsidiaries of the Company, no consideration is payable on amalgamation with the Company.

The amalgamation is accounted under the 'pooling of interest' method in terms of the scheme sanctioned by the National Company Law Tribunal, Mumbai bench as under:

- All assets and liabilities and reserves of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality have been recorded in the books of account of the Company at their respective carrying amounts and in the same form.
- Difference between amount of Share capital of the transferor companies and gross value recorded as investments is adjusted and the difference is adjusted in ' Reserves' in accordance with the Scheme.
- Accordingly, the assets and liabilities of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality are accounted at the following summarized values:

Notes forming part of the standalone financial statements

Note 52 - Scheme of Amalgamation *(contd.)*

(₹ in Lakhs)

Particulars	Olive Realty	Yashowardhan Promoters	Corolla Realty	Jasmine Hospitality	Total
Property Plant and Equipment (Including Capital Work-in-Progress)	-	1	74	-	75
Intangible assets	-	-	129	-	129
Taxes	25	60	273	-	358
Inventories	2,050	211	18,148	3,953	24,362
Trade Receivables	448	30	478	-	956
Cash and Bank Balances	2	20	1,131	1	1,154
-Financial assets -Investments , loans, & others (Non-current & Current) and -Other Non-current and current assets	264	9	815	-	1,088
Non-current and current liabilities	2	53	11,883	1	11,939
Share Capital	100	18	58	3,017	3,193
Gross value recorded as investments	100	831	17,508	5,520	23,959
To be adjusted against reserves	-	(813)	(17,450)	(2,503)	(20,766)

As the appointed date of merger is 1 January 2016 therefore previous year's numbers reported are not comparable.

The Company has initiated the name change formalities to transfer the title in respect of the contracts, agreements, etc. of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality.

Note 53 - Impairment

Having regards to the future business plans of Kolte Patil Redevelopment Private Limited (formerly known as PNP Retail Private Limited), Regenesis Project Management Company Private Limited and Lilac Hospitality Private Limited the company has recognized a provision for impairment loss of ₹1,200 Lakhs, ₹443 Lakhs and ₹50 Lakhs respectively.

Note 54 - Disclosure on Specified Bank Notes (SBN)

During the year, the Company had specified bank notes or other denomination note as defined in the MCA notification G.S.R. 308(E) dated 30 March 2017 on the details of Specified Bank Notes (SBN) held and transacted during the period from 8 November 2016 to 30 December 2016, the denomination wise SBNs and other notes as per the notification is given below:

(₹ in Lakhs)

Particulars	SBN's In ₹*	Other Denomination notes in ₹	Total
Closing Cash on Hand as on 8 November 2016	8	2	10
(+)Permitted Receipts	-	25	25
(-)Permitted Payments	1	15	16
(-)Amount deposited in Banks	7	-	7
Closing Cash on Hand as on 30 December 2016	-	12	12

*For the purposes of this clause, the term 'Specified Bank Notes' shall have the same meaning provided in the notification of the Government of India, in the Ministry of Finance, Department of Economic Affairs number S.O. 3407(E), dated the 8 November 2016.

Notes forming part of the standalone financial statements

Note 55

The financial statements for the year ended 31 March 2017 were approved by the Board of Directors and authorised for issue on 30 May 2017.

For and on behalf of the Board of Directors

Rajesh Patil
Chairman & Managing Director
(DIN:-00381866)

Milind Kolte
Executive Director
(DIN:-00170760)

Atul Bohra
Chief Financial Officer

Vinod Patil
Company Secretary

Place: Pune
Date: 30 May 2017

Independent Auditors' Report

To
The Members of
KOLTE-PATIL DEVELOPERS LIMITED

Report on the Consolidated Ind AS Financial Statements

We have audited the accompanying consolidated Ind AS financial statements of Kolte-Patil Developers Limited (hereinafter referred to as "the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), comprising the Consolidated Balance Sheet as at 31 March 2017, the Consolidated Statement of Profit and Loss including other comprehensive income, the Consolidated Cash Flow Statement, the Consolidated Statement of Changes in Equity, for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated Ind AS financial statements").

Management's Responsibility for the Consolidated Ind AS Financial Statements

The Parent's Board of Directors is responsible for the preparation of these consolidated Ind AS financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated cash flows and statement of changes in equity of the Group in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) prescribed under Section 133 of the Act. The respective Board of Directors of the companies included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated Ind AS financial statements by the Directors of the Parent, as aforesaid.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated Ind AS financial statements based on our audit. In conducting our audit, we have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated Ind AS financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated Ind AS financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated Ind AS financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Parent's preparation of the consolidated Ind AS financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Parent's Board of Directors, as well as evaluating the overall presentation of the consolidated Ind AS financial statements.

We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their reports referred to in sub-paragraph (a) of the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated Ind AS financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of reports of the other auditors on separate financial statements of the subsidiaries referred to below in the Other Matters paragraph, the aforesaid consolidated Ind AS financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group as at 31 March 2017, and their consolidated profit, consolidated total comprehensive income, their consolidated cash flows and consolidated statement of changes in equity for the year ended on that date.

Other Matters

(a) We did not audit the financial statements of 13 subsidiaries, whose financial statements reflect total assets of ₹51,836 lakhs as at 31 March 2017, total revenues of ₹8,094 lakhs and net cash inflows amounting to ₹97 lakhs for the year ended on that date, as considered in the consolidated Ind AS financial statements. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated Ind AS financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and our report in terms of sub-section (3) of Section 143 of the Act, in so far as it relates to the aforesaid subsidiaries is based solely on the reports of the other auditors.

(b) The comparative financial information for the year ended 31 March 2016 and the transition date opening balance sheet as at 1 April 2015 in respect of 13 subsidiaries included in this consolidated Ind AS financial statements prepared in accordance with the Ind AS have been audited by other auditors and have been relied upon by us.

Our opinion on the consolidated Ind AS financial statements above, and our report on Other Legal and Regulatory Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

Report on Other Legal and Regulatory Requirements

As required by Section 143(3) of the Act, based on our audit and on the consideration of the report of the other auditors on separate financial statements and the other financial information of subsidiary companies incorporated in India, referred in the Other Matters paragraph above we report, to the extent applicable, that:

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated Ind AS financial statements.

(b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated Ind AS financial statements have been kept so far as it appears from our examination of those books, returns and the reports of the other auditors.

(c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Cash Flow Statement and Consolidated Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated Ind AS financial statements.

(d) In our opinion, the aforesaid consolidated Ind AS financial statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act.

(e) On the basis of the written representations received from the directors of the Parent as on 31 March 2017 taken on record by the Board of Directors of the Parent and the reports of the statutory auditors of its subsidiary companies incorporated in India, none of the directors of the Group companies incorporated in India is disqualified as on 31 March 2017 from being appointed as a director in terms of Section 164 (2) of the Act.

(f) With respect to the adequacy of the internal financial controls over financial reporting and the operating effectiveness of such controls, refer to our separate Report in "Annexure A", which is based on the auditors' reports of the Holding company and subsidiary companies incorporated in India. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of, the Parent and subsidiary company's incorporated in India, internal financial controls over financial reporting.

(g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

i. The consolidated Ind AS financial statements disclose the impact of pending litigations on the consolidated financial position of the Group. Refer note 37 to the consolidated Ind AS financial statements.

ii. The Group did not have any material foreseeable losses on long-term contracts including derivative contracts.

iii. There has been no delay in transferring amounts required to be transferred, to the Investor Education and Protection Fund by the Parent and its subsidiary companies.

iv. The Parent has provided requisite disclosures in the consolidated Ind AS financial statements as regards the holding and dealings in Specified Bank Notes as defined in the Notification S.O. 3407(E) dated the 8 November 2016 of the Ministry of Finance, during the period from 8 November 2016 to 30 December 2016 of the Group entities as applicable. Based on audit procedures performed and the representations provided to us by the management we report that the disclosures are in accordance with the relevant books of accounts maintained by those entities for the purpose of preparation of the consolidated Ind AS financial statements and as produced to us (and the other auditors) by the Management of the respective Group entities. Refer Note 51 to the financial statements.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

Annexure A to the Independent Auditors' Report

(Referred to in paragraph f under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

In conjunction with our audit of the consolidated Ind AS financial statements of the Company as of and for the year ended 31 March 2017, we have audited the internal financial controls over financial reporting of Kolte-Patil Developers Limited (hereinafter referred to as "Parent") and its subsidiary companies, which are companies incorporated in India, as of that date.

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Parent and its subsidiary companies, which are companies incorporated in India, are responsible for establishing and maintaining internal financial controls based on "the internal control over financial reporting criteria established by the respective Companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (ICAI)". These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to the respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the internal financial controls over financial reporting of the Parent and its subsidiary companies, which are companies incorporated in India, based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the Institute of Chartered Accountants of India and the Standards on Auditing, prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors of the subsidiary companies, which are companies incorporated in India, in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls system over financial reporting of the Parent and its subsidiary companies, which are companies incorporated in India.

Meaning of Internal Financial Controls Over Financial Reporting

A company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors referred to in the Other Matters paragraph below, the Parent and its subsidiary companies, which are companies incorporated in India, have, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2017, based on "the internal control over financial reporting criteria established by the respective companies considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India".

Other Matters

Our aforesaid report under Section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting insofar as it relates to 5 subsidiary companies, which are companies incorporated in India, is based solely on the corresponding reports of the auditors of such companies incorporated in India.

Our opinion is not modified in respect of the above matters.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

Consolidated Balance Sheet as at 31 March 2017

(₹ in Lakhs)

Particulars	Note No.	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
ASSETS				
1 **Non-current assets**				
(a) Property, Plant and Equipment	3	8,961	9,665	8,791
(b) Capital Work in Proress		222	185	45
(c) Goodwill		2,110	2,110	2,110
(d) Intangible Assets	4	1,653	1,702	955
(e) Financial Assets				
(i) Investments	5	-*	-*	-*
(ii) Other Financial Assets	6	4,014	5,330	3,292
(f) Deferred Tax Assets (Net)	7	1,278	709	670
(g) Income Tax Assets (Net)		2,913	3,780	3,503
(h) Other Non-Current Assets	8	9,695	7,783	7,081
Total Non - Current Assets		**30,846**	**31,264**	**26,447**
2 **Current assets**				
(a) Inventories	9	2,06,073	2,03,895	1,86,371
(b) Financial Assets				
(i) Investments	10	441	278	612
(ii) Trade Receivables	11	17,701	14,681	9,599
(iii) Cash and Cash Equivalents	12	6,854	5,724	4,219
(iv) Other Balances with Banks	13	1,116	2,764	484
(v) Other Financial Assets	14	3,652	2,450	1,545
(c) Other Current Assets	15	15,630	16,762	18,372
Total Current Assets		**2,51,467**	**2,46,554**	**2,21,201**
Total Assets (1+2)		**2,82,313**	**2,77,818**	**2,47,648**
EQUITY AND LIABILITIES				
1 **EQUITY**				
(a) Equity Share Capital	16	7,577	7,577	7,577
(b) Other Equity	17	78,802	70,663	77,423
Equity attributable to owners of the Company		86,379	78,240	85,001
(c) Non Controlling Interest		26,660	30,421	28,547
Total Equity		**1,13,039**	**1,08,661**	**1,13,548**
LIABILITIES				
2 **Non-current liabilities**				
(a) Financial Liabilities				
(i) Borrowings	18	37,066	64,429	38,280
(ii) Trade Payable	19	650	539	1,227
(iii) Other Financial Liabilities	20	323	777	115
(b) Provisions	21	450	420	509
(c) Deferred Tax Liabilities (Net)	7	1,032	961	967
Total Non - Current Liabilities		**39,521**	**67,126**	**41,098**
3 **Current liabilities**				
(a) Financial Liabilities				
(i) Borrowings	22	2,963	7,969	4,295
(ii) Trade Payables	23	17,606	15,378	14,147
(iii) Other Financial Liabilities	24	40,677	9,691	17,366
(b) Provisions	25	428	374	401
(c) Current Tax Liabilities (Net)		2,635	1,694	2,542
(d) Other Current Liabilities	26	65,444	66,925	54,253
Total Current Liabilities		**1,29,753**	**1,02,031**	**93,003**
Total Equity and Liabilities (1+2+3)		**2,82,313**	**2,77,818**	**2,47,648**
See accompanying notes forming part of the financial statements	1-55			
* Amount less than ₹1 lakh				

In terms of our report attached

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

For and on behalf of the Board of Directors

Rajesh Patil
Chairman & Managing Director
(DIN:-00381866)

Milind Kolte
Executive Director
(DIN:-00170760)

Atul Bohra
Chief Financial Officer

Vinod Patil
Company Secretary

Place: Pune
Date: 30 May 2017

Consolidated Statement of Profit and Loss for the year ended 31 March 2017

(₹ in Lakhs except Earnings Per Share)

	Particulars	Note No.	For the year ended 31 March 2017	For the year ended 31 March 2016
I	Revenue from operations	27	96,561	75,375
II	Other income	28	820	1,651
III	**Total Revenue (I + II)**		**97,381**	**77,026**
IV	**EXPENSES**			
	(a) Cost of construction/development, land, plots and development rights	29	60,815	42,519
	(b) Employee benefits expense	30	4,220	4,804
	(c) Finance costs	31	8,604	8,401
	(d) Depreciation and amortisation expense	3 & 4	1,485	1,518
	(e) Other expenses	32	7,525	8,210
V	**Total Expenses (IV)**		**82,649**	**65,452**
VI	**Profit before tax (III - V)**		**14,732**	**11,574**
VII	**Tax Expense**			
	(1) Current tax		6,758	5,427
	(2) Deferred tax	7	(514)	(79)
VIII	**Total tax expense (VII)**	45	**6,244**	**5,348**
IX	**Profit after tax (VI - VII)**		**8,488**	**6,226**
X	**Other comprehensive income**			
	(i) Items that will not be reclassified subsequently to profit or loss			
	-Remeasurements of the defined benefit liabilities / (asset)		47	123
	(ii) Income Tax relating to items that will not be reclassified to Profit or Loss		(16)	(34)
XI	**Total Other Comprehensive Income (X)**		**31**	**89**
XII	**Total Comprehensive income for the year (IX + XI)**		**8,519**	**6,315**
	Profit for the year attributable to:			
	- Owners of the Company		8,718	5,890
	- Non-controlling interest		(230)	336
			8,488	**6,226**
	Other Comprehensive Income for the year attributable to:			
	- Owners of the Company		32	65
	- Non-controlling interest		(1)	24
			31	**89**
	Total Comprehensive Income for the year attributable to:			
	- Owners of the Company		8,750	5,955
	- Non-controlling interest		(231)	360
			8,519	**6,315**
XIII	**Earnings per equity share (Face Value ₹10) in ₹**	43		
	(1) Basic		11.51	7.77
	(2) Diluted		11.51	7.77
	See accompanying notes forming part of the financial statements	1-55		

In terms of our report attached

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

For and on behalf of the Board of Directors

Rajesh Patil
Chairman & Managing Director
(DIN:-00381866)

Milind Kolte
Executive Director
(DIN:-00170760)

Atul Bohra
Chief Financial Officer

Vinod Patil
Company Secretary

Place: Pune
Date: 30 May 2017

Consolidated Statement of Changes in Equity

a) Equity Share Capital

(₹ in Lakhs)

Particulars	Amount
Balance As at 1 April 2015	7,577
Change for the year	-
Balance As at 31 March 2016	7,577
Change for the year	-
Balance As at 31 March 2017	7,577

b) Other Equity 15-16

(₹ in Lakhs)

Particulars	Reserve and Surplus							Total
	Securities Premium Reserve	General Reserve	Share Option Outstanding Account	Capital Redemption Reserve	Capital reserve on Consolidation	Debenture Redemption Reserve	Retained Earnings	
Balance as at 1 April 2015	29,385	4,465	79	1,094	74	1,455	40,871	77,423
Excess amount of dividend distribution tax on final dividend	-	-	-	-	-	-	181	181
Transfer from Retained Earnings on account of Debenture Redemption Reserve	-	-	-	-	-	2,031	(2,031)	0
Transfer from Retained Earnings	-	-	-	625	-	-	(625)	(0)
Amount Recorded on grants of ESOP during the year	-	-	16	-	-	-	-	16
Amount Reversed on forfeiture of ESOP during the year	-	-	(70)	-	-	-	-	(70)
Adjustment on account of acquisition of additional shares	-	1,266		24				1,290
Effect of acquisition of additional stake in subsidiary	-	-	-	-	-	-	(9,745)	(9,745)
Interim dividend paid (Including Dividend Distribution tax)	-	-	-	-	-	-	(2,562)	(2,562)
Final dividend paid (Including Dividend Distribution tax)	-	-	-	-	-	-	(1,825)	(1,825)
Profit for the year	-	-	-	-	-	-	5,890	5,890
Other Comprehensive Income	-	-	-	-	-	-	65	65
Balance as at 31 March 2016	**29,385**	**5,731**	**25**	**1,743**	**74**	**3,486**	**30,219**	**70,663**

c) Other Equity 16-17

(₹ in Lakhs)

Particulars	Reserve and Surplus							Total
	Securities Premium Reserve	General Reserve	Share Option Outstanding Account	Capital Redemption Reserve	Capital reserve on Consolidation	Debenture Redemption Reserve	Retained Earnings	
Balance as at 1 April 2016	29,385	5,731	25	1,743	74	3,486	30,219	70,663
Transfer from Retained Earnings on account of Debenture Redemption Reserve	-	-	-	-	-	2,837	(2,837)	-
Amount Recorded on grants of ESOP during the year	-	-	10	-	-	-	-	10
Interim dividend paid (Including Dividend Distribution tax)	-	-	-	-	-	-	(1,469)	(1,469)
Final dividend paid (Including Dividend Distribution tax)	-	-	-	-	-	-	(1,148)	(1,148)
Effect of acquisition of additional stake in subsidiary	-	-	-	-	-	-	1,996	1,996
Profit for the year	-	-	-	-	-	-	8,718	8,718
Other Comprehensive Income	-	-	-	-	-	-	32	32
Balance as at 31 March 2017	29,385	5,731	35	1,743	**74**	**6,323**	**35,511**	**78,802**

In terms of our report attached

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

For and on behalf of the Board of Directors

Rajesh Patil
Chairman & Managing Director
(DIN:-00381866)

Milind Kolte
Executive Director
(DIN:-00170760)

Atul Bohra
Chief Financial Officer

Vinod Patil
Company Secretary

Place: Pune
Date: 30 May 2017

Consolidated Cash Flow Statement for the year ended 31 March 2017

(₹ in Lakhs)

	Particulars	Year ended 31 March 2017	Year ended 31 March 2016
A	CASH FLOW FROM OPERATING ACTIVITIES		
	Net Profit before tax:	14,732	11,574
	Adjustment for:		
	Depreciation/Amortisation	1,485	1,518
	Allowance for Doubtful Debts	144	-
	Finance Cost	8,604	8,401
	Interest & Dividend Income	(441)	(1,261)
	Share Based Payments to Employees	10	(54)
	Operating profit before Working Capital changes	**24,534**	**20,178**
	Adjustments for changes in Working capital		
	(Increase)/Decrease in Inventories	(2,444)	(18,070)
	(Increase)/Decrease in Trade Receivables	(3,164)	(5,082)
	(Increase)/Decrease in Financial Assets Others - Non current and current	(917)	(1,649)
	(Increase)/Decrease in Other Non-current and current assets	(780)	908
	Increase/(Decrease) in Trade Payables	2,340	544
	Increase/(Decrease) in Other Financial current liabilities	1,352	24
	Increase/(Decrease) in Other Liabilities - Non current and current	(1,935)	13,334
	Increase/(Decrease) in Provisions - Non current and current	115	(27)
	Cash generated from/ (used in) operations	**19,101**	**10,160**
	Income taxes (paid)	(4,935)	(6,517)
	Net Cash from / (used in) operating activities	**14,166**	**3,643**
B	CASH FLOW FROM INVESTING ACTIVITIES		
	Capital expenditure on fixed assets, CWIP including capital advances	(827)	(3,462)
	Proceeds from sale of Fixed assets	57	183
	Acquisition of additional stake of Subsidiary	1,996	(8,479)
	(Investments in) /Proceeds from Current investments	(162)	334
	Other Bank Balances	2,738	(3,498)
	Interest & Dividend received on Investments	383	1,184
	Net Cash from/(used in) investing activities	**4,185**	**(13,738)**

Consolidated Cash Flow Statement for the year ended 31 March 2017

(₹ in Lakhs)

Particulars		Year ended 31 March 2017	Year ended 31 March 2016
C CASH FLOW FROM FINANCING ACTIVITIES			
Repayment of Long term borrowings		(27,363)	(8,258)
Proceeds from Long term borrowings		29,350	26,149
Net increase/(decrease) in working capital borrowings		(5,007)	3,674
Capital contribution/(withdrawal) by Non Controlling Interest		(3,530)	1,538
Dividend (Including Tax on dividend) paid		(2,619)	(4,205)
Finance cost paid		(7,918)	(6,958)
Net Cash from/(used in) financing activities		**(17,087)**	**11,940**
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)		**1,264**	**1,845**
Cash and Cash Equivalents (Opening balance)		5,516	3,671
Cash and Cash Equivalents (Closing balance)		6,780	5,516
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS		1,264	1,845
See accompanying notes forming part of the financial statements	1-55		

In terms of our report attached

For Deloitte Haskins & Sells LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 30 May 2017

For and on behalf of the Board of Directors

Rajesh Patil
Chairman & Managing Director
(DIN:-00381866)

Milind Kolte
Executive Director
(DIN:-00170760)

Atul Bohra
Chief Financial Officer

Vinod Patil
Company Secretary

Place: Pune
Date: 30 May 2017

Notes forming part of the consolidated financial statements

1. Corporate Information

Kolte-Patil Developers Limited ("the Company") and its subsidiaries (collectively referred to as "Group") is a Company registered under the Companies Act, 1956. The Company is primarily engaged in business of construction of residential, commercial; IT Parks along with renting of immovable properties, retail, and providing project management services for managing and developing real estate projects.

2. Significant Accounting Policies

A. Statement of Compliance

The consolidated financial statements have been prepared in accordance with Ind AS notified under the Companies (Indian Accounting Standards) Rules, 2015.Upto the year ended 31 March 2016, the Group has prepared its financial statements in accordance with the requirements of previous GAAP, which includes Standards notified under the Companies (Accounting Standards) Rules, 2006.These are the Group's first Ind AS financial statements . The date of transition to Ind AS is 1 April 2015. Refer Note 33 for the details of first-time adoption exemptions availed by the Group.

B. Basis of Preparation of Financial Statements

The consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

Historical cost is generally based on the fair value of the considerations given in exchange for goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on such a basis, except for share-based payment transactions that are within the scope of Ind AS 102, leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

C. Basis of Consolidation

The consolidated financial statements incorporate the financial statements of the Company and its subsidiaries. Control is achieved when the Company:

- has power over the investee;
- is exposed, or has rights, to variable returns from its involvement with the investee; and
- has the ability to use its power to affect its returns.

When the Company has less than a majority of the voting rights of an investee, it has power over the Investee when the voting rights are sufficient to give it the practical ability to direct the relevant activities of the investee unilaterally.The Company considers all relevant facts and circumstances in assessing whether or not the Company's voting rights in an investee are sufficient to give it power, including:

the size of the Company's holding of voting rights relative to the size and dispersion of holdings of the other vote holders;

- potential voting rights held by the Company, other vote holders or other parties;
- rights arising from other contractual arrangements; and

Notes forming part of the consolidated financial statements

- any additional facts and circumstances that indicate that the Company has, or does not have, the current ability to direct the relevant activities at the time that decisions need to be made, including voting patterns at previous shareholders' meetings.

Consolidation of a subsidiary begins when the Company obtains control over the subsidiary and ceases when the Company loses control of the subsidiary. Specifically, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated statement of profit or loss and other comprehensive income from the date the Company gains control until the date when the Company ceases to control the subsidiary.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

All inter-company transactions, balances and income and expenses are eliminated in full on consolidation

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company.

D. Business Combinations

Acquisitions of businesses are accounted for using the acquisition method. The consideration transferred in a business combination is measured at fair value, which is calculated as the sum of the acquisition-date fair values of the assets transferred by the Group, liabilities incurred by the Group to the former owners of the acquiree and the equity interests issued by the Group in exchange for control of the acquiree. Acquisition-related costs are generally recognised in profit or loss as incurred.

Goodwill is measured as the excess of the sum of the consideration transferred, the amount of any non-controlling interests in the acquiree, and the fair value of the acquirer's previously held equity interest in the acquiree (if any) over the net of the acquisition-date amounts of the identifiable assets acquired and the liabilities assumed

The interest of non-controlling shareholders is initially measured either at fair value or at the non-controlling interests' proportionate share of the acquiree's identifiable net assets. The choice of measurement basis is made on an acquisition-by-acquisition basis. Subsequent to acquisition, the carrying amount of non-controlling interests is the amount of those interests at initial recognition plus the non-controlling interests' share of subsequent changes in equity of subsidiaries.

Business combinations arising from transfers of interests in entities that are under the common control are accounted at historical cost. The difference between any consideration given and the aggregate historical carrying amounts of assets and liabilities of the acquired entity are recorded in shareholders' equity.

E. Goodwill

Goodwill represents the cost of acquired business as established at the date of acquisition of the business in excess of the acquire's interest in the fair value of the identifiable assets, liabilities and contingent liabilities less accumulated impairment losses, if any. Goodwill is tested for impairment annually or when events or circumstances indicate that the implied fair value of goodwill.

F. Use of Estimates

The preparation of financial statements requires the management of the company to make estimates and assumptions to be made that affect the reported amounts of assets and liabilities on the date of financial statements, disclosure of contingent liabilities as at the date of the financial statements, and the reported amounts of income and expenses during the reported period. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected.

G. Inventories

Inventory comprises of stock of raw material, completed properties for sale and properties under construction (Work in Progress). Work In Progress comprises cost of land, development rights, construction and development cost, cost of material, services and other overheads related to projects under construction. Inventory is valued at cost or net realizable value whichever is lower.

Notes forming part of the consolidated financial statements

In case of other business, Inventories are valued at the lower of cost and the net realisable value after providing for obsolescence and other losses, if any. Cost includes all charges in bringing the goods to the point of sale.

H. Cash Flow Statement

The Cash Flow statement is prepared by indirect method set out in Ind AS 7- "Cash Flow Statements" and present cash flows by operating, investing and financing activities of the Company.

I. Property, Plant & Equipment and Intangible assets

Property, Plant & Equipment and Intangible assets are stated at actual cost less accumulated depreciation and net of impairment. The actual cost capitalised includes material cost, freight, installation cost, duties and taxes, eligible borrowing costs and other incidental expenses incurred during the construction / installation stage.

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation / amortisation on Property, Plant & Equipment is charged based on straight line method on an estimated useful life as prescribed in Schedule II to the Companies Act, 2013

Computer software is amortized over a period of six years.

The estimated useful lives and residual values of the Property, Plant & Equipment and Intangible assets are reviewed at the end of each reporting period, with the effect of any changes in estimate accounted for on a prospective basis.

For transition to Ind AS, the Group has elected to continue with the carrying value of all the property, plant and equipment recognised as of 1 April 2015 (transition date) measured as per the previous GAAP and use that carrying value as its deemed cost as of the transition date.

J. Revenue Recognition

i. Revenue from real estate projects including integrated townships is recognised on the 'Percentage of Completion Method' of accounting. Revenue is recognized, in relation to the sold areas only, on the basis of percentage of actual cost incurred thereon including land as against the total estimated cost of the project under execution subject to construction costs being 25% or more of the total estimated cost. The estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined.

   In accordance with Guidance Note issued by the Institute of Chartered Accountants of India (ICAI), on 'Accounting for Real Estate Transactions (for entities to whom Ind AS is applicable), revenue is recognised on percentage of completion method if (a) actual construction and development cost (excluding land cost) incurred is 25% or more of the estimated cost, (b) At least 25% of the saleable project area is secured by contracts or agreements with buyers and (c)At least 10% of the total revenue as per sales agreement or any other legally enforceable document are realised as at the reporting date.

ii. In case of joint development projects, revenue is recognised to the extent of company's percentage share of the underlying real estate development project.

iii. Revenue from sale of land is recognised when the agreement to sell is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer.

iv. Facility charges, management charges, project management fees, rental, hire charges, sub lease and maintenance income are recognized on accrual basis as per the terms and conditions of relevant agreements.

v. Interest income is accounted on accrual basis on a time proportion basis.

vi. Dividend income is recognized when right to receive is established.

vii. Revenue from the sale of goods is recognised when the goods are delivered and titles have passed, at which time all the following conditions are satisfied:

   - the Group has transferred to the buyer the significant risks and rewards of ownership of the goods
   - the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
   - the amount of revenue can be measured reliably;
   - it is probable that the economic benefits associated with the transaction will flow to the Group; and
   - the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Notes forming part of the consolidated financial statements

K. Cost of Construction / Development

Cost of Construction/Development (including cost of land) incurred is charged to the statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not achieved reasonable level of development is carried over as construction work-in-progress.

L. Unbilled receivables

Unbilled receivables represent revenue recognised on 'Percentage of Completion Method' less amount due from customers as per payment plans adopted by them.

M. Foreign Currency transactions

Transactions in foreign currencies are recorded at the rates of exchange prevailing on the date of the transaction. Foreign currency monetary assets and liabilities are translated into rupees at the rate of exchange prevailing on the date of the Balance Sheet and the resulting gain/loss is recorded in the Statement of Profit and Loss. Exchange differences arising on settlement of transactions and translation of monetary items are recognised as income or expense in the year in which they arise.

N. Employee Benefits

Retirement benefit costs and termination benefits

Payments to defined contribution retirement benefit are recognized as an expense when employees have rendered service entitling them to the contributions.

For defined retirement benefit plans, the cost of providing is determined using the projected unit credit method for which actuarial valuations are being carried out at the end of each annual reporting period. Remeasurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding net interest), is reflected immediately in the balance sheet with a charge or a credit recognized in other comprehensive income in the period in which they occur. Remeasurement recognized in other comprehensive income is reflected immediately in retained earnings and is not reclassified to profit or loss. Past service cost is recognized in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorized as follows:

- Service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
- Net interest expense or income; and
- Remeasurement

The Group presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefits expense'. Curtailment gains and losses are accounted for as past service costs.

Any surplus resulting from this calculation is limited to the present value of any economic benefits available in the form of refunds from the plans or reductions on future contributions to the plans.

A liability for a termination benefit is recognized either when the entity can no longer withdraw the offer of the termination benefit or when the entity recognizes any related restructuring costs, whichever is earlier.

Short-term and other long-term employee benefits

A liability is recognized for benefits accruing to employees in respect of wages and salaries and annual leave in the period the related service is rendered at the undiscounted amount of the benefits expected to be paid in exchange for that service.

Liabilities recognized in respect of short-term employee benefits are measured at the undiscounted amount of the benefits expected to be paid in exchange for the related service.

Liabilities recognized in respect of other long-term employee benefits are measured at the present value of the estimated future cash outflows expected to be made by the Company in respect of services provided by employees up to the reporting date.

O. Employee Stock Option Scheme

Equity settled share based payments to employees are measured at fair value in accordance with Ind AS 102, share based payments. The fair value determined at the grant date of the share based payment is expensed over the vesting period, based on the groups estimate of equity instruments that will eventually vest, with a corresponding increase in equity.

Notes forming part of the consolidated financial statements

P. Borrowing Cost

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in profit or loss in the period in which they are incurred.

Q. Operating Leases

Lease arrangements under which all risks and rewards of ownership are effectively retained by the lessor are classified as operating lease. Lease rental under operating lease are recognised in the Statement of Profit and Loss on a straight line basis over the lease term.

R. Earnings Per Share

The group reports basic and diluted earnings per share in accordance with Ind AS - 33 on 'Earnings per Share'. Basic earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of Equity shares outstanding during the year. Diluted earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti- dilutive

S. Taxes on income

Current Tax

Tax expense comprises of current tax and deferred tax. Current tax is measured at the amount expected to be paid to / recovered from the tax authorities, based on estimated tax liability computed after taking credit for allowances and exemption in accordance with the local tax laws existing in the respective countries.

Deferred Tax

Deferred income tax is recognised using the balance sheet approach. Deferred income tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount.

Deferred income tax asset are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised.

Deferred tax liabilities and assets measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

Current and deferred tax for the year:

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

T. Impairment

i. Financial assets (other than at fair value)

Assessement is done at each date of balance sheet whether a financial asset or a group of financial assets is impaired.

Ind AS 109 requires expected credit losses to be measured through a loss allowance. Lifetime expected losses are recognized for all contract assets and / or all trade receivables that do not constitute a financing transaction. For all other financial assets, expected credit losses are measured at an amount equal to the 12 month expected credit losses or at an amount equal to the life time expected credit losses if the credit risk on the financial asset has increased significantly since initial recognition.

Notes forming part of the consolidated financial statements

ii. Non-financial assets

Property, Plant & Equipment and Intangible assets (PPE&IA)

At each Balance Sheet date, the reviews of the carrying amounts of its PPE&IA to determine whether there is any indication that those assets suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of impairment loss. Recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows expected from the continuing use of the asset and from its disposal are discounted to their present value using a pre-tax discount rate that reflects the current market assessments of time value of money and the risks specific to the asset. Reversal of impairment loss is recognised as income in the Statement of Profit and Loss as and when they arise.

U. Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the Group has a present obligation as a result of past event and it is probable than an outflow of resources will be required to settle the obligation, in respect of which the reliable estimate can be made. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material) and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date adjusted to reflect the current best estimates.

Contingent liabilities and Contingent assets are not recognised in the financial statements.

V. Operating Cycle

Based on the nature of products / activities of the Group and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

W. Financial Instruments

Financial assets and liabilities are recognised when the Group becomes a party to the contractual provisions of the instruments.

Financial assets and liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value measured on initial recognition of financial asset or financial liability.

Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised in profit or loss.

Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Financial assets at amortised cost

Financial assets are subsequently measured at amortised cost if these financial assets are held within a business whose objective is to hold these assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets at fair value

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised in profit or loss

Financial liabilities and equity instruments

Financial liabilities and equity instruments issued by the Company are classified according to the substance of the contractual arrangements entered into and the definitions of a financial liability and an equity instrument

Notes forming part of the consolidated financial statements

Financial liabilities are measured at amortised cost using the effective interest method

Financial liabilities at FVTPL are stated at fair value, with gains and losses arising on remeasurement recognized in profit and loss account.

2.1 Critical judgements in applying accounting policies

The following are the critical judgements that the management has made in the process of applying the Group's accounting policies.

a) Control over Kolte-Patil I-Ven Townships (Pune) Limited (KPIT)

KPIT is a subsidiary of Kolte-Patil Developers Limited (KPDL) even though the KPDL has invested 45% of the equity shares of KPIT.

Mr Manish Doshi and Mrs Vandana Doshi have a shareholding of 2.5% each in KPIT.

IDBI Trusteeship Services Ltd (Trustee of India Advantage Fund III & IV) have a shareholding of 50% in KPIT.Based on a control assessment carried out under Ind AS 110 Consolidated Financial Statements and considering KPDL's ability to direct the relevant activities of KPIT the management has concluded that KPDL has control over KPIT since 1 April 2015.

b) Control over Corolla Realty Limited (CRL)

CRL is a subsidiary of the Kolte Patil Developers Limited (KPDL) even though the KPDL had invested 37% of the equity shares of CRL as on 1 April 2015.

IDBI Trusteeship Services Ltd (Trustee of India Advantage Fund III) had a shareholding of 37% in CRL as on as on 1 April 2015.

Mr. Ishwarchand Goyal had a shareholding of 26% in CRL as on 1 April 2015.

Based on a control assessment carried out under Ind AS 110 Consolidated Financial Statements and considering KPDL's ability to direct the relevant activities of CRL the management has concluded that KPDL has control over CRL since 1 April 2015.

During the year 2015-2016 KPDL purchased stake from IDBI Trusteeship Services Ltd (Trustee of India Advantage Fund III) and Mr. Ishwarchand Goyal. CRL thus subsequently became a wholly owned subsidiary of KPDL.

2.2 New Accounting Standards, Amendments to Existing Standards, Annual Improvements and Interpretations Effective Subsequent to 31 March 2017.

Share based payments

Ind AS 102 (Share based payments) was issued in February 2015. MCA on 17 March 2017 notified the Companies (Indian Accounting Standards) (Amendment) Rules, 2017, amending Ind AS 102.

The amendments made to Ind AS 102 covers Measurement of cash-settled share-based payments,

Classification of share-based payments settled net of tax withholdings and accounting for a modification of a share-based payment from cash-settled to equity-settled.

The amendments are to be applied prospectively for annual periods beginning on or after 1 April, 2017. Earlier application is not permitted. The Company does not expect the adoption of these new and amended standards, annual improvements and interpretations to have a significant impact on its financial statements

Statement of Cash flows

Ind AS 7 (Statement of Cash Flows) was issued in February 2015. MCA on 17 March 2017 notified the Companies (Indian Accounting Standards) (Amendment) Rules, 2017, amending Ind AS 7.

The amendments made to Ind AS 7 require an entity to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities, including both changes arising from cash flows and non-cash changes.

The amendments are to be applied prospectively for annual periods beginning on or after 1 April, 2017. Earlier application is not permitted. When the amendments are first applied, entities are not required to present comparative information for earlier periods. The Company does not expect the adoption of these new and amended standards, annual improvements and interpretations to have a significant impact on its financial statements.

Notes forming part of the consolidated financial statements

Note 3 - Property, Plant and Equipment

(₹ in Lakhs)

Particulars	Gross Block				Depreciation				Net Block	
	As at 1 April 2016	Additions during the year	Deductions during the year	As at 31 March 2017	As at 1 April 2016	For the year	On deductions	As at 31 March 2017	As at 31 March 2017	As at 31 March 2016
Land	555	-	-	555	-	-	-	-	555	555
(Previous Year)	(528)	(27)	(-)	(555)	(-)	(-)	(-)	(-)	(555)	(528)
Freehold Buildings	2,378	5	55	2,328	39	42	4	77	2,251	2,339
(Previous Year)	(546)	(1,984)	(152)	(2,378)	(-)	(43)	(4)	(39)	(2,339)	(546)
Plant & Equipment	5,856	107	10	5,953	714	591	4	1,301	4,652	5,142
(Previous Year)	(5,756)	(132)	(32)	(5,856)	(-)	(724)	(10)	(714)	(5,142)	(5,756)
Furniture & Fixtures	519	31	-	550	97	96	-	193	357	422
(Previous Year)	(468)	(51)	(-)	(519)	(-)	(97)	(-)	(97)	(422)	(468)
Office Equipment	532	29	-	561	103	74	-	177	384	429
(Previous Year)	(498)	(34)	(-)	(532)	(-)	(103)	(-)	(103)	(429)	(498)
Vehicles	836	174	-	1,010	155	138	-	293	717	681
(Previous Year)	(834)	(18)	(16)	(836)	(-)	(166)	(11)	(155)	(681)	(834)
Computers	158	22	-	180	61	74	-	135	45	97
(Previous Year)	(161)	(40)	(43)	(158)	(-)	(96)	(35)	(61)	(97)	(161)
Total (3)	**10,834**	**368**	**65**	**11,137**	**1,169**	**1,015**	**8**	**2,176**	**8,961**	**9,665**
Previous year	**(8,791)**	**(2,286)**	**(243)**	**(10,834)**	**(-)**	**(1,229)**	**(60)**	**(1,169)**	**(9,665)**	**(8,791)**

Notes -

- The figures in bracket pertains to corresponding previous period.
- Refer Note 33(6) for Ind AS transition option selected.

Note 4 - Intangible Assets

(₹ in Lakhs)

Particulars	Gross Block				Amortisation				Net Block	
	As at 1 April 2016	Additions during the year	Deductions during the year	As at 31 March 2017	As at 1 April 2016	For the year	On deductions	As at 31 March 2017	As at 31 March 2017	As at 31 March 2016
Computer software	1,989	421	-	2,410	287	470	-	757	1,653	1,702
(Previous Year)	(955)	(1,036)	(2)	(1,989)	(-)	(289)	(2)	(287)	(1,702)	(955)
Total (4)	**1,989**	**421**	**-**	**2,410**	**287**	**470**	**-**	**757**	**1,653**	**1,702**
Previous Year	**(955)**	**(1,036)**	**(2)**	**(1,989)**	**(-)**	**(289)**	**(2)**	**(287)**	**(1,702)**	**(955)**
Grand Total (3+4)	**12,823**	**789**	**65**	**13,547**	**1,456**	**1,485**	**8**	**2,933**	**10,614**	**11,367**
Total (Previous Year)	**(9,746)**	**(3,322)**	**(245)**	**(12,823)**	**(-)**	**(1,518)**	**(62)**	**(1,456)**	**(11,367)**	**(9,746)**

Notes -

- The figures in bracket pertains to corresponding previous period.
- Refer Note 33(6) for Ind AS transition option selected.

Notes forming part of the consolidated financial statements

Note 5 - Investments : Non-Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Investment :			
- Investments in Government or trust securities			
National Savings Certificates	-*	-*	-*
- Other Investment			
20 (31 March 2016 - 20) (1 April 2015 - 20) Equity Shares of Rupee Bank of ₹25 each	-*	-*	-*
Total	**-***	**-***	**-***
* Amount less than ₹1 lakh			
Aggregate book value of quoted investments	-	-	-
Aggregate market value of quoted investments	-	-	-
Aggregate amount of unquoted investments	-*	-*	-*
Catagorywise investments :			
(a) Investment measured at Fair Value Through Profit and Loss	-	-	-
(b) Investment measured at Fair Value Through Other Comprehensive Income	-	-	-
(c) Investment measured at amortised cost	-*	-*	-*

Note 6 - Other Financial Assets : Non-Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(Unsecured, Considered good)			
(a) Security deposits	1,835	1,537	1,370
(b) Prepaid expenses	27	54	103
(c) Fixed deposits having maturities of more than 12 months from the Balance Sheet date	1,763	2,852	1,635
(d) Interest accrued on deposits	175	108	-
(e) Maintenance charges recoverable	214	779	185
Total	**4,014**	**5,330**	**3,292**

Note 7 - Deferred Tax Assets / (Liabilities) (Net)

Deferred tax assets/(liabilities) presented in the Consolidated balance sheet are as follows

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Deferred tax assets	1,278	709	670
Deferred liabilities	(1,032)	(961)	(967)
Total	**246**	**(252)**	**(297)**

Notes forming part of the consolidated financial statements

Note 7 - Deferred Tax Assets / (Liabilities) (Net) *(contd.)*

(₹ in Lakhs)

Significant components of deferred tax assets and liabilities for the year ended 31 March 2017 :	Opening balance as on 1 April 2016	Recognized in the statement of profit or loss	Recognized in/reclassified from other comprehensive income	Closing balance as on 31 March 2017
Deferred tax assets/(liabilities)				
Compenseted absencce, retirement benefits and bonus	402	70	(16)	456
Brought forward Loss and Unabsorbed Depreciation	1,316	27	-	1,343
Financial guarantee premium	(16)	(6)	-	(22)
Financial liabilities (borrowings) at amortised cost	(25)	5	-	(20)
Deposits measured at amortised cost	3	-	-	3
Property, plant and equipment	(1,058)	434	-	(624)
FVTPL of financial instruments	26	(16)	-	10
Undistributed Earnings	(900)	-	-	(900)
Net Deferred tax assets/(liabilities)	**(252)**	**514**	**(16)**	**246**

(₹ in Lakhs)

Significant components of deferred tax assets and liabilities for the year ended 31 March 2016 :	Opening balance as on 1 April 2015	Recognized in the statement of profit or loss	Recognized in/reclassified from other comprehensive income	Closing balance as on 31 March 2016
Deferred tax assets/(liabilities)				
Compenseted absencce, retirement benefits and bonus	307	129	(34)	402
Brought forward Loss and Unabsorbed Depreciation	584	732		1,316
Financial guarantee premium	-	(16)		(16)
Financial liabilities (borrowings) at amortised cost	(18)	(7)		(25)
Deposits measured at amortised cost	2	1		3
Property, plant and equipment	(306)	(752)		(1,058)
FVTPL of financial instruments	34	(8)		26
Undistributed Earnings	(900)	-		(900)
Net Deferred tax assets/(liabilities)	**(297)**	**79**	**(34)**	**(252)**

Note 8 - Other Non-Current Assets

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(Unsecured, considered good)			
Advances given for real estate development and land purchase	4,995	3,476	3,894
Advance to related parties (Refer note 46)	491	250	150
Prepaid expenses	153	31	3
Amount given for development rights	4,056	4,026	3,034
Total	**9,695**	**7,783**	**7,081**

Notes forming part of the consolidated financial statements

Note 9 - Inventories

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(At lower of cost and net realisable value)			
(a) Closing stock of Raw materials	3,103	3,487	3,969
(b) Land, plots and construction work-in-progress	2,01,322	1,98,733	1,80,706
(c) Completed Finished Properties	1,648	1,675	1,696
Total	**2,06,073**	**2,03,895**	**1,86,371**

Notes

1 Refer note 29 for cost of inventories recognised as an expense during the period.

2 Nil amount of inventories were written down to net realisable value during the current and comparable periods. Similarly, Nil amount of reversal of write down was accounted during the current and comparable periods

3 Mode of valuation of inventories is stated in Note 2.

Note 10 - Investments : Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Investments in Mutual Funds - at fair value through profit and loss - Quoted			
107.62 Units of ₹1,528.74 each (31 March 2016 - 102.64 units of ₹1,528.74 each) (1 April 2015 - 9,837.90 units of ₹1,528.74 each) of Reliance Liquid fund - Treasury Plan - Daily dividend Option	2	2	150
3,126.47 units of ₹100.47 each (31 March 2016 - 22.87 units of ₹100.29 each) (1 April 2015 - 106,966.58 of ₹100.29 each) of Birla Sun Life Saving Fund- Daily Dividend- Direct Plan -Reinvestment	3	-*	107
39,964.67 units of ₹1,001.67 each (31 March 2016 - NIL) (1 April 2015 - NIL) of IDFC Cash Fund -Daily Dividend-Direct Plan	400	-	-
23,872.34 Units of ₹105.74 each (31 March 2016 - 237,954 units of ₹105.73 each) (1 April 2015 - 285,366.54 of ₹105.73 each) of ICICI Prudential Flexible Income- Daily Dividend	25	252	301
149.8323 Units of ₹1001.119 each (31 March 2016 - 1,964.312 units od ₹1001.34 each) (1 April 2015 - 4,838.78 of ₹1001.12 each) of Baroda Pioneer Mutual Fund- Daily Dividend	2	20	48
Investments in Equity Instruments - at fair value through profit and loss -Quoted			
13,200 (31 March 2016 - 13,200) (1 April 2015 - 13,200) Equity Shares of ₹24 each - Vijaya Bank	9	4	6
Total	**441**	**278**	**612**
*Amount less than ₹1 lakh			

Notes forming part of the consolidated financial statements

Note 10 - Investments : Current *(contd.)*

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Aggregate book value of quoted investments	441	278	612
Aggregate market value of quoted investments	441	278	612
Aggregate amount of unquoted investments	-	-	-
Catagorywise investments			
(a) Investment measured at fair value through profit and loss	441	278	612
(b) Investment measured at fair value through other comprehensive income	-	-	-
(c) Investment measured at amortised cost	-	-	-
Investments - measured at fair value through profit and loss :			
(a) Mutual Funds	432	274	606
(b) Equity Shares	9	4	6

Note 11 - Trade receivables

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(Unsecured)			
Considered good	17,701	14,681	9,599
Considered doubtful	144	-	-
Sub Total	17,845	14,681	9,599
Less : Allowance for doubtful debts	144	-	-
Total	**17,701**	**14,681**	**9,599**

The company provides a loss allowance on case to case basis at the end of each reporting period.

Note 12 - Cash and Cash Equivalents

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) Balances with banks			
- In current accounts	6,687	5,167	3,539
- In demand deposit accounts - original maturity of 3 months or less	137	517	637
(b) Cheques in Hand	1	1	2
(c) Cash in hand	29	39	41
Total	**6,854**	**5,724**	**4,219**

Note 13 - Other Balances with Banks

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) In other deposit accounts	519	841	312
Fixed Deposit as a security against borrowing (Original maturity more than 3 months less than 12 months)			
(b) Earmarked accounts			
- Unclaimed dividend	35	37	36
- Balance held under Escrow accounts	562	1,886	136
Total	**1,116**	**2,764**	**484**

Notes forming part of the consolidated financial statements

Note 14 - Others Financial Assets : Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(Unsecured, considered good)			
(a) Security deposits	1	87	157
(b) Prepaid expenses	34	41	34
(c) Interest accrued on deposits	15	24	56
(d) Unbilled revenue	2,129	2,229	1,184
(e) Maintenance charges and other receivables	121	30	-
(f) Maintenance deposits	1,322	-	-
(g) Advances to employees	30	39	114
Total	3,652	2,450	1,545

Note 15 - Other Current Assets

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) Advances to suppliers, contractors and land vendors	13,415	14,234	12,573
(b) Advances to related parties (Refer note 46)	417	496	673
(c) Balances with government authorities (other than income tax)	1,677	1,897	1,948
(d) Prepaid expenses	121	135	77
(e) Advance for Purchase of Stake in Corolla Realty Limited	-	-	3,100
Total	15,630	16,762	18,372

Note: Advances from related parties includes amount due from

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Directors and their relatives	417	496	673
Total	417	496	673

Note 16 - Equity Share Capital

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Authorised:			
149,450,000 Equity shares of ₹10/- each	14,945	14,945	11,200
(as at 31 March 2016: 149,450,000 equity shares of ₹10/- each)			
(as at 1 April 2015: 112,000,000 equity shares of ₹10/- each)			
	14,945	14,945	11,200
Issued, Subscribed and Fully Paid:			
75,774,909 Equity shares of ₹10/- each	7,577	7,577	7,577
(as at 31 March 2016: 75,774,909 equity shares of ₹10/- each)			
(as at 1 April 2015: 75,774,909 equity shares of ₹10/- each)			
Total	7,577	7,577	7,577

Notes forming part of the consolidated financial statements

Note 16 - Equity Share Capital *(contd.)*

Note 16A : Terms, rights & restrictions attached to equity shares

The Company has only one class of equity shares having a face value of ₹10 per share. Accordingly, all equity shares rank equally with regards to dividends & share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amount. The distribution will be in proportion to the number of equity shares held by the shareholders.

16B : Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at 31 March 2017		As at 31 March 2016	
	Number of shares	Amount ₹ In Lakhs	Number of shares	Amount ₹ In Lakhs
Shares at the beginning of the year	7,57,74,909	7,577	7,57,74,909	7,577
Issued during the year	-	-	-	-
Outstanding at the end of the year	**7,57,74,909**	**7,577**	**7,57,74,909**	**7,577**

16C: Details of shares held by each shareholder holding more than 5% equity shares

Particulars	As at 31 March 2017		As at 31 March 2016	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
Rajesh Anirudha Patil	1,54,86,031	20.44%	1,54,86,031	20.44%
Naresh Anirudha Patil	1,49,49,148	19.73%	1,49,49,148	19.73%
Milind Digambar Kolte	64,42,156	8.50%	64,42,156	8.50%
Sunita Milind Kolte	55,39,553	7.31%	55,39,553	7.31%
Sunita Rajesh Patil	70,21,861	9.27%	70,21,861	9.27%
Vandana Naresh Patil	70,39,319	9.29%	70,39,319	9.29%
Goldman Sachs India Fund Limited	39,79,837	5.25%	38,47,908	5.08%

Note 16D : Information regarding issue of shares in the last five years

i) The Company has not issued any shares without payment being received in cash.

ii) The Company has not issued any bonus shares.

iii) The Company has not undertaken any buy-back of shares.

Note 16E:

The Company declares and pays dividend in Indian Rupees. The shareholders at the Annual General Meeting held on 17 September 2016 approved a dividend of ₹1.50 per share for the year ended 31 March 2016 which was subsequently paid during the year ended 31 March 2017. The amount was recognised as distributions to equity shareholders during the year ended 31 March 2017 and the total appropriation was ₹1,148 Lakhs including Corporate dividend tax. A final dividend of ₹1.60 per share has been recommended by the Board of Directors in their meeting held on 30 May 2017, for the financial year 2016-17 subject to the approval of shareholders in the ensuing Annual General Meeting. The proposed dividend of ₹1,212 lakhs and dividend distribution tax theron, of ₹247 lakhs have not been recognised as liablities.

Note 16F:

Refer Note 50 for details relating to stock options

Notes forming part of the consolidated financial statements

Note 17 - Other Equity

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016
(a) Securities Premium Account		
Opening balance	29,385	29,385
Add : Addition / (Utilisation) during the year	-	-
Closing balance	29,385	29,385
(b) Debenture Redemption Reserve		
Opening balance	3,486	1,455
Add : Transferred from surplus in Statement of Profit and Loss	2,837	2,031
Closing balance	6,323	3,486
(c) Share Option Outstanding Account		
Opening balance	25	79
Add : Amount recorded on grants during the year	10	16
Less : Amount reversed on forfeiture of ESOP during the year	-	(70)
Closing balance	35	25
(d) Capital Redemption Reserve		
Opening balance	1,743	1,094
Add: Adjustments on account of acquisition of additional shares	-	24
Add: Transferred from surplus in Consolidated Statement of Profit and Loss		625
Closing balance	1,743	1,743
(e) Capital Reserve on Consolidation		
Opening balance	74	74
Add: Addition / (Utilisation) during the year	-	-
Closing balance	74	74
(f) General Reserve		
Opening balance	5,731	4,465
Add: Adjustments on account of acquisition of additional shares	-	1,266
Closing Balance	5,731	5,731
(g) Surplus in Statement of Profit and Loss		
Opening balance	30,219	40,871
Add: Excess amount of dividend distribution tax on final dividend	-	181
Profit for the year	8,718	5,890
Other Comprehensive Income (net)	32	65
Less: Allocations/Appropriations		
Effect of acquisition of additional stake in subsidiary	1,996	(9,745)
Interim dividend paid (Including Dividend Distribution tax)	(1,469)	(2,562)
Final Dividend paid (Including dividend Distribution tax)	(1,148)	(1,825)
Transferred to Debenture Redemption Reserve	(2,837)	(2,031)
Transferred to Capital Redemption Reserves	-	(625)
Closing Balance	35,511	30,219
Total	**78,802**	**70,663**

Notes forming part of the consolidated financial statements

Note 18 - Borrowings : Non-Current

(₹ in Lakhs)

Particulars	Non Current			Current		
	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Secured						
Debentures						
700 (31 March 2016 - 700) (1 April 2015 - 700) 12.25% Non Convertible Redeemable Debentures of ₹1,000,000 each.	-	7,000	7,000	7,000	-	-
120 (31 March 2016 - 120) (1 April 2015 - Nil) 15% Non-Convertible redeemable Debentures of ₹10,000,000 each.	-	12,000	-	12,000	-	-
7,468,909 (31 March 2016 - 7,468,909) (1 April 2015 - 8,168,909) 15% Optionally Convertible Debentures of ₹10/- each	7,469	7,469	8,169	-	-	-
Loans						
from Banks	13,353	16,996	9,385	3,695	1,550	7,528
from Financial Institution / Others	2,737	7,018	-	9,054	860	3,071
Vehicle Loan						
from Banks	96	29	86	71	57	114
from Financial Institution / Others	7	2	12	7	10	22
Unsecured						
15,178,133 (31 March 2016 - 19,669,300) (1 April 2015 - 19,669,300) 15% Compulsory Convertible Debentures of ₹10/- each	1,557	2,024	2,029	-	-	-
2,169,300 (31 March 2016 - 2,169,300) (1 April 2015 - 2,169,300) Optionally Convertible Debentures of ₹10/- each	-	-	-	217	217	217
80,513,874 (31 March 2016 - 80,513,874) (1 April 2015 - 80,513,874) 15% Compulsory Convertible Debentures of ₹10/- each	8,051	8,051	8,051	-	-	-
19,255,500 (31 March 2016 - 19,255,500) (1 April 2015 - 19,255,500) 15% Optionally Convertible Debentures of ₹10/- each	1,926	1,926	1,926	-	-	-
Optionally Convertible Redeemable Preference Shares						
40,268,140 (31 March 2016 - 40,268,140) (April 1,2015 - 40,268,140) 0.0001 % Optionally convertible redeemable preference shares of ₹10/- each	-	-	-	4,027	4,027	4,027
Term Loans						
from Financial Institutions/Others	1,870	1,914	1,622	-	-	-
	37,066	**64,429**	**38,280**	**36,071**	**6,721**	**14,979**
Amount disclosed under other current financial liabilities (Refer Note 24)	-	-	-	(36,071)	(6,721)	(14,979)
Total	**37,066**	**64,429**	**38,280**	**-**	**-**	**-**

Notes forming part of the consolidated financial statements

Note 18 - Borrowings : Non-Current *(contd.)*

Details of terms of repayment and securities provided in respect of secured term loans are as under :

18A. Secured Debentures

i) Non Convertible Debentures

a) 700 (31 March 2016 - 700) (1 April 2015 - 700) 12.25% Non-Convertible Debentures of ₹1,000,000/- each fully paid carrying interest at 12.25% p.a.

Name of Debenture Holder	Series	Date of allotment	Number of Debentures	Amount ₹ in lakhs
Kotak Mahindra Mutual Fund	Series I	11 December 2014	400	4,000
L & T Housing Finance Limited	Series II	16 January 2015	300	3,000

Security:

The NCDs shall be secured by an exclusive first ranking charge in favour of the Debenture Trustee (on behalf of the NCD holders) over:

1) Charge by way of Mortgage over land and Project Assets of Jazz 2 located at Pimple Nilakh to which clear and marketable title is held by Issuer.

2) Charge on all Cash flows and Receivables pertaining to the Project ("Receivables").

3) Charge on the Escrow Account for the Project.

4) Minimum asset cover of 1.50 times the total principal amount of the NCDs outstanding and aggregate interest accrued but not paid on the NCDs as on the relevant date to be maintained , throughout the tenor of the NCDs

Repayment Terms :

The non-convertible secured Debentures are redeemable at the end of 3 years from the Deemed Date of Allotment. The interest is to be paid out quarterly as per the Debenture Information Memorandum.

The Company has created Debenture Redemption Reserve pursuant to the section 71(4) of the Companies Act, 2013.

b) 120 (31 March 2016 -120) (April 1 , 2015 - Nil) 15% Non-Convertible Debentures of ₹10,000,000/- each fully paid carrying interest at 15% p.a.

Name of Debenture Holder	Series	Date of allotment	Number of Debentures	Amount ₹ in lakhs
IDFC Real Estate Yield Fund	Series III	9 October 2015	120	12,000

Security:

The NCDs shall be secured by an exclusive first ranking charge in favour of the Debenture Trustee (on behalf of the NCD holders) over:

1) Charge by way of Mortgage over land and Project Assets of Atria located at Pimple Nilakh to which clear and marketable title is held by the Issuer.

2) Charge by way of Mortgage over land and Project Assets of Project Botanica, New Project and Project Umang Premier located at Wagholi, Taluka Haveli, District Pune, to which clear and marketable title is held by Issuer.

2) Charge on all Cash flows and Receivables pertaining to the Project ("Receivables").

3) Charge on the Escrow Account for the Project.

Repayment Terms:

Repayment to be made in equal monthly tranches of INR. ₹12,00,00,000 commencing from June 2017 to March 2018. The interest is to be made monthly from October 2016 to May 2017.

The Company has created Debenture Redemption Reserve pursuant to the Section 71(4) of the Companies Act, 2013.

Notes forming part of the consolidated financial statements

Note 18 - Borrowings : Non-Current *(contd.)*

c) **7,468,909 (31 March 2016 - 7,468,909) (1 April 2015 - 8,168,909) Optionally Convertible Debentures of ₹100 each fully paid carrying interest @ 15% p.a.**

The OCD's shall have a term of 10 years from the date of allotment. Only upon completion of 4 years from the date of issue , the Debenture holders shall have a right to convert optionally convertible debentures into equity shares of company.

The company may redeem the OCD's before the term. The premium on redemption, if any will be decided by the Board of Directors at the time of Redemption of OCD's.

During the year 2015-16, the Company has redeemed 7,000,000 Optionally Convertible Debentures Series B at face value amounting to ₹70,000,000. The Debentures are secured by mortgage of piece and parcel of the property bearing S.no. 45(P), admeasuring about 1,25,284 sq.mtrs. lying, being and situated at Village Kondhawa Budruk, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, Pune.

The Company has created Debenture Redemption Reserve pursuant to the Section 71(4) of the Companies Act, 2013

18B. Term Loans

Security: Term loan from bank and others is secured by way of

i. Mortgage of Immovable Property owned by Company/ Subsidiary/ group companies.

ii. Mortgage of land of the respective Project for which term Loan has taken along with escrow arrangement.

iii. Personal guarantees of directors.

iv. Charge on collection / receivables of respective projects for which term loan has taken.

Repayment Terms : Repayable witihin 8 to 72 monthly installments

Rate of Interest : These Loans are subject to inerest rate ranging from 11.50% to 18% per annum

18C. Vehicle Loans

Security: All the Vehicle loans are secured by the respective vehicles only.

Rate of Interest : The Rate of Interest is between 10% to 18% per annum

18D. Unsecured Borrowings

i) **15,178,133 (31 March 2016 - 19,669,300) (1 April 2015 - 19,669,300) 15 % Compulsory Convertible Debentures (CCD) of ₹10 each.**

The CCDs shall have a term of 10 (ten) years to be computed from the date of issue (15 October 2011). As per the terms of allotment of CCDs, the CCDs may be converted in whole or in part, at the option of the holder at any time during the period between the date of issue till Conversion Date. Every 100 CCDs shall be convertible into 2 Equity Shares. "

ii) **2,169,300 (31 March 2016 - 2,169,300) (1 April 2015 - 2,169,300) Optionally Convertible Debentures (OCDs) of ₹10/- each (Non Interest Bearing) (Series B & Series C)**

The OCD's shall have a term of 30 (thirty) months from the date of issue . If OCDs are not redemed in accordance with terms of issue, OCDs shall be mandatorily converted into 1 equity share on Mandatorily conversion date.

Series B -

In accordance with the terms of the Debenture Redemption Agreement dated 6 October 2011, if "Additional FSI" was not received till 5 April 2014, the Series B OCDs issued to India Advantage Fund III were to be redeemed or converted to equity shares. Based on legal opinion and architect's certificate additional FSI was not received and therefore, the Company has communicated vide letter dated 5 April 2014 to India Advantage Fund III that the additional FSI not available and requested to submit the debenture certificate for further actions.

Series C-

In accordance with the terms of the Debenture Redemption Agreement dated 6 October 2011, if "Refund of IT Premium"" was not received till 5 April 2014, the Series C OCDs issued to India Advantage Fund III were to be converted in to equity shares. The Company is in the process of converting OCD Series C into one equity share.

Notes forming part of the consolidated financial statements

Note 18 - Borrowings : Non-Current *(contd.)*

iii) **80,513,874 (31 March 2016 - 80,513,874) (1 April 2015 - 80,513,874) 15 % Compulsory Convertible Debentures of ₹10/- each fully paid carrying interest at 15% p.a.**

These debentures are convertible into such number of fully paid up equity shares or preference shares of the company as may be decided by the board of directors at the time of conversion.

The company shall pay interest at the rate of 15% p.a. accrued quaterly and paid annually. Interest on CCD's, if not paid due to paucity of funds, will be accumulated and the company shall be liable to the pay the cumulative interest duly compounded on a quaterly basis from the date of first accrural till the date of actual payment of interest.

The Investors have a right to convert the CCDs into such number of fully paid up equity shares or preference shares upon expiry of four years from the date of allotment of CCD's or such revised period as agreed between the investor and the company.

If the investors do not excercise the right of conversion before 31 March 2018, the company shall compulsorily convert all CCDs into fully paid up equity shares or preference shares of the company as on 31 March 2018.

iv) **19,255,500 (31 March 2016 - 19,255,500) (1 April 2015 - 19,255,500) 15% Optionally Convertible Debentures (OCD) of ₹10/- each fully paid carrying interest at 15% p.a.**

The company shall pay interest at the rate of 15% p.a. accrued quarterly and paid annually. Interest on OCD's, if not paid due to paucity of funds, will be accumulated and the company shall be liable to the pay the cumulative interest duly compounded on a quaterly basis from the date of first accrural till the date of actual payment of interest.

These debenturs have an option to convert into such number of fully paid up equity shares or preference shares of the company as decided by the board of directors at the the time of conversion; i.e. after expiry of third year from the receipt of application money or prior to the redemption.

If not converted, the company shall reedem the OCDs on or 1 April 2018 in various tranches subject to the availiability of surplus cash flows. The premium payable on the redemption shall be decided by the board of directors and the subscribers at the time of redemption.

The Company has created Debenture Redemption Reserve pursuant to the section 71(4) of the companies Act, 2013.

18E. Optionally Convertible Redeemable Preference Shares (OCRPS)

40,268,140 (31 March 2016 - 40,268,140) (April 1,2015 - 40,268,140) 0.0001% Optionally Convertible Redeemable Preference Shares of ₹10/- each

The company has only one class of preference shares having face value of ₹10/- per share. The 0.0001% p.a. Optionally convertible Redeemable Preference Shares issued to investors shall be treated at par without any preference or priority of one over the other.

Dividend payable by the Company on the outstanding OCRPS shall be 0.0001% p.a. The dividend shall accrue on a yearly basis and shall be paid at each Financial Year. If the dividend on OCRPS is not paid by the Company due to paucity of funds, it will be accumulated and the Company shall be liable to pay the cumulative dividend on the OCRPS when adequate funds are available.

The Investor shall have right at any time to convert at their option in whole or in part of the OCRPS in to fully paid up equity shares up on the expiry of three years from the date of receipt of application monies and prior to redemption of OCRPS. The Board of Director along with the investors shall decide, at the time of conversion, the premium, if any to be paid on conversion.

If not converted, the Company shall redeem the OCRPS on or before 31 March 2018 in various tranches subject to availability of surplus cash flows. The premium payable on the redemption shall be decided by the Board of Directors and subscribers at the time of redemption.

Notes forming part of the consolidated financial statements

Note 19 - Trade Payables : Non-Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Total Outstanding dues other than to Micro Enterprises and Small Enterprises	650	539	1,227
Total	**650**	**539**	**1,227**

Note 20 - Other Financial Liabilities : Non-Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) Security Deposits	32	31	35
(b) Maintenance Deposits	291	746	80
Total	**323**	**777**	**115**

Note 21 - Provisions : Non Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Provision for employee benefits (refer note 40)			
(a) Compensated Absences	446	415	492
(b) Gratuity	4	5	17
Total	**450**	**420**	**509**

Note 22 - Borrowings : Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
A. Secured Borrowings - at Amortised cost			
From Banks	2,933	7,033	2,997
Sub total Secured Borrowings (a)	**2,933**	**7,033**	**2,997**
B. Unsecured Borrowings - at Amortised cost			
Loans from related parties (Refer note 46)	30	936	1,098
Loans Others	-	-	201
Sub total Unsecured Borrowings (b)	**30**	**936**	**1,298**
Total (a+b)	**2,963**	**7,969**	**4,295**

1) Bank loans are secured by way of
   i. Mortgage of immovable property owned by Company/ Subsidiaries/ Group Companies.
   ii. Mortgage of land of the respective Project for which term loan has taken along with escrow arrangement.
   iii. Personal guarantees of directors.
   iv. Charge on current assets (construction Material WIP and receivables) of respective projects for which term loan has taken.
   v. Bank fixed deposit .
2) Loans from related parties are unsecured and are repayable on demand. The value of interest is 14% per annum.

Notes forming part of the consolidated financial statements

Note 23 - Trade Payables : Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Total Outstanding dues other than to Micro Enterprises and Small Enterprises	17,606	15,378	14,147
Total	**17,606**	**15,378**	**14,147**

Note 24 - Other Financial Liabilities : Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) Current maturities of long-term debt (Refer note 18)	36,071	6,721	14,979
(b) Interest accrued	3,094	2,674	1,776
(c) Unclaimed dividends	35	37	36
(d) Security and maintenance deposit	1,400	29	27
(e) Book overdraft	74	208	548
(f) Others	3	22	-
Total	**40,677**	**9,691**	**17,366**

Note 25 - Provisions : Current

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Provision for employee benefits (refer Note 40)			
(i) Compensated Absences	84	72	82
(ii) Gratuity	344	302	319
Total	**428**	**374**	**401**

Note 26 - Other Current Liabilities

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(a) Advances received from customers	61,776	63,785	53,042
(b) Advance received from co-developers (Refer note 53)	2,484	1,873	-
(c) Others			
- Statutory dues (Contribution to PF, ESIC, Withholding Taxes, VAT, Service Tax etc.)	924	1,070	905
- Others (Stamp duty and registration fees)	260	196	306
Total	**65,444**	**66,925**	**54,253**

Note 27 - Revenue from Operations

(₹ in Lakhs)

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Sale of properties/flats (residential and commercial)	93,800	73,423
(b) Sale of land	2,102	823
(c) Rental income	116	105
(d) Sale of services	456	896
(e) Modification, extra work & other receipts	87	128
Total	**96,561**	**75,375**

Notes forming part of the consolidated financial statements

Note 28 - Other Income

(₹ in Lakhs)

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Interest income		
- On bank deposits and other investments (at amortised cost)	295	1,059
(b) Dividend income from		
- Current investment	146	202
(c) Other gains and losses		
- Sundry balances written back	2	164
- Miscellaneous income	377	226
Total	**820**	**1,651**

Note 29 - Cost of construction/development, land, plots and development rights

(₹ in Lakhs)

Particulars		For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Opening stock		2,00,408	1,82,402
Sub Total	(A)	2,00,408	1,82,402
(b) Add: Cost incurred during the year			
Cost of land/ development rights		10,479	8,049
Consumption of material & transaportation		18,759	20,849
Contract cost, labour and other charges		22,818	18,434
Other construction expenses		7,394	9,074
Personnel costs		2,709	2,636
Finance cost (Refer note 31)		1,218	1,483
Sub Total	**(B)**	**63,377**	**60,525**
(c) Less : Closing stock	(C)	2,02,970	2,00,408
Total	**(A+B-C)**	**60,815**	**42,519**

Note 30 - Employee Benefits Expense

(₹ in Lakhs)

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Salaries and wages	3,607	4,126
(b) Contribution to provident and other funds (Refer note 40)	528	554
(c) Share based payments to employees	10	16
(d) Staff welfare expenses	75	108
Total	**4,220**	**4,804**

Note 31 - Finance Cost

(₹ in Lakhs)

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Interest expense on borrowings	9,666	9,529
(b) Other borrowing cost	156	356
Sub Total	9,822	9,885
Less: Transferred to cost of constructions (Refer note 29)	1,218	1,483
Total	**8,604**	**8,401**

Notes forming part of the consolidated financial statements

Note 32 - Other Expenses

(₹ in Lakhs)

Particulars	For the year ended 31 March 2017	For the year ended 31 March 2016
(a) Advertisement, promotion & selling expenses	3,555	4,302
(b) Rent including lease rentals (Refer note 42)	461	473
(c) Repairs and maintenance		
- Buildings	15	26
- Machinery	11	35
- Others	259	257
(d) Insurance	108	95
(e) Rates and taxes	559	477
(f) Communication	86	106
(g) Travelling and conveyance	225	401
(h) Printing & stationery	60	68
(i) Legal and professional fees	644	659
(j) Payment to auditors (Refer note 38)	104	90
(k) Expenditure on Corporate social responsibility (Refer note 48)	149	104
(l) Allowance for doubtful debts	144	-
(m) Miscellaneous expenses	1,145	1,117
Total	**7,525**	**8,210**

Note 33 - First-time adoption of Ind-AS

The Group has prepared its first Indian Accounting Standards (Ind AS) compliant Financial Statements for the periods commencing 1 April 2016 with restated comparative figures for the year ended 31 March 2016 in compliance with Ind AS. The group had prepared these financial statements in accordance with Indian Accounting Standards (Ind AS) notified under section 133 of the Companies Act 2013. Accordingly, the Balance Sheet, in line with Ind AS transitional provisions, has been prepared as at 1 April 2015, the date of company's transition to Ind AS. In accordance with Ind AS 101 First-time Adoption of Ind AS, the Company has presented below a reconciliation of net profit as presented in accordance with Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 ("Previous GAAP") to total comprehensive income for the year ended 31 March 2016, reconciliation of shareholders' funds as per the previous GAAP to equity under Ind AS as at 31 March 2016 and 1 April 2015 :

There were no significant reconciliation items between cash flows prepared under Previous GAAP and those prepared under Ind AS.

First-time adoption – mandatory exceptions, optional exemptions

The Group has prepared the opening balance sheet as per Ind AS as of 1 April 2015 (the transition date) by recognising all assets and liabilities whose recognition is required by Ind AS, not recognising items of assets or liabilities which are not permitted by Ind AS, by reclassifying items from previous GAAP to Ind AS as required under Ind AS, and applying Ind AS in measurement of recognised assets and liabilities. However, this principle is subject to the certain exception and certain optional exemptions availed by the Group as detailed below.

1. **Estimates**

   The estimates at 1 April 2015 and 31 March 2015 are consistent with those made for the same dates in accordance with previous GAAP after adjustments to reflect any differences in accounting policies.

2. **De-recognition of financial assets and financial liabilities**

   The Group has applied the de-recognition principles of financial assets and financials liabilities prospectively for transactions occurring on or after 1 April 2015.

3. **Assessment of embedded derivatives**

   The Group has assessed whether an embedded derivative is required to be separated from the host contract and accounted for as a derivative on the basis of the conditions that existed at the later of the date it first became a party to

Notes forming part of the consolidated financial statements

Note 33 - First-time adoption of Ind-AS *(contd.)*

the contract and the date when there has been a change in the terms of the contract that significantly modifies the cash flows that otherwise would be required under the contract.

4. **Past business combinations**

   The Group has elected not to apply Ind AS 103 Business Combinations retrospectively to past business combinations that occurred before the transition date of 1 April 2015. Consequently,

   - The Company has kept the same classification for the past business combinations as in its previous GAAP financial statements;
   - The Group has not recognised assets and liabilities that were not recognised in accordance with previous GAAP in the consolidated balance sheet of the acquirer and would also not qualify for recognition in accordance with Ind AS in the separate balance sheet of the acquiree;
   - The Group has excluded from its opening balance sheet those items recognised in accordance with previous GAAP that do not qualify for recognition as an asset or liability under Ind AS;
   - The Company has tested the goodwill for impairment at the transition date based on the conditions as of the transition date;

5. **Share based Payments**

   Recognition criteria of employees stock option plan as per Ind 102 "Share based payment" is not applied to employee stock options that vested before date of transition to IND AS.

6. **Deemed cost for property, plant and equipment, investment property, and intangible assets**

   The Group has elected to continue with the carrying value of all its plant and Equipment and Intangible assets recognised as of 1 April 2015 (transition date) measured as per previous GAAP and use that carrying value as its deemed cost as of transition date.

7. **Determining whether an arrangement contains a lease**

   The Group has applied Appendix C of Ind AS 17 Determining whether an Arrangement contains a Lease to determine whether an arrangement existing at the transition date contains a lease on the basis of facts and circumstances existing at that date.

8. **Impairment of financial assets**

   The Company has applied the impairment requirements of Ind AS – 109 'Financial Instruments' retrospectively; however, as permitted by Ind AS 101, the Company has used reasonable and supportable information that is available without undue cost or effort to determine the credit risk at the date of financial instruments were initially recognised in order to compare it with the credit risk at the transition date.

Reconciliations between Previous GAAP and Ind AS

(i) Reconciliation of equity: (₹ in Lakhs)

Particulars	Note	As at 31 March 2016	As at 1 April 2015
Balance as per Previous GAAP		**80,161**	**76,574**
Adjustments:			
Dividends not recognised as liability until declared under Ind AS	i	1,148	1,824
Effect on borrowing cost pursuant to application of effective interest rate method	ii	35	19
Effects of measuring ESOP charge at fair value	iii	33	-
Effect of fair valuation of financial instruments	v	(12)	(32)
Effect of Goodwill impairment	vi	(65)	(65)
Effect of acquisition of additional stake in subsidiary	vii	(9,745)	-
Deferred tax impact on the above changes	viii	15	6
Deferred tax impact on undistributed earnings	ix	(900)	(900)
Others		(7)	(3)
Balance as per Ind AS		**70,663**	**77,423**

Notes forming part of the consolidated financial statements

Note 33 - First-time adoption of Ind-AS *(contd.)*

(ii) Reconciliation of total comprehensive income:

(₹ in Lakhs)

Particulars	Note	Year ended 31 March 2016
Net profit as per Previous GAAP		**5,908**
Adjustments:		
Effects of measuring ESOP charge at Fair value	iii	33
Reclassification of expenses in respect of retirement benefits	iv	(99)
Effect of fair valuation of financial instruments	v	21
Deferred tax impact	viii	31
Others		(4)
Net Profit as per Ind AS		**5,890**
Other Comprehensive income (attributable to the Owners of the Company)	x	65
Total Comprehensive income as per Ind AS		**5,955**

Footnotes to the reconciliation between Previous GAAP and Ind AS

i) Under Previous GAAP, dividend on equity shares recommended by the board of directors after the end of the reporting period but before financial statements were approved for issue were recognised in the financial statements as a liability. Under Ind AS, such dividends are recognised when approved by the shareholders in the annual general meeting. This has resulted in increase in Equity by ₹1,148 lakhs as at 31 March 2016 and ₹1,824 lakhs as at April, 2015.

ii) Under Ind AS borrowing have been accounted for using Effective interest rate. The effect of this change is increase in equity by ₹35 Lakhs and ₹19 Lakhs as at 31 March 2016 and as at 1 April 2015 respectively and profit by ₹11 lakhs for the year ended 31 March 2016.

iii) Under previous GAAP, the company recognised share based payments using intrinsic value method. Ind AS - 102 "share based payments" requires share based payments to be recognised at fair value as at the grant date.

The effect of this change is in increase in profit by ₹33 lakhs for the year ended 31 March 2016.

iv) Under previous GAAP, actuarial gains or losses were recognised in profit or loss. Under Ind AS, the actuarial gains and losses form part of remeasurement of the net defined benefit liability / asset which is recognised in other comprehensive income. Consequently, the tax effect of the same has also been recognised in other comprehensive income under Ind AS instead of statement of profit or loss.

v) Under the previous GAAP, investments in debentures were measured at cost. Under Ind As these financial instruments have been classified as Fair Value through Profit and Loss. The effect of this change is decrease in equity by ₹12 lakhs and by ₹32 lakhs as at 31 March 2016 and 1 April 2015 respectively and profit has increased by ₹21 lakhs for the year ended 31 March 2016.

vi) Ind As requires goodwill to be tested for impairment as at date of transition. Consequently goodwill has been impaired .The effect of this change is decrease in Equity by ₹65 lakhs as at 31 March 2016 and 1 April 2015.

vii) Under Ind AS transactions whereby the parent entity acquires further equity interest from non-controlling interest are accounted as equity transactions. The effect of this change is decrease in Equity by ₹9,745 lakhs as at 31 March 2016

viii) Consequent to the adjustments on adopting Ind AS, deferred tax on such adjustments has been recognised. The effect of this change is increase in equity by ₹15 lakhs and by ₹6 lakhs as at 31 March 2016 and 1 April 2015 respectively, and increase in the profits by ₹31 Lakhs for the year ended 31 March 2016.

ix) Under previous GAAP, in the consolidated financial statements, the tax expense of the parent and its group companies was added line-by-line, and there were no adjustments made / additional deferred taxes recognized or reversed on consolidation. Under Ind AS, deferred taxes are computed for temporary difference between the carrying amount of an asset or liability in balance sheet and its tax base. Consequently, deferred tax on account of undistributed profits of subsidiaries has been recognised in the statement of profit and loss. The net effect of these changes is a decrease in equity by ₹900 lakhs as at 31 March 2016 of and as at 1 April 2015.

x) Under previous GAAP, there was no concept of other comprehensive income. Under Ind AS, specified items of income, expense, gains, or losses are required to be presented in other comprehensive income.

Notes forming part of the consolidated financial statements

Note 34 - Particulars of Consolidation

i. Details of subsidiaries:

Name of the Subsidiary Company	Place of Business	Extent of Holding		
		31 March 2017	31 March 2016	1 April 2015
Corolla Realty Limited (refer note (iii),(vii) & (54))	Pune, India	-	-	37%
Kolte-Patil I-Ven Townships (Pune) Limited (vi)	Pune, India	45%	45%	45%
Tuscan Real Estate Private Limited	Pune, India	51%	51%	51%
Bellflower Properties Private Limited	Pune, India	100%	50.0001%	50.0001%
Kolte-Patil Real Estate Private Limited	Pune, India	51%	51%	51%
Yashowardhan Promoters and Developers Private Limited (refer note 54)	Pune, India	-	-	100%
Regenesis Facility Management Company Private Limited	Pune, India	100%	100%	100%
Regenesis Project Management Company Private Limited (Converted into LLP on 29 February 2016) (refer note (i))	Pune, India	-	-	100%
Lilac Hospitality Private Limited (Converted into LLP on 29 February 2016) (refer note (i))	Pune, India	-	-	100%
Jasmine Hospitality Private Limited (refer note 54)	Bangalore, India	-	-	100%
Olive Realty Private Limited (refer note 54)	Pune, India	-	-	100%
Snowflower Properties Private Limited	Pune, India	100%	100%	100%
Kolte-Patil Redevelopment Private Limited (formerly known as PNP Retail Private Limited)	Bangalore, India	100%	100%	100%
PNP Agrotech Private Limited	Bangalore, India	100%	100%	100%
Sylvan Acres Realty Private Limited	Bangalore, India	100%	100%	100%
Partnership Firm				
Ankit Enterprises	Pune, India	75%	75%	75%
Limited Liability Partnerships				
KP-Rachna Real Estate LLP	Pune, India	30%	30%	30%
Sanjivani Integrated Township LLP	Pune, India	50.50%	50.50%	50.50%
Bouvardia Developers LLP	Pune, India	100%	100%	100%
Carnation Landmarks LLP (Refer note (iv))	Pune, India	50.17%	50.17%	-
KP-SK Project Management LLP	Pune, India	55%	55%	55%
Ruturang Developers LLP (Refer note (ii))	Pune, India	-	-	75%
Regenesis Project Management LLP (Refer note (i) & (vi))	Pune, India	75%	99.98%	-
Lilac Hospitality LLP (Refer note (i) & (v))	Pune, India	-	99.99%	-

(i) During the year ended 31 March 2016, Regenesis Project Management Company Private Limited and Lilac Hospitality Private Limited which were wholly owned subsidiaries of the Company, have been converted into Limited Liability Partnerships and named as Regenesis Project Management LLP and Lilac Hospitality LLP respectively.

(ii) During the year ended 31 March 2016, the Company has ceased as a partner in Ruturang Developers LLP, in which the Company had invested ₹0.55 lakhs.

(iii) During the year ended 31 March 2016, the Company has increased its stake in Corolla Realty Limited from 37% to 100%.

Notes forming part of the consolidated financial statements

Note 34 - Particulars of Consolidation *(contd.)*

(iv) During the year ended 31 March 2016, the Company became partner in Carnation Landmarks LLP and invested ₹575 lakhs as capital contribution.

(v) During the year ended 31 March 2017, the Company has ceased as a partner in Lilac Hospitality LLP, in which the Company had invested ₹0.50 lakhs.

(vi) The group owns 45% of equity shares of Kolte-Patil I-Ven Townships (Pune) Limited. Based on a control assessment carried out under Ind AS 110 Consolidated Financial Statements and considering the group's ability to direct the relevant activities of Kolte-Patil I-Ven Townships (Pune) Limited the management has concluded it has control over Kolte-Patil I-Ven Townships (Pune) Limited.

(vii) The group owned 37% of equity in Corolla Realty Limited as on 1 April 2015. Based on a control assessment carried out under Ind AS 110 Consolidated Financial Statements and considering the group's ability to direct the relevant activities of Corolla Realty Limited the management has concluded it has control over Corolla Realty Limited. During the year 2015-2016 additional stake was purchased making Corolla Realty Limited a wholly owned subsidiary.

ii. Details of profit sharing ratio and capital in Partnership Firms: (₹ in Lakhs)

Name of the firm	2016-17		2015-16		2014-15	
	Profit Sharing Ratio	Fixed Capital	Profit Sharing Ratio	Fixed Capital	Profit Sharing Ratio	Fixed Capital
Ankit Enterprises	75%	0.38	75%	0.38	75%	0.38
Kolte-Patil Homes	60%	-	60%	-	60%	-

iii. Details of profit sharing ratio and capital in Limited Liability Partnerships: (₹ in Lakhs)

Name of the firm	2016-17		2015-16		2014-15	
	Profit Sharing Ratio	Fixed Capital	Profit Sharing Ratio	Fixed Capital	Profit Sharing Ratio	Fixed Capital
KP-Rachana Real Estate LLP	50%	212.46	50%	212.46	50%	212.46
Sanjivani Integrated Township LLP	50.50%	50.50	50.50%	50.50	50.50%	50.50
Bouvardia Developers LLP	100%	1	100%	1	99%	0.99
Regenesis Project Management LLP	75%	0.75	99.98%	499.99	-	-
Lilac Hospitality LLP	-	-	99.99%	49.99	-	-
KP-SK Projects Management LLP	55%	0.55	55%	0.55	55%	0.55
Carnation Landmarks LLP	50.17%	575	50.17%	575	50.17%	575
Ruturang Developers LLP	-	-	-	-	75%	0.75

Notes forming part of the consolidated financial statements

Note 35 - Disclosure as required under Ind AS 112

Notes to consolidated financial statements for the year ended 31 March 2017

a) Details of Non-Wholly Owned Subsidiaries that have Material Non-Controlling Interest (₹ in Lakhs)

Name of the Subsidiary	Principal place of business	Proportion of Ownership and voting rights held by non -controlling interests			Profit/(Loss) allocated to non- controlling interest		Accumulated non-controlling Interest		
		31 March 2017	31 March 2016	1 April 2015	31 March 2017	31 March 2016	31 March 2017	31 March 2016	1 April 2015
Kolte-Patil I-ven Townships (Pune) Limited	Pune	55.00%	55.00%	55.00%	(2,111)	(1,290)	(507)	1,522	2,794
Corolla Realty Limited (up to 8 October 2015)	Pune	-	-	63.00%	-	-	-	-	6,445
Tuscan Real Estate Private Limited	Pune	49.00%	49.00%	49.00%	661	14	1,235	605	712
Bellflower Properties Private Limited	Pune	-	49.999%	49.999%	-	434	-	1,611	1,660
Kolte-Patil Real Estate Private Limited	Pune	49.00%	49.00%	49.00%	1,088	945	9,108	9,786	9,064
Ankit Enterprises	Pune	25.00%	25.00%	25.00%	126	200	8,406	8,440	6,259
Individually Immaterial Non-Controlling Interest					42	33	8,418	8,456	1,613
Total					**(194)**	**336**	**26,660**	**30,421**	**28,547**

b) Summarised financial information in respect of each of the Group's subsidiaries that has material non-controlling interests is set out below. The summarized financial information below represents amounts before intragroup eliminations.

i) Kolte-Patil I-Ven Townships (Pune) Limited (₹ in Lakhs)

Particulars	31 March 2017	31 March 2016	1 April 2015
Current Assets	57,130	51,321	50,110
Non-Current Assets	8,998	10,132	5,737
Current Liabilities	(43,453)	(35,822)	(28,524)
Non-Current Liabilities	(23,396)	(22,713)	(22,243)
Equity Interest Attributable to the owners	721	(2,918)	(5,080)
Non-Controlling Interest	-	-	-
Revenue	9,203	9,576	18,728
Expenses	(13,042)	(11,923)	(17,820)
Profit/ (Loss) for the period	**(3,839)**	**(2,347)**	**908**
Profit/ (Loss) attributable to the owners of the company	(3,839)	(2,347)	908
Profit/ (Loss) attributable to the non-controlling interest	-	-	-
Other Comprehensive Income	**(1)**	**34**	**-**
Total Comprehensive Income attributable to the owners of the company	(3,840)	(2,313)	908
Total Comprehensive Income attributable to the non-controlling interest	-	-	-
Total Comprehensive Income	**(3,840)**	**(2,313)**	**908**
Dividends paid to non-controlling interest	**-**	**-**	**-**
Net Cash Inflow (Outflow)	**3,987**	**(6,106)**	**(61)**

Notes forming part of the consolidated financial statements

Note 35 - Disclosure as required under Ind AS 112 *(contd.)*

ii) Corolla Realty Limited*

(₹ in Lakhs)

Particulars	31 March 2017*	31 March 2016*	1 April 2015
Current Assets	-	-	18,122
Non-Current Assets	-	-	279
Current Liabilities	-	-	(5,307)
Non-Current Liabilities	-	-	(2,778)
Equity Interest Attributable to the owners	-	-	(10,316)
Non-Controlling Interest	-	-	-
Revenue	-	-	7,303
Expenses	-	-	(5,662)
Profit/ (Loss) for the period	**-**	**-**	**1,641**
Profit/ (Loss) attributable to the owners of the company	-	-	1,641
Profit/ (Loss) attributable to the non-controlling interest	-	-	-
Other Comprehensive Income	**-**	**-**	**-**
Total Comprehensive Income attributable to the owners of the company	-	-	1,641
Total Comprehensive Income attributable to the non-controlling interest	-	-	-
Total Other Comprehensive Income	**-**	**-**	**1,641**
Dividends paid to non-controlling interest	**-**	**-**	**-**
Net Cash Inflow (Outflow)	**-**	**-**	**54**

*Amalgamated with Kolte-Patil Developers Limited w.e.f. appointed date 1 January 2016.

iii) Tuscan Real Estate Private Limited

(₹ in Lakhs)

Particulars	31 March 2017	31 March 2016	1 April 2015
Current Assets	7,105	8,421	7,393
Non-Current Assets	718	754	761
Current Liabilities	(2,045)	(3,755)	(2,798)
Non-Current Liabilities	(3,258)	(4,246)	(4,215)
Equity Interest Attributable to the owners	(2,520)	(1,174)	(1,141)
Non-Controlling Interest	-	-	-
Revenue	8,344	2,961	6,902
Expenses	(6,995)	(2,932)	6,251
Profit/ (Loss) for the period	**1,349**	**29**	**651**
Profit/ (Loss) attributable to the owners of the company	1,349	29	651
Profit/ (Loss) attributable to the non-controlling interest	-	-	-
Other Comprehensive Income	**(3)**	**4**	**-**
Total Comprehensive Income attributable to the owners of the company	1,346	33	651
Total Comprehensive Income attributable to the non-controlling interest	-	-	-
Total Other Comprehensive Income	**1,346**	**33**	**651**
Dividends paid to non-controlling interest	**-**	**-**	**-**
Net Cash Inflow (Outflow)	**(264)**	**621**	**19**

Notes forming part of the consolidated financial statements

Note 35 - Disclosure as required under Ind AS 112 *(contd.)*

iv) Bellflower Properties Private Limited (₹ in Lakhs)

Particulars	31 March 2017*	31 March 2016	1 April 2015
Current Assets	-	4,284	3,770
Non-Current Assets	-	42	52
Current Liabilities	-	(2,246)	(1,468)
Non-Current Liabilities	-	-	-
Equity Interest Attributable to the owners	-	(2,080)	(2,354)
Non-Controlling Interest	-	-	-
Revenue	-	3,698	4,600
Expenses	-	(2,830)	(3,631)
Profit/ (Loss) for the period	-	**868**	**969**
Profit/ (Loss) attributable to the owners of the company	-	868	969
Profit/ (Loss) attributable to the non-controlling interest	-	-	-
Other Comprehensive Income	-	**-**	**-**
Total Comprehensive Income attributable to the owners of the company	-	868	969
Total Comprehensive Income attributable to the non-controlling interest	-	-	-
Total Other Comprehensive Income	-	**868**	**969**
Dividends paid to non-controlling interest	-	**-**	**-**
Net Cash Inflow (Outflow)	-	**250**	**2**

*Wholly owned Subsidiary as on 31 March 2017

v) Kolte-Patil Real Estate Private Limited (₹ in Lakhs)

Particulars	31 March 2017	31 March 2016	1 April 2015
Current Assets	21,651	22,444	24,133
Non-Current Assets	221	303	149
Current Liabilities	(5,389)	(5,158)	(6,017)
Non-Current Liabilities	(423)	(1,202)	(228)
Equity Interest Attributable to the owners	(16,060)	(16,387)	(18,037)
Non-Controlling Interest	-	-	-
Revenue	10,251	10,254	19,169
Expenses	(8,032)	(8,325)	(14,582)
Profit/ (Loss) for the period	**2,219**	**1,929**	**4,587**
Profit/ (Loss) attributable to the owners of the company	2,219	1,929	4,587
Profit/ (Loss) attributable to the non-controlling interest	-	-	-
Other Comprehensive Income	**2**	**6**	**-**
Total Comprehensive Income attributable to the owners of the company	2,221	1,935	4,587
Total Comprehensive Income attributable to the non-controlling interest	-	-	-
Total Other Comprehensive Income	**2,221**	**1,935**	**4,587**
Dividends paid to non-controlling interest	**-**	**-**	**-**
Net Cash Inflow (Outflow)	**1,006**	**606**	**(167)**

Notes forming part of the consolidated financial statements

Note 35 - Disclosure as required under Ind AS 112 *(contd.)*

v) Ankit Enterprises (₹ in Lakhs)

Particulars	31 March 2017	31 March 2016	1 April 2015
Current Assets	7,290	9,573	8,017
Non-Current Assets	1,718	643	163
Current Liabilities	(3,476)	(4,789)	(5,372)
Non-Current Liabilities	(1,505)	(3,078)	(1,620)
Equity Interest Attributable to the owners	(4,027)	(2,349)	(1,188)
Non-Controlling Interest	-	-	-
Revenue	2,409	5,185	6,809
Expenses	(1,904)	(4,386)	(4,726)
Profit/ (Loss) for the period	**505**	**799**	**2,083**
Profit/ (Loss) attributable to the owners of the company	505	799	2,083
Profit/ (Loss) attributable to the non-controlling interest	-	-	-
Other Comprehensive Income	**1**	**2**	**-**
Total Comprehensive Income attributable to the owners of the company	506	801	2,083
Total Comprehensive Income attributable to the non-controlling interest	-	-	-
Total Other Comprehensive Income	**506**	**801**	**2,083**
Dividends paid to non-controlling interest		**-**	**-**
Net Cash Inflow (Outflow)	**(83)**	**108**	**2**

Note 36 - Goodwill

Following is the summary of changes in Goodwill (₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Balance at the beginning of the year	2,110	2,110
Additions during the year	Nil	Nil
Balance at the end of the year	2,110	2,110

The company tests goodwill annually for impairment.

Note 37 - Contingent liabilities (to the extent not provided for)

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
(1) Claims against the Company not acknowledged as debt *			
(a) Claims not acknowledged as debts represent cases filed in Consumer court, Civil Court and High Court.	2,140	2,136	2,137
(b) Claims in respect of Income Tax matters (pending in Appeal)	1,587	1,504	1,691
(c) Claims in respect of Value Added Tax.	43	-	-
(2) Guarantees issued by the Company on behalf of Subsidiary **	23,500	17,000	21,800
Total	**27,270**	**20,640**	**25,628**

*in the opinion of the management the above claims are not sustainable and the Company does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.

**The Company does not expect any outflow of resources in respect of the Guarantees issued.

Notes forming part of the consolidated financial statements

Note 38 - Auditors Remuneration (net of service tax) towards

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Audit Fees including fees for quarterly limited reviews	103	85
Other services	-	4
Reimbursement of expenses	1	1
Total	**104**	**90**

Note 39 - Disclosure as required by "Guidance Note on Accounting for Real Estate Transactions" :

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
-Project revenue recognised as revenue for the year ended 31st March	93,800	73,423
- Methods used to determine the project revenue	Percentage of completion	Percentage of completion
- Method used to determine the stage of completion of the Project	% of actual cost to budgeted cost	% of actual cost to budgeted cost
- Aggregate amount of costs incurred and profits recognised to date as at 31 March	557,156	483,538
- Advances received as at 31 March	61,776	63,785
- Amount of work in progress and finished goods as at 31 March	202,970	200,408
- Amount of Construction Materials as at 31 March	3,104	3,486
- Unbilled revenue as at 31 March	2,128	2,230
- Sundry Debtors as at 31 March	14,874	14,681

Note 40 - Employee Benefits

The details of employee benefits as required under Ind As 19 'Employee Benefits' is given below

(A) Defined Contribution Plan:

Amount recognized as an expense in the Statement of Profit and Loss in respect of Defined Contribution Plans (Provident funds) is ₹ 367 lakhs (Previous Year - ₹370 lakhs)

(B) Defined benefit plan:

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Disclosure as required under Ind AS 19 on "Employee Benefits" in respect of defined benefit plan is as under:

i. **The amount included in the standalone balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:**

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Present value of funded defined benefit obligation	(685)	(591)	(598)
Fair value of plan assets	337	284	262
Funded status	**(348)**	**(307)**	**(336)**
Restrictions on asset recognized	-	-	-
Others	-	-	-
Net liability arising from defined benefit obligation	**(348)**	**(307)**	**(336)**

Notes forming part of the consolidated financial statements

Note 40 - Employee Benefits *(contd.)*

ii. Movement in the present value of defined obligation (DBO) during the year representing reconciliation of opening and closing balances thereof are as follows:

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Present value of benefit obligation at the beginning of the year	591	598
Current service cost	135	155
Interest cost	46	42
Re-measurements on obligation [Actuarial (Gain) / Loss] :		
Actuarial (gains)/ losses arising from changes in demographic assumption	-	-
Actuarial (gains)/ losses arising from changes in financial assumption	3	(20)
Actuarial (gains)/ losses arising from changes in experience adjustment	(48)	(86)
Benefits paid	(42)	(98)
Present value of Defined Benefit Obligation at the end of year.	**685**	**591**

iii. Changes in the fair value of plan assets during the year representing reconciliation of opening and closing balances thereof are as follows:

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Fair value of Plan Assets at the beginning of the year	284	262
Interest income	26	21
Contributions from the employer	75	93
Re-measurement gain (loss) :		
Return on plan assets, excluding amount recognized in Interest Income - Gain / (Loss)	(2)	(17)
Mortality Charges & Taxes	(3)	-
Benefits paid	(42)	(98)
Amount paid on settlement	(1)	23
Fair value of Plan assets as on the end of the year	**337**	**284**
Actual Returns on Plan Assets	27	23

iv. Analysis of Defined Benefit Obligations

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Defined benefit obligations as at 31st March	685	591	598
Fair value of plan assets at the end of the year	337	284	262
Net Asset/(Liability) recognised in Balance sheet as at 31st March	**(348)**	**(307)**	**(336)**

v. In respect of Funded Benefits with respect to gratuity, the fair value of Plan assets represents the amounts invested through "Insurer Managed Funds"

Notes forming part of the consolidated financial statements

Note 40 - Employee Benefits *(contd.)*

vi. Expenses recognized in the statement of profit and loss

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Current service cost	135	155
Net Interest expense	20	21
Components of defined benefit costs recognised in profit or loss	**155**	**176**

vii. Amount recognised in statement of Other Comprehensive Income

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Actuarial (Gain)/Loss		
(i) arising from changes in demographic assumption	-	-
(ii) arising from changes in financial assumption	15	(20)
(iii) arising from changes in experience assumption	(62)	(103)
Total amount recognised in the statement of other comprehensive income	**(47)**	**(123)**

viii. Actual Contribution and benefit payments for the year

(₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Actual benefit paid directly by the company	-	-
Actual contributions	75	93

ix. Principal Actuarial Assumptions for gratuity

(₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Discount Rate	7.20 to 7.50%	7.90% to 8.10%	7.90% to 8.10%
Expected Rate of Increase in compensation levels	6.00% to 9.00%	6.00% to 9.00%	6.00% to 9.00%
Expected Rate of Return on Plan Assets	7.90% to 8.10%	7.80% to 8.50%	7.80% to 8.50%
Expected Average Remaining working lives of employees (Years)	15.97	16.28	16.36
Mortality Rate	IALM(2006-08) ult	IALM(2006-08) ult	IALM(2006-08) ult
Withdrawal Rate	3.00% to 5.00%	3.00% to 5.00%	3.00% to 5.00%

a. The discount rate is based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.

b. Expected Rate of Return of Plan Assets: This is based on the expectation of the average long term rate of return expected on investments of the Fund during the estimated term of obligations.

c. Salary Escalation Rate : The estimates of future salary increases considered takes into account the inflation, seniority, promotion and other relevant factors

d. Withdrawal Rate: It is the expected employee turnover rate and should be based on the company's past attrition experience and future withdrawal expectations.

Notes forming part of the consolidated financial statements

Note 40 - Employee Benefits *(contd.)*

x. Disclosure related to indication of effect of the defined benefit plan on the entity's future cash flows:

Expected benefit payments for the year ending: (₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
31 March 2017	-	36
31 March 2018	41	24
31 March 2019	33	34
31 March 2020	39	38
31 March 2021	47	53
31 March 2022	45	-
31 March 2022 to 31 March 2026	-	473
31 March 2023 to 31 March 2027	557	-

Weighted Average duration of defined benefit obligation: 14.21 Years (Previous Year: 14.51 Years)

xi. Sensitivity analysis: A quantitative sensitivity analysis for significant assumption is as shown below:

(₹ in Lakhs)

Effect on Defined Benefit Obligation on account (DBO) of 1% change in the assumed rates:

DBO Rates Types	Discount Rate		Salary Escalation Rate		Withdrawal Rate	
Quarter/Year	1% Increase	1% Decrease	1% Increase	1% Decrease	1% Increase	1% Decrease
31 March 2017	609	770	740	627	684	681
31 March 2016	525	668	641	541	592	586

The sensitivity results above determine their individual impact on Plan's end of year Defined Benefit Obligation. In reality, the plan is subject to multiple external experience items which may move the defined Benefit Obligation in similar or opposite directions, while the Plan's sensitivity to such changes can vary over time.

xii. Employee benefit plans

The plans typically expose the company to the actuarial risks such as: investments risk, interest risks, longevity risk and salary risk

Investment risk	The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.
Interest risk	A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.
Longevity risk	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

No other post-retirement benefits are provided to these employees.

In respect of the plan in India, the most recent actuarial valuation of the plan assets and the present value of the defined benefit obligation were carried out as at 31 March 2017 by Ranadey Professional Services, Fellow of the Institute of Actuaries of India. The present value of the defined benefit obligation, and the related current service cost and past service cost, were measured using the projected unit credit method.

Notes forming part of the consolidated financial statements

Note 41 - Segment Information

The Company is predominantly engaged in Real Estate. The operations of the group do not qualify for reporting as business segments as per the criteria set out under Indian Accounting Standard 108 (IND AS-108) on "Operating Segments". The Company is operating in India hence there is no reportable geographic segment. Accordingly no disclosure is required under IND AS – 108.

Note 42 - Operating Leases

Where the Company is Lessee:

The Group has entered into operating lease arrangements for certain facilities and office premises. The leases are range over a period of 2 years to 5 years and may be renewed for a further period based on mutual agreement of the parties. The lease agreements provide for an increase in the lease payments by 10% to 15% in few cases.

Rental expense for operating leases included in the Statement of Profit and Loss for the year is ₹461 lakhs [Previous Year - ₹473 Lakhs].

The future minimum lease payments under non-cancellable operating lease (₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Not later than one year	413	534	555
Later than one year but not later than five years	795	1564	861
Later than five years	-	550	-

Where the Company is Lessor:

The Group has entered into operating lease arrangements for certain surplus facilities. The leases are cancellable.

Rental income from operating leases included in the Statement of Profit and Loss for the year is ₹116 lakhs [Previous Year - ₹105 Lakhs].

Note 43 - Earnings per share

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Net Profit attributable to shareholders (₹ in Lakhs)	8,718	5,890
Nominal value of equity shares – Rupees	10	10
Weighted average number of equity shares for basic and diluted EPS (in lakhs)	758	758
Basic and Diluted earnings per share – Rupees	11.51	7.77

Note 44 - Financial Instruments

I) Capital Management

The group's capital management objectives are

- to ensure the company's ability to continue as a going concern
- to maximize the return to stakeholders through the optimization of the debt and equity balance.

The group monitors capital on the basis of the carrying amount of equity as presented on the face of the statement of financial position. The company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. The company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

Notes forming part of the consolidated financial statements

Note 44 - Financial Instruments *(contd.)*

a) Gearing Ratio

The Gearing ratio at the end of the reporting period are as follows (₹ in Lakhs)

Particulars	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Debt* (A)	79,194	81,793	59,330
Cash and bank balances (B)	7,970	8,488	4,703
Net Debt (C) = (A-B)	71,224	73,305	54,627
Total Equity (D)	113,039	108,661	113,547
Net debt to equity ratio (C/D)	63%	67%	48%

*Debt is defined as long-term and short-term borrowings including interest accrued on borrowings

b) The carrying value of financial instruments by categories as of 31 March 2017 is as follows (₹ in Lakhs)

Particulars	Fair value through P&L	Fair value through OCI	Amortised cost	Total carrying value
Assets				
Cash and cash equivalents	-	-	6,854	6,854
Other balances with banks	-	-	1,116	1,116
Trade receivables	-	-	17,701	17,701
Investments (Other than investment in equity instruments of Subsidiaries)	441	-	-	441
Other financial assets	-	-	7,666	7,666
Total	**441**	**-**	**33,337**	**33,778**
Liabilities				
Trade and other payables	-	-	18,257	18,257
Borrowings-Debentures issued	19,220	-	19,000	38,220
Other borrowings	4,027	-	33,853	37,880
Other financial liabilities	-	-	4,929	4,929
Total	**23,247**	**-**	**76,039**	**99,286**

The carrying value of financial instruments by categories as of 31 March 2016 is as follows: (₹ in Lakhs)

Particulars	Fair value through P&L	Fair value through OCI	Amortised cost	Total carrying value
Assets:				
Cash and cash equivalents	-	-	5,724	5,724
Other balances with banks	-	-	2,764	2,764
Trade receivables	-	-	14,681	14,681
Investments (Other than investment in equity instruments of Subsidiaries)	278	-	-	278
Other financial assets	-	-	7,780	7,780
Total	**278**	**-**	**30,949**	**31,227**
Liabilities:				
Trade and other payables	-	-	15,917	15,917
Borrowings - Debentures	19,687	-	19,000	38,687
Other borrowings	4,027	-	36,405	40,432
Other financial liabilities	-	-	3,747	3,747
Total	**23,714**	**-**	**75,069**	**98,783**

Notes forming part of the consolidated financial statements

Note 44 - Financial Instruments *(contd.)*

The carrying value of financial instruments by categories as of 1 April 2015 is as follows: (₹ in Lakhs)

Particulars	Fair value through P&L	Fair value through OCI	Amortised cost	Total carrying value
Assets:				
Cash and cash equivalents	-	-	4,219	4,219
Other balances with banks	-	-	484	484
Trade receivables	-	-	9,599	9,599
Investments (Other than investment in equity instruments of Subsidiaries)	612	-	-	612
Other financial assets	-	-	4,837	4,837
Total	**612**	**-**	**19,139**	**19,751**
Liabilities:				
Trade and other payables	-	-	15,374	15,374
Borrowings - Debentures	20,392	-	7,000	27,392
Other borrowings	4,027	-	26,135	30,162
Other financial liabilities	-	-	2,502	2,502
Total	**24,419**	**-**	**51,011**	**75,430**

II) Financial risk management objectives

In the course of its business, the Group is exposed primarily to fluctuations in interest rates, equity prices, liquidity and credit risk, which may adversely impact the fair value of its financial instruments. The Group assesses the unpredictability of the financial environment and seeks to mitigate potential adverse effects on the financial performance of the Group.

III) Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return. Future specific market movements cannot be normally predicted with reasonable accuracy

Currency risk

The Company does not have material foreign currency transactions. The company is not exposed to risk of change in foreign currency.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company is not exposed to the risk of changes in market interest rates as the Company does not have any long-term debt obligations with floating interest rates.

Other price risk

The Company is not exposed to equity price risks arising from equity investments. Equity investments are held for strategic rather than trading purposes. The Company does not actively trade these investments.

IV) Interest risk management

The Group's interest rate exposure is mainly related to debt obligations. The Group obtains debt to manage the liquidity and fund requirements for its day to day operations .The rate of interest is fixed and thus there is no risk of interest rates fluctuating.

V) Credit risk management

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analysing credit limits and creditworthiness

Notes forming part of the consolidated financial statements

Note 44 - Financial Instruments *(contd.)*

of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables, unbilled revenue, investments, derivative financial instruments, cash and cash equivalents, bank deposits and other financial assets. None of the financial instruments of the Group result in material concentration of credit risk.

VI) Liquidity risk

Liquidity risk refers to the risk that the Group cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Group manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

The table below provides details regarding the contractual maturities of financial liabilities, including estimated interest payments as at 31 March 2017:

(₹ in Lakhs)

Financial liabilities	Carrying amount	Due in one Year	Due after one Year	Total contractual cash flows
(a) Trade payables				
-31 March 2017	18,256	17,606	650	18,256
-31 March 2016	15,917	15,378	539	15,917
-1 April 2015	15,374	14,147	1,227	15,374
(b) Borrowings and interest thereon				
-31 March 2017	79,194	42,128	37,066	79,194
-31 March 2016	81,793	17,364	64,429	81,793
-1 April 2015	59,330	21,050	38,280	59,330
(c) Other financial liabilities				
-31 March 2017	1,835	1,512	323	1,835
-31 March 2016	1,073	296	777	1,073
-1 April 2015	726	611	115	726
Total				
-31 March 2017	99,285	61,246	38,039	99,285
-31 March 2016	98,783	33,038	65,745	98,783
-1 April 2015	75,430	35,808	39,622	75,430

VII) Fair value disclosures

Level 1 - Quoted prices (Unadjusted) in active markets for identical assets & liabilities.

Level 2 - Inputs other than quoted prices included within level 1 that are observable for the asset & liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (Unobservable inputs).

The following table summaries financial assets and liabilities measured at fair value on a recurring basis.

(₹ in Lakhs)

Particulars	Fair value as at			Fair value hierarchy
	31 March 2017	31 March 2016	1 April 2015	
Financial assets				
Mutual Funds	432	274	606	Level 1
Equity Shares	9	4	6	Level 1
Financial Liabilities				
Debentures	19,220	19,687	20,392	Level 2
Borrowing from banks and others	4,027	4,027	4,027	Level 2

Notes forming part of the consolidated financial statements

Note 44 - Financial Instruments *(contd.)*

The following table summarizes fair value of financial assets and financial liabilities that are not measured at fair value (but fair value disclosures are required).

(₹ in Lakhs)

Particulars	Fair value as at			Fair value hierarchy
	31 March 2017	31 March 2016	1 April 2015	
Financial assets				
Trade and other receivables	33,337	30,949	19,139	Level 2
Investments	-*	-*	-*	Level 2
Financial Liabilities				
Debentures	19,000	19,000	7,000	Level 2
Borrowing from banks and others	33,853	36,405	26,135	Level 2
Trade and other payables	23,185	19,664	17,876	Level 2

*Amount less than ₹1 lakhs

Note 45 - Current tax and Deferred tax

The income tax expense can be reconciled to the accounting profit as follows: (₹ in Lakhs)

Particulars	Year ended 31 March 2017	Year ended 31 March 2016
Profit Before tax	14,732	11,574
Enacted tax rate	34.608%	34.608%
Income tax calculated at enacted rate	5,098	4,006
Tax effect of income that is exempt from tax	(1,447)	(1,505)
Tax effect of expenses not deductible in determining tax profit	1,285	1,659
Effect of different tax rate in components	1,308	1,188
Income tax expense recognized in profit and loss	6,244	5,348

The tax rate used for the above reconciliation is the rate as applicable for the respective period payable by the entities in India on taxable profits under India tax laws.

Note 46 - Related Party Transactions

A. List of related Parties

Related Parties (as identified by the Management) are classified as

i. **Investing parties or Entities which can exercise significant influence over the Subsidiary Companies**

1. IDBI Trusteeship Services Limited, (Trustees of India Advantage Fund -III & IV)
2. Balakor Holdings Limited
3. Portman Advisory Private Limited
4. K2A Residential Limited
5. ASK Trusteeship Services Private Limited (Trustees of ASK Real Estate Special Opportunities Fund)
6. Kolte-Patil Enterprises
7. Portman Holding (Hyderabad) Limited

ii. **Key Management Personnel and relatives of Key Management Personnel**

a. **Key Management Personnel**

1. Mr. Rajesh Patil
2. Mr. Naresh Patil
3. Mr. Milind Kolte
4. Mrs. Sunita Kolte (Up to 30 June 2015)
5. Mrs. Vandana Patil (Up to 30 June 2015)

Notes forming part of the consolidated financial statements

Note 46 - Related Party Transactions *(contd.)*

6. Mr. Sujay Kalele (Up to 31 December 2015)
7. Mr. Gopal Sarda (w.e.f. 15 June 2016)
8. Mrs. Shraddha Jain (up to 4 November 2015)
9. Mr. Atul Bohra (w. e .f. 5 November 2015)

b. Relatives of Key Management Personnel

1. Mr. Pradeep Kolte
2. Mr. Sudhir Kolte
3. Mrs. Sunita Patil
4. Mr. Nirmal Kolte

B. Transactions with Related Parties

i. Related Party Transactions and Balance Outstanding

I. Transactions during the year:

(₹ in Lakhs)

Particulars	Description of Relationship	Year ended 31 March 2017	Year ended 31 March 2016
Repayment of Advance for land purchase	Key Management Personnel	-	252
Advances given for land purchase	Key Management Personnel	241	-
Managerial Remuneration	Key Management Personnel	532	570
Interest on Debentures	Investing parties or Entities which can exercise significant influence over Subsidiary companies	3,053	3,315
Advance Interest on Debentures	Investing parties or Entities which can exercise significant influence over Subsidiary companies	-	20
Redemption of Debentures	Investing parties or Entities which can exercise significant influence over Subsidiary companies	-	700
Interim Dividend paid	Investing parties or Entities which can exercise significant influence over Subsidiary companies	1,038	1950
Project Management Fees and Service Charges	Investing parties or Entities which can exercise significant influence over Subsidiary companies	8	14
Loan taken	Key Management Personnel	-	225
Loan Repaid	Investing parties or Entities which can exercise significant influence over Subsidiary companies	585	188

II. Balances at year end:

(₹ in Lakhs)

Particulars	Description of Relationship	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Advances given for land purchase	Key Management Personnel	908	746	823
Advances received for land purchase	Key Management Personnel	-	-	79

Notes forming part of the consolidated financial statements

Note 46 - Related Party Transactions *(contd.)*

(₹ in Lakhs)

Particulars	Description of Relationship	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Interest on Debentures Payable	Investing parties or Entities which can exercise significant influence over Subsidiary companies	2,586	1,794	1,441
Project Management and Service Charges Payable	Investing parties or Entities which can exercise significant influence over Subsidiary companies	20	10	9
Advance Interest on Debentures	Investing parties or Entities which can exercise significant influence over Subsidiary companies	-	20	-
Loan Payable	Investing parties or Entities which can exercise significant influence over Subsidiary companies, Key Management Personnel	30	1,063	1,027
Investment in Debentures	Investing parties or Entities which can exercise significant influence over Subsidiary companies	9,243	9,710	10,415

ii. Details of material related party transactions:

I. Transactions during the year:

(₹ in Lakhs)

Particulars	Description of Relationship	Year ended 31 March 2017	Year ended 31 March 2016
Repayment of Advance for land purchase			
Mr. Rajesh Patil	Key Management Personnel	-	171
Mr. Milind Kolte	Key Management Personnel	-	81
Advances given for land purchase			
Mr. Rajesh Patil	Key Management Personnel	241	-
Managerial Remuneration			
Mr. Rajesh Patil	Key Management Personnel	101	102
Mr. Naresh Patil	Key Management Personnel	100	90
Mr. Milind Kolte	Key Management Personnel	100	90
Mrs. Sunita Kolte	Key Management Personnel	-	14
Mrs. Vandana Patil	Key Management Personnel	-	14
Mr. Gopal Sarda	Key Management Personnel	99	-
Mr. Atul Bohra	Key Management Personnel	50	17
Mr. Sujay Kalele	Key Management Personnel	-	188
Mrs. Shraddha Jain	Key Management Personnel	-	29
Mr. Sandip Santoki	Key Management Personnel	14	-
Mr. Yashavant Avatade	Key Management Personnel	10	9
Mrs. Shraddha Waychal	Key Management Personnel	-	4
Mr. Manish Verma	Key Management Personnel	39	4
Mr. Mahendra Chauhan	Key Management Personnel	19	2
Mr. Atul Nemani	Key Management Personnel	-	7

Notes forming part of the consolidated financial statements

Note 46 - Related Party Transactions *(contd.)*

(₹ in Lakhs)

Particulars	Description of Relationship	Year ended 31 March 2017	Year ended 31 March 2016
Interest on Debentures			
ASK Trusteeship Services Private Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	1,120	1,205
IDBI Trusteeship Services Limited through India Advantage Fund-III	Investing parties or Entities which can exercise significant influence over Subsidiary companies	999	980
IDBI Trusteeship Services Limited through India Advantage Fund-IV	Investing parties or Entities which can exercise significant influence over Subsidiary companies	666	655
Balakor Holdings Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	268	295
Advance Interest on Debentures			
ASK Trusteeship Services Private Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	-	20
Redemption of Debentures			
ASK Trusteeship Services Private Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	-	700
Interim Dividend paid			
K2A Residential Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	1,038	1,470
Portman Holdings (Hyderabad) Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	-	480
Project Management Fees and Service Charges			
Portman Advisory Private Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	8	14
Loan Taken			
Mr. Naresh Patil	Key Management Personnel	-	25
Mr. Sudhir Kolte	Relative of Key Management Personnel	-	200
Loan Repaid			
Kolte-Patil Enterprises	Investing parties or Entities which can exercise significant influence over Subsidiary companies	585	188

Notes forming part of the consolidated financial statements

Note 46 - Related Party Transactions *(contd.)*

II. Balances at year end:

(₹ in Lakhs)

Particulars	Description of Relationship	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Advances given for land purchase				
Mr. Rajesh Patil	Key Management Personnel	341	179	171
Mr. Naresh Patil	Key Management Personnel	150	150	153
Mr. Milind Kolte	Key Management Personnel	278	278	360
Mr. Pradeep Kolte	Relative of Key Management Personnel	106	106	106
Mr. Nirmal Kolte	Relative of Key Management Personnel	33	33	33
Advances received for land purchase				
Mr. Naresh Patil	Key Management Personnel	-	-	79
Interest on Debentures Payable				
ASK Trusteeship Services Private Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	991	-	-
IDBI Trusteeship Services Limited through India Advantage Fund-III	Investing parties or Entities which can exercise significant influence over Subsidiary companies	925	882	795
IDBI Trusteeship Services Limited through India Advantage Fund-IV	Investing parties or Entities which can exercise significant influence over Subsidiary companies	616	589	530
Balakor Holdings Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	55	323	116
Project Management and Service Charges Payable				
Portman Advisory Private Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	20	10	9
Advance Interest on Debentures				
ASK Trusteeship Services Private Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	-	20	-
Loan Payable				
Kolte-Patil Enterprises	Investing parties or Entities which can exercise significant influence over Subsidiary companies, Key Management Personnel	-	839	1,027

Notes forming part of the consolidated financial statements

Note 46 - Related Party Transactions *(contd.)*

(₹ in Lakhs)

Particulars	Description of Relationship	As at 31 March 2017	As at 31 March 2016	As at 1 April 2015
Mr. Naresh Patil	Investing parties or Entities which can exercise significant influence over Subsidiary companies, Key Management Personnel	30	25	-
Mr. Sudhir Kolte	Investing parties or Entities which can exercise significant influence over Subsidiary companies, Key Management Personnel	-	100	-
Investment in Debentures				
ASK Trusteeship Services Private Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	7,469	7,469	8,169
Balakor Holdings Limited	Investing parties or Entities which can exercise significant influence over Subsidiary companies	1,557	2,024	2,029
India Advantage Fund III	Investing parties or Entities which can exercise significant influence over Subsidiary companies	217	217	217

The breakup of compensation to Key Managerial Personnel is as follows

(₹ in Lakhs)

Consideration of Key Managerial Personnel	Year ended 31 March 2017	Year ended 31 March 2016
Short term benefits	532	570
Post-employment benefits*	-	-
Other long-term benefits*	-	-

*Employment benefits comprising of gratuity and compensated absences are not disclosed as these are determined for the Company as a whole.

Notes forming part of the consolidated financial statements

Note 47 - Domestic Transfer Pricing

The Group enters into "domestic transactions" with specified parties that are subject to the Transfer Pricing regulations under the Income Tax Act, 1961 ('regulations'). The pricing of such domestic transactions will need to comply with the Arm's length principle under the regulations. These regulations, inter alia, also require the maintenance of prescribed documents and information including furnishing a report from an accountant which is to be filed with the Income tax authorities.

The Group has undertaken necessary steps to comply with the regulations. The management is of the opinion that the domestic transactions are at arm's length, and hence the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

Note 48 - Details of CSR expenditure

a) Gross amount required to be spent by the Company during the year is ₹300 lakhs (Previous Year:-₹491 lakhs).

b) Amount spend during the year ₹149 lakhs (Previous Year:- ₹104 lakhs)

Note 49

Trade receivables outstanding as at the balance sheet date include amounts of ₹4,642 lakhs relating to dues from certain parties that are outstanding for more than 6 months from the date they became due. As the Company continues to have business relationship and arrangements with these parties, the Company is confident of recovering these dues in the normal course of business.

Note 50 - Employee stock option scheme

a) Employee stock option scheme (ESOS 2014)

The Company has instituted 'Employee Stock Option Scheme 2014' (ESOS 2014) for eligible employees of the Company. The vesting pattern of the schemes has been provided below. The options can be exercised over a period of 1 to 3 years from the date of grant. Each option carries with it the right to purchase one equity share of the Company at the exercise price determined by the Nomination and remuneration Committee at the time of grant.

The vesting period of the above mentioned ESOS Schemes is as follows –

Service period from date of grant	Vesting percentage of options
12 months	25%
24 months	35%
36 months	40%

The options under this Scheme vest over a period of 1 to 3 years from the date of the grant. Upon vesting, employees have 3 to 5 years (as per plan) to exercise the options.

The exercise period shall commence from the date of vesting of option and expire not later than 12 (Twelve) months from the vesting date of option. Options not exercised during any particular exercise period, can be carried forward to the subsequent exercise period(s), provided however that all the Options, have to be exercised within a period of 2 year from the date of the vesting period in respect of the final lot, after which any unexercised Options will lapse.

i. Details of activity of the ESOP schemes

Movement for the year ended 31 March 2017 and year ended 31 March 2016:

ESOP Scheme	Particulars	Year ended	Outstanding at the beginning of the year	Granted during the year	Forfeited during the year	Lapsed during the year	Exercised during the year	Outstanding at the end of the year	Exercisable at the end of the year
ESOS 2014	Number of options	31 March 2017	50,000	-	-	-	-	50,000	30,000
	Weighted average exercise price	31 March 2017	142	-	-	-	-	142	142
	Number of options	31 March 2016	855,000	350,000	1,155,000	-	-	50,000	12500
	Weighted average exercise price	31 March 2016	142	142	142	-	-	142	142

Notes forming part of the consolidated financial statements

Note 50 - Employee stock option scheme *(contd.)*

ii. Information in respect of options outstanding

ESOP Scheme	Exercise price	As at 31 March 2017		As at 31 March 2016	
		Number of Options Outstanding	Weighted average remaining life (in Years)	Number of Options Outstanding	Weighted average remaining life (in Years)
ESOS 2014	141	40,000	0.73 - 2.74	40,000	1.74 - 3.74
	145	10,000	0.73 - 2.74	10,000	1.74 - 3.74

iii. The employee stock option cost for the Employee Stock Option Scheme 2014 has been computed by reference to the fair value of share options granted and amortized over each vesting period. For the year ended 31 March 2017 the Company has accounted for employee stock Option cost (equity settled) amounting to ₹10 lakhs (31 March 2016: ₹16 lakhs).

iv. The fair value of each option is estimated on the date of grant based on the following assumptions (on weighted average basis):

Particulars	For the year ended	
	31 March 2017	31 March 2016
Weighted average share price	168	135
Exercise price	141 and 145	141 and 145
Expected Volatility (%)	69.36% - 71.14%	69.36% - 71.14%
Expected life	1 year from the date of vesting	1 year from the date of vesting
Expected dividend (%)	2%	2%
Risk free interest rate (%)	7.70% - 8.50%	7.70% - 8.50%

The amount of the expense is based on the fair value of the employee stock options and is calculated using a Binomial Lattice valuation model. A lattice model produces estimates of fair value based on assumed changes in share prices over successive periods of time. The Binomial Lattice model allows for at least two possible price movements in each subsequent time period.

The Hull-White model (HW-model) is an extension of the Binomial Lattice model. It models the early exercise behavior of employees by assuming that exercise takes place whenever the stock price reaches a certain multiple M of the strike price X when the option has vested. The Black and Scholes valuation model has been used for computing the weighted average fair value.

Note 51 - Disclosure on Specified Bank Notes (SBN)

During the year, the Company had specified bank notes or other denomination note as defined in the MCA notification G.S.R. 308(E) dated 30 March 2017 on the details of Specified Bank Notes (SBN) held and transacted during the period from 8 November 2016 to 30 December 2016, the denomination wise SBNs and other notes as per the notification is given below:

(₹ in Lakhs)

Particulars	SBN's In ₹*	Other Denomination notes in ₹	Total
Closing Cash on Hand as on 8 November2016	26	10	36
(+)Permitted Receipts	-	51	51
(-)Permitted Payments	1	33	34
(-)Amount deposited in Banks	25	-#	25
Closing Cash on Hand as on 30 December 2016	-	28	28

Amount Less than ₹1 Lakh

*For the purposes of this clause, the term 'Specified Bank Notes' shall have the same meaning provided in the notification of the Government of India, in the Ministry of Finance, Department of Economic Affairs number S.O. 3407(E), dated the 8 November 2016.

Notes forming part of the consolidated financial statements

Note 52 - Additional information pertaining to Parent Company and Subsidiaries as required by Paragraph 2 of the General Instructions for Preparation of Consolidated Financial Statements to Schedule III to the Companies Act, 2013

(₹ in Lakhs)

Name of the entity	Net Assets, i.e., total assets minus total liabilities		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	2016-17		2016-17		2016-17		2016-17	
	As % of consolidated net assets	Amount	As % of consolidated profit or loss	Amount	As % of consolidated OCI	Amount	As % of consolidated TCI	Amount
Parent Company								
Kolte-Patil Developers Limited	68.50%	77,428	49.17%	4,174	96.30%	30	49.35%	4,204
Subsidiaries								
Snowflower Properties Private Limited	2.97%	3,361	16.01%	1,359	9.35%	3	15.98%	1,362
Tuscan Real Estate Private Limited	1.39%	1,568	11.87%	1,008	(5.08)%	(2)	11.81%	1,006
Kolte-Patil Real Estate Private Limited	2.40%	2,712	14.35%	1,220	3.95%	1	14.33%	1,221
Kolte-Patil I-Ven Townships (Pune) Limited	0.62%	705	(0.09)%	(8)	(0.88)%	(0)	(0.09)%	(8)
Bellflower Properties Private Limited	1.62%	1,830	12.40%	1,052	0.00%	-	12.35%	1,052
Regenesis Facility Management Company Private Limited	0.10%	110	0.11%	9	(0.47)%	(0)	0.10%	9
Kolte-Patil Redevelopment Private Limited (formerly known as PNP Retail Private Limited)	(1.20)%	(1,355)	(0.19)%	(16)	0.00%	-	(0.19)%	(16)
PNP Agrotech Private Limited	(0.20)%	(231)	(0.78)%	(67)	0.00%	-	(0.78)%	(67)
Sylvan Acres Realty Private Limited	0.22%	251	(0.15)%	(13)	0.00%	-	(0.15)%	(13)
Ankit Enterprises*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Kolte-Patil Homes*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
KP Rachana Real Estate LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Sanjivani Integrated Township LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Bouvardia Developers LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Carnation Landmarks LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
KP-SK Project Management LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Regenesis Project Management LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Minority Interests in all subsidiaries	23.58%	26,660	(2.70)%	(230)	(3.17)%	(1)	(2.71)%	(231)
Total	**100.00%**	**113,039**	**100.00%**	**8,488**	**100.00%**	**31**	**100.00%**	**8,519**

*The Profit / (Loss) for the year and the Net Assets as at the end of the year of the Partnership Firm's and LLP's are included in the Standalone financials of the Company.

Note: The above figures are after eliminating intra group entries as at 31 March 2017

Notes forming part of the consolidated financial statements

Note 52 - Additional information pertaining to Parent Company and Subsidiaries as required by Paragraph 2 of the General Instructions for Preparation of Consolidated Financial Statements to Schedule III to the Companies Act, 2013 *(contd.)*

(₹ in Lakhs)

Name of the entity	Net Assets, i.e., total assets minus total liabilities		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
	2015-16		2015-16		2015-16		2015-16	
	As % of consolidated net assets	Amount	As % of consolidated profit or loss	Amount	As % of consolidated OCI	Amount	As % of consolidated TCI	Amount
Parent Company								
Kolte-Patil Developers Limited	42.86%	46,565	6.11%	379	47.14%	43	6.69%	422
Subsidiaries								
Snowflower Properties Private Limited	2.60%	2,826	47.12%	2,934	(3.64)%	(3)	46.41%	2,931
Tuscan Real Estate Private Limited	0.80%	873	5.93%	369	2.59%	2	5.87%	371
Kolte-Patil Real Estate Private Limited	2.63%	2,853	17.74%	1,104	3.50%	3	17.54%	1,107
Kolte-Patil I-Ven Townships (Pune) Limited	23.76%	25,817	(3.00)%	(187)	17.10%	15	(2.72)%	(172)
Bellflower Properties Private Limited	0.91%	993	8.56%	533	0.00%	-	8.44%	533
Regenesis Facility Management Company Private Limited	0.09%	101	0.20%	12	3.70%	3	0.25%	15
Kolte-Patil Redevelopment Private Limited (formerly known as PNP Retail Private Limited)	(1.32)%	(1,439)	(3.41)%	(212)	2.30%	2	(3.33)%	(210)
PNP Agrotech Private Limited	(0.15)%	(158)	(0.71)%	(44)	(0.07)%	(0)	(0.70)%	(44)
Sylvan Acres Realty Private Limited	(0.18)%	(191)	(2.15)%	(134)	0.00%	-	(2.12)%	(134)
Corolla Realty Limited**	0.00%	-	16.44%	1,024	0.00%	-	16.21%	1,024
Olive Realty Private Limited**	0.00%	-	1.76%	110	0.00%	-	1.74%	110
Yashowardhan Promoters and Developers Private Limited**	0.00%	-	0.08%	5	0.00%	-	0.07%	5
Jasmine Hospitality Private Limited**	0.00%	-	(0.06%)	(3)	0.00%	-	(0.05)%	(3)
Ankit Enterprises*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Kolte-Patil Homes*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
KP Rachana Real Estate LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Sanjivani Integrated Township LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Bouvardia Developers LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Carnation Landmarks LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
KP-SK Project Management LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Regenesis Project Management LLP*	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Lilac Hospitality LLP	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Minority Interests in all subsidiaries	28.00%	30,421	5.39%	336	27.38%	24	5.70%	360
Total	**100.00%**	**108,661**	**100.00%**	**6,226**	**100.00%**	**89**	**100.00%**	**6,315**

*The Profit / (Loss) for the year and the Net Assets as at the end of the year of the Partnership Firm's and LLP's are included in the Standalone financials of the Company.

**Refer note 54.

Note: The above figures are after eliminating intra group entries as at 31 March 2016

Notes forming part of the consolidated financial statements

Note 53 -

On 11 December 2015, the Company has entered into an agreement with Metropolitan Lifespace Real Estate Developers Private Limited (MLREDPL), for redevelopment of Jay Vijay Society Co-operative Housing Society Limited in Vile Parle. The agreement defines the Company as "Developer" and MLREDPL as the "Co-Developer".

MLREDPL is contributing towards its share in the cost of the project, and will receive an identified area of the development as its return.

Note 54 - Scheme of Amalgamation

Pursuant to the Scheme of Amalgamation (the Scheme) sanctioned by the National Company Law Tribunal, Mumbai Bench vide its order dated 9 March 2017, Olive Realty Private Limited (Olive Realty), Yashowardhan Promoters and Developers Private Limited (Yashowardhan Promoters), Corolla Realty Limited (Corolla Realty) and Jasmine Hospitality Private Limited (Jasmine Hospitality) have been merged with the Company with effect from 1 January 2016 (the appointed date). The Scheme came into effect on 10 April 2017, the day on which the order was delivered to the Registrar of the Companies, and pursuant thereto the entire business and all the assets and liabilities, duties, taxes and obligations of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality have been transferred to and vested in the Company. The scheme has become effective on 10 April 2017 with effect from the appointed date of 1 January 2016.

Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality were primarily engaged in business of construction of residential, commercial; IT Parks along with renting of immovable properties and providing project management services for managing and developing real estate projects.

The business of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality was run in trust by them for the Company and the business of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality will be carried on by the Company post the effective date.

As the amalgamating companies i.e. Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality are wholly owned subsidiaries of the Company, no consideration is payable on amalgamation with the Company.

The amalgamation is accounted under the 'pooling of interest' method in terms of the scheme sanctioned by the National Company Law Tribunal, Mumbai bench as under:

- All assets and liabilities and reserves of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality have been recorded in the books of account of the Company at their respective carrying amounts and in the same form.
- Difference between amount of Share capital of the transferor companies and gross value recorded as investments is adjusted in 'Reserves' in accordance with the Scheme.
- Accordingly, the assets and liabilities of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality are accounted at the following summarized values:

(₹ in Lakhs)

Particulars	Olive Realty	Yashowardhan Promoters	Corolla Realty	Jasmine Hospitality	Total
Property Plant and Equipment (Including Capital Work-in-Progress)	-	1	74	-	75
Intangible assets	-	-	129	-	129
Taxes	25	60	273	-	358
Inventories	2,050	211	18,148	3,953	24,362
Trade Receivables	448	30	478	-	956
Cash and Bank Balances	2	20	1,131	1	1,154
-Financial assets -Investments , loans, & others (Non-current & Current) and -Other Non-current and current assets	264	9	815	-	1,088

Notes forming part of the consolidated financial statements

Note 54 - Scheme of Amalgamation *(contd.)*

(₹ in Lakhs)

Particulars	Olive Realty	Yashowardhan Promoters	Corolla Realty	Jasmine Hospitality	Total
Non-current and current liabilities	2	53	11,883	1	11,939
Share Capital	100	18	58	3,017	3,193
Gross value recorded as investments	100	831	17,508	5,520	23,959
To be adjusted against reserves	-	(813)	(17,450)	(2,503)	(20,766)

As the appointed date of merger is January 1 ,2016 therefore previous year's numbers reported are not comparable.

The Company has initiated the name change formalities to transfer the title in respect of the contracts, agreements, etc. of Olive Realty, Yashowardhan Promoters, Corolla Realty and Jasmine Hospitality

Note 55

The financial statements for the year ended 31 March 2017 were approved by the Board of Directors and authorised for issue on 30 May 2017.

For and on behalf of the Board of Directors

Rajesh Patil
Chairman & Managing Director
(DIN:-00381866)

Milind Kolte
Executive Director
(DIN:-00170760)

Atul Bohra
Chief Financial Officer

Vinod Patil
Company Secretary

Place: Pune
Date: 30 May 2017

Corporate information

Board of Directors and Key Managerial Personnel:

Mr. Rajesh Patil : *Chairman and Managing Director*

Mr. Naresh Patil : *Vice Chairman*

Mr. Milind Kolte : *Executive Director*

Mrs. Sunita Kolte : *Non-Executive Director*

Mrs. Vandana Patil : *Non-Executive Director*

Mr. Prakash Gurav : *Independent Director*

Mr. Umesh Joshi : *Independent Director*

Mr. Jayant Pendse : *Independent Director*

Mr. G. L. Vishwanath : *Independent Director*

Mrs. Manasa Vishwanath : *Independent Director*

Mr. Gopal Sarda: *Chief Executive Officer*

Mr. Atul Bohra: *Chief Financial Officer*

Mr. Vinod Patil: *Company Secretary*

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

Regional Office:

Bangalore:
The Estate, #121. 10th Floor, Dickenson Road,
Bengaluru-560 042.
Tel. No: +91-80-4662 4423

Mumbai:
501, The Capital, G Block, Bandra-Kurla Complex,
Bandra, Mumbai- 400052
Telephone: +91 84 1190 5000 / +91 84 1190 6000

Bankers:

IDBI Bank Limited

Axis Bank Limited

State Bank of India

Vijaya Bank

HDFC Bank Limited

ICICI Bank Limited

IndusInd Bank Limited

Statutory Auditors:

M/s. Deloitte Haskins & Sells LLP
Chartered Accountants,
Firm Registration No. 117366W/W-100018
706, B Wing, 7th Floor, ICC Trade Tower,
International Convention Centre,
Senapati Bapat Road, Pune - 411016
Tel. No. +91-20-66244600
Fax No. +91-20-66244605

Registrar and Share Transfer Agent:

Bigshare Services Private Limited
1st Floor, Bharat Tin Works Building,
Opp. Vasant Oasis, Makwana Road,
Marol, Andheri (East) Mumbai 400059
Maharashtra
Board No: +91-22-62638200
Fax No: +91-22-62638299
Website: - www.bigshareonline.com
Email: - investor@bigshareonline.com

Caution regarding forward-looking statements

This document contains statements about expected future events and financial and operating results of Kolte-Patil Developers Limited, which are forward-looking. By their nature, forward-looking statements require the Company to make assumptions and are subject to inherent risks and uncertainties. There is significant risk that the assumptions, predictions and other forward-looking statements will not prove to be accurate. Readers are cautioned not to place undue reliance on forward-looking statements as a number of factors could cause assumptions, actual future results and events to differ materially from those expressed in the forward-looking statements. Accordingly, this document is subject to the disclaimer and qualified in its entirety by the assumptions, qualifications and risk factors referred to in the management's discussion and analysis of the Kolte-Patil Developers Limited Annual Report 2016-17.

Registered office
Kolte-Patil Developers Limited
2nd Floor, City Point, Dhole Patil Road, Pune – 411001
Tel. No.: +91-20-66226500, Fax No.: +91-20-66226511
Website: www.koltepatil.com
CIN: L45200PN1991PLC129428