


KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

Registered Office: 8th Floor, City Bay, CTS No. 14 (P), 17 Boat Club Road, Pune - 411001

Telephone No: +91-20-67429200. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

STATEMENT OF AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2025

Sr. No.	Particulars	Quarter ended			(Rs. in lakhs except earnings per share)	
		March 31, 2025	December 31, 2024	March 31, 2024	Year ended March 31, 2025	Year ended March 31, 2024
		(Audited) (refer note 12)	(Unaudited)	(Audited) (refer note 12)	(Audited)	(Audited)
1	Revenue from operations	46,196	29,444	20,789	1,08,860	57,914
2	Other income (refer note 10)	291	1,028	550	5,639	5,514
3	Total income (1+2)	46,487	30,472	21,339	1,14,499	63,428
4	Expenses					
	(a) Cost of services, construction and land	20,951	17,814	39,099	72,065	1,04,430
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	14,381	3,812	(20,445)	10,272	(57,578)
	(c) Employee benefits expense	1,846	1,649	2,304	7,012	7,736
	(d) Impairment loss on investments	-	-	1,883	-	1,953
	(e) Finance costs	1,383	1,254	2,151	5,982	6,652
	(f) Depreciation and amortisation expense	325	240	314	1,046	1,153
	(g) Other expenses	2,824	2,318	2,836	8,986	9,306
	Total expenses (a to g)	41,710	27,087	28,142	1,05,363	73,652
5	Profit/(loss) before tax for the period/year (3-4)	4,777	3,385	(6,803)	9,136	(10,224)
6	Tax expense/(credit)					
	-Current tax	-	-	-	-	-
	-Deferred tax	1,380	602	(2,584)	2,157	(3,379)
	-Tax pertaining to previous years	117	-	62	117	281
	Total tax expenses/(credit) for the period/year	1,497	602	(2,522)	2,274	(3,098)
7	Profit/(loss) for the period/year (5-6)	3,280	2,783	(4,281)	6,862	(7,126)
8	Other comprehensive income (net of tax)					
	Items that will not be reclassified to profit & loss in subsequent periods					
	-Remeasurements of the defined benefit liabilities	(35)	-	(111)	(35)	(111)
	-Income tax relating to items that will not be reclassified to profit & loss	9	-	28	9	28
9	Total comprehensive income/(loss) for the period/year (7+8)	3,254	2,783	(4,364)	6,836	(7,209)
10	Paid-up equity share capital (Face value of Rs. 10/- each)	7,600	7,600	7,600	7,600	7,600
11	Other equity excluding revaluation reserves as per balance sheet				71,160	67,228
12	Earnings Per Share (EPS) (Face value of Rs. 10/- each)*					
	Basic (Rs.)	4.32	3.66	(5.63)	9.03	(9.38)
	Diluted (Rs.)	4.31	3.66	(5.63)	9.01	(9.38)

* Basic and Diluted EPS for all periods, except for the year ended March 31, 2025 and March 31, 2024 are not annualised.



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AUDITED STANDALONE STATEMENT OF ASSETS AND LIABILITIES AS AT MARCH 31, 2025

Particulars	(Rs. in lakhs)		
	As at March 31, 2025	As at March 31, 2024	As at April 01, 2023
	(Audited)	(Audited) (Restated) (refer note 9)	(Audited) (Restated) (refer note 9)
Assets			
Non-current assets			
(a) Property, plant and equipment	7,309	4,710	2,041
(b) Capital work-in-progress	-	-	509
(c) Intangible assets	52	57	77
(d) Right-of-use assets	1,924	2,698	1,721
(e) Financial assets			
(i) Investments	40,310	40,348	40,575
(ii) Trade receivables	-	-	820
(iii) Loans	3,462	3,702	2,825
(iv) Other financial assets	18,189	16,612	16,167
(e) Deferred tax assets (net)	8,278	10,426	6,980
(f) Income tax assets (net)	4,041	3,929	3,528
(g) Other non-current assets	7,037	11,627	9,102
Total non-current assets	90,602	94,109	84,345
Current assets			
(a) Inventories	1,95,368	2,05,739	1,47,600
(b) Financial assets			
(i) Investments	4,073	9,314	245
(ii) Trade receivables	2,017	1,774	1,062
(iii) Cash and cash equivalents	5,232	17,793	8,345
(iv) Other balances with banks	8,606	943	6,630
(v) Other financial assets	8,788	999	1,463
(c) Other current assets	15,001	13,833	6,694
Total current assets	2,39,085	2,50,395	1,72,039
Total assets	3,29,687	3,44,504	2,56,384
Equity and liabilities			
Equity			
(a) Equity share capital	7,600	7,600	7,600
(b) Other equity	73,055	69,123	77,282
Total equity	80,655	76,723	84,882
Liabilities			
Non-current liabilities			
(a) Financial liabilities			
(i) Borrowings	339	18,686	23,235
(ii) Lease liabilities	1,760	2,681	1,340
(iii) Other financial liabilities	-	2,321	-
(b) Provisions	535	742	447
Total non-current liabilities	2,634	24,430	25,022
Current liabilities			
(a) Financial liabilities			
(i) Borrowings	1,20,350	87,269	23,304
(ii) Lease liabilities	922	752	656
(iii) Trade payables			
A. Dues of micro and small enterprises	1,117	2,628	1,813
B. Dues of other than micro and small enterprises	27,352	31,294	17,139
(iv) Other financial liabilities	4,943	3,530	3,539
(b) Provisions	1,223	1,272	1,100
(c) Other current liabilities	90,491	1,16,606	98,929
Total current liabilities	2,46,398	2,43,351	1,46,480
Total equity and liabilities	3,29,687	3,44,504	2,56,384


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AUDITED STANDALONE STATEMENT OF CASHFLOWS FOR THE YEAR ENDED MARCH 31, 2025

		(Rs. in lakhs)	
Particulars	Year ended		
	March 31, 2025	March 31, 2024	
	(Audited)	(Audited)	
A Cash flow from operating activities			
Profit/(loss) before tax:	9,136	(10,224)	
Adjustment for:			
Depreciation and amortisation expenses	1,046	1,153	
Profit on sale of mutual fund	(61)	(7)	
Employee stock option expense	136	-	
Finance cost	5,982	6,652	
Interest income	(621)	(1,045)	
Dividend income	(3,190)	(2,995)	
Provision/liabilities no longer required written back	-	(62)	
Profit/(loss) on sale of property, plant and equipment	(8)	(25)	
Share of (profit)/loss from partnership firms and LLP	(813)	180	
Gain on fair valuation of financial instruments	(1,076)	(548)	
Gain on buy back of investments	(375)	(26)	
Provisions for doubtful debt/advances	24	332	
Provision for loss on impairment of investment	-	1,953	
Operating profit/(loss) before working capital changes	10,180	(4,662)	
Adjustments for changes in working capital:			
(Increase)/decrease in inventories	20,940	(50,794)	
(Increase) in trade receivables	(293)	(224)	
(Increase) in other assets	(3,516)	(6,687)	
Increase/(decrease) in trade payables	(5,453)	14,674	
Increase/(decrease) in other liabilities	(25,999)	17,242	
Increase/(decrease) in employee benefit obligations	(291)	343	
Cash used in operating activities post working capital changes	(4,432)	(30,108)	
Income tax paid (net of refund)	(185)	(656)	
Net cash used in operating activities (A)	(4,617)	(30,764)	
B Cash flow from investing activities			
Purchase of property, plant and equipment and intangible assets	(3,306)	(3,161)	
Proceeds from sale of property, plant and equipment	16	1,302	
Fixed deposits (placed)/redeemed (net)	(698)	(468)	
Movement in escrow accounts considered as other bank balance	(7,486)	6,194	
Purchase of mutual fund	(20,173)	(12,248)	
Proceed from sale of mutual fund	26,050	3,430	
Proceeds from buyback/redemption of investments	1,216	2,097	
Payment for acquisition of non-controlling interest in subsidiary	(1,900)	(2,750)	
Loans given to subsidiaries (including partnership firms) and associates	(456)	(1,117)	
Loans repaid by subsidiaries (including partnership firms) and associates	696	4,479	
Amounts invested in partnership firms & LLPs	(961)	(2,812)	
Interest received	522	624	
Dividend received	3,190	2,995	
Net cash used in investing activities (B)	(3,290)	(1,435)	
C Cash flow from financing activities			
Payment of principal portion of lease liabilities	(751)	(748)	
Payment of interest on lease liability	(360)	(302)	
Interest paid	(11,512)	(4,869)	
Dividend paid	(3,040)	(3,040)	
Proceeds from borrowings	28,970	59,494	
Repayment of borrowings	(23,570)	(26,458)	
Proceed of loans from subsidiaries	24,308	32,214	
Repayment of loans from subsidiaries	(18,699)	(14,682)	
Net cash generated from/(used in) financing activities (C)	(4,654)	41,609	
D Net increase/(decrease) in cash and cash equivalents (A+B+C)	(12,561)	9,410	
Cash and cash equivalents (Opening balance)	17,793	8,345	
Addition in cash & cash equivalents on account of merger	-	38	
Cash and cash equivalents (Closing balance)	5,232	17,793	
Cash and cash equivalents comprise of:			
Cash in hand	5	11	
Balances with banks			
- In current accounts	5,027	14,821	
- Deposit having original maturity of less than 3 months	200	2,961	
Total	5,232	17,793	

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Additional information pursuant to requirement of regulation 52(4) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirement) Regulation 2015 as amended as at and for the period ended March 31, 2025.

Sr. No.	Particulars	Quarter ended			Year ended	Year ended
		March 31, 2025	December 31, 2024 (Restated) (refer note 9)	March 31, 2024 (Restated) (refer note 9)	March 31, 2025	March 31, 2024 (Restated) (refer note 9)
1	Debt equity ratio (Debt / Equity) Debt = Borrowing + Lease liabilities (non-current and current) Equity = Equity share capital + Other equity	1.53	1.75	1.43	1.53	1.43
2	Debt service coverage ratio (Earning available for Debt Service / Debt Service) Earning available for Debt Service = Profit before taxes + finance cost (net)^ + depreciation and amortization expense + Impairment of investment + Provision for doubtful debts / advances Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments	0.39	0.26	(0.11)	0.27	0.00
3	Interest service coverage ratio (Earning available for Finance cost / Finance cost) Earning available for Finance cost = Profit before taxes + finance cost (net)* + depreciation and amortization expense + Impairment of investment + Provision for doubtful debts / advances Finance cost (Gross)* = Interest on loan borrowed + interest on lease and other finance charges	2.41	1.01	(0.50)	1.00	0.01
4	Current ratio (Current assets / Current liabilities)	0.97	0.95	1.03	0.97	1.03
5	Long term debt to working capital ratio (Long term debt / Working capital) Long term debt = Non-current borrowings + Current maturities of long term debt + Non current Lease Liabilities Working capital = Current Assets - Current liabilities (excluding current maturities of long term debt)	1.11	1.20	1.20	1.11	1.20
6	Bad debts to account receivable ratio (Bad debts / Average net trade receivables) Bad debts = Provision for doubtful debts Average net trade receivables = Average of opening and closing balance of net trade receivables	-	-	0.14	0.01	0.18
7	Current liability ratio (Current liabilities / Total liabilities)	0.99	0.99	0.91	0.99	0.91
8	Total debts to total assets ratio (Debt / Total assets) Debt = Borrowing + Lease liabilities (non-current and current)	0.37	0.38	0.32	0.37	0.32
9	Debtors turnover ratio (Turnover / Average net trade receivables) Turnover = Revenue from operations Average net trade receivables = Average of opening and closing balance of net trade receivables	20.39	9.92	11.22	56.99	31.77
10	Inventory turnover ratio (Cost of services, construction and land/ Average inventory) Average inventory = Average of opening and closing balance of inventory	0.17	0.10	0.11	0.41	0.27
11	Operating margin(%) (EBITDA / Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, Impairment of investment and other income Turnover = Revenue from operations	13%	13%	(14%)	10%	(10%)
12	Net profit margin (%) (Net profit after tax / Total income)	7%	9%	(20%)	6%	(11%)
13	Capital redemption reserve (Rs In Lakhs)	38	38	38	38	38
14	Net worth (Rs In Lakhs) (Equity share capital + Other equity)	80,655	77,266	76,723	80,655	76,723
15	Net profit after tax (Rs In Lakhs) Net Profit/ (Loss) for the period	3,280	2,783	(4,281)	6,862	(7,126)
16	Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised					
	Basic (Rs.)	4.32	3.66	(5.63)	9.03	(9.38)
	Diluted (Rs.)	4.31	3.66	(5.63)	9.01	(9.38)

Note: The above ratios are not annualised for the year, except for the year ended March 31, 2025 and March 31, 2024.

^ Net of finance cost capitalised.

*Finance cost charged to P&L and finance cost capitalised.

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Standalone Notes :

- 1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on May 24, 2025 and were subjected to audit by the Statutory Auditors.
- 2 The Company is predominantly engaged in the business of Real Estate. Thus, there is no separate reportable operating segment 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 may not be representative of profits/(losses) for the year.
- 4 The Company entered into Share Purchase Agreement on July 24, 2024 for sale of 20% equity stake held by the Company in Snowflower Properties Private Limited ("SPPL"), an associate Company to Kolte-Patil Planet Real Estate Private Limited at an aggregate consideration of Rs. 838 lakhs. Accordingly, related carrying value of investment of Rs. 776 lakhs has been reduced and resulting gain of Rs. 62 lakhs has been included in other income for the year ended March 31, 2025.
- 5 The Company entered into Share Purchase Agreement on December 05, 2024 for sale of 17% equity stake held by the Company in Kolte-Patil Planet Kiwale Project Private Limited, an associate Company to Kolte-Patil Planet Real Estate Private Limited at an aggregate consideration of Rs. 379 lakhs. Accordingly, related carrying value of investment of Rs.66 lakhs has been reduced and resulting gain of Rs. 313 lakhs has been included in other income for the quarter ended December 31, 2024 and year ended March 31, 2025.
- 6 The Board of Directors had 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, 2015. However, the application for scheme of amalgamation filed by the Company to the office of the Hon'ble Regional Director, Western Region, Ministry of Corporate Affairs, Mumbai ("RD") on November 30, 2024 has not been approved. Subsequently, the Board of Directors of the Company at its meeting dated February 11, 2025 have approved the draft scheme of amalgamation of Kolte-Patil Integrated Townships Limited with the Company under Section 230-232 of the Companies Act, 2013 along with other applicable provisions and the rules subject to the requisite approvals under the Act and sanction of the scheme by the National Company Law Tribunal, Mumbai Bench ("NCLT") or any other competent authority. The appointed date of the said scheme is April 01, 2024 or such other date as may be approved by NCLT or any other competent authority. Pending approval from NCLT, the merger has not been given effect in the above standalone results.
- 7 On September 20, 2024, the Debenture Allotment Committee allotted 13,377 Series 3 fully secured, listed, rated, redeemable, non-convertible debentures at par having face value of Rs. 1,00,000 each aggregating to Rs. 13,377 lakhs on a private placement basis to Marubeni Corporation, Japan. Unless redeemed earlier, NCDs shall be for a period of 120 months. The proceeds from the issue were utilised towards the construction and development of the Project and for general corporate purposes of the Company. 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 company in accordance with the debenture trust deed, as amended from time to time.
- 8 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on March 31, 2025 are as follows:
 - (a) 20,650 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 100,000 each. As at, March 31, 2025, the Company has redeemed debentures amounting to Rs. 3,656 lakhs towards the outstanding principal amount and has paid Rs. 1,750 Lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 16,994 lakhs with a reduced face value of Rs. 82,297 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2025 is 1.26 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
 - (b) 11,090 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each. As at, March 31, 2025, the Company has redeemed debentures amounting to Rs. 1,696 lakhs towards the outstanding principal amount and has paid Rs. 217 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 9,394 lakhs with a reduced face value of Rs. 84,708 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2025 is 1.25 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
 - (c) 13,377 Series 3 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each. As at, March 31, 2025, the Company has redeemed debentures amounting to Rs. 1,064 lakhs towards the outstanding principal amount and has paid Rs. 276 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 12,313 lakhs with a reduced face value of Rs. 92,046 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on March 31, 2025 is 1.05 time principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.The secured NCDs are secured by way of a registered mortgage over right, title and interest possessed by the Company in the Project Land and/or the earmarked units identified in respective Debenture Trust Deed ('DTD') and hypothecation on the receivables/ cash-flows arising from the earmarked units identified in respective DTD, as stated in the respective information memorandum/key information document, as applicable.
- 9 As part of reconciliation exercise as of year end, the Company identified old customer advances of Rs. 2,533 lakhs for which the obligation to deliver constructed units had been completed in prior years and hence the same have been considered as prior period income. 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, 2025 by adjusting the advance received amount against equity (net of tax) and also restated the balance sheets as at March 31, 2024 and April 01, 2023, resulting in decrease in other liabilities by Rs. 2,533 lakhs, decrease in deferred tax asset by Rs. 638 lakhs and increase in retained earnings by Rs. 1,895 lakhs as at April 01, 2023 and March 31, 2024.
- 10 The Board of Directors at its meeting held on 13 March 2025 had considered and recommended/approved issue and offer by way of a preferential allotment on a private placement basis ("Preferential Issue") an aggregate of 1,26,75,685 (One Crore Twenty Six Lakhs Seventy Five Thousand Six Hundred Eighty-Five) equity shares of the Company ("Subscription Shares"), having face value of INR 10/- (Indian Rupees Ten) each, at a price of INR 329/- (Indian Rupees Three Hundred Twenty Nine only) per Subscription Share, and aggregating to INR 417,03,00,365/- (Indian Rupees Four Hundred Seventeen Crores Three Lakhs Three Hundred Sixty Five only), to BREP Asia III India Holding Co VII Pte. Ltd. ("Acquirer"), for cash consideration, in accordance with the provisions of Chapter V of the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, other applicable laws and on the terms and conditions as set out in the Share Subscription Agreement inter-alia between the Company and the Acquirer in relation to the Preferential Issue, and subject to the approval from shareholders of the Company and receipt of approvals from applicable statutory authorities.

Subsequently, the Shareholders of the Company at the Extra-Ordinary General Meeting held on 10 April 2025 approved the Preferential Issue with requisite majority. The proposed preferential issue is, however, subject to receipt of approvals from applicable statutory authorities including but not limited to the Competition Commission of India and the Stock Exchanges.

Also, on 13 March 2025, the Company had entered into:
 - (i) Share Subscription Agreement ("SSA") between the Company, Acquirer and Mr. Rajesh Anirudha Patil, Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Mr. Yashvardhan Rajesh Patil and Mr. Harshvardhan Naresh Patil in relation to the Preferential Issue of the Subscription Shares to the Acquirer on the terms and conditions contained therein;
 - (ii) Share Purchase Agreement ("SPA") between the Acquirer, the Company Mr. Rajesh Anirudha Patil, Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Ms. Sunita Rajesh Patil, Ms. Vandana Naresh Patil, Ms. Sunita Milind Kolte, Mr. Yashvardhan Rajesh Patil, Ms. Ankita Rajesh Patil, Mr. Harshvardhan Naresh Patil, and Ms. Priyanjali Naresh Patil ("Sellers") for the Acquirer to acquire from the Sellers equity shares constituting 25.7% (twenty five point seven percent) of the paid-up post-proposed preferential issue equity share capital of the Company on the terms and conditions contained therein. If, for any reason, the preferential issue does not occur, then the number of shares to be acquired under the SPA will increase proportionately i.e. the Acquirer will purchase equity shares constituting ~40% of the share capital of the Company from the Sellers under the on terms and conditions contained in the SPA; and
 - (iii) Shareholders' Agreement between the Acquirer, the Company and the Sellers ("Existing Promoter Group") of the Company to record the terms and conditions governing the inter-se rights and obligations of the Acquirer and the Existing Promoters and Promoter Group as shareholders of the Company including in relation to the management and governance of the Company. The Acquirer will acquire joint control along with the Promoters over the Company.Further, as result of: (a) the Preferential Issue of the Subscription Shares to the Acquirer as per the terms of the SSA; and (b) the acquisition of equity shares of the Company by the Acquirer from the Sellers as per the terms of the SPA, the Acquirer was obligated to make an open offer for 26% (twenty six percent) shares of the Company in accordance with SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended from time to time.
- 11 Other income for the years ended March 31, 2025 and March 31, 2024 includes amount of Rs. 3,190 lakhs and Rs. 2,995 lakhs respectively being dividend received from subsidiaries.
- 12 The figures for the quarter ended March 31, 2025 and March 31, 2024 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.
- 13 The standalone 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).
- 14 Kolte-Patil Global Private Limited, United Kingdom, a wholly owned subsidiary company of the Company has been dissolved w.e.f. April 09, 2024.
- 15 Kolte-Patil Homes, India, a partnership firm owned by the Group has been dissolved w.e.f. March 31, 2025.

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

Rajesh Patil
Chairman and Managing Director
(DIN-00381866)

Place: Pune
Date: May 24, 2025