



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

08 February 2022

**Sub: Submission of unaudited Financial Results (Standalone & Consolidated) and Limited Review Report for the quarter and nine months ended on 31 December 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 and nine months ended on 31 December 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 and nine months ended on 31 December 2021 as submitted by M/s. Deloitte Haskins & Sells LLP, Statutory Auditors of the Company.

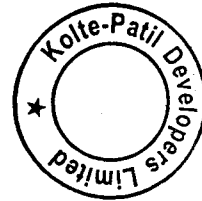
The Meeting of Board of Directors was commenced at 11.30 AM and concluded at 03.15 PM *Vinod Patil*

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 FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2021

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		December 31, 2021	September 30, 2021	December 31, 2020	December 31, 2021	December 30, 2020	March 31, 2021
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Revenue from operations	5,787	6,790	8,389	23,131	25,514	50,199
2	Other Income	446	477	423	1,277	2,270	2,535
3	<b>Total Income (1+2)</b>	<b>6,233</b>	<b>7,267</b>	<b>8,812</b>	<b>24,408</b>	<b>27,784</b>	<b>52,734</b>
4	<b>Expenses</b>						
	(a) Cost of services, construction and land	4,333	4,410	6,262	15,060	21,020	38,019
	(b) Employee benefits expense	1,253	1,236	967	3,407	3,517	4,731
	(c) Finance costs**	1,191	1,180	1,455	3,975	4,324	5,574
	(d) Depreciation and amortisation expenses	197	176	203	554	756	939
	(e) Other expenses	1,343	998	1,278	3,329	2,799	4,581
	<b>Total expenses (a to e)</b>	<b>8,317</b>	<b>8,000</b>	<b>10,165</b>	<b>26,325</b>	<b>32,416</b>	<b>53,844</b>
5	<b>Profit/(Loss) before exceptional item and tax for the period/year (3-4)</b>	<b>(2,084)</b>	<b>(733)</b>	<b>(1,353)</b>	<b>(1,917)</b>	<b>(4,632)</b>	<b>(1,110)</b>
6	<b>Tax expense/(credit)</b>						
	-Current Tax (Pertaining to prior years)	-	1,098	-	1,426	-	-
	-Deferred Tax	(625)	(216)	(356)	(537)	(1,177)	(341)
	<b>Total tax expenses/(credit) for the period/year</b>	<b>(625)</b>	<b>882</b>	<b>(356)</b>	<b>889</b>	<b>(1,177)</b>	<b>(341)</b>
7	<b>Profit/(Loss) for the period/year (5-6)</b>	<b>(1,459)</b>	<b>(1,615)</b>	<b>(997)</b>	<b>(2,806)</b>	<b>(3,455)</b>	<b>(769)</b>
8	<b>Exceptional Items ( Refer Note 7)</b>	<b>(335)</b>	-	-	<b>(335)</b>	-	-
9	<b>Other comprehensive income (Net of tax)</b>						
	-Items that will not be reclassified to profit & loss	-	-	-	-	-	54
10	<b>Total comprehensive income/(Loss) for the period/year (7+8+9)</b>	<b>(1,794)</b>	<b>(1,615)</b>	<b>(997)</b>	<b>(3,141)</b>	<b>(3,455)</b>	<b>(715)</b>
11	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,600	7,600	7,600	7,600	7,600	7,600
12	Other equity excluding revaluation reserves as per balance sheet						78,520
13	<b>Earnings Per Share (EPS) (Face value of Rs. 10/- each)*</b>						
	Basic (Rs.)	(2.36)	(2.12)	(1.31)	(4.13)	(4.55)	(1.01)
	Diluted (Rs.)	(2.36)	(2.12)	(1.31)	(4.13)	(4.55)	(1.01)

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

\*\* Includes Rs. 373 Lakhs for Q1 FY 22 and Rs. 16 Lakhs for Q2 FY 22 towards 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 February 8, 2022.
- 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 continues to witness 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 and associates), 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/period may not be representative of profits / losses for the year.
- 6 The Board of Directors of the Company in their meeting held on December 22, 2021 has approved the proposed scheme of merger of two wholly owned subsidiaries - Tuscan Real Estate Private Limited and PNP Agrotech Private Limited into the Company and also the demerger of the Retail business of its wholly owned subsidiary namely Kolte-Patil Properties Private Limited (Formerly known as Kolte-Patil Redevelopment Private Limited) and merge the said retail business into the Company. The proposed appointed date of the scheme is 1st April 2021 subject to approvals from National Company Law Tribunal (NCLT) and other regulators.
- 7 During the quarter and nine months ended December 31, 2021, Kolte-Patil Developers Limited ("The Company") has entered into an Share Subscription cum Share Holders Agreement (SSSHA) with Snowflamer Properties Private Limited (SPPL) (a wholly owned subsidiary of the Company up to the date SSSHA became effective) and Planet Holding Ltd. (PHL). As per the terms of SSSHA, the Company and PHL have subscribed Compulsory Convertible Preference Shares (CCPS) issued by SPPL in a 20:80 ratio respectively to be converted in the ratio of one equity share for one CCPS held, anytime over 19 years and eleven month up to 28 November 2041. Under the SSSHA, the CCPS shall carry voting rights equal to their shareholding percentage on an as-if-converted basis, PHL and the Company shall be entitled to exercise their voting rights at any meeting of Shareholders on an as-if-converted basis and a fully diluted basis and PHL will have a majority representation in SPPL's Board of Directors (viz. four directors representing PHL and three representing the Company). Pursuant to the SSSHA becoming effective, i.e. from December 28, 2021 the Company has lost control in SPPL as its effective interest in SPPL has decreased from 100% to 20%. The investment in SPPL has been reassessed and with effect from December 28, 2021, it has been recognised as an associate of the Company. Further, the optionally convertible debentures held by the Company in SPPL have been fully redeemed at a discount, resulting in a loss of Rs. 335 lacs which has been shown under exceptional item for the quarter and period ended December 31, 2021.
- 8 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).
- 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.

Place: Pune  
Date: February 8, 2022



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

Rajesh Patil  
Chairman and Managing Director  
(DIN-00381866)

# **Deloitte Haskins & Sells LLP**

Chartered Accountants  
One International Centre  
Tower -3, 32nd Floor  
Senapati Bapat Marg  
Elphinstone Road (West)  
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## **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 and nine months ended December 31, 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 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 (net) Rs. 87 lakhs and Rs. 329 lakhs for the quarter and nine months ended December 31, 2021 respectively, 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)

**SAIRABEE  
NAINAR  
RAWTHER**

Digitally signed by SAIRABEE  
NAINAR RAWTHER  
Date: 2022.02.08 15:06:02  
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Saira Nainar  
(Partner)  
(Membership No. 040081)

Place: Mumbai  
Date: February 08, 2022


**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 FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2021**

(Rs. In Lakhs)

Sr. No.	Particulars	Quarter Ended			Nine Months Ended		Year Ended
		31-Dec-2021 (Unaudited)	30-Sept-2021 (Unaudited)	31-Dec-2020 (Unaudited)	31-Dec-2021 (Unaudited)	31-Dec-2020 (Unaudited)	31-March-2021 (Audited)
1	Revenue from Operations	24,032	30,378	19,027	74,141	39,566	69,174
2	Other income	438	568	439	1,410	1,042	1,672
3	<b>Total Income (1+2)</b>	<b>24,470</b>	<b>30,946</b>	<b>19,466</b>	<b>75,551</b>	<b>40,608</b>	<b>70,846</b>
4	<b>Expenses</b>						
	(a) Cost of services, construction and land	17,468	22,099	11,426	50,154	28,489	49,632
	(b) Employee benefits expense	1,651	1,696	1,302	4,758	4,767	6,498
	(c) Finance costs**	1,153	1,201	1,829	4,115	5,603	7,030
	(d) Depreciation and amortization expenses	269	256	256	772	949	1,197
	(e) Other expenses	1,863	1,308	1,746	4,656	3,963	6,805
	<b>Total expenses (a to e)</b>	<b>22,404</b>	<b>26,560</b>	<b>16,559</b>	<b>64,455</b>	<b>43,771</b>	<b>71,162</b>
5	<b>Profit / (Loss) before tax for the period / year (3-4)</b>	<b>2,066</b>	<b>4,386</b>	<b>2,907</b>	<b>11,096</b>	<b>(3,163)</b>	<b>(316)</b>
6	<b>Tax expense / (Credit)</b>						
	-Current Tax #	1,223	2,049	2,123	5,100	2,660	3,915
	-Deferred Tax	(642)	288	(1,721)	(642)	(3,259)	(3,847)
	<b>Total tax expenses / credit for the period / year</b>	<b>581</b>	<b>2,337</b>	<b>402</b>	<b>4,458</b>	<b>(599)</b>	<b>68</b>
7	<b>Net Profit / (Loss) after Tax (5-6)</b>	<b>1,485</b>	<b>2,049</b>	<b>2,505</b>	<b>6,638</b>	<b>(2,564)</b>	<b>(384)</b>
8	<b>Share of profit / (loss) of joint ventures, associates (net)</b>	<b>142</b>	<b>(24)</b>	<b>(8)</b>	<b>93</b>	<b>(8)</b>	<b>(98)</b>
9	<b>Exceptional items ( Refer note 6)</b>	<b>(916)</b>	<b>-</b>	<b>-</b>	<b>(916)</b>	<b>-</b>	<b>-</b>
10	<b>Net Profit / (Loss) after Tax for the period / year (7+8+9)</b>	<b>711</b>	<b>2,025</b>	<b>2,497</b>	<b>5,815</b>	<b>(2,572)</b>	<b>(482)</b>
	<b>Net Profit / (Loss) attributable to</b>						
	Owners of the company	537	1,770	2,247	5,257	(2,638)	(552)
	Non-controlling interests	174	255	250	558	66	70
11	<b>Other comprehensive income (Net of tax ) - Items that will not be reclassified to profit &amp; loss</b>						
	Owners of the company	-	-	-	-	-	61
	Non-controlling interests	-	-	-	-	-	-
12	<b>Total comprehensive income / (loss) for the period / year (10+11)</b>	<b>711</b>	<b>2,025</b>	<b>2,497</b>	<b>5,815</b>	<b>(2,572)</b>	<b>(421)</b>
	<b>Total comprehensive income / (loss) attributable to</b>						
	Owners of the company	537	1,770	2,247	5,257	(2,638)	(491)
	Non-controlling interests	174	255	250	558	66	70
	<b>Total comprehensive income / (loss) for the period / year</b>	<b>711</b>	<b>2,025</b>	<b>2,497</b>	<b>5,815</b>	<b>(2,572)</b>	<b>(421)</b>
13	<b>Paid - up equity share capital (Face Value of Rs. 10/- each)</b>	<b>7,600</b>	<b>7,600</b>	<b>7,600</b>	<b>7,600</b>	<b>7,600</b>	<b>7,600</b>
14	<b>Other equity excluding revaluation reserves as per balance sheet</b>						<b>81,792</b>
15	<b>Earnings Per Share (EPS.) (Face value of Rs. 10/- each) (not annualised) *</b>						
	Basic ( Rs)	0.71	2.33	2.96	6.92	(3.47)	(0.73)
	Diluted (Rs)	0.71	2.33	2.95	6.92	(3.47)	(0.73)

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

\*\* Includes Rs. 373 Lakhs for Q1 FY 22, Rs. 16 Lakhs for Q2 FY 22 towards interest on Income tax pertaining to prior years.

# Includes Rs. 328 Lakhs for Q1 FY 22, Rs. 1,098 Lakhs for Q2 FY 22 towards Income tax pertaining to prior years.



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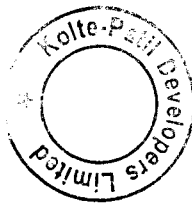
## Notes :

- 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 February 08, 2022.
- 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.
- Standalone financial results of Kolte-Patil Developers Limited :

PARTICULARS	Quarter Ended			Nine Months Ended		Year Ended
	31-Dec-2021	30-Sept-2021	31-Dec-2020	31-Dec-2021	31-Dec-2020	31-March-2021
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
Sales/Income from operations	5,787	6,790	8,389	23,131	25,514	50,199
Profit / (loss) before tax	(2,084)	(733)	(1,353)	(1,917)	(4,632)	(1,110)
Net profit / (loss) after Tax	(1,794)	(1,615)	(997)	(3,141)	(3,455)	(715)

- India continues to witness 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 (in joint venture and associates), 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.
- The Board of Directors of the Company in their meeting held on date has principally approved the merger of two wholly owned subsidiaries namely Tuscan Real Estate Private Limited and PNPAgrotech Private Limited into the Company and also the demerger of the Retail business of its wholly owned subsidiary namely Kolte-Patil Properties Private Limited (Formerly known as Kolte-Patil Redevelopment Private Limited) and merge the retail business into the Company. The proposed appointed date of the scheme is April 01, 2021 and is subject to approvals from NCLT and other regulators.
- During the quarter and nine months ended December 31, 2021, Kolte-Patil Developers Limited ("The Company") has entered into an Share Subscription cum Share Holders Agreement (SSSHA) with Snowflower Properties Private Limited (SPPL) (a wholly owned subsidiary of the Company up to the date SSSHA became effective) and Planet Holding Ltd (PHL). As per the terms of SSSHA, the Company and PHL have subscribed Compulsory Convertible Preference Shares (CCPS) issued by SPPL in a 20:80 ratio respectively to be converted in one equity share for one CCPS held anytime over 19 years and eleven month up to 28 November 2041. Under the SSSHA, the CCPS shall carry voting rights equal to their shareholding percentage on an as-if-converted basis, PHL and the Company shall be entitled to exercise their voting rights at any meeting of Shareholders on an as-if-converted basis and a fully diluted basis and PHL will have a majority representation in SPPL's Board of Directors (viz. four directors representing PHL and three representing the Company). Pursuant to the SSSHA becoming effective, i.e. from December 28, 2021 the Company has lost control in SPPL as its effective interest in SPPL has decreased from 100% to 20%. The deemed disposal of the Company's stake in SPPL due to the said loss of control from 100% to 20% with effect from December 28, 2021 has been recorded in the consolidated financial results for the quarter and nine months ended December 31, 2021 resulting in derecognizing of net asset of SPPL and recognizing the investment retained in SPPL resulting in a loss on derecognition of control in SPPL of Rs. 581 lacs shown under exceptional item. The Investment in SPPL has now been recognised as an associate of the Company under equity method. Further, the optionally convertible debentures held by the Company in SPPL have been fully redeemed at a discount, resulting in a loss of Rs. 335 lacs which has also been shown under exceptional item for the quarter and period ended December 31, 2021.
- 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 / period may not be representative of profits / losses for the year.
- 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.
- 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).
- 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



**Rajesh Patil**  
Chairman and Managing Director  
(DIN 00381866)

Place: Pune  
Date: February 08, 2022

# Deloitte Haskins & Sells LLP

Chartered Accountants  
One International Centre  
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## 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 profit after tax and total comprehensive income of its associates and joint ventures for the quarter and nine months ended December 31, 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)	Tuscan Real Estate Private Limited	Subsidiary
(iii)	Kolte-Patil Real Estate Private Limited	Subsidiary
(iv)	Kolte-Patil Integrated Townships Limited	Subsidiary
(v)	Regenesis Facility Management Company Private Limited	Subsidiary
(vi)	Kolte-Patil Properties Private Limited	Subsidiary
(vii)	PNP Agrotech Private Limited	Subsidiary
(viii)	Sylvan Acres Realty Private Limited	Subsidiary
(ix)	Kolte-Patil Global Private Limited	Subsidiary



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(x)	Kolte-Patil Lifespaces Private Limited	Subsidiary
(xi)	Ankit Enterprises	Subsidiary
(xii)	Kolte-Patil Homes	Subsidiary
(xiii)	KP-Rachana Real Estate LLP	Subsidiary
(xiv)	Bouvardia Developers LLP	Subsidiary
(xv)	Carnation Landmarks LLP	Subsidiary
(xvi)	KPSK Project Management LLP	Subsidiary
(xvii)	Regenesis Project Management LLP	Subsidiary
(xviii)	Bluebell Township Facility Management LLP	Subsidiary
(xix)	KPE Private Limited	Subsidiary
(xx)	Kolte Patil Infratech DMCC	Subsidiary
(xxi)	Kolte-Patil Services Private Limited	Subsidiary
(xxii)	Kolte-Patil Foundation	Subsidiary
(xxiii)	Woodstone Real Estate Private Limited	Subsidiary
(xxiv)	Snowflower Properties Private Limited	Associate
(xxv)	Kolte-Patil Planet Real Estate Private Limited	Associate
(xxvi)	DMK Infrastructure Private Limited	Joint Venture
(xxvii)	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 branch auditors and 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 19 subsidiaries included in the consolidated unaudited financial results, whose interim financial information reflect total assets of Rs. 19,444 lakhs as at December 31, 2021, total revenues of Rs. 18,677 lakhs and Rs. 54,413 lakhs for the quarter and nine months ended December 31, 2021 respectively, total net profit after tax of Rs. 3,196 lakhs and Rs. 9,981 lakhs for the quarter and nine months ended December 31, 2021 respectively and total comprehensive income of Rs. 3,196 lakhs and Rs. 9,981 lakhs for the quarter and nine months ended December 31, 2021 respectively, as considered in the Statement.

The consolidated unaudited financial results also includes the Group's share of profit / (loss) after tax of Rs. 6 lakhs and Rs. (18) lakhs for the quarter and nine months ended

## **Deloitte Haskins & Sells LLP**

December 31, 2021 respectively and Total comprehensive income / (loss) of Rs. 6 lakhs and Rs. (18) lakhs for the quarter and nine months ended December 31, 2021 respectively, 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 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, joint ventures and associates, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

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

8. The consolidated unaudited financial results includes the interim financial information of 1 subsidiary which have not been reviewed by their auditors, whose interim financial information reflect total assets of Rs. 108 lakhs as at December 31, 2021 and, total revenue of Rs. Nil and Rs. Nil for the quarter and nine months ended December 31, 2021 respectively, total (loss) after tax of Rs (3) lakhs and Rs. (3) lakhs for the quarter and nine months ended December 31, 2021 respectively and Total comprehensive (loss) of Rs. (3) lakhs and Rs. (3) lakhs for the quarter and nine months ended December 31, 2021 respectively, as considered in the Statement.

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

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

**SAIRABEE** Digitally signed by  
SAIRABEE NAINAR  
**NAINAR** RAWTHER  
Date: 2022.02.08  
**RAWTHER** 15:04:59 +05'30'

**Saira Nainar**  
**Partner**  
(Membership No. 040018)

Place: Mumbai  
Date: February 08, 2022