



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

01 December 2020

**Sub: Disclosure of Related Party Transactions pursuant to Regulation 23(9) of SEBI  
(Listing Obligations and Disclosure Requirements) Regulations, 2015**

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

Dear Sir/Madam,

Pursuant to Regulation 23(9) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, please find enclosed disclosure of Related Party Transactions, on a consolidated basis, for the half year ended 30 September 2020.

The above document is available on the Company's website [www.koltepatil.com](http://www.koltepatil.com).

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](http://www.koltepatil.com)

**Kolte-Patil Developers Limited**

**A. List of Related Parties**

Related parties are classified as:

**i. Subsidiaries**

1. Kolte-Patil Real Estate Private Limited
2. Tuscan Real Estate Private Limited
3. Snowflower Properties Private Limited
4. Sylvan Acres Realty Private Limited
5. Regenesi Facility Management Company Private Limited
6. Kolte-Patil Redevelopment Private Limited (Formerly known as PNP Retail Private Limited)
7. PNP Agrotech Private Limited
8. Kolte-Patil I-Ven Townships (Pune) Limited
9. Kolte-Patil Global Private Limited
10. Anisha Lifespaces Private Limited
11. KPE Private Limited
12. Kolte-Patil Planet Real Estate Private Limited (Formerly Known as Jasmine Real Estate Private Limited) (Step Down Subsidiary)
13. Ankit Enterprises
14. Kolte-Patil Homes
15. KP-Rachana Real Estate LLP
16. Bouvardia Developers LLP
17. KP-SK Project Management LLP
18. Carnation Landmarks LLP
19. Regenesi Project Management LLP
20. Bluebell Township Facility Management LLP (Joint Venture of Subsidiary)

**ii. Key Management Personnel and their relatives**

1. Rajesh Patil
2. Naresh Patil
3. Milind Kolte
4. Gopal Sarda
5. Atul Bohra
6. Vinod Patil
7. Nirmal Kolte
8. Yashvardhan Patil
9. Harshvardhan Patil
10. Ankita Patil
11. Sunita Patil
12. Sunita Kolte
13. Vandana Patil
14. Sudhir Kolte
15. Virag Kolte
16. Pradeep Kolte
17. Neha Patil
18. Shriya Kolte
19. Riya Kolte

**iii. Entities over which Key Management Personnel and their relatives are able to exercise significant influence**

1. Anisha Education Society
2. Kolte-Patil Family Ventures LLP
3. KPE Private Limited
4. NYP Healthcare Ventures LLP
5. Kori Design House LLP
6. Imagination Interior Decorators LLP
7. Skroman Switches Private Limited





## I. Transactions during the year:

Type of transactions	Particulars	(Rs. in Lakhs) For Half Year ended September 30, 2020
Inter Corporate Deposit Taken	Kolte-Patil I-Ven Townships (Pune) Limited	6,772
Inter Corporate Deposit Repaid	Kolte-Patil I-Ven Townships (Pune) Limited	1,071
Profit on modification of investment in optionally convertible debentures	Snowflower properties Private Limited	67
Loans given	PNP Agrotech Private Limited	50
	Kolte-Patil Redevelopment Private Limited	28
	Kolte-Patil Real Estate Private Limited	946
	Anisha Lifespaces Private Limited	31
Loans and interest repaid by subsidiaries	Kolte-Patil Real Estate Private Limited	135
	PNP Agrotech Private Limited	48
Investment through current balance in partnership firms/LLP's	Ankit Enterprises	5,098
	Kolte-Patil Homes	10
	Regenesis Project Management LLP	2
	KP-Rachana Real Estate LLP	13
	Bouvardia Developers LLP	11
Withdrawal through current balance in partnership firms/LLP's	Carnation Landmarks LLP	482
	Ankit Enterprises	3,520
	Kolte-Patil Homes	0
	Regenesis Project Management LLP	4
	KP-Rachana Real Estate LLP	4
	Bouvardia Developers LLP	200
	Carnation Landmarks LLP	697
Income from Project Management fees	KP-SK Project Management LLP	0
	Kolte-Patil Real Estate Private Limited	0
	Kolte-Patil I-Ven Townships (Pune) Limited	98
Interest income on Debentures	Tuscan Real Estate Private Limited	21
Guarantee Premium income	Kolte-Patil I-Ven Townships (Pune) Limited	327
Reimbursements	Kolte-Patil I-Ven Townships (Pune) Limited	16
	Kolte-Patil I-Ven Townships (Pune) Limited	(35)
	Kolte-Patil Real Estate Private Limited	19
	Snowflower Properties Private Limited	9
	Tuscan Real Estate Private Limited	4
	Regenesis Facility Management Co. Pvt. Ltd.	0
	Anisha Lifespaces Private Limited	8
	Imagination Interior decorators LLP	0
Sale Recognised for Sale of Residential Unit	Gopal Sarda	172
	Kolte-Patil Family Ventures LLP	854
Share of profit from Firms/ LLP	Carnation Landmark LLP	103
	Bouvardia Developers LLP	11
	KP-Rachana Real Estate LLP	12
	KP-SK Project Management LLP	0
Share of loss from Firms/ LLP	Ankit Enterprises	76
	Kolte-Patil Homes	1
	Bluebell Township Facility Management LLP	178
	Regenesis Project Management LLP	4
Dividend Received	Tuscan Real estate Private Limited	926
Interest expenditure on inter corporate deposits	Kolte-Patil I-Ven Townships (Pune) Limited	401
Interest expenditure on advance against Project Management fees	Kolte-Patil I-Ven Townships (Pune) Limited	27
Expenditure related to employee welfare	NYP Healthcare Ventures LLP	1
Expenditure on Cost of services, construction and land Other construction expenses.	KPE Private Limited	253
	Imagination Interior decorators LLP	6
Rental Income	KP-Rubika Eduservices Private Limited	30
	Anisha Education Society	27
Expenditure on Purchase of raw material	Skroman Switches Private Limited	6
Rental Expenses	Kolte-Patil Family Ventures LLP	89
Remuneration to Key managerial personnel	Rajesh Patil	25
	Naresh Patil	25
	Milind Kolte	25
	Gopal Sarda	250
	Atul Bohra	50
	Vinod Patil	17
	Nirmal Kolte	23
	Yashvardhan Patil	24
	Virag Kolte	23
	Harshavardhan Patil	9
	Interest on Inter Corporate Deposits	Kolte-Patil Redevelopment Private Limited
PNP Agrotech Private Limited		43
Kolte-Patil Real Estate Private Limited		92
Kolte-Patil Planet Real Estate Private Limited		2
Anisha Lifespaces private limited		5
Water Charges Income	Anisha Education Society	5
Equity Share Purchase	Kolte-Patil Family Ventures LLP	400
Employee stock options exercised	Gopal Sarda	275
Advance received for sale of residential/commercial properties	Kolte-Patil Family Ventures LLP	355



## II. Balances at year end:

Type of transactions	Particulars	As at September 30, 2020
Trade receivables (project management fees, Sale of Property)	Kolte-Patil Real Estate Private Limited	148
	Tuscan Real Estate Private Limited	10
	Kolte-Patil Family Ventures LLP	
Advance Received against services	Bellflower Properties Private Limited	
	Kolte-Patil I-Ven Townships (Pune) Limited	332
Advances given for land purchase	Naresh Patil	150
	Milind Kolte	278
	Nirmal Kolte	105
Advance Paid for Land	Rajesh Patil	61
	Naresh Patil	28
Amount Receivable for Sale of Residential Unit	Gopal Sarda	26
Advance received from customer	Kolte-Patil Family Ventures LLP	791
	Milind Kolte	55
Interest receivable	PNP Agrotech Private Limited	227
	Kolte-Patil Redevelopment Private Limited	227
	Kolte-Patil I-Ven Townships (Pune) Limited	890
	Kolte-Patil Real Estate Private Limited	81
	Anisha Lifespaces Private Limited	12
Loans / advances given	PNP Agrotech Private Limited	556
	Kolte-Patil Redevelopment Private Limited	542
	Kolte-Patil Real Estate Private Limited	2,025
	Anisha Lifespaces Private Limited	96
Investments in Equity Shares	Tuscan Real Estate Private Limited	51
	KPE Private Limited	400
	Kolte-Patil Real Estate Private Limited	5,398
	Kolte-Patil Redevelopment Private Limited	768
	PNP Agrotech Private Limited	933
	Sylvan Acres Realty Private Limited	826
	Regenesis Facility Management Co. Pvt. Ltd.	2
	Snowflower Properties Private Limited	5
	Kolte-Patil I-Ven Townships (Pune) Limited	15,746
	Kolte-Patil Global Private Limited	202
	Anisha Lifespaces Private Limited	1
	Investments in Preference Share	Kolte-Patil I-Ven Townships (Pune) Limited
Investment in Debentures	Kolte-Patil I-Ven Townships (Pune) Limited	8,832
	Snowflower Properties Private Limited	1,959
	Bouvardia Developers LLP	537
Investment in Firm/LLP (fixed capital and current capital)	Carnation Landmarks LLP	5,497
	Regenesis Project Management LLP	482
	KP-SK Project Management LLP	207
	Ankit Enterprises	8,784
Advance from LLP/Firm	Kolte-Patil Homes	626
	KP-Rachana Real Estate LLP	16
Receivable towards reimbursement	Kolte-Patil I-Ven Townships (Pune) Limited	1
	Kolte-Patil Real Estate Private Limited	188
	Regenesis Facility Management Co. Pvt. Ltd.	0
	Anisha Lifespaces Private Limited	8
	Sylvan Acres Private Limited	5
Payable towards reimbursement	Snowflower Properties Private Limited	54
	Tuscan Real Estate Private Limited	35
Unsecured Loan	Sudhir Kolte	224
Rent Receivable	KP-Rubika Eduservices Private Limited	8
	Anisha Education Society	248
Advance given for Services/Procurement	Kolte-Patil Family Ventures LLP	83
	KPE Private Limited	866
	Kori design House LLP	0
	Skroman Switches Private Limited	142
Payable towards purchase of equity shares	Kolte-Patil Family Ventures LLP	200
Inter Corporate Deposit Payable	Kolte-Patil I-Ven Townships (Pune) Limited	7,490
Water Charges Receivable	Anisha Education Society	6
Trade Payables	Imagination Interior decorators LLP	13

"0" means less than 1 lakh

