



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

Tel. No. +91 20 66226500 Fax No. + 91 20 66226511. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER 2016

(Rs. In Lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Nine Months Ended	
		31.12.2016	30.09.2016	31.12.2015	31.12.2016	31.12.2015
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
1	Income from operations					
	(a) Sales/Income from operations	9,629	6,378	4,392	19,843	11,811
	(b) Other Operating Income	165	190	114	825	1,237
	Total income from operations	9,794	6,568	4,506	20,668	13,048
2	Expenses					
	(a) Cost of construction including cost of land and materials consumed	6,418	4,730	2,219	13,146	5,453
	(b) Employee benefits expense	659	596	520	1,841	2,136
	(c) Depreciation and amortization expense	128	126	116	383	332
	(d) Selling expenses	405	336	381	1,076	1,114
	(e) Other expenses	408	384	723	1,204	1,775
	Total expenses (a to e)	8,018	6,172	3,959	17,650	10,810
3	Profit from operations before other income, finance costs, exceptional Items (1-2)	1,776	396	547	3,018	2,238
4	Other Income	1,105	1,621	1,061	3,573	3,662
5	Profit from ordinary activities before finance cost and exceptional Items (3+4)	2,881	2,017	1,608	6,591	5,900
6	Finance Costs	1,038	1,042	1,066	3,140	2,925
7	Profit from ordinary activities after finance costs but before exceptional items (5-6)	1,843	975	542	3,451	2,975
8	Exceptional Items	-	-	-	-	-
9	Profit before tax (7-8)	1,843	975	542	3,451	2,975
10	Tax expense	584	55	147	749	454
11	Net Profit after Tax (9-10)	1,259	920	395	2,702	2,521
12	Other comprehensive income	59	(74)	4	50	11
13	Total comprehensive income (11+12)	1,318	846	399	2,752	2,532
14	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,577	7,577	7,577	7,577	7,577
15	Earnings Per Share (of Rs.10/- each) (not annualised);					
	(a) Basic	1.66	1.21	0.52	3.57	3.33
	(b) Diluted	1.66	1.21	0.52	3.57	3.33

Standalone Notes:

1. The unaudited financial results were reviewed by the Audit Committee at its meeting held on 2nd February, 2017, and were approved by the Board of Directors at its meeting held on 3rd February, 2017.
2. The Statutory Auditors of the Company have carried out a "Limited Review" of the above unaudited financial results.
3. The Company has adopted Indian Accounting Standards (Ind AS) from 1st April, 2016 with a transition date of 1st April, 2015. The financial results have been prepared in accordance with Ind AS as prescribed under section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standard) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
4. The format for unaudited quarterly results as prescribed in SEBI's circular CIR/CFD/CMD/15/2015 dated 30th November, 2015 has been modified to comply with requirements of SEBI's circular dated 5th July, 2016, Ind AS and Schedule III to the Companies Act, 2013.
5. The reconciliation of net profit recorded in accordance with previous Indian GAAP to total comprehensive income in accordance with Ind AS is given below:

(Rs. In Lakhs)

Particulars	For the quarter ended 31st December 2015	For the nine months ended 31st December 2015
Net profit as per previous Indian GAAP	254	2,443
Effect on borrowing cost pursuant to application of effective interest rate method	19	19
Reclassification of expenses in respect of retirement benefits	(4)	(11)
Effect of fair valuation of financial guarantee premium	11	33
Effect of fair valuation of financial instruments	13	41
Effects of measuring ESOP charge at Fair value	117	28
Others	(1)	(1)
Deferred tax impact	(14)	(31)
Net Profit as per Ind AS	395	2,521
Other Comprehensive income	4	11
Total Comprehensive income as per Ind AS	399	2,532

6. The Company is engaged in the business of Real Estate .Thus there are no separate reportable operating segments in accordance with Ind AS 108.
7. The unaudited financial results (Standalone and Consolidated) will be posted on the website of the Company www.koltepatil.com and will be available on website of the National Stock Exchange of India Limited (NSE) and Bombay Stock Exchange Limited (BSE).
8. The figures for the previous period have been regrouped and re-arranged, wherever necessary, to make them comparable with the current period.

For Kolte-Patil Developers Limited

Place: Pune
Date: 3rd February, 2017

Rajesh Patil
Chairman and Managing Director
(DIN - 00381866)