



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,
1st floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

Date: 07 February 2025

Sub: Press Release - Kolte-Patil signs ~22 acres joint development project in Pune with the expected GDV of ~Rs. 4,000 crore

ISIN: Equity: INE094I01018 and Debt: INE094I07049, INE094I07064 and INE094I07072.

**Ref: NSE Symbol and Series: KOLTEPATIL and EQ
BSE Code and Scrip Code - Equity: 9624 and 532924
BSE Security Code and Security Name – Debt: 1. 974771 and KPDLZC33;
2. 975276 and KPDL221223;
3.976030 and 0KPDL34**

Dear Sir/Madam,

Please find attached herewith Press release – “Kolte-Patil signs ~22 acres joint development project in Pune with the expected GDV of ~Rs. 4,000 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 signs ~22 acres joint development project in Pune with the expected GDV of ~Rs. 4,000 crore

Pune, 7 February 2025: Kolte-Patil Developers Limited (BSE: 532924, NSE: KOLTEPATIL), a leading Pune-based real estate player, with growing presence in Mumbai and Bengaluru, announced that the Company has signed a joint development deal for a residential /mixed used project located at Wadgaon Khurd, on Sinhadgad road, Pune. The project with the total potential saleable area of ~5 million square feet has an expected Gross Developable Value (GDV) of ~Rs. 4,000 crore.

Spread over ~22 acres within Pune Municipal Corporation Limit, this land is strategically located in South-West part of Pune and boasts scenic surroundings and seamless connectivity to CBD Pune and West-Pune zone. It offers breathtaking views of the Mutha River to the north, a serene garden reservation to the south ensuring an unobstructed view, and a 90-meter proposed ring road alongside park reservations to the west. The project has well-established access to social infrastructure, with schools, hospitals, shopping malls and entertainment hubs conveniently located within a 2-kilometer radius.

Commenting on the development, Mr. Yash Patil, Joint Managing Director, Kolte-Patil Developers Limited said, *“Pune’s real estate landscape continues to evolve, presenting significant opportunities for well-planned, high-quality developments. As a market leader, Kolte-Patil remains committed to expanding its footprint across key micro-markets through a well-calibrated diversification strategy. By leveraging our deep local expertise and strong brand equity, we are strengthening our presence in high-potential areas while shaping Pune’s urban future with thoughtfully designed, community-centric developments that cater to the city’s growing aspirations. Moreover, this project reflects our continued focus on value creation through strategic partnerships and capital-efficient structures, ensuring sustainable growth for all stakeholders.”*

Commenting on the development, Mr. Atul Bohra, Group CEO, Kolte-Patil Developers Limited said, *“We are excited to add this large-scale development of ~5 million square feet, strategically located in South-West Pune, reinforcing our leadership in the city’s dynamic real estate market. This project is a significant milestone for Kolte-Patil, further strengthening our presence in a high-potential micro-market. With strong connectivity and proximity to essential social infrastructure, this development exemplifies our vision of creating vibrant, community-centric neighborhoods while delivering high-quality living spaces. Our focus remains on delivering sustainable value to homebuyers and 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 64 projects including residential complexes, integrated townships, commercial complexes and IT Parks covering a saleable area of >28 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: 'KoltePatil' (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 has signed fourteen projects (two completed, five on going, seven 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 'AA-/Stable', short-term bank loan facilities as A1+ and nonconvertible debentures as AA-/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, IL&FS, Planet Smart City and Marubeni Corporation.

Over the years, KPDL has received multiple awards and recognitions including Times Power Brand - Legacy Brand in Real Estate – Pune 2023, ET Business Awards- Most Iconic Luxury Brand in Real Estate 2022, Residential High Rise Architecture India2021, Asia Pacific Property Awards (IPA), Times Realty, 2021- 22 and Residential High Rise Architecture India2021, Top Challengers 2019-20 by Construction World Global Awards Online, Trusted Brand of the Year, Times Realty Icons - Best Realtor 2019, CNN NEWS18 – Developer of the Year Residential 2019, ET Now – Most Trusted Brand India's 2019, The Economic Times - The Game Changers of Maharashtra 2018 and Asia's Greatest Brand 2017 by AsiaOne.

For more details on Kolte-Patil Developers Ltd., visit www.koltepatil.com

For further information, please contact:

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