



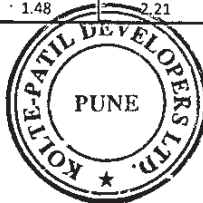
KOLTE-PATIL DEVELOPERS LIMITED

Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2013

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Six Months Ended		For the Year Ended
		30.09.2013	30.06.2013	30.09.2012	30.09.2013	30.09.2012	31.03.2013
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
	Part I						
1	Income from operations						
	(a) Net Sales/Income from operations	4,241.83	3,636.34	3,415.20	7,878.17	6,280.35	15,028.29
	(b) Other Operating Income	597.63	995.62	558.21	1,593.25	1,362.47	3,112.46
	Total income from operations	4,839.46	4,631.96	3,973.41	9,471.42	7,642.82	18,140.75
2	Expenses						
	(a) Cost of Construction including cost of land and materials consumed	2,724.96	2,663.71	1,837.35	5,388.67	3,531.39	9,023.47
	(b) Administration and General Expenses	323.92	348.17	199.04	672.09	388.04	1,322.28
	(c) Employee Cost	317.64	431.24	193.62	748.88	503.94	1,754.60
	(d) Selling Expenses	94.99	162.61	119.67	257.60	254.45	638.32
	(e) Depreciation/amortization	42.24	39.22	35.73	81.46	69.74	146.16
	(f) Public Issue Expenses Written off	-	-	116.46	-	232.91	310.54
	(g) Miscellaneous Expenses Written off	-	-	-	-	-	-
	Total expenses (a to g)	3,503.75	3,644.95	2,501.87	7,148.70	4,980.47	13,195.37
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	1,335.71	987.01	1,471.54	2,322.72	2,662.35	4,945.38
4	Other Income	654.87	1,448.16	761.32	2,103.03	1,202.75	4,962.92
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	1,990.58	2,435.17	2,232.86	4,425.75	3,865.10	9,908.30
6	Finance Cost	595.42	683.84	194.43	1,279.26	378.16	983.88
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	1,395.16	1,751.33	2,038.43	3,146.49	3,486.94	8,924.42
8	Exceptional Items	-	-	-	-	-	-
9	Profit / (Loss) from Ordinary activities before Tax (7+8)	1,395.16	1,751.33	2,038.43	3,146.49	3,486.94	8,924.42
10	Tax expense	271.40	78.24	620.56	349.64	1,004.13	2,357.35
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	1,123.76	1,673.09	1,417.87	2,796.85	2,482.81	6,567.07
12	Extraordinary items	-	-	-	-	-	-
13	Profit / (Loss) after tax (11-12) for the period	1,123.76	1,673.09	1,417.87	2,796.85	2,482.81	6,567.07
14	Paid Up Equity Share Capital (Face Value Rs. 10/-)	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	-	-	-	-	-	68,403.47
16	Earnings per share						
	(of Rs.10/- each) (not annualised)						
	(a) Basic	1.48	2.21	1.87	3.69	3.28	8.67
	(b) Diluted	1.48	2.21	1.87	3.69	3.28	8.67



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Part II							
A	PARTICULARS OF SHAREHOLDING						
1	Public shareholding						
	- Number of shares	19,295,814	19,340,814	19,375,330	19,295,814	19,375,330	19,340,814
	- Percentage of shareholding	25.46%	25.52%	25.57%	25.46%	25.57%	25.52%
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	56,479,095	56,434,095	56,399,579	56,479,095	56,399,579	56,434,095
	- 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)	74.54%	74.48%	74.43%	74.54%	74.43%	74.48%

	Particulars	3 months ended
		30.09.2013
B	INVESTOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	03
	Disposed off during the quarter	03
	Remaining unresolved at the end of the quarter	NIL



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Standalone Notes:-

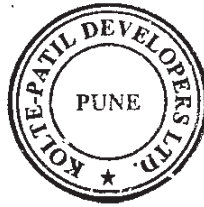
1. The above unaudited financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on October 26, 2013 and the Statutory Auditors of the Company have also carried out a Limited Review of these financial results.
2. There is no separate reportable segment pursuant to Accounting Standard AS-17 'Segment Reporting' prescribed by The Companies (Accounting Standards) Rules, 2006. Hence no disclosure is required under AS-17.
3. The Board of Directors have declared interim dividend of Rs. 1.5/- per equity share.
4. During the half year ended, the Company has earned Other Income of Rs.2,103 Lakhs, which comprises Rs.167 Lakhs from premium on redemption of debentures, Rs.989 Lakhs from interest on Debentures & Loans, Rs.900 Lakhs from dividend on shares, Rs. 14 Lakhs from Dividend on mutual funds and Rs.33 Lakhs from miscellaneous income.
5. The Promoters' equity shares are free from any encumbrance and are not pledged.
6. During the quarter, from promoter group, Mrs. Sunita Patil, Mrs. Vandana Patil and Mrs. Sunita Kolte have acquired in aggregate 45,000 equity shares from secondary market.
7. 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).
8. The Statement of Assets and Liabilities is enclosed in Annexure I.
9. Figures for the previous period / year have been regrouped, wherever necessary, for the purpose of comparison.

Place: Pune
Date: October 26, 2013

For Kolte-Patil Developers Limited


Rajesh Patil

Chairman and Managing Director





Annexure I

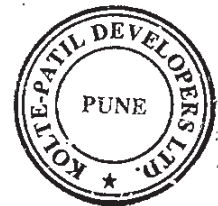
KOLTE-PATIL DEVELOPERS LIMITED

Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

STANDALONE STATEMENT OF ASSETS & LIABILITIES

(Rs. in Lakhs)

Particulars	As at 30.09.2013	As at 31.03.2013
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share Capital	7,577.49	7,577.49
(b) Reserves and Surplus	71,162.14	68,403.47
Sub-total Shareholders' funds	78,739.63	75,980.96
2 Share Application Money Pending Allotment	-	-
3 Non-current liabilities		
(a) Long-term borrowings	15,229.40	6,137.24
(b) Deferred tax liabilities (net)	-	68.59
(c) Other long-term liabilities	127.48	115.29
(d) Long-term provisions	15,784.98	13,477.49
Sub-total non-current liabilities	31,141.86	19,798.61
4 Current liabilities		
(a) Short-term borrowings	8,974.92	8,551.71
(b) Trade Payables	6,698.01	1,764.18
(c) Other current liabilities	7,981.19	4,676.16
(d) Short-term provisions	791.09	3,909.08
Sub-total current liabilities	24,445.21	18,901.13
TOTAL - EQUITY AND LIABILITIES	134,326.70	114,680.70
B ASSETS		
1 Non-current assets		
(a) Fixed assets		
i. Tangible Assets	1,283.68	1,155.32
ii. Intangible Assets	59.30	73.22
iii. Capital work in Progress	1.77	-
iv. Intangible Assets under Development	-	-
(b) Non Current Investment	57,488.34	52,263.79
(c) Deferred Tax Assets (Net)	27.99	-
(d) Long Term Loans and Advances	22,161.78	20,812.31
(e) Other Non Current Assets	6.07	114.58
Sub-total non-current assets	81,028.93	74,419.22
1 Current assets		
(a) Current Investment	1,166.46	556.74
(b) Inventories	40,345.60	25,392.01
(c) Trade Receivables	4,390.53	4,231.82
(d) Cash and Cash Equivalents	1,213.04	5,164.68
(e) Short Term Loans and Advances	5,525.79	4,402.28
(f) Other Current Assets	656.35	513.95
Sub-total current assets	53,297.77	40,261.48
TOTAL - ASSETS	134,326.70	114,680.70



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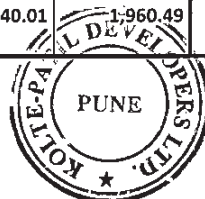
KOLTE-PATIL DEVELOPERS LIMITED

Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED SEPTEMBER 30, 2013

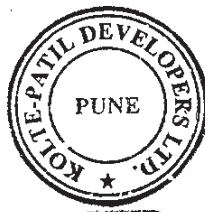
(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter ended			Six Months ended		Previous year ended
		30.09.2013	30.06.2013	30.09.2012	30.09.2013	30.09.2012	31.03.2013
		UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
	Part I						
1	Income from operations						
	(a) Net Sales/Income from operations	18,742.52	21,334.19	18,999.01	40,076.71	28,690.07	71,289.74
	(b) Other Operating Income	119.38	299.91	172.08	419.29	522.02	1,458.22
	Total income from operations	18,861.90	21,634.10	19,171.09	40,496.00	29,212.09	72,747.96
2	Expenses						
	(a) Cost of Construction including cost of land and materials consumed	11,216.87	13,419.19	14,113.02	24,636.06	19,845.47	46,002.08
	(b) Administration and General Expenses	623.94	619.62	523.25	1,243.56	896.30	2,420.53
	(c) Employee Cost	537.91	709.49	424.71	1,247.40	976.29	2,787.12
	(d) Selling Expenses	453.44	525.45	504.57	978.89	1,029.73	2,021.36
	(e) Depreciation/amortization	165.69	210.10	104.59	375.79	168.23	586.71
	(f) Public Issue Expenses Written off	-	-	116.46	-	232.92	310.54
	(g) Miscellaneous Expenses Written off	-	-	0.28	-	0.56	0.69
	Total expenses (a to g)	12,997.85	15,483.85	15,786.88	28,481.70	23,149.50	54,129.03
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	5,864.05	6,150.25	3,384.21	12,014.30	6,062.59	18,618.93
4	Other Income	526.01	308.94	688.54	834.95	976.50	3,653.26
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	6,390.06	6,459.19	4,072.75	12,849.25	7,039.09	22,272.19
6	Finance Cost	1,147.19	1,031.52	1,026.11	2,178.71	1,795.33	3,634.87
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	5,242.87	5,427.67	3,046.64	10,670.54	5,243.76	18,637.32
8	Exceptional Items	-	-	-	-	-	-
9	Profit / (Loss) from Ordinary activities before Tax (7+8)	5,242.87	5,427.67	3,046.64	10,670.54	5,243.76	18,637.32
10	Tax expense	1,689.15	1,809.74	1,011.45	3,498.89	1,792.25	6,246.08
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	3,553.72	3,617.93	2,035.19	7,171.65	3,451.51	12,391.24
12	Extraordinary items	-	-	-	-	-	-
13	Profit / (Loss) after tax (11-12) for the period	3,553.72	3,617.93	2,035.19	7,171.65	3,451.51	12,391.24
14	Share of Profit/(Loss) of associates	-	-	-	-	-	-
15	Minority Interest	331.15	977.92	74.70	1,309.07	264.93	1,647.12
16	Net Profit/(Loss) after taxes, minority interest and share of profit/(loss) of associates (13+14-15)	3,222.57	2,640.01	1,960.49	5,862.58	3,186.58	10,744.12



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17	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
18	Reserve excluding Revaluation Reserves as per Balance Sheet of previous accounting year	-	-	-	-	-	64,146.92
19	Earnings per share (of Rs.10/- each) (not annualised)						
	(a) Basic	4.25	3.48	2.59	7.74	4.21	14.18
	(b) Diluted	4.25	3.48	2.59	7.74	4.21	14.18
Part II							
A	PARTICULARS OF SHAREHOLDING						
1	Public shareholding						
	- Number of shares	19,295,814	19,340,814	19,375,330	19,295,814	19,375,330	19,340,814
	- Percentage of shareholding	25.46%	25.52%	25.57%	25.46%	25.57%	25.52%
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	56,479,095	56,434,095	56,399,579	56,479,095	56,399,579	56,434,095
	- 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)	74.54%	74.48%	74.43%	74.54%	74.43%	74.48%
B							
	Particulars	3 months ended					
		30.09.2013					
	INVESTOR COMPLAINTS						
	Pending at the beginning of the quarter	NIL					
	Received during the quarter	03					
	Disposed off during the quarter	03					
	Remaining unresolved at the end of the quarter	NIL					

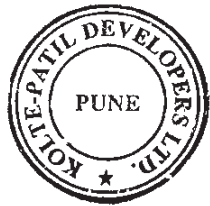


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Consolidated Notes:-

1. The Consolidated Financial results have been prepared in accordance with Accounting Standard AS-21 '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 above unaudited financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meeting held on held on October 26, 2013 and the Statutory Auditors have also carried out a 'Limited Review' of these financial results.
3. There is no separate reportable segment pursuant to Accounting Standard AS-17 'Segment Reporting' prescribed by The Companies (Accounting Standards) Rules, 2006. Hence no disclosure is required under AS-17.
4. The Board of Directors have declared interim dividend of Rs. 1.5/- per equity share.
5. For the quarter ended on September 30, 2013, the total Income of the Company is Rs. 5,494 Lakhs, Profit Before Tax Rs.1,396 Lakhs and Profit After Tax Rs.1,124 Lakhs. (Amounts based on Standalone unaudited Financial Results).
6. The Promoters' equity shares are free from any encumbrance and are not pledged.
7. During the quarter, from promoter group, Mrs. Sunita Patil, Mrs. Vandana Patil and Mrs. Sunita Kolte have acquired in aggregate 45,000 equity shares from secondary market.
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. Figures for the previous period / year have been regrouped, wherever necessary, for the purpose of comparison.

Place: Pune
Date: October 26, 2013



For Kolte-Patil Developers Limited

A handwritten signature in black ink, appearing to be 'Rajesh Patil'.

Rajesh Patil
Chairman and Managing Director

Deloitte Haskins & Sells

Chartered Accountants
706, 'B' Wing, 7th Floor
ICC Trade Tower
International Convention Centre
Senapati Bapat Road
Pune - 411 016
Maharashtra, INDIA

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INDEPENDENT AUDITORS' REVIEW REPORT 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 SIX Months ended 30th September, 2013 ("the Statement"), being submitted by the Company pursuant to Clause 41 of the Listing Agreements with the Stock Exchanges, except for the disclosures in Part II - Select Information referred to in paragraph 4 below. 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 the Statement based on our review.
2. 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. This Standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures 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.
3. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the Accounting Standards notified under the Companies Act, 1956 (which continue to be applicable in respect of Section 133 of the Companies Act, 2013 in terms of General Circular 15/2013 dated 13 September 2013 of the Ministry of Corporate Affairs) and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreements with the Stock Exchanges, including the manner in which it is to be disclosed, or that it contains any material misstatement.
4. Further, we also report that we have traced the number of shares as well as the percentage of shareholding in respect of the aggregate amount of public shareholding and the number of shares as well as the percentage of shares pledged/encumbered and non-encumbered in respect of the aggregate amount of promoters and promoter group shareholding in terms of Clause 35 of the Listing Agreements and the particulars relating to investor complaints disclosed in Part II - Select Information for the Quarter and Six Months Ended 30th September, 2013 of the Statement, from the details furnished by the Management/Registrars

For **DELOITTE HASKINS & SELLS**
Chartered Accountants
(Firm Registration No.117366W)


Himant M. Joshi
Partner
(Membership No. 38019)

Pune, 26th October, 2013

