



**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

**STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2023**

(Rs. In Lakhs except Earnings per share)

Sr. No.	Particulars	Quarter Ended		Year Ended	
		June 30, 2023	March 31, 2023	June 30, 2022	March 31, 2023
		(Unaudited)	(Unaudited) (Restated) (Refer note 5)	(Unaudited)	(Unaudited) (Restated)
1	Revenue from operations	24,905	40,771	11,367	90,273
2	Other Income	693	586	478	2,912
3	<b>Total Income (1+2)</b>	<b>25,598</b>	<b>41,357</b>	<b>11,845</b>	<b>93,185</b>
4	<b>Expenses</b>				
	(a) Cost of services, construction and land	19,656	29,454	5,666	68,731
	(b) Employee benefits expense	1,694	2,217	1,636	6,927
	(c) Finance costs	827	800	982	3,708
	(d) Depreciation and amortisation expenses	246	190	206	920
	(e) Other expenses	2,502	2,566	1,298	7,608
	<b>Total expenses (a to e)</b>	<b>24,925</b>	<b>35,227</b>	<b>9,788</b>	<b>87,894</b>
5	<b>Profit before exceptional item and tax for the period/year (3-4)</b>	<b>673</b>	<b>6,130</b>	<b>2,057</b>	<b>5,291</b>
6	<b>Tax expense</b>				
	-Current Tax	-	-	-	-
	-Deferred Tax	156	1,499	162	761
	-Tax pertaining to previous years	-	493	-	493
	<b>Total tax expenses for the period/year</b>	<b>156</b>	<b>1,992</b>	<b>162</b>	<b>1,254</b>
7	<b>Profit for the period/year (5-6)</b>	<b>517</b>	<b>4,138</b>	<b>1,895</b>	<b>4,037</b>
8	<b>Exceptional Items</b>	-	-	-	-
9	<b>Other comprehensive income (Net of tax)</b>				
	-Items that will not be reclassified to profit & loss	-	(16)	-	(16)
10	<b>Total comprehensive income for the period/year (7+8+9)</b>	<b>517</b>	<b>4,122</b>	<b>1,895</b>	<b>4,021</b>
11	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,600	7,600	7,600	7,600
12	Other equity excluding revaluation reserves as per balance sheet				75,112
13	<b>Earnings Per Share (EPS) (Face value of Rs. 10/- each)*</b>				
	Basic (Rs.)	0.68	5.44	2.49	5.31
	Diluted (Rs.)	0.68	5.44	2.49	5.31

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

**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 August 4, 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 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 financial results for the quarter ended March 31, 2023 is balancing figure between audited results for the full financial year 2022-23 and the published year to date figure upto the third quarter of the respective financial year ended March 31, 2023 which were subjected to limited review. Also, refer note 8.
- 6 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; coupon and additional interest (if any as per the agreement, as applicable).
- 7 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. Unless redeemed earlier, NCDs shall be for a period of 120 months. 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 total asset cover is hundred percent of the principal amount of the said debentures. Project is Manor, Pimple Nilakh, Pune.
- 8 The Regional Director of Western Region, Mumbai has approved the scheme of amalgamation which became effective from June 12, 2023. The Scheme has been given effect to from August 31, 2022 i.e. appointed date in accordance with the MCA's General Circular 9/2019 dated August 21, 2019.

All the assets and liabilities of the of Sampada Realities Private Limited have been transferred at their relative fair value after elimination of Inter Company transactions and balances. The comparative information for the quarter and year ended March 31, 2023 included in the Results have been restated. The following table represents reported numbers and restated numbers based on the above paragraph:

Particulars	(Rs. In Lakhs except Earnings per share)			
	Quarter ended		Year ended	
	March 31, 2023	March 31, 2023	March 31, 2023	March 31, 2023
	Restated	Reported	Restated	Reported
Revenue from operations	40,771	40,771	90,273	82,417
Profit after tax	4,138	4,279	4,037	307
Total Comprehensive Income	4,122	4,263	4,021	291
Earnings per share (Basic & Diluted)	5.44	5.63	5.31	0.40

- 9 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 quarter ended June 30, 2023

Sr No	Particulars	Quarter Ended
		June 30, 2023
1	<b>Debt equity ratio</b> (Debt / Equity) Debt = Borrowing + Lease liabilities Equity = Equity share capital + Other Equity	0.91
2	<b>Debt service coverage ratio</b> (Earning available for Debt Service / Debt Service) Earning available for Debt Service = Profit after taxes + finance cost + depreciation +/- Other Non Cash items Debt Service = Interest + Lease Payments + Principal Repayments	0.15
3	<b>Interest service coverage ratio</b> (Earning available for Finance cost / Finance cost) Earning available for Finance cost = Profit after taxes + finance cost + depreciation +/- Other Non Cash items Finance cost = interest on loan borrowed + interest on lease liabilities and other finance charges	2.10
4	<b>Current ratio</b> (Current assets / Current liabilities)	1.28
5	<b>Long term debt to working capital ratio</b> (Long term debt / Working capital) Long term debt = Non current borrowings + Non current Lease Liabilities Working capital = Current Assets - Current liabilities	1.24
6	<b>Bad debts to account receivable ratio</b> (Bad debts / Average trade receivables) Bad debts = Expense charged on account of Bad / Doubtful Debt Average Trade receivables = Average of Trade receivable of current and previous period	-
7	<b>Current liability ratio</b> (Current liabilities / Total liabilities)	0.52
8	<b>Total debts to total assets ratio</b> (Debt / Total assets) Debt = Borrowing + Lease liabilities	0.27
9	<b>Debtors turnover ratio</b> (Turnover / Average trade receivables) Turnover = Revenue from operations - Profit / (Loss) from partnership firms/ LLP Average Trade receivables = Average of Trade receivable of current and previous period	11.40
10	<b>Inventory turnover ratio</b> (Cost of Goods Sold / Average inventory)	0.13
11	<b>Operating EBIDTA margin(%)</b> (EBIDTA /Turnover) EBIDTA = Earning before interest, taxes, depreciation, amortisation expenses and other income Turnover = Revenue from operations - Profit / (Loss) from partnership firms/ LLP	4%
12	<b>Net profit margin (%)</b> (Net profit after tax / Total income)	2%
13	<b>Capital redemption reserve (Rs in Lakhs)</b>	38
14	<b>Net worth (Rs in Lakhs)</b> (Equity share capital + Other equity)	83,136
15	<b>Net profit after tax (Rs in Lakhs)</b> Net Profit/ (Loss) for the period	517
16	<b>Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised</b> Basic (Rs.) Diluted (Rs.)	0.68 0.68
17	<b>Outstanding redeemable preference shares</b> Quantity Values ( Rs in Lakhs)	NIL NIL

Note: Since, the NCD's issued were listed on BSE on April 19, 2023, the information for the quarter ended June 30, 2023 only has been provided.

- 10 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).
- 11 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

Rajesh Patil  
Chairman and Managing Director  
(DIN-00381866)

Place: Pune  
Date: August 4, 2023