


KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

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

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

STATEMENT OF CONSOLIDATED AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2024

(Rs. In Lakhs except Earnings per share)

Sr. No.	Particulars	Quarter Ended			Year Ended	
		March 31, 2024	December 31, 2023	March 31, 2023	March 31, 2024	March 31, 2023
		(Audited) (Refer note 2)	(Unaudited) (Restated)	(Audited) (Restated) (Refer note 2,5 and 13)	(Audited)	(Audited) (Restated) (Refer note 5 and 13)
1	Revenue from operations	52,638	7,579	79,693	1,37,148	1,48,843
2	Other income	133	791	749	2,330	3,259
3	Total Income (1+2)	52,771	8,370	80,442	1,39,478	1,52,102
4	Expenses					
	(a) Cost of services, construction and land	62,081	34,493	31,676	1,64,228	1,16,302
	(b) (Increase)/ decrease in inventories of finished goods and work-in-progress	(16,415)	(28,539)	23,526	(56,626)	(7,379)
	(c) Employee benefits expense	2,937	2,408	2,727	9,717	8,575
	(d) Finance costs (Refer Note 14)	2,099	3,082	643	9,786	4,067
	(e) Depreciation and amortization expense	385	418	252	1,419	1,156
	(f) Impairment of goodwill	1,108	-	-	2,346	-
	(g) Other expenses	4,724	2,882	4,422	14,719	12,418
	Total expenses (a to g)	56,919	14,744	63,246	1,45,589	1,35,139
5	Profit / (Loss) before share of loss of associates, joint ventures for the period / year (net)(3-4)	(4,148)	(6,374)	17,196	(6,111)	16,963
6	Share of loss of joint ventures and associates for the period / year (net)	(315)	(350)	(33)	(976)	(154)
7	Profit / (loss) before tax for the period / year (5+6)	(4,463)	(6,724)	17,163	(7,087)	16,809
8	Tax expense / (credit) (Refer note 5)					
	-Current Tax	198	1,122	927	1,780	4,690
	-Deferred Tax	(1,557)	(1,732)	3,151	(1,852)	(178)
	-Tax pertaining to previous years	(486)	190	952	(267)	952
	Total tax expenses / (credit) for the period / year	(1,845)	(420)	5,030	(339)	5,464
9	Net Profit / (loss) after tax (7-8)	(2,618)	(6,304)	12,133	(6,748)	11,345
	Net Profit/(Loss) attributable to:					
	Owners of the Company	(2,711)	(6,289)	11,743	(6,935)	10,406
	Non-controlling interests	93	(15)	390	187	939
10	Other comprehensive income (net of tax)					
	Items that will not be reclassified to profit & loss					
	-Remeasurements of the defined benefit liabilities / (asset) (net of tax)	(129)	-	(22)	(129)	(22)
	Other comprehensive income/(loss) (net of tax) attributable to:					
	Owners of the Company	(129)	-	(20)	(129)	(20)
	Non-controlling interests	0	-	(2)	0	(2)
11	Total comprehensive income / (loss) for the period / year (9+10)	(2,747)	(6,304)	12,111	(6,877)	11,323
	Total comprehensive income / (loss) attributable to					
	Owners of the company	(2,841)	(6,289)	11,723	(7,065)	10,386
	Non-controlling interests	94	(15)	388	188	937
12	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,600	7,600	7,600	7,600	7,600
13	Other equity excluding revaluation reserves as per balance sheet				65,793	79,140
14	Earnings Per Share (EPS.) (Face value of Rs. 10/- each) *					
	Basic (Rs)	(3.57)	(8.27)	15.45	(9.12)	13.69
	Diluted (Rs)	(3.57)	(8.27)	15.45	(9.12)	13.69

* Basic and Diluted EPS for all periods, except year ended March 31, 2024 and March 31, 2023 are not annualised.



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STATEMENT OF CONSOLIDATED AUDITED ASSETS AND LIABILITIES AS AT MARCH 31, 2024

Particulars	As at March 31, 2024	As at March 31, 2023	As at April 01, 2022
	(Audited)	(Audited) (Restated) (Refer note 5 and 13)	(Audited) (Restated) (Refer note 13)
Assets			
Non-current assets			
(a) Property, plant and equipment	8,742	4,986	4,651
(b) Capital work in progress	-	1,004	-
(c) Investment property	1,737	1,784	1,831
(d) Goodwill	-	2,346	2,346
(e) Intangible assets	60	83	68
(f) Right of use asset	3,066	1,729	1,684
(g) Financial assets			
(i) Investments	3,169	4,404	4,639
(ii) Trade receivables	-	820	1,184
(iii) Other financial assets	3,351	3,848	4,798
(h) Deferred tax assets (net)	19,033	17,138	17,189
(i) Income tax assets (net)	5,610	4,500	3,572
(j) Other non-current assets	22,928	14,668	6,501
Total non - current assets	67,696	57,310	48,463
Current assets			
(a) Inventories	3,46,852	2,89,376	2,83,687
(b) Financial assets			
(i) Investments	9,314	245	1,430
(ii) Trade receivables	5,567	2,734	2,575
(iii) Cash and cash equivalents	29,976	22,573	14,641
(iv) Other balances with banks	11,026	12,760	12,930
(v) Other financial assets	421	1,128	546
(c) Other current assets	23,883	17,082	14,690
Total current assets	4,27,039	3,45,898	3,30,499
Total assets	4,94,735	4,03,208	3,78,962
Equity and liabilities			
Equity			
(a) Equity share capital	7,600	7,600	7,600
(b) Other equity	65,793	79,140	70,272
Equity attributable to owners of the Company	73,393	86,740	77,872
(c) Non-controlling interests	164	856	789
Total equity	73,557	87,596	78,661
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	22,001	34,920	24,942
(ii) Lease liability	3,003	1,340	1,352
(iii) Trade payable			
A. Dues of micro and small enterprises	-	-	-
B. Dues of other than micro and small enterprises	-	192	-
(iv) Other financial liabilities	9,030	4,933	3,283
(b) Provisions	1,343	4,949	4,414
(c) Other non current liabilities	-	359	-
Total non - current liabilities	35,377	46,693	33,991
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	85,858	19,232	27,218
(ii) Lease liability	815	656	543
(iii) Trade payables			
A. Dues of micro and small enterprises	5,702	3,775	2,327
B. Dues of other than micro and small enterprises	51,673	33,530	26,456
(iv) Other financial liabilities	3,398	2,901	550
(b) Provisions	1,518	1,224	1,051
(c) Current tax liabilities (net)	410	1,151	593
(d) Other current liabilities	2,36,427	2,06,450	2,07,572
Total current liabilities	3,85,801	2,68,919	2,66,310
Total equity and liabilities	4,94,735	4,03,208	3,78,962



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CONSOLIDATED AUDITED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED MARCH 31, 2024

Particulars	Year Ended	
	March 31, 2024	March 31, 2023
	(Audited)	(Audited) (Restated) (Refer note 5 and 13)
A Cash flow from operating activities		
Profit/(loss) before tax:	(6,111)	16,963
Adjustment for:		
Depreciation and amortization expense	1,419	1,156
Impairment of goodwill	2,346	-
Profit on sale of property, plant and equipment and intangible assets	(33)	(15)
Expected losses for trade receivables	332	179
Provision for doubtful advances	282	587
Finance cost	9,786	4,067
Interest income	(797)	(514)
Gain on buy back of investments	(113)	-
Provision/liabilities no longer written back	(109)	(381)
Dividend income	-	(18)
Gain on remeasurement of lease liabilities	-	(5)
Gain on Mutual fund redemption	(7)	(46)
Net gain arising on financial assets and liabilities designated at FVTPL	(63)	(982)
Net realisable value impact on inventory	-	649
Operating profit before working capital changes	6,932	21,640
Adjustments for changes in working capital		
(Increase)/decrease in inventories	(46,899)	2,460
(Increase)/decrease in trade receivables	(2,345)	26
(Increase)/decrease in other assets	(13,430)	(9,952)
Increase/(decrease) in trade payables	19,987	9,095
Increase/(decrease) in other liabilities	31,501	1,425
Increase/(decrease) in provisions	(3,312)	708
Cash (used in) / generated from operations	(7,566)	25,402
Income tax paid (net of refund)	(3,535)	(5,633)
Net cash generated from /(used in) operating activities (A)	(11,101)	19,769
B Investing Activities		
Purchase of property, plant and equipment, Intangible assets and capital work in progress	(4,312)	(1,848)
Purchase of investment in / non controlling interest of subsidiaries	(2,750)	(5,503)
Purchase of investment in associates/joint venture	(1,085)	(519)
Consideration received for shares bought back by associates	927	-
Proceeds from sale of property, plant & equipment	118	15
Purchase of mutual fund	(12,248)	(7)
Proceed from sale of mutual fund	3,430	1,192
Dividend Received	-	18
Bank deposits placed/realized (net)	(2,266)	(848)
Interest received	806	517
Movement in escrow accounts considered as other bank balances	4,000	1,063
Net cash used in investing activities (B)	(13,380)	(5,920)
C Financing Activities		
Repayment of lease liability	(768)	(548)
Interest on lease liability	(329)	(250)
Repayment of long term borrowings (including current maturities)	(30,030)	(25,677)
Proceeds from long term borrowings (including current maturities)	76,788	27,655
Dividend Paid	(3,040)	(1,520)
Interest paid	(10,737)	(5,294)
Inter-corporate deposits (placed) / realized	-	(329)
Proceeds from short term borrowings	-	14
Net cash (used in) / generated from financing activities (C)	31,884	(5,949)
Net increase in cash and cash equivalents (A+B+C)	7,403	7,900
Cash and cash equivalents (opening balance)	22,573	14,641
Cash and cash equivalents received on account of acquisition of subsidiary	-	32
Cash and cash equivalents (closing balance)	29,976	22,573



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Notes :

- 1 Above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 24, 2024 and were subjected to audit by the Statutory Auditors.
- 2 The financial results for the quarters ended March 31, 2024 and March 31, 2023 are the derived figures between audited figures in respect of full financial year and the unaudited published year to date figures upto the third quarter of the respective financial year which were subjected to limited review.
- 3 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.
- 4 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 / period may not be representative of profits / losses for the year.
- 5 The Regional Director, Western Region, Mumbai has approved scheme of Amalgamation between Sampada Realities Private Limited and Kolte-Patil Developers Limited on May 26, 2023 which has been filed with MCA on June 02, 2023. The Scheme has been given effect from August 31, 2022, i.e. the appointed date in accordance with Ministry of Corporate Affairs General Circular 9/2019 dated August 21, 2019 which is not in compliance with Ind AS. The comparative information for the quarter and year ended March 31, 2023 included in the Statement to the extent of tax benefit arising on account of change in effective tax rate of Sampada Realities Private Limited which have been restated with effect from the aforesaid appointed date.
- 6 The Board of Directors of the Company at its meeting dated May 17, 2024 have approved the draft scheme of amalgamation of Kolte-Patil Integrated Townships Limited (a wholly owned subsidiary of the Company) with the Company under Section 233 of the Companies Act, 2013 read with Rule 25 of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2016 subject to the requisite approvals of the Members and consent required from the secured and unsecured creditors of Transferor and Transferee Company and the sanction of the scheme by H'ble Regional Director ("RD"). The appointed date of the said scheme is April 01, 2024 or such other date as may be approved by the RD or any other competent authority.
- 7 Kolte-Patil Global Private Limited, United Kingdom, a wholly owned subsidiary company of the Company has been dissolved w.e.f. April 09, 2024.
- 8 During the current quarter, the Group has incorporated 2 new wholly owned subsidiaries namely Kolte-Patil Mumbai Projects LLP and Kolte-Patil Developers (Pune) LLP.
- 9 The Board of Directors have recommended a final dividend of Rs. 4 per equity share for the current financial year, subject to the approval of shareholders in the ensuing Annual General Meeting.
- 10 The Debenture Allotment Committee of Board of Directors in their meeting held on April 10, 2023 has allotted 14,000 Secured Unlisted Redeemable Non-Convertible Debentures (NCD) of face value Rs.100,000 each, on a private placement basis aggregating Rs. 14,000 lakhs to India Realty Excellence Fund IV. Unless redeemed earlier, NCDs shall be for a period of 120 months carrying coupon of 0.001% per annum compounded annually. The NCDs have been secured by : (i) exclusive first ranking security interest by way of registered mortgage on all the rights, title, interest and benefit of the Company (including development rights) in respect of underlying project along with the MHADA building being developed on the Project Land, (ii) hypothecation on all the receivables/ cash-flows arising from the Project. The proceeds from the issue of these NCDs have been utilised for purchase of land of underlying project. The debentures shall be redeemed at a premium which is linked to the graded IRR slabs agreed with the investor and corresponding revenues collected from the underlying project. These NCDs along with above redemption premium will be redeemed as and when the revenues are collected by the company in accordance with the debenture trust deed.
- 11 The Debenture Allotment Committee of Board of Directors in their meeting held on April 17, 2023 has allotted 20,650 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 100,000 each, on a private placement basis, aggregating Rs. 20,650 lakhs to Marubeni Corporation, Japan. The proceeds from the issue were utilised for general corporate purposes of the Company and towards the construction and development of the Project. Unless redeemed earlier, NCDs shall be for a period of 120 months. The NCDs shall be redeemed at premium which is linked to collections made from sale of the earmarked units. These NCDs along with above redemption premium are being redeemed as and when the revenues are collected by the company in accordance with the debenture trust deed, as amended from time to time. Further, the Debenture Allotment Committee of the Board of Directors in their meeting held on March 19, 2024, approved amendments in the Debenture Trust Deed ("DTD") and Placement Memorandum related to computation of redemption premium on each redemption date, which is linked to collections made from sale of earmarked units in excess of minimum selling price as defined in the DTD and corresponding pro-rata reduction of the face value leading to partial redemption of debentures. Consequently, on March 30, 2024 (the first redemption date), the Company has redeemed debentures amounting to Rs. 391.94 lakhs towards the outstanding principal amount and has paid Rs. 172 Lakhs towards the redemption premium payable on such debentures. As at March 31, 2024, the outstanding principal amount of these debentures is Rs. 20,258.06 Lakhs with a reduced face value of Rs. 98,102 per debenture. The NCDs are secured by way of an exclusive charge on:
 - (i) right, title and interest possessed by the Company in the earmarked units identified in the debenture deed ('Deed')
 - (ii) the right, title and interest possessed by the Company in the Project Land admeasuring 13,069.38 square meters and/or the Project including but not limited to the development rights of the Company in respect of the said project land including all development potential whether by way of Floor Area Ratio (FAR)/ Transferable Development Rights (TDR) or otherwise, along with the right of the Company on all present and future Floor Space Index (FSI) arising from the Project Land together with all present and future buildings, erections and constructions of every description which are standing erected or attached, during the term of the Debentures
 - (iii) hypothecation on all the receivables/ cash-flows arising from the earmarked units along with the right of the Company in the Project Land attributable to the earmarked units in the project. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2024 is 1.05 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at January 31, 2023.

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- 12 The Debenture Allotment Committee of Board of Directors in their meeting held on December 22, 2023 has allotted 11,090 Senior, Secured, Listed, Rated, Redeemable, Non-convertible debentures having face value of Rs. 1,00,000 each aggregating to Rs. 11,090 lakhs, on a private placement basis to Marubeni Corporation, Japan. Unless redeemed earlier, NCDs shall be for a period of 120 months. The unutilised proceeds of Rs. 7,669 lakhs from the issue have been temporarily invested in liquid mutual funds as at March 31, 2024. These proceeds will be utilised for general corporate purposes of the Company and towards the construction and development of the Project. The NCDs shall be redeemed at premium which is linked to collections made from sale of the earmarked units. These NCDs along with above redemption premium will be redeemed as and when the revenues are collected by the group in accordance with the debenture trust deed, as amended from time to time.
- Further, the Debenture Allotment Committee of the Board of Directors in their meeting held on March 19, 2024, approved amendments in the Debenture Trust Deed ("DTD") and Placement Memorandum related to computation of redemption premium on each redemption date, which is linked to collections made from sale of earmarked units in excess of minimum selling price as defined in the DTD and corresponding pro-rata reduction of the face value leading to partial redemption of debentures. Consequently, on March 30, 2024 (the first redemption date), the Company has redeemed debentures amounting to Rs. 253.85 lakhs towards the outstanding principal amount and has paid Rs. 33.69 Lakhs towards the redemption premium payable on such debentures. As at March 31, 2024, the outstanding principal amount of these debentures is Rs. 10,836.15 Lakhs with a reduced face value of Rs. 97,711 per debenture.
- The NCDs are secured by way of an exclusive charge on: (i) in respect of all the right, title and interest possessed by the Company in the Earmarked Units in the Project Alora being developed at Village Kole Kalyan, Sunder Nagar, Road No. 2, Vidyanagari, Kalina, Mumbai, including, but not limited to, all furniture, fittings and also all right to use common areas and facilities attached thereto together with car parking spaces. (ii) First ranking exclusive mortgage and charge in respect of all the development rights of the Company in respect of the Developer's Entitlement in terms of the Development Agreement together with all the right, title and interest of the Company in Units earmarked for Company together with car parking spaces (save and except the Sold Units earmarked for Company and allocated car parks for such Sold Units) and all movable assets in relation to units earmarked for Company (save and except the Sold Units earmarked for Company and allocated car parks for such Sold Units) (iii) First ranking exclusive charge by way of hypothecation over all the Investor Receivables / cash-flows arising from the Earmarked Units, including, but not limited to, the Investor Receivables, and all rights, title, interest, benefits, claims and demands whatsoever of the Company in, to or in respect of the said amounts. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2024 is 1.03 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at September 30, 2023.
- 13 During the year ended March 31, 2020, the Company gave an exit to the the investor shareholders India Advantage Fund III and India Advantage Fund IV by acquiring 50% stake held by them in its subsidiary - Kolte-Patil Integrated Townships Limited ("KPIT") at an aggregate consideration of Rs 14,946 Lakhs, consequent to which the shareholding of the Company increased from 45% to 95%. Prior to this stake acquisition, KPIT was being consolidated as a subsidiary based on assessment of 'Control' by the Company.
- During the current year, 5% equity stake along with 366,074 Redeemable Preference Shares of Rs. 10 each and 28,65,363 Optionally Convertible Debentures of Rs. 10 each, was purchased from the remaining investor shareholders, for an aggregate consideration of Rs. 5,778 Lakhs. This resulted in KPIT becoming a 100% subsidiary of the Company, consequent to which the management reviewed accounting of the earlier transaction of acquisition of 50% equity stake in KPIT (as stated in above paragraph) and concluded that Rs. 18,057 lakhs (being excess of consideration paid over the net assets acquired) ought to have been accounted for against equity in view of it being a common control transaction, instead of the same getting recognised as goodwill, during the year ended March 31, 2020. Accordingly, in accordance with Ind AS 8 – "Accounting Policies, Changes in Accounting Estimates and Errors", the management has correctly stated the position as at March 31, 2024 by adjusting the goodwill amount against equity and also restated the balance sheets as at March 31, 2023 and April 1, 2022, resulting in decrease in Goodwill by Rs. 18,057 lakhs and decrease in equity by Rs. 18,057 lakhs as at March 31, 2023 and April 1, 2022. The above transaction as referred in paragraph 1 above, had no impact on reported Profit/Loss during the year ended March 31, 2020 and also not impacted Profit/Loss for any subsequent years, including current year.
- 14 Kolte-Patil Integrated Townships Limited ("KPIT") (material subsidiary company of the Parent Company) and IDBI Trusteeship Services Limited (Trustee of India Advantage Fund III and India Advantage Fund IV) have entered into a Securities Redemption Agreement on June 30, 2023 under which 5,11,54,470 Optionally Convertible Debentures held by India Advantage Fund III and 3,41,02,980 Optionally Convertible Debentures (OCD) held by India Advantage Fund IV ("debentures") have been redeemed in the manner set out in the said Securities Redemption Agreement as below:- KPIT to pay an aggregate consideration of Rs. 13,000 Lakhs in tranches specified in the Securities Redemption Agreement. The FSI Agreement dated May 28, 2019 executed between the Company, KPIT and IDBI Trusteeship Services Limited (Trustee of India Advantage Fund III and India Advantage Fund IV) in relation to the proposed allocation of 1.4 million square feet of FSI in KPIT's Life Republic Project to India Advantage Fund III and India Advantage Fund IV stands cancelled and terminated. Basis above, the difference between the fair value as at June 30, 2023 (the agreement date) and the fair value as at March 31, 2023 of the OCDs amounting to Rs.3,000 Lakhs has been charged to the consolidated profit and loss account as finance cost and remaining difference of Rs. 1,700 Lakhs pertaining to ongoing projects has been loaded on respective inventory.
- 15 The Company has acquired 500,000 Equity Shares of Rs. 10 each, 366,074 Redeemable Preference Shares of Rs. 10 each and 28,65,363 of Optionally Convertible Debentures of Rs. 10 each of Kolte-Patil Integrated Townships Limited at an aggregated consideration of Rs. 5,778 lakhs on October 20, 2023. Consequent to purchase of this stake, Kolte-Patil Integrated Townships Limited has become 100% (wholly owned) subsidiary of the Company.
- 16 The Company declared and paid final dividend of Rs. 4 per equity share of Rs 10 each amounting to Rs 3,040.71 lakhs for the financial year ended March 31, 2023, which was approved by the shareholders at the Annual General Meeting of the Company held on August 19, 2023.


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17 Additional information pursuant to Regulation 52(4) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulation, 2015 as amended for Consolidated financial results as at and for the quarter ended on March 31, 2024 :

Sr. No.	Particulars	Quarter Ended		Year Ended
		March 31, 2024	December 31, 2023	March 31, 2024
1	Debt equity ratio (Debt / Equity) Debt = Borrowing + Lease liabilities (Non-Current and Current) Equity = Equity share capital + Other equity + Non-controlling interests	1.52	1.40	1.52
2	Debt service coverage ratio (Earnings available for Debt Service / Debt Service) Earnings available for Debt Service = Profit after taxes + finance cost + depreciation and amortisation expenses + Impairment of goodwill + Provision for doubtful debts / advances Debt Service = Finance cost + Lease Payments + Principal Repayments	0.40	(0.48)	0.33
3	Interest service coverage ratio (Earning available for Finance cost / Finance cost) Earnings available for Finance cost = Profit after taxes + finance cost + depreciation and amortisation expenses + Impairment of goodwill + Provision for doubtful debts / advances Finance cost = interest on loan borrowed + interest on lease liabilities and other finance charges	0.92	(1.45)	0.88
4	Current ratio (Current assets / Current liabilities)	1.11	1.27	1.11
5	Long term debt to working capital ratio (Long term debt) / (Working capital) Long term debt = Non current borrowings + Non current Lease Liabilities + Current maturities of long term debt Working capital = Current Assets - Current liabilities excluding Current maturities of long term debt	0.87	0.82	0.87
6	Bad debts to net account receivable ratio (Bad debts / Average net trade receivables) Bad debts = Provision for doubtful debts / advances Average net Trade receivables = Average of net Trade receivable of current and previous period	0.04	-	0.07
7	Current liability ratio (Current liabilities / Total liabilities)	0.92	0.80	0.92
8	Total debts to total assets ratio (Debt / Total assets) Debt = Borrowing + Lease liabilities (Non-Current and Current)	0.23	0.22	0.23
9	Debtors turnover ratio (Turnover / Average net trade receivables) Turnover = Revenue from operations Average net Trade receivables = Average of net Trade receivable of current and previous period	8.71	1.25	30.07
10	Inventory turnover ratio (Cost of services, construction and land / Average inventory) Average Inventory = Average of inventory balance of current and previous period	0.13	0.02	0.34
11	Operating margin(%) (EBITDA / Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses and other income Turnover = Revenue from operations	-1.31%	-48.00%	3.73%
12	Net profit margin (%) (Net profit after tax / Total income)	-4.96%	-75%	-4.84%
13	Capital redemption reserve (Rs. in Lakhs)	3,944	3,944	3,944
14	Debenture redemption reserve (Rs. in Lakhs)	-	304	-
15	Net worth (Rs. in Lakhs) (Equity share capital + Other equity + Non-controlling interests)	73,557	76,071	73,557
16	Net profit/(loss) after tax (Rs. in Lakhs) Net loss for the period	(2,618)	(6,304)	(6,748)
17	Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised Basic (Rs) Diluted (Rs)	(3.57) (3.57)	(8.27) (8.27)	(9.12) (9.12)

Note: Since the Parent Company's NCDs issued under ISIN INE094I07049 and under ISIN INE094I07064 were listed on BSE Limited on April 19, 2023 and December 27, 2023 respectively, the information with respect to above ratios has been provided only for the quarter ended December 31, 2023, quarter ended March 31, 2024 and year ended March 31, 2024.



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

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

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

- 18 The audited 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).
- 19 The comparative financial information of the Group, its associates and joint ventures for the quarter and for the year ended March 31, 2023 and as at April 01, 2022 included in these consolidated financials results was audited by predecessor auditor.
- 20 Figures of previous year/periods have been reclassified/regrouped/restated, wherever necessary to conform to current period/year classification.

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

Place: Pune
Date: May 24, 2024

Yashvardhan Patil
Joint Managing Director
(DIN: 06898270)