



**KOLTE-PATIL DEVELOPERS LIMITED**

Corporate Identification Number: L45200PN1991PLC129428

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**STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2022**

(Rs. In Lakhs)

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		December 31, 2022	September 30, 2022	December 31, 2021	December 31, 2022	December 31, 2021	March 31, 2022
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	26,241	4,038	5,787	41,646	23,131	37,760
2	Other Income	456	518	446	1,452	1,277	2,034
3	<b>Total Income (1+2)</b>	<b>26,697</b>	<b>4,556</b>	<b>6,233</b>	<b>43,098</b>	<b>24,408</b>	<b>39,794</b>
4	<b>Expenses</b>						
	(a) Cost of services, construction and land	27,785	2,339	4,333	35,790	15,060	27,230
	(b) Employee benefits expense	1,511	1,563	1,253	4,710	3,407	5,374
	(c) Finance costs**	1,000	974	1,191	2,956	3,975	4,806
	(d) Depreciation and amortisation expenses	263	248	197	717	554	763
	(e) Other expenses	1,971	1,458	1,343	4,727	3,329	6,774
	<b>Total expenses (a to e)</b>	<b>32,530</b>	<b>6,582</b>	<b>8,317</b>	<b>48,900</b>	<b>26,325</b>	<b>44,947</b>
5	<b>Profit/(Loss) before exceptional item and tax for the period/year (3-4)</b>	<b>(5,833)</b>	<b>(2,026)</b>	<b>(2,084)</b>	<b>(5,802)</b>	<b>(1,917)</b>	<b>(5,153)</b>
6	<b>Tax expense/(credit)</b>						
	-Current Tax#	-	-	-	-	1,426	1,232
	-Deferred Tax	(1,328)	(664)	(625)	(1,830)	(537)	(1,032)
	<b>Total tax expenses/(credit) for the period/year</b>	<b>(1,328)</b>	<b>(664)</b>	<b>(625)</b>	<b>(1,830)</b>	<b>889</b>	<b>200</b>
7	<b>Profit/(Loss) for the period/year (5-6)</b>	<b>(4,505)</b>	<b>(1,362)</b>	<b>(1,459)</b>	<b>(3,972)</b>	<b>(2,806)</b>	<b>(5,353)</b>
8	<b>Exceptional Items</b>	-	-	(335)	-	(335)	(335)
9	<b>Other comprehensive income (Net of tax)</b>						
	-Items that will not be reclassified to profit & loss	-	-	-	-	-	34
10	<b>Total comprehensive income/(Loss) for the period/year (7+8+9)</b>	<b>(4,505)</b>	<b>(1,362)</b>	<b>(1,794)</b>	<b>(3,972)</b>	<b>(3,141)</b>	<b>(5,654)</b>
11	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,600	7,600	7,600	7,600	7,600	7,600
12	Other equity excluding revaluation reserves as per balance sheet						72,886
13	<b>Earnings Per Share (EPS) (Face value of Rs. 10/- each)*</b>						
	Basic (Rs.)	(5.93)	(1.79)	(2.36)	(5.23)	(4.13)	(7.48)
	Diluted (Rs.)	(5.93)	(1.79)	(2.36)	(5.23)	(4.13)	(7.48)
<p>* Basic and Diluted EPS for all periods, except year ended March 31, 2022, are not annualised.  ** Includes Rs. 389 Lakhs for year ended March 31, 2022, towards interest on Income tax pertaining to prior years.  # Includes Rs. 1,232 Lakhs for year ended March 31, 2022, towards Income tax pertaining to prior years.</p>							

**Standalone Notes :**

- 1 The above financial results of Kolte-Patil Developers Limited ("The Company") were reviewed and recommended by the Audit Committee and taken on record by the Board of Directors at their meeting held on February 6, 2023.
- 2 The Company is predominantly engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Indian Accounting Standard ("Ind AS") 108 - Operating Segments.
- 3 Since the nature of activities being carried out by the Company is such that profits / (losses) from certain transactions do not necessarily accrue evenly over the year, results of a quarter/period may not be representative of profits / (losses) for the year.
- 4 The results have been prepared in accordance with the recognition and measurement principles laid down in the Ind AS 34-Interim financial reporting prescribed under section 133 of the companies Act, 2013 read with relevant rules issued thereunder as amended from time to time.
- 5 The Board of Directors of the Company in their meeting on February 6, 2023 have approved the change in appointed date for merger of its wholly owned subsidiaries Tuscan Real Estate Private Limited and PNP Agrotech Private Limited from April 1, 2021 to April 1, 2023. Further, the Board of Directors of the Company, have also approved the withdrawal of the demerger scheme of Kolte-Patil Properties Private Limited (formerly known as Kolte-Patil Redevelopment Private Limited) and its subsequent merger with the Company.
- 6 The Board of Directors of the Company in its meeting held on November 10, 2022 have approved the proposed scheme of merger of its wholly owned subsidiary - Sampada Realities Private Limited with the Company. Pursuant to this approval, the Company has filed the scheme with Regional Directors. Pending the final order, applicable income tax provision for the quarter and nine months period ended December 31, 2022 has been accounted in Sampada books.
- 7 Consequent to the Share Subscription cum Share Holders Agreement (SSSHA) dated October 21, 2022, Kolte-Patil Kiwale Project Private Limited (now known as Kolte Patil Planet Kiwale Project Private Limited) ceases to be the Company's wholly owned subsidiary and is now an Associate in view of the equity infusion by Planet Holding Ltd., which reduced the holding of the Company from 100% to 17%.
- 8 During the quarter ended December 2022, the Company has invested in Nivasti Developers and Builders LLP for development of real estate project with 50 % profit sharing ratio.
- 9 The unaudited standalone financial results will be posted on the website of the Company [www.koltepatil.com](http://www.koltepatil.com) and will be available on website of the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).
- 10 The figures for the previous period / year have been regrouped and re-arranged, wherever necessary, to align with the current period/year.

**For and on behalf of the Board of Directors of  
Kolte-Patil Developers Limited**

Place: Pune  
Date: February 6, 2023

**Yashvardhan Patil**  
Joint Managing Director  
(DIN-06898270)