



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

21 August 2020

**Sub: Submission of unaudited Financial Results (Standalone & Consolidated) and Limited Review Report for the quarter ended on 30 June 2020.**

**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 2020 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 2020 as submitted by M/s. Deloitte Haskins & Sells LLP, Statutory Auditors of the Company.

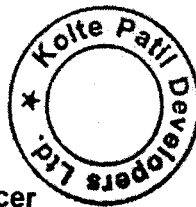
The Meeting of Board of Directors was commenced at 11.30 AM and concluded at 01:15 PM.

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, 2020

Sr. No.	PARTICULARS	(Rs. In Lakhs except Earnings per share)			
		Quarter Ended			Year Ended
		30-June-2020 (Unaudited)	31-March-2020 (Unaudited)	30-June-2019 (Unaudited)	31-March-2020 (Audited)
1	Revenue from operations	13,499	11,248	37,991	71,226
2	Other Income	1,395	1,176	613	3,304
3	<b>Total Revenue (1+2)</b>	<b>14,894</b>	<b>12,424</b>	<b>38,604</b>	<b>74,530</b>
4	<b>Expenses</b>				
	(a) Cost of services, construction and land	12,318	8,074	22,798	45,514
	(b) Employee benefits expenses	1,257	1,194	1,202	4,619
	(c) Finance costs	1,401	828	1,526	5,315
	(d) Depreciation and amortisation expense	276	357	256	1,140
	(e) Other expenses	655	1,785	1,391	6,477
	<b>Total expenses (a to e)</b>	<b>15,907</b>	<b>12,238</b>	<b>27,173</b>	<b>63,065</b>
5	<b>Profit/(Loss) before tax (3-4)</b>	<b>(1,013)</b>	<b>186</b>	<b>11,431</b>	<b>11,465</b>
6	<b>Tax expense</b>				
	-Current Tax	-	356	1,192	2,417
	-Deferred Tax	(240)	(948)	2,635	2,628
	<b>Total tax expenses</b>	<b>(240)</b>	<b>(592)</b>	<b>3,827</b>	<b>5,045</b>
7	<b>Net profit/(Loss) after Tax (5-6)</b>	<b>(773)</b>	<b>778</b>	<b>7,604</b>	<b>6,420</b>
8	<b>Other comprehensive income (Net of tax)</b> -Items that will not be reclassified to profit & loss		15		15
9	<b>Total comprehensive income (7+8)</b>	<b>(773)</b>	<b>793</b>	<b>7,604</b>	<b>6,435</b>
10	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,581	7,581	7,581	7,581
11	Other equity excluding revaluation reserves as per balance sheet				78,726
12	<b>Earnings Per Share (EPS) (Face value of Rs. 10/- each) (not annualised)</b>				
	Basic	(1.02)	1.03	10.03	8.47
	Diluted	(1.01)	1.02	9.98	8.43

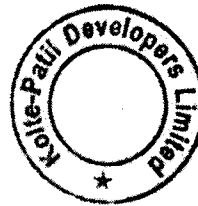


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**Standalone Notes :**

- 1 The above financial results were reviewed and recommended by the Audit Committee and taken on record by the Board of Directors at their meeting held on August 21, 2020.
- 2 These 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 The Company's operations and financial results for the quarter have been impacted by the nationwide lockdown imposed by the Government of India on March 23, 2020 to contain the spread of COVID-19. Through this quarter, the Company resumed its operations in a phased manner in line with Government directives with requisite precautions, although at a reduced capacity. The Company has assessed the impact of pandemic on its financial results/position 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 assets, inventories, receivables, investments and other assets. Given the indeterminate circumstances due to the 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 Board of Directors of the Company, in their meeting held on August 21, 2020, has given approval for making an investment in KPE Private Limited. Pursuant to the same, the Company has purchased 25.10 lakhs equity shares of KPE Private Limited for a consideration of Rs. 400 lakhs and became 100% Wholly Owned Subsidiary of the Company.
- 7 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).
- 8 The figures for the previous period have been regrouped and re-arranged, wherever necessary, to make them aligned with the current period.

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 21, 2020

# Deloitte Haskins & Sells LLP

Chartered Accountant  
Indiabulls Finance 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, 2020 ("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 and 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 profit/(loss) (net) Rs. (28) lakhs for the quarter ended June 30, 2020, from its investment in partnership firms and Limited Liability Partnership ("LLPs") whose financial results/financial information have not been reviewed by us. These financial results/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 reports of the 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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NAINAR  
RAWTHER** Digitally signed by  
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Date: 2020.08.21  
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**Saira Nainar**  
(Partner)  
(Membership No. 040081)

Place: Mumbai  
Date: August 21, 2020



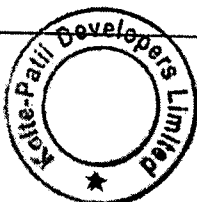
## KOLTE-PATIL DEVELOPERS LIMITED

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, 2020

Sr. No.	PARTICULARS	(Rs. in Lakhs except Earnings per share)			
		Quarter Ended			Year Ended
		30-June-2020	31-March-2020	30-June-2019	31-March-2020
		(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from Operations	14,081	22,174	58,568	1,12,950
2	Other income	318	911	3,020	4,696
3	<b>Total Income (1+2)</b>	<b>14,399</b>	<b>23,085</b>	<b>61,588</b>	<b>1,17,646</b>
4	<b>Expenses</b>				
	(a) Cost of services, construction and land	12,628	17,551	35,260	73,273
	(b) Employee benefits expense	1,685	1,551	1,502	5,869
	(c) Finance cost	1,875	1,323	2,319	7,966
	(d) Depreciation and amortization expense	342	289	469	1,722
	(e) Other expenses	1,022	2,689	2,299	10,449
	<b>Total expenses (a to e)</b>	<b>17,552</b>	<b>23,403</b>	<b>41,849</b>	<b>99,279</b>
5	<b>Profit / (Loss) before tax (3-4)</b>	<b>(3,153)</b>	<b>(318)</b>	<b>19,739</b>	<b>18,367</b>
6	<b>Tax expense</b>				
	-Current Tax	72	1,828	1,853	5,121
	-Deferred Tax	(456)	(1,928)	4,810	3,276
	<b>Total tax expenses</b>	<b>(384)</b>	<b>(100)</b>	<b>6,663</b>	<b>8,397</b>
7	<b>Net Profit / (Loss) after Tax (5-6)</b>	<b>(2,769)</b>	<b>(218)</b>	<b>13,076</b>	<b>9,970</b>
	<b>Net Profit / (Loss) attributable to</b>				
	Owners of the company	(2,698)	(1,647)	11,588	7,240
	Non-controlling interests	(71)	1,429	1,488	2,730
8	<b>Other comprehensive income - Items that will not be reclassified to profit &amp; loss</b>				
	Owners of the company	-	4	-	4
	Non-controlling interests	-	3	-	3
9	<b>Total comprehensive income / (loss) (7+8)</b>	<b>(2,769)</b>	<b>(211)</b>	<b>13,076</b>	<b>9,977</b>
	<b>Total comprehensive income / (loss) attributable to</b>				
	Owners of the company	(2,698)	(1,643)	11,588	7,244
	Non-controlling interests	(71)	1,432	1,488	2,733
	<b>Total comprehensive income / (loss) for the period</b>	<b>(2,769)</b>	<b>(211)</b>	<b>13,076</b>	<b>9,977</b>
10	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,581	7,581	7,581	7,581
11	Other equity excluding revaluation reserves as per balance sheet				82,916
12	<b>Earnings Per Share (EPS) (Face value of Rs. 10/- each) (not annualised)</b>				
	Basic	(3.56)	(2.17)	15.28	9.55
	Diluted	(3.54)	(2.16)	15.21	9.50



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# Deloitte Haskins & Sells LLP

Chartered Accountant  
Indiabulls Finance 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 joint venture for the quarter ended June 30, 2020 ("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 I-Ven Townships (Pune) Limited	Subsidiary
(vi)	Regenesis Facility Management Company Private Limited	Subsidiary
(vii)	Kolte-Patil Redevelopment Private Limited	Subsidiary
(viii)	PNP Agrotech Private Limited	Subsidiary
(ix)	Sylvan Acres Realty Private Limited	Subsidiary
(x)	Kolte-Patil Global Private Limited	Subsidiary
(xi)	Anisha Lifespaces Private Limited	Subsidiary
(xii)	Ankit Enterprises	Subsidiary
(xiii)	Kolte-Patil Homes	Subsidiary

## Deloitte Haskins & Sells LLP

(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)	Kolte-Patil Planet Real Estate Private Limited	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 results of 13 subsidiaries included in the consolidated unaudited financial results, whose interim financial results reflect total revenues of Rs. 185 lakhs for the quarter ended June 30, 2020, total net profit/ (loss) after tax of Rs. (333) lakhs for the quarter ended June 30, 2020 and total comprehensive income/ (loss) of Rs. (333) lakhs for the quarter ended June 30, 2020, as considered in the Statement. These interim financial results have been reviewed by 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, is based solely on the reports of the other auditors.

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

For **DELOITTE HASKINS & SELLS LLP**  
Chartered Accountants  
(Firm's Registration No. 117366W/W-100018)

**SAIRABEE**  
**NAINAR**  
**RAWTHER**

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**Saira Nainar**  
Partner  
(Membership No. 040081)

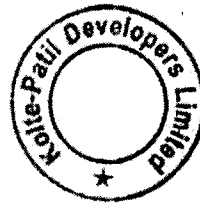
Place: Mumbai  
Date: August 21, 2020



**Standalone Notes :**

- 1 The above financial results were reviewed and recommended by the Audit Committee and taken on record by the Board of Directors at their meeting held on August 21, 2020.
- 2 These 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 The Company's operations and financial results for the quarter have been impacted by the nationwide lockdown imposed by the Government of India on March 23, 2020 to contain the spread of COVID-19. Through this quarter, the Company resumed its operations in a phased manner in line with Government directives with requisite precautions, although at a reduced capacity. The Company has assessed the impact of pandemic on its financial results/position 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 assets, inventories, receivables, investments and other assets. Given the indeterminate circumstances due to the 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 Board of Directors of the Company, in their meeting held on August 21, 2020, has given approval for making an investment in KPE Private Limited. Pursuant to the same, the Company has purchased 25.10 lakhs equity shares of KPE Private Limited for a consideration of Rs. 400 lakhs and became 100% Wholly Owned Subsidiary of the Company.
- 7 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).
- 8 The figures for the previous period have been regrouped and re-arranged, wherever necessary, to make them aligned with the current period.

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 21, 2020