



To,  
The Assistant Manager,  
National Stock Exchange of India Limited  
Listing Department, 'Exchange Plaza', Bandra  
Kurla Complex,  
Bandra (East),  
Mumbai – 400051

To,  
The General Manager,  
BSE Limited,  
Corporate Relationship Department,  
1<sup>st</sup> floor, Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai – 400001

Date: 10 May 2023

**Sub: Press Release - Kolte-Patil adds two new residential projects in Pune**

**ISIN: Equity: INE094I01018 and Debt: INE094I07049**

**Ref: NSE Symbol and Series: KOLTEPATIL and EQ  
BSE Code and Scrip Code - Equity: 9624 and 532924  
BSE Security Code and Security Name – Debt: 974771 and 0KPDL33**

Dear Sir/Madam,

Please find attached herewith Press release – “Kolte-Patil adds two new residential projects in Pune with a total estimated saleable area of 1.9 million square feet and a top-line potential of ~INR 1,300 crore.”

This is for your information and record.

Thanking you,

**For Kolte-Patil Developers Limited**

**Vinod Patil  
Company Secretary and Compliance Officer  
Membership No. A13258**



Encl: As above

## **KOLTE-PATIL DEVELOPERS LTD.**

CIN : L45200PN1991PLC129428

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**Kolte-Patil adds two new residential projects in Pune with a total estimated saleable area of 1.9 million square feet and a top-line potential of ~INR 1,300 crore**

- **Acquires ~5 acre land at Wagholi, Pune - the project has as estimated developable potential of ~7.5 lac sq. ft. and revenue potential of ~INR 400 cr.**
- **Enters into a Joint Venture project at NIBM Road, Pune - the project has an estimated developable potential of ~11.5 lac sq. ft. and revenue potential of ~INR 900 cr.**

**Pune, May 10, 2023:** Kolte-Patil Developers Limited (BSE: 532924, NSE: KOLTEPATIL; KPDL), a leading Pune based real estate player with growing presence in Mumbai and Bengaluru, has signed **two new residential development projects in Pune, with a total estimated saleable area of 1.9 million square feet and a top-line potential of ~INR 1,300 crore.** These projects are located in Wagholi (Nagar Road), and NIBM Road (Kondhwa) in Pune. This move marks the Company's efforts towards further strengthening its leadership position in the high potential micro-markets of Pune.

**Project Details:**

Sr. No.	Pune	Deal Type	Saleable Area (Lac sq. ft.)	Top-line Potential (INR Crore)
1.	Wagholi (Nagar Road)	Outright	~7.5	~400
2.	NIBM Road (Kondhwa)	Joint Venture	~11.5	~900

*Note: Based on current estimates*

- 1. Wagholi (Nagar Road) Project** – Kolte-Patil has acquired ~5 acres of land at Wagholi (Nagar Road), a well-planned micro market of Pune, to develop an MIG residential project. Wagholi has rapidly evolved as a preferred residential destination because of close proximity to the major IT/ITES hubs and industrial zones, seamless connectivity to the other parts of the Pune city and well-developed social infrastructure. The Company has a deep understanding of customer requirements in the micro-market, having developed and delivered more than ~5 million sq. ft. in Wagholi.
- 2. NIBM Road (Kondhwa) Project** – Kolte-Patil has entered into a Joint Venture to develop a premium residential project at NIBM Road, Kondhwa. This micro-market provides a unique combination of scenic appeal, robust infrastructure, and easy connectivity, making it a popular location across customer segments. Having developed and delivered more than ~5 million sq. ft. across projects, Kolte-Patil has a strong foothold in this micro-market.

**Commenting on the recent development, Mr. Rahul Talele, Group CEO, Kolte-Patil Developers Ltd. said,** "Pune has been our key market since inception and we remain optimistic about the city's potential. Robust urban infrastructure, high ranking on quality of life parameters, reasonable cost of living and growing per capita income backed by strong employment prospects across sectors, have contributed significantly to the growing residential real estate market of Pune. In a significant development, we signed two new projects at attractive locations that allow deeper penetration in the high potential micro markets of Pune. Leveraging our strong brand equity built over three decades of operations in the city, we have structured these transactions with a low upfront investment. This aligns with our objective of driving growth across markets while maintaining low capital intensity, with a view of optimizing return on capital. We look forward to consolidating our leadership position in Pune and see this translate into sustained value for all our stakeholders."

### **About Kolte-Patil Developers Limited**

Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL; KPDL), incorporated in 1991, is a leading real estate company with dominant presence in the Pune residential market, and growing presence in Mumbai and Bengaluru. Kolte-Patil is a trusted name with a reputation for high quality standards, design uniqueness, corporate governance, transparency and timely delivery of projects. The company has developed and constructed over 50 projects including residential complexes, integrated townships, commercial complexes and IT Parks covering a saleable area of ~25 million square feet across Pune, Mumbai and Bengaluru. The Indian Green Building Council (IGBC) has certified several of the company's projects. KPDL markets its projects under two brands: 'Kolte-Patil' (addressing the mid-income segment) and '24K' (addressing the premium luxury segment).

Consolidating its leadership position in Pune, the company forayed into the Mumbai market in 2013 focusing on society redevelopment projects that have lower capital intensity. The company signed twelve projects (two completed, five on going, five future projects) till date at prime locations across the city.

KPDL has seamlessly navigated varied economic cycles enabled by one of the lowest debt levels in the sector. The Company's long-term bank debt has been rated 'A+ / Stable', short-term bank loan facilities as A1 and nonconvertible debentures as A+/Stable by CRISIL.

The Company's growth trajectory, internal processes and corporate governance practices have benefitted from partnerships with marquee financial institutions like KKR, JP Morgan Asset Management, Portman Holdings, ASK Capital, Motilal Oswal, ICICI Ventures and Planet Smart City.

Over the years, KPDL has received multiple awards and recognitions including Asia's Greatest Brand 2017 by AsiaOne, The Economic Times - The Game Changers of Maharashtra 2018, Times Realty Icons - Best Realtor 2019, CNN NEWS18 - Developer of the Year Residential 2019, ET Now - Most Trusted Brand India's 2019, Top Challengers 2019-20 by Construction World Global Awards Online, Trusted Brand of the Year, Times Realty, 2021-22 and Residential High Rise Architecture India2021, Asia Pacific Property Awards (IPA).

For more details on Kolte-Patil Developers Ltd., visit [www.koltepatil.com](http://www.koltepatil.com).

### **For further information, please contact:**

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