



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

28 June 2021

**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 31 March 2021.

The above document is available on the Company's website 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. Office: 2nd Floor, City Point, Dhole Patil Road, Pune 411001, Maharashtra, India. Tel.: +91 20 6622 6500 Fax : +91 20 6622 6511
Bangalore Office: 121, The Estate Building, 10th floor, Dickenson Road, Bangalore 560042, India. Tel.: 080- 4662 4444 / 2224 3135/ 2224 2803

Web.: www.koltepatil.com

Kolte-Patil Developers Limited

A.List of Related Parties

Related parties are classified as:

i. Subsidiaries and joint ventures

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. Regenesys Facility Management Company Private Limited
6. Kolte-Patil Properties Private Limited (formerly known as Kolte-Patil Redevelopment Private Limited)
7. PNP Agrotech Private Limited
8. Kolte-Patil I-Ven Townships (Pune) Limited
9. Kolte-Patil Global Private Limited
10. Kolte-Patil Lifespaces Private Limited (formerly known as Anisha Lifespaces Private Limited)

11. KPE Private Limited (formerly known as Kolte-Patil Infratech Private Limited)
12. Kolte-Patil Services Private Limited
13. Kolte-Patil Foundation
14. Kolte Patil-Planet Real Estate Private Limited (Formerly known as Jasmine Real Estate Private Limited) (Joint Venture of Subsidiary)
15. Ankit Enterprises
16. Kolte-Patil Homes
17. KP-Rachana Real Estate LLP
18. Bouvardia Developers LLP
19. KP-SK Project Management LLP
20. Carnation Landmarks LLP
21. Regenesys Project Management LLP
22. Bluebell Township Facility Management LLP (Step Down Subsidiary)
23. Amco Landmarks Realty (Joint venture of subsidiary)
24. DMK Infrastructure Private Limited (Joint venture of subsidiary)
25. Kolte-Patil Infratech DMCC (Step Down Subsidiary)

ii. Key Management Personnel and their relatives

1. Rajesh Patil
2. Naresh Patil
3. Milind Kolte
4. Gopal Sarada
5. Atul Bohra (upto December 21, 2020)
6. Vinod Patil
7. Nirmal Kolte
8. Yashvardhan Patil
9. Harshavardhan 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
20. KN. Swaminathan (w.e.f. May 31, 2021)

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. NYP Healthcare Ventures LLP
4. Kori Design House LLP
5. Imagination Interior Decorators LLP
6. Skroman Switches Private Limited
7. KP-Rubika Eduservices Private Limited

B. Related Party Transactions and Balance Outstanding

I. Transactions during the year:

(Rs. in Lakhs)

Type of transactions	Particulars	For Half Year ended March 31,2021
Redemption of Investment in debentures	Kolte-Patil I-Ven Townships (Pune) Limited	1,592
Net gain arising on financial assets designated as at FVTPL	Snowflower properties Private Limited	(59)
Investments made in equity shares	Kolte-Patil Services Private Limited	1
	Kolte-Patil Foundation	1
Loans given	PNP Agrotech Private Limited	(32)
	Kolte-Patil Properties Private Limited (formerly known as Kolte-Patil Redevelopment Private Limited)	50
	Kolte-Patil Lifespaces Private Limited (formerly known as Anisha Lifespaces Private Limited)	423
	Kolte-Patil Real Estate Private Limited	80
Loans and interest repaid	PNP Agrotech Private Limited	(48)
Loans Repaid	Kolte-Patil Real Estate Private Limited	1,970
Inter Corporate Deposit Taken	Kolte-Patil Real Estate Private Limited	1,774
	Tuscan Real Estate Private Limited	2,150
	Kolte-Patil I-Ven Townships (Pune) Limited	5,261
Inter Corporate Deposit Repaid	Kolte-Patil I-Ven Townships (Pune) Limited	5,013
Investment through current balance in partnership firms/LLP's	Ankit Enterprises	4,677
	Kolte-Patil Homes	140
	Regenesis Project Management LLP	5
	KP-Rachana Real Estate LLP	34
	Bouvardia Developers LLP	0
	Carnation Landmarks LLP	653
Withdrawal through current balance in partnership firms/LLP's	Ankit Enterprises	5,892
	Kolte-Patil Homes	47
	Regenesis Project Management LLP	2
	KP-Rachana Real Estate LLP	8
	Bouvardia Developers LLP	535
	Carnation Landmarks LLP	1,514
	KP-SK Project Management LLP	0
Income from project management fees	Kolte-Patil I-Ven Townships (Pune) Limited	395
	Tuscan Real Estate Private Limited	20
Land Purchased	Rajesh Patil	1,219
	Milind Kolte	1,781
Interest income on debentures	Kolte-Patil I-Ven Townships (Pune) Limited	247
Guarantee premium income	Kolte-Patil I-Ven Townships (Pune) Limited	18
Reimbursements	Kolte-Patil I-Ven Townships (Pune) Limited	58
	Kolte-Patil Real Estate Private Limited	29
	Snowflower Properties Private Limited	9
	Tuscan Real Estate Private Limited	13
	Sylvan Acres Realty Private Limited	6
	Imagination Interior decorators LLP	0
	Kolte-Patil Services Private Limited	1
	Kolte-Patil Lifespaces Private Limited (formerly known as Anisha Lifespaces Private Limited)	16
Regenesis Facility Management Private Limited	0	

Kolte-Patil Developers Limited

B. Related Party Transactions and Balance Outstanding

I. Transactions during the year:

(Rs. in Lakhs)

Type of transactions	Particulars	For Half Year ended March 31,2021
Advance received for sale of residential/commercial properties #	Kolte-Patil Family Ventures LLP	(355)
Share of profit/(loss) from firms/ LLP	KP-Rachana Real Estate LLP	17
	Carnation Landmarks LLP	358
	Bluebell Township Facility Management LLP	227
Share of loss/(Profit) from firms/ LLP	KP-SK Project Management LLP	0
	Ankit Enterprises	(65)
	Bouvardia Developers LLP	62
	Kolte-Patil Homes	1
Expenditure on rent of properties	Regenesys Project Management LLP	2
	Kolte-Patil Family Ventures LLP	137
Interest expenditure on inter corporate deposits	Kolte-Patil Real Estate Private Limited	26
	Tuscan Real Estate Private Limited	57
	Kolte-Patil I-Ven Townships (Pune) Limited	330
Interest expenditure on advance against Project Management fees	Kolte-Patil I-Ven Townships (Pune) Limited	12
Expenditure related to employee welfare	NYP Healthcare Ventures LLP	0
Expenditure on Cost of services, construction and land Other construction expenses	KPE Private Limited	1,149
	Kori Design House LLP	77
	Imagination Interior decorators LLP	75
Expenditure on Purchase of raw material	Skroman Switches Private Limited	58
Rental income	Anisha Education Society	25
	KP-Rubika Eduservices Private Limited	9
Remuneration to key managerial personnel ##	Rajesh Patil	36
	Naresh Patil	36
	Milind Kolte	36
	Gopal Sarda	228
	Atul Bohra	50
	Vinod Patil	24
	Nirmal Kolte	31
	Yashvardhan Patil	38
	Virag Kolte	31
	Harshavardhan Patil	9

Kolte-Patil Developers Limited

B. Related Party Transactions and Balance Outstanding

I. Transactions during the year:

(Rs. in Lakhs)

Type of transactions	Particulars	For Half Year ended March 31,2021
Advance received back provided for land purchase	Milind Kolte	261
	Nirmal Kolte	96
Advance returned back, received against Land Purchase	Naresh Patil	28
Investment in Joint Venture	Amco Landmars Realty	38
Share of loss of Joint Venture	Amco Landmars Realty	0
	DMK Infrastructure Private Limited	32
Share of loss of associate	Kolte-Patil Planet Real Estate Private Limited	66
Intercorporate Deposit Paid to associate	Kolte-Patil Planet Real Estate Private Limited	97
Advance against received against sale of Land	Kolte-Patil Planet Real Estate Private Limited	793
Project Management Fees Charged by KPIT	Kolte-Patil Planet Real Estate Private Limited	384
Sale of Land	Kolte-Patil Planet Real Estate Private Limited	9,074
Investment in equity shares of associate	Kolte-Patil Planet Real Estate Private Limited	1,501
Advance given to joint venture	DMK Infrastructure Private Limited	379
Investment in equity shares of joint venture	DMK Infrastructure Private Limited	250
Deposits Given for Rental Properties	Kolte-Patil Family Ventures LLP	137
Sale of residential property	Gopal Sarada	3
Interest on inter corporate deposits	Kolte-Patil Planet Real Estate Private Limited	23
	Kolte-Patil Properties Private Limited (formerly known as Kolte-Patil Redevelopment Private Limited)	44
	PNP Agrotech Private Limited	44
	Kolte-Patil Real Estate Private Limited	35
	Kolte-Patil Lifespaces Private Limited (formerly known as Anisha Lifespaces Private Limited)	20

Kolte-Patil Developers Limited

II. Balances at year end:

(Rs. in Lakhs)

Account Balances	Particulars	Year ended March 31, 2021
Trade receivables (project management fees)	Kolte-Patil I-Ven Townships (Pune) Limited	111
	Tuscan Real Estate Private Limited	22
Advances given for land purchase	Nirmal Kolte	9
	Milind Kolte	17
Advance received from customer	Kolte-Patil Family Ventures LLP	645
	Milind Kolte	55
Interest receivable	Kolte-Patil I-Ven Townships (Pune) Limited	123
	PNP Agrotech Private Limited	269
	Kolte-Patil Properties Private Limited (formerly known as Kolte-Patil Redevelopment Private Limited)	270
	Kolte-Patil Lifespaces Private Limited (formerly known as Anisha Lifespaces Private Limited)	31
Loans / advances given	PNP Agrotech Private Limited	573
	Kolte-Patil Properties Private Limited (formerly known as Kolte-Patil Redevelopment Private Limited)	592
	Kolte-Patil Lifespaces Private Limited (formerly known as Anisha Lifespaces Private Limited)	519
Investments in equity shares	Tuscan Real Estate Private Limited	1,201
	Kolte-Patil Real Estate Private Limited	5,398
	Kolte-Patil Properties Private Limited (formerly known as Kolte-Patil Redevelopment Private Limited)	768
	PNP Agrotech Private Limited	933
	Sylvan Acres Realty Private Limited	826
	Regenesi Facility Management Company Private Limited	2
	Snowflower Properties Private Limited	5
	Kolte-Patil I-Ven Townships (Pune) Limited	15,791
	Kolte-Patil Global Private Limited	202
	Kolte-Patil Services Private Limited	1
	Kolte-Patil Foundation	1
Investments in preference shares	Kolte-Patil Lifespaces Private Limited (formerly known as Anisha Lifespaces Private Limited)	1
	Kolte-Patil I-Ven Townships (Pune) Limited	11,129
Investment in debentures	Kolte-Patil I-Ven Townships (Pune) Limited	2,752
	Snowflower Properties Private Limited	1,900
Investment in partnership & limited liability partnerships (fixed capital and current capital)	KP-Rachana Real Estate LLP	10
	Bouvardia Developers LLP	2
	Carnation Landmark LLP	4,635
	Regenesi Project Management LLP	484
	KP-SK Project Management LLP	207
Advance from partnership & limited liability partnerships	Ankit Enterprises	7,569
	Kolte-Patil Homes	532
Receivable towards reimbursement	Kolte-Patil I-Ven Townships (Pune) Limited	23
	Kolte-Patil Real Estate Private Limited	0
	Kolte-Patil Services Private Limited	1
	Kolte-Patil Lifespaces Private Limited (formerly known as Anisha Lifespaces Private Limited)	24
	Sylvan Acres Realty Private Limited	6
Regenesi Facility Management Company Private	0	

Account Balances	Particulars	Year ended March 31, 2021
Payable towards reimbursement	Snowflower Properties Private Limited	45
	Tuscan Real Estate Private Limited	46
Deposits Given for Rental Properties	Kolte-Patil Family Ventures LLP	137
Advance given for land purchase	Naresh Patil	150
	Milind Kolte	17
	Nirmal Kolte	9
Payable for Land Purchase	Rajesh Patil	61
	Pradeep Kolte	19
Rent Receivable	KP-Rubika Eduservices Private Limited	3
	Anisha Education Society	273
Investment in Joint Venture	Amco Landmarks Realty	38
Advance given to joint venture	DMK Infrastructure Private Limited	379
Investment in equity shares of joint venture (Net of Loss of joint venture)	DMK Infrastructure Private Limited	218
Investment in equity shares of associate (net of loss of associate)	Kolte-Patil Planet Real Estate Private Limited	1,436
Receivable against Project Mangement Fees	Kolte-Patil Planet Real Estate Private Limited	425
Advance received against sale of land	Kolte-Patil Planet Real Estate Private Limited	793
Inter Corporate deposit Receivable	Kolte-Patil Planet Real Estate Private Limited	113
Unsecured Loan	Sudhir Kolte	224
Payable for rent paid on properties	Kolte-Patil Family Ventures LLP	42
Inter Corporate Deposit payable	Kolte-Patil Real Estate Private Limited	1,774
	Tuscan Real Estate Private Limited	2,150
	Kolte-Patil I-Ven Townships (Pune) Limited	7,499
Interest on Inter Corporate Deposit payable	Kolte-Patil Real Estate Private Limited	24
	Tuscan Real Estate Private Limited	52
	Kolte-Patil I-Ven Townships (Pune) Limited	685
Advance Paid for Purchase of Raw material	Skroman Switches Private Limited	82
Advance related to employee welfare	NYP Healthcare Ventures LLP	2
Advance Paid for Construction related services	Kori Design House LLP	4
Trade payable	Imagination Interior decorators LLP	6
	Kori Design House LLP	6
	KPE Private Limited	364

"0" means less than Rs. 1 Lakh.