



**STATEMENT OF CONSOLIDATED 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
		31-Dec-2022	30-Sept-2022	31-Dec-2021	31-Dec-2022	31-Dec-2021	31-March-2022
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from Operations	36,808	12,331	24,032	69,150	74,141	111,748
2	Other income	638	1,446	438	2,510	1,410	1,902
3	<b>Total Income (1+2)</b>	<b>37,446</b>	<b>13,777</b>	<b>24,470</b>	<b>71,660</b>	<b>75,551</b>	<b>113,650</b>
4	<b>Expenses</b>						
	(a) Cost of services, construction and land	33,725	8,735	17,468	53,721	50,154	77,228
	(b) Employee benefits expense	1,928	1,955	1,651	5,848	4,758	7,055
	(c) Finance costs **	1,439	1,148	1,153	3,424	4,115	5,003
	(d) Depreciation and amortization expenses	329	311	269	904	772	1,039
	(e) Other expenses	3,701	2,199	1,863	7,996	4,656	8,845
	<b>Total expenses (a to e)</b>	<b>41,122</b>	<b>14,348</b>	<b>22,404</b>	<b>71,893</b>	<b>64,455</b>	<b>99,170</b>
5	<b>Profit / (Loss) before Share of profit / (loss) of and associates, joint ventures and exceptional items (net)(3-4)</b>	<b>(3,676)</b>	<b>(571)</b>	<b>2,066</b>	<b>(233)</b>	<b>11,096</b>	<b>14,480</b>
6	<b>Share of profit / (loss) of joint ventures, associates (net)</b>	<b>(41)</b>	<b>(49)</b>	<b>142</b>	<b>(121)</b>	<b>93</b>	<b>(159)</b>
7	<b>Profit / (loss) before exceptional items and tax (5+6)</b>	<b>(3,717)</b>	<b>(620)</b>	<b>2,208</b>	<b>(354)</b>	<b>11,189</b>	<b>14,321</b>
8	<b>Exceptional items</b>	<b>-</b>	<b>-</b>	<b>(916)</b>	<b>-</b>	<b>(916)</b>	<b>(692)</b>
9	<b>Profit / (loss) before tax (7+8)</b>	<b>(3,717)</b>	<b>(620)</b>	<b>1,292</b>	<b>(354)</b>	<b>10,273</b>	<b>13,629</b>
10	<b>Tax expense / (Credit)</b>						
	-Current Tax #	2,996	924	1,223	4,653	5,100	4,977
	-Deferred Tax	(3,903)	(856)	(642)	(4,111)	(642)	167
	<b>Total tax expenses / (credit) for the period / year</b>	<b>(907)</b>	<b>68</b>	<b>581</b>	<b>542</b>	<b>4,458</b>	<b>5,144</b>
11	<b>Net Profit / (Loss) after Tax (9-10)</b>	<b>(2,810)</b>	<b>(688)</b>	<b>711</b>	<b>(896)</b>	<b>5,815</b>	<b>8,485</b>
	<b>Net Profit / (Loss) attributable to</b>						
	Owners of the company	(2,689)	(879)	537	(1,445)	5,257	7,941
	Non-controlling interests	(121)	191	174	549	558	544
12	<b>Other comprehensive income (Net of tax )</b>						
	Items that will not be reclassified to profit & loss						
	Owners of the company	-	-	-	-	-	74
	Non-controlling interests	-	-	-	-	-	3
13	<b>Total comprehensive income / (loss) for the period / year (11+12)</b>	<b>(2,810)</b>	<b>(688)</b>	<b>711</b>	<b>(896)</b>	<b>5,815</b>	<b>8,562</b>
	<b>Total comprehensive income / (loss) attributable to</b>						
	Owners of the company	(2,689)	(879)	537	(1,445)	5,257	8,015
	Non-controlling interests	(121)	191	174	549	558	547
	<b>Total comprehensive income / (loss) for the period / year</b>	<b>(2,810)</b>	<b>(688)</b>	<b>711</b>	<b>(896)</b>	<b>5,815</b>	<b>8,562</b>
14	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,600	7,600	7,600	7,600	7,600	7,600
15	Other equity excluding revaluation reserves as per balance sheet	-	-	-	-	-	88,329
16	<b>Earnings Per Share (EPS.) (Face value of Rs. 10/- each) *</b>						
	Basic ( Rs)	(3.54)	(1.15)	0.71	(1.90)	6.92	10.45
	Diluted (Rs)	(3.54)	(1.15)	0.71	(1.90)	6.92	10.45

\* Basic and Diluted EPS for all periods, except year ended 31st March 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.

**Notes :**

- The above financial results of Kolte-Patil Developers Limited ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its share of the net profit / (loss) after tax and total comprehensive profit / (loss) of its joint ventures and associates were reviewed and recommended by the Audit Committee and taken on record by the Board of Directors at their meeting held on February 06, 2023.
- The Group 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 Standalone financial results of Kolte-Patil Developers Limited :

**(Rs. In Lakhs)**

PARTICULARS	Quarter Ended			Nine Months Ended		Year Ended
	31-Dec-2022	30-Sept-2022	31-Dec-2021	31-Dec-2022	31-Dec-2021	31-March-2022
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Revenue from operations	26,241	4,038	5,787	41,646	23,131	37,760
Profit / (loss) before tax	(5,833)	(2,026)	(2,084)	(5,802)	(1,917)	(5,153)
Total Comprehensive Income / (Loss)	(4,505)	(1,362)	(1,794)	(3,972)	(3,141)	(5,654)

- Since the nature of activities being carried out by the Group is such that profits / losses from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits / losses for the year.
- 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.
- 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.
- 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.
- 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%.
- The Company, through its wholly-owned subsidiary Sampada Realities Private Limited (Sampada) has entered into a joint development agreement with Kolte-Patil Kiwale Project Private Limited (SPV between the Company and Planet Holding Ltd, UK). Pursuant to this agreement Sampada has sold FSI equivalent to 6.54 Lakhs sq.ft. of saleable area for Rs 7,855 Lakhs to the SPV, resulting in a profit of Rs. 3,872 Lakhs in the consolidated financial results.
- 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.
- The unaudited consolidated financial results will be posted on the website of the Company www.koltepatil.com and will be available on website of the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).
- The figures for the previous period / year have been regrouped and re-arranged, wherever necessary, to align with the current period/year.

**Kolte-Patil Developers Limited**

Place: Pune  
Date: February 06, 2023

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