



KOLTE-PATIL DEVELOPERS LIMITED

REGISTERED OFFICE: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER & HALF YEAR ENDED SEPT 30, 2012

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Half Year ended	Half Year ended	Previous year ended
		30.09.2012	30.06.2012	30.09.2011	30.09.2012	30.09.2011	31.03.2012
		UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
	Part I						
1	Income from operations						
	(a) Net Sales/Income from operations	3,415.20	2,865.15	2,294.76	6,280.35	3,280.46	7,826.32
	(b) Other Operating Income	558.21	804.26	346.26	1,362.47	1,022.96	1,851.75
	Total income from operations (net)	3,973.41	3,669.41	2,641.02	7,642.82	4,303.42	9,678.07
2	Expenses						
	(a) Cost of materials consumed	1,837.35	1,694.04	1,265.83	3,531.39	1,931.02	3,879.62
	(b) Administration and General Expenses	199.04	189.00	157.28	388.04	292.94	659.15
	(c) Employee Cost	193.62	310.32	277.90	503.94	550.34	1,222.12
	(d) Selling Expenses	119.67	134.78	53.10	254.45	104.10	334.52
	(e) Depreciation/amortization	35.73	34.01	33.71	69.74	61.42	127.37
	(f) Public Issue Expenses Written off	116.46	116.45	116.45	232.91	232.91	465.82
	(g) Miscellaneous Expenses Written off	-	-	-	-	-	-
	Total expenses (a to g)	2,501.87	2,478.60	1,904.27	4,980.47	3,172.73	6,688.60
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	1,471.54	1,190.81	736.75	2,662.35	1,130.69	2,989.47
4	Other Income	761.32	441.43	305.57	1,202.75	501.35	1,752.21
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	2,232.86	1,632.24	1,042.32	3,865.10	1,632.04	4,741.68
6	Finance Cost	194.43	183.73	180.95	378.16	301.09	620.47
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	2,038.43	1,448.51	861.37	3,486.94	1,330.95	4,121.21
8	Exceptional Items	-	-	-	-	-	-
9	Profit / (Loss) from Ordinary activities before Tax (7-8)	2,038.43	1,448.51	861.37	3,486.94	1,330.95	4,121.21
10	Tax expense	620.56	383.57	230.79	1,004.13	230.79	1,084.39
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	1,417.87	1,064.94	630.58	2,482.81	1,100.16	3,036.82
12	Extraordinary items	-	-	-	-	-	-
13	Profit / (Loss) after tax (11-12) for the period	1,417.87	1,064.94	630.58	2,482.81	1,100.16	3,036.82

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14	Paid Up Equity Share Capital (Face Value Rs. 10/- each)	7,577.49	7,577.49	7,577.49	7,577.49	7,577.49	7,577.49
15	Reserve excluding Revaluation Reserves as per Balance Sheet of previous accounting year	-	-	-	-	-	64,638.39
16	Earnings per share (of Rs.10/- each) (not annualised)						
	(a) Basic	1.87	1.41	0.83	3.28	1.45	4.01
	(b) Diluted	1.87	1.41	0.83	3.28	1.45	4.01
Part II							
A PARTICULARS OF SHAREHOLDING							
1	Public shareholding						
	- Number of shares	19,375,330	19,491,409	19,524,909	19,375,330	19,524,909	19,524,909
	- Percentage of shareholding	25.57%	25.72%	25.77%	25.57%	25.77%	25.77%
2	Promoters and Promoter Group Share Holding						
	a) Pledged / Encumbered						
	- Number of shares	Nil	Nil	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	Nil	Nil	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	Nil	Nil	Nil	Nil	Nil	Nil
	b) Non Encumbered						
	- Number of shares	56,399,579	56,283,500	56,250,000	56,399,579	56,250,000	56,250,000
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	100%	100%	100%	100%	100%	100%
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	74.43%	74.28%	74.23%	74.43%	74.23%	74.23%

	Particulars	Quarter ended
		30.09.2012
B	INVETSOR COMPLAINTS	
	Pending at the beginning of the quarter *	NIL
	Received during the quarter	19
	Disposed off during the quarter	19
	Remaining unresolved at the end of the quarter	NIL

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Notes:-

Standalone

1. The Company is engaged in various segments namely Real Estate Development, Retail and Hospitality. However, during the quarter ended September 30, 2012, there is one reportable segment namely Real Estate Development.
2. Details of utilization of issue proceeds through public issue as on September 30, 2012:

(Rs. in Lakhs)

Particulars	Amount	Amount
Net Proceeds from IPO		27,554.30
Less: Utilisation of Funds:		
a) Payments towards IPO Expenses	2,195.29	
b) Payment towards development and construction of projects	5,455.12	
c) Payments towards Land Purchases	19,865.44	
Total of Utilization of Funds (a+b+c)		27,515.85
Balance invested in Liquid Mutual Funds/Fixed Deposits.		38.45

3. The above unaudited financial results were reviewed by the Audit Committee and approved by the Board of Directors of the Company at its meeting held on October 22, 2012 and the Statutory Auditors of the Company have carried out a "Limited Review" of the same.
4. The Board of Directors has declared interim dividend of 20% which is Rs. 2/- per equity share.
5. The Promoters' equity shares are free from any encumbrance and are not pledged.
6. The Unaudited financial results (Standalone and Consolidated) 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 Bombay Stock Exchange Limited (BSE).
7. The figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

Place: Pune
Date: October 22, 2012



For Kolte-Patil Developers Limited


Rajesh Patil
Chairman and Managing Director

KOLTE - PATIL DEVELOPERS LIMITED
Standalone Statement of Assets & Liabilities

(Amount in Lakhs)

Particulars		As at 30.09.2012	As at 31.03.2012
A	EQUITY AND LIABILITIES		
1	Shareholders' fund		
	(a) Share capital	7,577.49	7,577.49
	(b) Reserves & surplus	67,169.86	64,638.39
	(c) Money received against share warrant	-	-
	Sub-total- shareholders' fund	74,747.35	72,215.88
2	Share application money pending allotment	-	-
3	Non-current liabilities		
	(a) Long term borrowings	3,112.43	1,921.63
	(b) Deferred tax liabilities (net)	93.56	14.33
	(c) Other long term liabilities	97.55	121.55
	(d) Long term provisions	13,415.73	12,405.89
	Sub-total Non-current liabilities	16,719.27	14,463.40
4	Current Liabilities		
	(a) Short term borrowings	2,775.12	2,582.25
	(b) Trade payable	970.33	1,516.30
	(c) Other Current liabilities	3,087.45	3,814.86
	(d) Short term provisions	1,368.05	2,603.40
	Sub-total Current liabilities	8,200.95	10,516.81
	TOTAL- EQUITY AND LIABILITIES	99,667.57	97,196.09
B	ASSETS		
1	Non-current assets		
	(a) Fixed assests	1,146.54	1,160.85
	(b) Non-current investments	44,483.48	40,447.29
	(c) Deferred tax assets (net)	-	-
	(d) Long term loan and advances	19,590.86	22,056.97
	(e) Other non-current assets	12.67	124.89
	Sub-total Non-current Assets	65,233.54	63,790.00
2	Current Assests		
	(a) Current Investments	1,745.37	2,294.17
	(b) Inventories	23,585.07	22,330.43
	(c) Trade receivables	2,836.97	2,901.09
	(d) Cash and cash equivalents	1,677.92	991.42
	(e) Short Term loans and advances	3,965.43	3,976.98
	(f) Other current assets	623.27	911.99
	Sub-total Current Assets	34,434.03	33,406.08
	TOTAL - ASSETS	99,667.57	97,196.09



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KOLTE-PATIL DEVELOPERS LIMITED

REGISTERED OFFICE: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPT 30, 2012

(Rs. in Lakhs)

Sr. No.	PARTICULARS	3 months ended	3 months ended	3 months ended	Half Year ended	Half Year ended	Previous year ended
		30.09.2012	30.06.2012	30.09.2011	30.09.2012	30.09.2011	31.03.2012
		UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
	Part I						
1	Income from operations						
	(a) Net Sales/Income from	18,999.01	9,691.06	4,673.09	28,690.07	7,775.18	23,400.18
	(b) Other Operating Income	172.08	349.94	212.00	522.02	743.28	1,523.63
	Total income from operations (net)	19,171.09	10,041.00	4,885.09	29,212.09	8,518.46	24,923.81
2	Expenses						
	(a) Cost of materials consumed	14,113.02	5,732.45	2,553.08	19,845.47	4,387.60	12,987.10
	(b) Administration and General Expenses	523.25	373.05	293.09	896.30	511.22	1,175.65
	(c) Employee Cost	424.71	551.58	378.64	976.29	771.52	1,805.69
	(d) Selling Expenses	504.57	525.16	185.52	1,029.73	349.61	1,716.96
	(e) Depreciation/amortization	104.59	63.64	49.65	168.23	92.43	211.16
	(f) Public Issue Expenses Written off	116.46	116.46	116.45	232.92	232.91	465.82
	(g) Miscellaneous Expenses Written off	0.28	0.28	0.29	0.56	0.57	1.14
	Total expenses (a to g)	15,786.88	7,362.62	3,576.72	23,149.50	6,345.86	18,363.52
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional	3,384.21	2,678.38	1,308.37	6,062.59	2,172.60	6,560.29
4	Other Income	688.54	287.96	234.14	976.50	345.96	1,045.75
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	4,072.75	2,966.34	1,542.51	7,039.09	2,518.56	7,606.04
6	Finance Cost	1,026.11	769.22	259.84	1,795.33	436.10	2,408.32
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	3,046.64	2,197.12	1,282.67	5,243.76	2,082.46	5,197.72
8	Exceptional Items	-	-	-	-	-	216.93
9	Add: Prior period Item (net)	-	-	-	-	(4.39)	-
10	Profit / (Loss) from Ordinary activities before Tax (7-8+9)	3,046.64	2,197.12	1,282.67	5,243.76	2,078.07	4,980.79
11	Tax expense	1,011.45	780.80	349.87	1,792.25	470.74	1,404.56
12	Profit / (Loss) from Ordinary activities after Tax (10-11)	2,035.19	1,416.32	932.80	3,451.51	1,607.33	3,576.23
13	Extraordinary items						-
14	Profit / (Loss) after tax (12-13) for the period	2,035.19	1,416.32	932.80	3,451.51	1,607.33	3,576.23
15	Share of Profit/(Loss) of associates						-
16	Minority Interest	74.70	190.23	102.66	264.93	168.91	167.83
17	Net Profit/(Loss) after taxes, minority interest and share of profit/(loss) of associates (14+15-16)	1,960.49	1,226.09	830.14	3,186.58	1,438.42	3,408.40

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18	Paid Up Equity Share Capital (Face Value Rs. 10/- each)	7,577.49	7,577.49	7,577.49	7,577.49	7,577.49	7,577.49
19	Reserve excluding Revaluation Reserves as per Balance Sheet of previous accounting year	-	-	-	-	-	63,236.09
20	Earnings per share (of Rs.10/- each) (not annualised)						
	(a) Basic	2.59	1.62	1.10	4.21	1.90	4.50
	(b) Diluted	2.59	1.62	1.10	4.21	1.90	4.50
Part II							
A PARTICULARS OF SHAREHOLDING							
1	Public shareholding						
	- Number of shares	19,375,330	19,491,409	19,524,909	19,375,330	19,524,909	19,524,909
	- Percentage of shareholding	25.57%	25.72%	25.77%	25.57%	25.77%	25.77%
2	Promoters and Promoter Group Share Holding						
	a) Pledged / Encumbered						
	- Number of shares	Nil	Nil	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and	Nil	Nil	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	Nil	Nil	Nil	Nil	Nil	Nil
	b) Non Encumbered						
	- Number of shares	56,399,579	56,283,500	56,250,000	56,399,579	56,250,000	56,250,000
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	100%	100%	100%	100%	100%	100%
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	74.43%	74.28%	74.23%	74.43%	74.23%	74.23%

	Particulars	Quarter ended
		30.09.2012
B	INVETSOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	19
	Disposed off during the quarter	19
	Remaining unresolved at the end of the q	NIL

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Consolidated:-

1. The Consolidated Financial results have been prepared in accordance with AS 21- Accounting Standard on Consolidated Financial Statements, AS 27- Financial Reporting of Interests in Joint Ventures and AS 23- Accounting for Investments in Associates in Consolidated Financial Statements.
2. The Company is engaged in various segments namely Real Estate Development, Retail and Hospitality. However, during the quarter ended September 30, 2012, there is one reportable segment namely Real Estate Development.
3. Details of utilization of issue proceeds through public issue as on September 30, 2012:

(Rs. in Lakhs)

Particulars	Amount	Amount
Net Proceeds from IPO		27,554.30
Less: Utilisation of Funds:		
a) Payments towards IPO Expenses	2,195.29	
b) Payment towards development and construction of projects	5,455.12	
c) Payments towards Land Purchases	19,865.44	
Total of Utilization of Funds (a+b+c)		27,515.85
Balance invested in Liquid Mutual Funds/Fixed Deposits.		38.45

4. The above unaudited financial results were reviewed by the Audit Committee and approved by the Board of Directors of the Company at its meeting held on October 22, 2012 and the Statutory Auditors of the Company have carried out a "Limited Review" of the same.
5. For the quarter ended on September 30, 2012, the total Income of the Company is Rs. 4734.73 Lakhs, Profit Before Tax Rs. 2038.43 Lakhs and Profit After Tax Rs. 1417.87 Lakhs. (Amounts based on Standalone unaudited Financial Results).
6. The Board of Directors has declared interim dividend of 20% which is Rs. 2/- per equity share.
7. The Promoters' equity shares are free from any encumbrance and are not pledged.
8. The Unaudited financial results (Standalone and Consolidated) 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 Bombay Stock Exchange Limited (BSE).
9. The figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

Place: Pune
Date: October 22, 2012



For Kolte-Patil Developers Limited


Rajesh Patil
Chairman and Managing Director

SPCM & ASSOCIATES

(formerly known as Bora Kasat & Co.)

CHARTERED ACCOUNTANTS

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b) Off.No. 19, 1st Floor, Yogeshwari Prime, Ring Road, Ambajogai :431517.
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To,

The Board of Directors,

Kolte-Patil Developers Limited

2nd Floor, City Point,

Dhole Patil Road,

Pune- 411001

LIMITED REVIEW REPORT

We have reviewed the accompanying statement of unaudited financial results of **Kolte-Patil Developers Limited** for the period ended **September 30, 2012** except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the *Standard on Review Engagement (SRE) 2410*, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For SPCM & Associates

(Formerly known as Bora Kasat & Co.)

(FRN: - 112165W)

Chartered Accountants

CA Suhas P. Bora

M. No. 39765



Place: - Pune

Date: - October 22, 2012