



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

11 August 2021

Sub: Submission of unaudited Financial Results (Standalone & Consolidated) and Limited Review Report for the quarter ended on 30 June 2021.

**Ref: NSE Symbol and Series: KOLTEPATIL and EQ
BSE Code and Scrip Code: 9624 and 532924**

Dear Sir/Madam,

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith unaudited Financial Results (Standalone & Consolidated) for the quarter ended on 30 June 2021 duly signed by Chairman and Managing Director of the Company.

Also find enclosed herewith Limited Review Report on the Financial Results for the quarter ended on 30 June 2021 as submitted by M/s. Deloitte Haskins & Sells LLP, Statutory Auditors of the Company.

The Meeting of Board of Directors was commenced at 11.30 AM and concluded at 12.30 PM. *Vinod Patil*

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

Pune Regd Off : 2nd Floor, City Point, Dhole Patil Road, Pune - 411 001. Maharashtra, India Tel.: +91 20 6622 6500 Fax : +91 20 6622 6511
Bangalore Off : 121, The Estate Building, 10th floor, Dickenson Road, Bangalore - 560042 . India Tel.: 80 - 4662 4444 / 2224 3135 / 2224 2803 Web : www.koltepatil.com



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

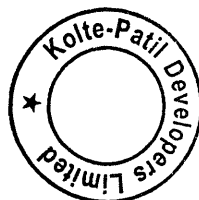
STATEMENT OF STANDALONE UNAUDITED RESULTS FOR THE QUARTER ENDED JUNE 30, 2021

(Rs. In Lakhs)

Sr. No.	Particulars	Quarter Ended			Year Ended
		June 30, 2021	March 31, 2021	June 30, 2020	March 31, 2021
		(Unaudited)	(Unaudited) (Refer note 6)	(Unaudited)	(Audited)
1	Revenue from operations	10,554	24,685	13,499	50,199
2	Other Income	354	265	1,395	2,535
3	Total Income (1+2)	10,908	24,950	14,894	52,734
4	Expenses				
	(a) Cost of services, construction and land	6,317	16,999	12,318	38,019
	(b) Employee benefits expense	918	1,214	1,257	4,731
	(c) Finance costs**	1,604	1,250	1,401	5,574
	(d) Depreciation and amortisation expenses	181	183	276	939
	(e) Other expenses	988	1,782	655	4,581
	Total expenses (a to e)	10,008	21,428	15,907	53,844
5	Profit/(Loss) before tax for the period/year (3-4)	900	3,522	(1,013)	(1,110)
6	Tax expense/(credit)				
	-Current Tax (Pertaining to prior years)	328	-	-	-
	-Deferred Tax	304	836	(240)	(341)
	Total tax expenses/(credit) for the period/year	632	836	(240)	(341)
7	Profit/(Loss) for the period/year (5-6)	268	2,686	(773)	(769)
8	Other comprehensive income (Net of tax)				
	-Items that will not be reclassified to profit & loss	-	54	-	54
9	Total comprehensive income/(Loss) for the period/year (7+8)	268	2,740	(773)	(715)
10	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,600	7600	7,581	7,600
11	Other equity excluding revaluation reserves as per balance sheet				78,520
12	Earnings Per Share (EPS) (Face value of Rs. 10/- each)*				
	Basic (Rs.)	0.35	3.53	(1.02)	(1.01)
	Diluted (Rs.)	0.35	3.52	(1.01)	(1.01)

* Basic and Diluted EPS for all periods, except year ended 31st March 2021, are not annualised.

** Includes Rs. 373 Lakhs for interest on Income tax pertaining to prior years.



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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 11, 2021.
- 2 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.
- 3 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.
- 4 India has witnessed a second wave of COVID-19 with sudden rise in COVID-19 cases across the country since early March 2021. This has again led to imposing lockdown like restrictions across the country, which is likely to impact the economic activity of the country as a whole and the Company's operations in particular. The Company has assessed the impact of pandemic on its financial results based on the internal and external information available up to the date of approval of these financial results and expects to recover the carrying value of its Investments (Equity and financial instruments in subsidiaries), Other Financial Assets (Current balance in limited liability partnership's and firms), Other Non-Current Assets (Advances given for real estate development and suppliers) and Inventories (Land, plots and construction work-in-progress and Completed properties). Given the indeterminate circumstances due to the continuing pandemic, the overall business impact thereof remains uncertain. The Company continues to monitor the economic effects of the pandemic on its financial condition, liquidity, operations, suppliers and workforce.
- 5 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.
- 6 The financial result for the quarter ended March 31, 2021 are balancing figures between audited results for the full financial year and the published year to date figures upto the third quarter of the financial year ended March 31, 2021 which were subjected to limited review.
- 7 The unaudited 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).
- 8 The figures for the previous period/year have been regrouped and re-arranged, wherever necessary, to make them aligned with the current period/year.

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



A handwritten signature in black ink, appearing to be "Rajesh Patil".

Rajesh Patil
Chairman and Managing Director
(DIN-00381866)

Place: Pune
Date: August 11, 2021

Deloitte Haskins & Sells LLP

Chartered Accountants
One International Centre
Tower -3, 24th-32nd Floor
Senapati Bapat Marg
Elphinstone Road (West)
Mumbai- 400 013
Maharashtra, India

Tel: +91 022 61854000
Fax: +91 022 61854101

INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM STANDALONE FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF

KOLTE-PATIL DEVELOPERS LIMITED

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **Kolte-Patil Developers Limited** ("the Company"), for the quarter ended June 30, 2021 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in paragraph 3 above based on the consideration of the review reports of other auditors as referred in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. We draw attention to Note 4 of the standalone financial results, which describes that the potential impact of COVID-19 pandemic on the operations and financial results of the Company is dependent on future developments, which are uncertain.

Our conclusion on the Statement is not modified in respect of this matter.

**Deloitte
Haskins & Sells LLP**

6. The standalone unaudited financial results include the Company's share of loss (net) Rs. 60 lakhs for the quarter ended June 30, 2021, from its investment in partnership firms and Limited Liability Partnership ("LLPs") whose financial information have not been reviewed by us. These financial information have been reviewed by other auditors whose reports have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts included in respect of these partnership firms and Limited Liability Partnership ("LLPs"), is based solely on the report of other auditors.

Our conclusion on the Statement is not modified in respect of this matter.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

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Date: 2021.08.11
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Saira Nainar
(Partner)

(Membership No. 040081)

(UDIN: 21040081AAAADJ3668)

Place: Mumbai
Date: August 11, 2021



KOLTE-PATIL DEVELOPERS LIMITED

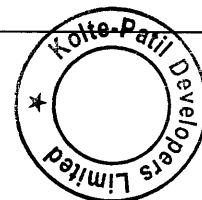
Corporate Identification Number: L45200PN1991PLC129428
Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001
Tel. No. +91 20 66226500 Fax No. + 91 20 66226511. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

STATEMENT OF CONSOLIDATED UNAUDITED RESULTS FOR THE QUARTER ENDED JUNE 30, 2021

Sr. No.	Particulars	Quarter Ended			Year Ended
		30-June-2021	31-March-2021	30-June-2020	31-March-2021
		(Unaudited)	(Unaudited) (Refer note 7)	(Unaudited)	(Audited)
		(Rs. In Lakhs)			
1	Revenue from Operations	19,731	29,608	14,081	69,174
2	Other income	404	630	318	1,672
3	Total Income (1+2)	20,135	30,238	14,399	70,846
4	Expenses				
	(a) Cost of services, construction and land	10,587	21,143	12,628	49,632
	(b) Employee benefits expense	1,411	1,731	1,685	6,498
	(c) Finance costs**	1,761	1,427	1,875	7,030
	(d) Depreciation and amortization expenses	247	248	342	1,197
	(e) Other expenses	1,485	2,842	1,022	6,805
	Total expenses (a to e)	15,491	27,391	17,552	71,162
5	Profit / (Loss) before tax for the period / year (3-4)	4,644	2,847	(3,153)	(316)
6	Tax expense / (Credit)				
	-Current Tax (Includes Rs 328 Lakhs pertaining to prior years)	1,828	1,255	72	3,915
	-Deferred Tax	(288)	(588)	(456)	(3,847)
	Total tax expenses / credit for the period / year	1,540	667	(384)	68
7	Net Profit / (Loss) after Tax (5-6)	3,104	2,180	(2,769)	(384)
8	Share of profit / (loss) of joint ventures, associates (net)	(25)	(90)	-	(98)
9	Net Profit / (Loss) after Tax for the period / year (7+8)	3,079	2,090	(2,769)	(482)
	Net Profit / (Loss) attributable to				
	Owners of the company	2,950	2,086	(2,698)	(552)
	Non-controlling interests	129	4	(71)	70
10	Other comprehensive income (Net of tax) - Items that will not be reclassified to profit & loss				
	Owners of the company	-	61	-	61
	Non-controlling interests	-	-	-	-
11	Total comprehensive income / (loss) for the period / year (9+10)	3,079	2,151	(2,769)	(421)
	Total comprehensive income / (loss) attributable to				
	Owners of the company	2,950	2,147	(2,698)	(491)
	Non-controlling interests	129	4	(71)	70
	Total comprehensive income / (loss) for the period / year	3,079	2,151	(2,769)	(421)
12	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,600	7,600	7,581	7,600
13	Other equity excluding revaluation reserves as per balance sheet				81,792
14	Earnings Per Share (EPS.) (Face value of Rs. 10/- each) (not annualised) *				
	Basic (Rs)	3.88	2.74	(3.56)	(0.73)
	Diluted (Rs)	3.88	2.74	(3.56)	(0.73)

* Basic and Diluted EPS for all periods, except year ended 31st March 2021 are not annualised

** Includes Rs.373 Lakhs for interest on Income Tax pertaining to prior years.



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Notes :

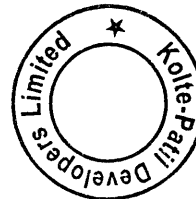
- 1 The above financial results of Kolte-Patil Developers Limited ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its share of the net profit / (loss) after tax and total comprehensive profit / (loss) of its joint ventures and associate were reviewed and recommended by the Audit Committee and taken on record by the Board of Directors at their meeting held on August 11, 2021.
- 2 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.

3 Standalone financial results of Kolte-Patil Developers Limited :

PARTICULARS	Quarter Ended			Year Ended
	30-June-2021	31-March-2021	30-June-2020	31-March-2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Sales/Income from operations	10,554	24,685	13,499	50,199
Profit / (loss) before tax	900	3,522	(1,013)	(1,110)
Net profit / (loss) after Tax	268	2,686	(773)	(769)

- 4 India has witnessed a second wave of COVID-19 with sudden rise in COVID-19 cases across the country since early March 2021. This has again led to imposing lockdown like restrictions across the country, which is likely to impact the economic activity of the country as a whole and the Group's operations in particular. The Group has assessed the impact of pandemic on its financial results based on the internal and external information available up to the date of approval of these financial results and expects to recover the carrying value of its Goodwill, Investments (Equity in joint ventures and associate), Other Financial Assets (Current balance in limited liability partnership's and firms), Other Non-Current Assets (Advances given for real estate development and suppliers) and Inventories (Land, plots and construction work-in-progress and Completed properties). Given the indeterminate circumstances due to the continuing pandemic, the overall business impact thereof remains uncertain. The Group continues to monitor the economic effects of the pandemic on its financial condition, liquidity, operations, suppliers and workforce.
- 5 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 may not be representative of profits / losses for the year.
- 6 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.
- 7 The financial result for the quarter ended March 31, 2021 are balancing figures between audited results for the full financial year and the published year to date figures upto the third quarter of the financial year ended March 31, 2021 which were subjected to limited review.
- 8 The unaudited consolidated 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).
- 9 The figures for the previous period / year have been regrouped and re-arranged, wherever necessary, to make them aligned with the current period/ year.

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



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Rajesh Patil
Chairman and Managing Director
(DIN 00381866)

Place: Pune
Date: August 11, 2021

Deloitte Haskins & Sells LLP

Chartered Accountants
One International Centre
Tower -3, 24th-32nd Floor
Senapati Bapat Marg
Elphinstone Road (West)
Mumbai- 400 013
Maharashtra, India

Tel: +91 022 61854000
Fax: +91 022 61854101

INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF KOLTE-PATIL DEVELOPERS LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **Kolte-Patil Developers Limited** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and its share of the net (loss) after tax and total comprehensive loss of its associate and joint ventures for the quarter ended June 30, 2021 ("the Statement") being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. The Statement includes the results of the following entities:

(i)	Kolte-Patil Developers Limited	The Parent
(ii)	Snowflower Properties Private Limited	Subsidiary
(iii)	Tuscan Real Estate Private Limited	Subsidiary
(iv)	Kolte-Patil Real Estate Private Limited	Subsidiary
(v)	Kolte-Patil Integrated Townships Limited	Subsidiary
(vi)	Regenesis Facility Management Company Private Limited	Subsidiary
(vii)	Kolte-Patil Properties Private Limited	Subsidiary
(viii)	PNP Agrotech Private Limited	Subsidiary

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(ix)	Sylvan Acres Realty Private Limited	Subsidiary
(x)	Kolte-Patil Global Private Limited	Subsidiary
(xi)	Kolte-Patil Lifespaces Private Limited	Subsidiary
(xii)	Ankit Enterprises	Subsidiary
(xiii)	Kolte-Patil Homes	Subsidiary
(xiv)	KP-Rachana Real Estate LLP	Subsidiary
(xv)	Bouvardia Developers LLP	Subsidiary
(xvi)	Carnation Landmarks LLP	Subsidiary
(xvii)	KPSK Project Management LLP	Subsidiary
(xviii)	Regenesis Project Management LLP	Subsidiary
(xix)	Bluebell Township Facility Management LLP	Subsidiary
(xx)	KPE Private Limited	Subsidiary
(xxi)	Kolte Patil Infratech DMCC	Subsidiary
(xxii)	Kolte-Patil Services Private Limited	Subsidiary
(xxiii)	Kolte-Patil Foundation	Subsidiary
(xxiv)	Kolte-Patil Planet Real Estate Private Limited	Associate
(xxv)	DMK Infrastructure Private Limited	Joint Venture
(xxvi)	Amco Landmarks Realty	Joint Venture

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the other auditors referred to in paragraph 7 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We draw attention to Note 4 of the consolidated financial results, which describes that the potential impact of COVID-19 pandemic on the operations and financial results of the Group is dependent on future developments, which are uncertain.

Our conclusion on the Statement is not modified in respect of this matter.

7. We did not review the interim financial information of 18 subsidiaries included in the consolidated unaudited financial results, whose interim financial information reflect total assets of Rs. 181,976 lakhs as at June 30, 2021 and, total revenues of Rs. 10,507 lakhs for the quarter ended June 30, 2021, total net profit after tax of Rs. 3,001 for the quarter ended June 30, 2021 and total comprehensive loss of Rs. 3,001 lakhs for the quarter ended June 30, 2021, as considered in the Statement. The consolidated unaudited financial results also includes the Group's share of (loss) after tax of Rs. 16 lakhs for the quarter ended June 30, 2021 and Total comprehensive loss of Rs. 16 lakhs for the quarter ended June 30, 2021, as considered in the Statement, in respect of 2 joint ventures, whose interim financial information have not been reviewed by us. These interim financial information have been reviewed by

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other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures is based solely on the reports of the other auditors.

Our conclusion on the Statement is not modified in respect of these matters.

8. The consolidated unaudited financial results include the interim financial information of 1 subsidiary which has not been reviewed by their auditors, whose interim financial information reflect total assets of Rs. 110 as at June 30, 2021, total loss after tax of Rs. 0 for the quarter ended June 30, 2021 and Total comprehensive loss of Rs. 0 for the quarter ended June 30, 2021, as considered in the Statement. According to the information and explanations given to us by the Management, these interim financial information are not material to the Group.

Our Conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

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Saira Nainar
Partner
(Membership No. 040081)
(UDIN: 21040081AAAADK7952)

Place: Mumbai
Date: August 11, 2021