



KOLTE-PATIL DEVELOPERS LIMITED

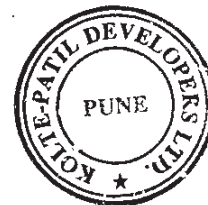
REGISTERED OFFICE: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2013

(Rs. in Lakhs)

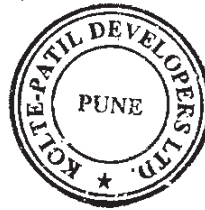
Sr. No.	PARTICULARS	3 months ended	3 months ended for the previous quarter of the current year	Corresponding 3 months ended in the previous year	Current year ended	Previous year ended
		31.03.2013	31.12.2012	31.03.2012	31.03.2013	31.03.2012
		AUDITED	UNAUDITED	AUDITED	AUDITED	AUDITED
1	Part I Income from operations					
	(a) Net Sales/Income from operations	4,522.88	4,225.06	2,911.89	15,028.29	7,826.32
	(b) Other Operating Income	1,051.24	698.76	353.79	3,112.47	1,851.75
	Total income from operations (net)	5,574.12	4,923.82	3,265.68	18,140.76	9,678.07
2	Expenses					
	(a) Cost of materials consumed	2,739.19	2,752.89	1,079.66	9,023.47	3,879.62
	(b) Administration and General Expenses	498.24	302.90	175.39	1,189.18	659.15
	(c) Employee Cost	841.32	409.34	388.15	1,754.60	1,222.12
	(d) Selling Expenses	244.39	139.48	185.37	638.32	334.52
	(e) Depreciation/amortization	38.04	38.38	32.71	146.16	127.37
	(f) Public Issue Expenses Written off	-	77.63	116.45	310.54	465.82
	(g) Miscellaneous Expenses Written off	-	-	-	-	-
	Total expenses (a to g)	4,361.18	3,720.62	1,977.73	13,062.27	6,688.60
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	1,212.94	1,203.20	1,287.95	5,078.49	2,989.47
4	Other Income	2,674.88	1,085.29	690.89	4,962.92	1,752.21
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	3,887.82	2,288.49	1,978.84	10,041.41	4,741.68
6	Finance Cost	327.98	277.74	172.70	983.88	620.47
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	3,559.84	2,010.75	1,806.15	9,057.53	4,121.21
8	Exceptional Items	-	-	-	-	-
9	Profit / (Loss) from Ordinary activities before Tax (7+8)	3,559.84	2,010.75	1,806.15	9,057.53	4,121.21
10	Tax expense	856.82	496.40	612.34	2,357.35	1,084.39
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	2,703.02	1,514.35	1,193.81	6,700.18	3,036.82
12	Extraordinary items	-	133.12	-	133.12	-
13	Profit / (Loss) after tax (11-12) for the period	2,703.02	1,381.23	1,193.81	6,567.06	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
15	Reserve excluding Revaluation Reserves as per Balance Sheet	-	-	-	68,403.48	64,638.39
16	Earnings per share (of Rs.10/- each)					
	(a) Basic	3.57	1.82	1.58	8.67	4.01
	(b) Diluted	3.57	1.82	1.58	8.67	4.01
Part II						
A	PARTICULARS OF SHAREHOLDING					
1	Public shareholding					
	- Number of shares	19,340,814	19,368,330	19,524,909	19,340,814	19,524,909
	- Percentage of shareholding	25.52%	25.56%	25.77%	25.52%	25.77%
2	Promoters and Promoter Group Share Holding					
	a) Pledged / Encumbered					
	- Number of shares	Nil	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	Nil	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	Nil	Nil	Nil	Nil	Nil
	b) Non Encumbered					
	- Number of shares	56,434,095	56,406,579	56,250,000	56,434,095	56,250,000
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	100%	100%	100%	100%	100%
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	74.48%	74.44%	74.23%	74.48%	74.23%

	Particulars	3 months ended
		31.03.2013
B	INVETSOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	16
	Disposed off during the quarter	16
	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 and year ended March 31, 2013, there is one reportable segment namely Real Estate Development.
2. During the quarter, sixteen (16) investor complaints were received and have been redressed.
3. The above audited financial results were reviewed by the Audit Committee and approved by the Board of Directors of the Company at its meeting held on April 30, 2013.
4. The Board of Directors has recommended a final dividend of 15 % which is Rs. 1.50 per equity share subject to the approval of shareholders in the ensuing Annual General Meeting.
5. During the year, the Company has earned Other Income of Rs. 4962.92 Lakhs, which comprises Rs. 500 Lakhs from premium on transfer of shares, Rs. 1832.40 Lakhs from interest on Debentures & Loans, Rs. 2008.48 Lakhs from premium on redemption of Debentures & Preference Shares, Rs. 575.30 Lakhs from Dividend on mutual funds and Rs. 46.75 Lakhs from miscellaneous income.
6. During the quarter, Sylvan Acres Realty Private Limited, Jasmine Hospitality Private Limited and Oakwoods Hospitality Private Limited have become Wholly Owned Subsidiaries of the Company. Further, the Company has become a partner in Carnation Real Estate LLP and Bouvardia Developers LLP.
7. The Promoters' equity shares are free from any encumbrance and are not pledged. During the year, from promoter group, Mrs. Sunita Patil, Mrs. Vandana Patil and Mrs. Sunita Kolte have acquired in aggregate 184,095 equity shares from secondary market.
8. The figures of the last quarter are the balancing figure between audited figures in respect of the full financial year and the published year to date figures upto the end of third quarter of the current financial year.
9. The audited 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).
10. The figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

Place: Pune
Date: April 30, 2013



For Kolte-Patil Developers Limited


Rajesh Patil
Chairman and Managing Director

S P C M & ASSOCIATES

(formerly known as Bora Kasat & Co.)

CHARTERED ACCOUNTANTS

Head Office: - 1211/B, Shukrawar Peth, Subhash Nagar, Lane No. 4, Pune: 411002

Ph. No. 24479119, Telefax: 24486663, Email: accounts@spcm.co.in

Branch Off. : - a) 207, Nav Maharashtra House, 43, Shaniwar Peth, Pune : 411030.

Ph. No. 24478059 / 24478069, Email: manoj.jain@spcm.co.in

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

Ph. No. 02446-249605, Email: sachin.solanki@spcm.co.in

Auditor's Report on Quarterly Financial Results and Year to Date Financial Results of Kolte-Patil Developers Limited Pursuant to the Clause 41 of the Listing Agreement

To,

The Board of Directors of Kolte-Patil Developers Limited,
Pune.

We have audited the quarterly financial results of **Kolte-Patil Developers Limited** ("the Company") for the quarter ended **31st March 2013** and the year to date financial results for the period **from 1st April 2012 to 31st March 2013**, attached here with, being submitted by the company pursuant to the requirement of clause 41 of the Listing Agreement 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. These quarterly financial results as well as the year to date financial results have been prepared on the basis of the interim financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these financial results based on our audit of such interim financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard (AS) 25, Interim Financial Reporting, issued pursuant to the Companies (Accounting Standards) Rules, 2006 as per section 211 (3C) of the Companies Act, 1956 and other accounting principles generally accepted in India.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatements. An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management.

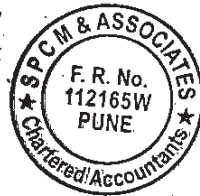
We believe that our audit provides a reasonable basis for our opinion.

In our opinion and to the best of our information and according to the explanations given to us these quarterly financial results as well as the year to date financial results:

- (i) are presented in accordance with the requirements of clause 41 of the Listing Agreement in this regard; and
- (ii) give a true and fair view of the net profit and other financial information for the quarter ended 31st March 2013 as well as the year to date results for the period from 1st April 2012 to 31st March 2013.

Further, we also report that we have, on the basis of the books of account and other records and information and explanations given to us by the management, also verified the number of shares as well as percentage of shareholdings in respect of aggregate amount of public shareholdings, as furnished by the company in terms of clause 35 of the Listing Agreement and found the same to be correct.

For S P C M & Associates
(Formerly known as Bora Kasat & Co.)
Chartered Accountants
(FRN - 112165W)



CA Suhas P. Bora
Partner
M. No. 039765

Date: - April 30, 2013
Place: - Pune.



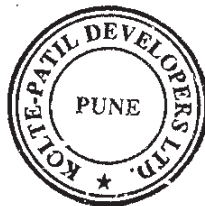
KOLTE-PATIL DEVELOPERS LIMITED

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

AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2013

(Rs. in Lakhs)

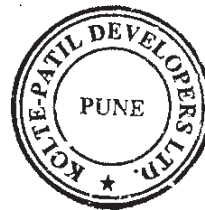
Sr. No.	PARTICULARS	3 months ended	3 months ended for the previous quarter of the current year	Corresponding 3 months ended in the previous year	Current year ended	Previous year ended
		31.03.2013 AUDITED	31.12.2012 UNAUDITED	31.03.2012 AUDITED	31.03.2013 AUDITED	31.03.2012 AUDITED
	Part I					
1	Income from operations					
	(a) Net Sales/Income from operations	20,320.30	22,279.37	8,728.46	71,289.74	23,400.18
	(b) Other Operating Income	672.49	263.71	285.82	1,458.22	1,523.63
	Total Income from operations (net)	20,992.79	22,543.08	9,014.28	72,747.96	24,923.81
2	Expenses					
	(a) Cost of materials consumed	11,794.66	14,361.95	4,513.22	46,002.08	12,987.10
	(b) Administration and General Expenses	899.84	624.42	331.14	2,420.56	1,175.65
	(c) Employee Cost	1,087.93	722.90	600.67	2,787.12	1,805.69
	(d) Selling Expenses	527.00	464.63	871.01	2,021.36	1,716.96
	(e) Depreciation/amortization	255.70	162.78	65.57	586.71	211.16
	(f) Public Issue Expenses Written off	-	77.62	116.46	310.54	465.82
	(g) Miscellaneous Expenses Written off	0.13	-	0.28	0.69	1.14
	Total expenses (a to g)	14,565.26	16,414.30	6,498.35	54,129.06	18,363.52
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	6,427.53	6,128.78	2,515.93	18,618.90	6,560.29
4	Other Income	1,759.73	917.04	406.08	3,653.27	1,045.75
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	8,187.26	7,045.82	2,922.01	22,272.17	7,606.04
6	Finance Cost	758.44	1,081.10	1,221.13	3,634.87	2,408.32
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	7,428.82	5,964.72	1,700.88	18,637.30	5,197.72
8	Exceptional Items	-	-	-	-	216.93
9	Profit / (Loss) from Ordinary activities before Tax (7+8)	7,428.82	5,964.72	1,700.88	18,637.30	4,980.79
10	Tax expense	2,375.25	2,078.58	539.15	6,246.08	1,404.56
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	5,053.57	3,886.14	1,161.73	12,391.22	3,576.23
12	Extraordinary Items	-	-	-	-	-
13	Profit / (Loss) after tax for the period (11-12)	5,053.57	3,886.14	1,161.73	12,391.22	3,576.23
14	Share of Profit/(Loss) of associates	-	-	-	-	-
15	Minority Interest	547.75	834.44	(175.30)	1,647.12	167.83
16	Net Profit/(Loss) after taxes, minority interest and share of profit/(loss) of associates (13+14+15)	4,505.82	3,051.70	1,337.03	10,744.10	3,408.40



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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
18	Reserve excluding Revaluation Reserves as per Balance Sheet	-	-	-	64,145.67	63,236.09
19	Earnings per share (of Rs.10/- each)					
	(a) Basic	5.95	4.03	1.76	14.18	4.50
	(b) Diluted	5.95	4.03	1.76	14.18	4.50
	Part II					
A	PARTICULARS OF SHAREHOLDING					
1	Public shareholding					
	- Number of shares	19,340,814	19,368,330	19,524,909	19,340,814	19,524,909
	- Percentage of shareholding	25.52%	25.56%	25.77%	25.52%	25.77%
2	Promoters and Promoter Group Share Holding					
	a) Pledged / Encumbered					
	- Number of shares	Nil	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	Nil	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	Nil	Nil	Nil	Nil	Nil
	b) Non Encumbered					
	- Number of shares	56,434,095	56,406,579	56,250,000	56,434,095	56,250,000
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	100%	100%	100%	100%	100%
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	74.48%	74.44%	74.23%	74.48%	74.23%

	Particulars	3 months ended 31.03.2013
B	INVETSOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	16
	Disposed off during the quarter	16
	Remaining unresolved at the end of the quarter	NIL



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KOLTE - PATIL DEVELOPERS LIMITED
Standalone Statement of Assets & Liabilities

(Amount in Lakhs)

Particulars		As at 31.03.2013	As at 31.03.2012
A	EQUITY AND LIABILITIES		
1	Shareholders' fund		
	(a) Share capital	7,577.49	7,577.49
	(b) Reserves & surplus	68,403.48	64,638.39
	(c) Money received against share warrant	-	-
	Sub-total- shareholders' fund	75,980.97	72,215.88
2	Share application money pending allotment	-	-
3	Non-current liabilities		
	(a) Long term borrowings	6,137.24	1,921.63
	(b) Deferred tax liabilities (net)	68.59	14.33
	(c) Other long term liabilities	115.29	121.55
	(d) Long term provisions	13,477.48	12,405.89
	Sub-total Non-current liabilities	19,798.60	14,463.40
4	Current Liabilities		
	(a) Short term borrowings	8,551.71	2,582.25
	(b) Trade payable	1,764.18	1,516.30
	(c) Other Current liabilities	4,676.16	3,814.86
	(d) Short term provisions	3,909.08	2,603.40
	Sub-total Current liabilities	18,901.13	10,516.81
	TOTAL- EQUITY AND LIABILITIES	114,680.70	97,196.09
B	ASSETS		
1	Non-current assets		
	(a) Fixed assests	1,228.54	1,160.86
	(b) Non-current investments	52,263.78	40,447.29
	(c) Deferred tax assets (net)	-	-
	(d) Long term loan and advances	20,812.32	22,056.97
	(e) Other non-current assets	114.58	124.89
	Sub-total Non-current Assets	74,419.22	63,790.01
2	Current Assests		
	(a) Current Investments	556.74	2,294.17
	(b) Inventories	25,392.02	22,330.43
	(c) Trade receivables	4,231.82	2,901.09
	(d) Cash and cash equivalents	5,164.68	991.42
	(e) Short Term loans and advances	4,402.28	3,976.98
	(f) Other current assets	513.94	911.99
	Sub-total Current Assets	40,261.48	33,406.08
	TOTAL - ASSETS	114,680.70	97,196.09

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S P C M & ASSOCIATES

(formerly known as Bora Kasat & Co.)

CHARTERED ACCOUNTANTS

Head Office: - 1211/B, Shukrawar Peth, Subhash Nagar, Lane No. 4, Pune: 411002

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

Ph. No. 02446-249605, Email: sachin.solanki@spcm.co.in

**Auditor's Report on Quarterly Consolidated Financial Results and
Consolidated Year to Date Financial Results of Kolte-Patil Developers Limited,
Pursuant to the Clause 41 of the Listing Agreement**

To,

The Board of Directors of Kolte-Patil Developers Limited

Pune.

We have audited the consolidated quarterly financial results of **Kolte-Patil Developers Limited** ("the Company") for the quarter ended **31st March 2013** and the consolidated year to date financial results for the period from **1st April 2012 to 31st March 2013**, attached herewith, being submitted by the Company pursuant to the requirement of clause 41 of the Listing Agreement 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. These consolidated quarterly financial results as well as the consolidated year to date financial results have been prepared from consolidated interim financial statements, which are the responsibility of the company's management. Our responsibility is to express an opinion on these consolidated financial results based on our audit of such consolidated interim financial statements, which have been prepared in accordance with the recognition and measurement principles laid down in Accounting Standard (AS) 25, Interim Financial Reporting, issued pursuant to the Companies (Accounting Standards) Rules, 2006 as per section 211(3C) of the Companies Act, 1956 and other accounting principles generally accepted in India.

We conducted our audit in accordance with the auditing standards generally accepted in India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial results are free of material misstatement(s). An audit includes examining, on a test basis, evidence supporting the amounts disclosed as financial results. An audit also includes assessing the accounting principles used and significant estimates made by management.

We believe that our audit provides a reasonable basis for our opinion.

We did not audit the financial statements of certain subsidiaries, associates and joint ventures [namely Tuscan Real Estates Private Limited, Corolla Realty Limited, Kolte-Patil I-Ven Townships (Pune) Limited, PNP Retails Private Limited, PNP Agrotech Private Limited and Kolte Patil Homes], which reflect Total Assets of Rs. 76,748.88 Lakhs as on 31st March 2013 and Rs. (9,236.87) Lakhs as at quarter ended 31st March 2013 and Total Revenue of Rs. 67,932.12 Lakhs for the year ended on 31st March 2013 and Rs. 24,286.93 Lakhs as at quarter ended 31st March 2013. These interim financial statements and other financial information have been audited by other auditors whose reports have been furnished to us and our opinion on the quarterly financial results and the year to date results, to the extent they have been derived from such interim financial statements are based solely on the report of such other auditors.

In our opinion and to the best of our information and according to the explanations given to us these consolidated quarterly financial results as well as the consolidated year to date results:

(i) include the quarterly financial results and year to date of the following entities:-

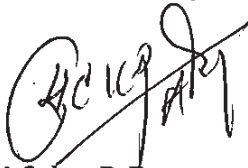
- (a) Bellflower Properties Private Limited
- (b) Tuscan Real Estate Private Limited
- (c) Kolte-Patil Real Estate Private Limited
- (d) Yashowardhan Promoters and Developers Private Limited
- (e) Oakwoods Hospitality Private Limited
- (f) Jasmine Hospitality Private Limited
- (g) Lilac Hospitality Private Limited
- (h) Olive Realty Private Limited
- (i) Snowflower Properties Private Limited
- (j) Sylvan Acres Realty Private Limited
- (k) Regensis Project Management Company Private Limited
- (l) Regensis Facility Management Company Private Limited
- (m) PNP Retail Private Limited
- (n) PNP Agrotech Private Limited
- (o) Corolla Realty Limited
- (p) Kolte-Patil I-Ven Townships (Pune) Limited
- (q) Ankit Enterprises
- (r) Kolte-Patil Homes
- (s) KP – Rachana Real Estate LLP
- (t) Sanjivani Integrated Township LLP

(ii) have been presented in accordance with the requirements of clause 41 of the Listing Agreement in this regard; and

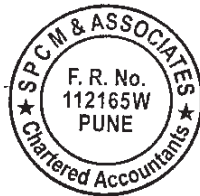
(iii) give a true and fair view of the consolidated net profit and other financial information for the quarter ended 31st March 2013 as well as the consolidated year to date results for the period from 1st April 2012 to 31st March 2013.

Further, we also report that we have, on the basis of the books of account and other records and information and explanations given to us by the management, also verified the consolidated number of shares as well as percentage of shareholdings in respect of aggregate amount of consolidated public shareholdings, as furnished by the company in terms of clause 35 of the Listing Agreement and found the same to be correct.

For S P C M & Associates
(Formerly known as Bora Kasat & Co.)
Chartered Accountants
(FRN - 112165W)



CA Suhas P. Bora
Partner
M. No. 039765



Date: - April 30, 2013
Place: - Pune.