



KOLTE-PATIL DEVELOPERS LIMITED

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

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER JUNE 30, 2013

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter ended			Previous year ended
		30.06.2013	31.03.2013	30.06.2012	31.03.2013
		UNAUDITED	AUDITED	UNAUDITED	AUDITED
	Part I				
1	Income from operations				
	(a) Net Sales/Income from operations	3,636.34	4,522.88	2,865.15	15,028.29
	(b) Other Operating Income	995.62	1,051.24	804.26	3,112.47
	Total income from operations	4,631.96	5,574.12	3,669.41	18,140.76
2	Expenses				
	(a) Cost of materials consumed	2,663.71	2,739.19	1,694.04	9,023.47
	(b) Administration and General Expenses	348.17	498.24	189.00	1,189.18
	(c) Employee Cost	431.24	841.32	310.32	1,754.60
	(d) Selling Expenses	162.61	244.39	134.78	638.32
	(e) Depreciation/amortization	39.22	38.04	34.01	146.16
	(f) Public Issue Expenses Written off	-	-	116.45	310.54
	(g) Miscellaneous Expenses Written off	-	-	-	-
	Total expenses (a to g)	3,644.95	4,361.18	2,478.60	13,062.27
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	987.01	1,212.94	1,190.81	5,078.49
4	Other Income	1,448.16	2,674.88	441.43	4,962.92
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	2,435.17	3,887.82	1,632.24	10,041.41
6	Finance Cost	683.84	327.98	183.73	983.88
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	1,751.33	3,559.84	1,448.51	9,057.53
8	Exceptional Items	-	-	-	-
9	Profit / (Loss) from Ordinary activities before Tax (7+8)	1,751.33	3,559.84	1,448.51	9,057.53
10	Tax expense	78.24	856.82	383.57	2,357.35
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	1,673.09	2,703.02	1,064.94	6,700.18
12	Extraordinary items	-	-	-	133.12
13	Profit / (Loss) after tax (11-12) for the period	1,673.09	2,703.02	1,064.94	6,567.06



14	Paid Up Equity Share Capital (Face Value Rs. 10/- each)	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	-	-	-	68,403.48
16	Earnings per share (before extraordinary items) (of Rs.10/- each) (not annualised)				
	(a) Basic	2.21	3.57	1.41	8.67
	(b) Diluted	2.21	3.57	1.41	8.67
	Part II				
A	PARTICULARS OF SHAREHOLDING				
1	Public shareholding				
	- Number of shares	19,340,814	19,340,814	19,491,409	19,340,814
	- Percentage of shareholding	25.52%	25.52%	25.72%	25.52%
2	Promoters and Promoter Group Share Holding				
	a) Pledged / Encumbered				
	- Number of shares	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	Nil	Nil	Nil	Nil
	b) Non Encumbered				
	- Number of shares	56,434,095	56,434,095	56,283,500	56,434,095
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	100%	100%	100%	100%
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	74.48%	74.48%	74.28%	74.48%

	Particulars	3 months ended
		30.06.2013
B	INVETSOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	2
	Disposed off during the quarter	2
	Remaining unresolved at the end of the quarter	NIL

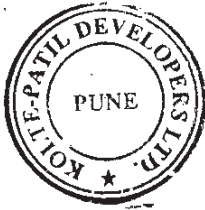


Notes:-

Standalone

1. The Company is engaged in various segments namely Real Estate Development, Retail and Hospitality. However, during the quarter ended June 30, 2013, there is one reportable segment namely Real Estate Development.
2. During the quarter, Two (2) investor complaints were received and have been resolved.
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 July 27, 2013 and the Statutory Auditors of the Company have carried out a "Limited Review" of the same.
4. The Promoters' equity shares are free from any encumbrance and are not pledged.
5. 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).
6. The figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

Place: Pune
Date: July 27, 2013



For Kolte-Patil Developers Limited


Rajesh Patil
Chairman and Managing Director



KOLTE-PATIL DEVELOPERS LIMITED

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

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2013

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter ended			Previous year ended
		30.06.2013	31.03.2013	30.06.2012	31.03.2013
		UNAUDITED	AUDITED	UNAUDITED	AUDITED
	Part I				
1	Income from operations				
	(a) Net Sales/Income from operations	21,334.19	20,320.30	9,691.06	71,289.74
	(b) Other Operating Income	299.91	672.49	349.94	1,458.22
	Total income from operations	21,634.10	20,992.79	10,041.00	72,747.96
2	Expenses				
	(a) Cost of materials consumed	13,419.19	11,794.66	5,732.45	46,002.08
	(b) Administration and General Expenses	619.62	899.84	373.05	2,420.56
	(c) Employee Cost	709.49	1,087.93	551.58	2,787.12
	(d) Selling Expenses	525.45	527.00	525.16	2,021.36
	(e) Depreciation/amortization	210.10	255.70	63.64	586.71
	(f) Public Issue Expenses Written off	-	-	116.46	310.54
	(g) Miscellaneous Expenses Written off	-	0.13	0.28	0.69
	Total expenses (a to g)	15,483.85	14,565.26	7,362.62	54,129.06
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	6,150.25	6,427.53	2,678.38	18,618.90
4	Other Income	308.94	1,759.73	287.96	3,653.27
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	6,459.19	8,187.26	2,966.34	22,272.17
6	Finance Cost	1,031.52	758.44	769.22	3,634.87
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	5,427.67	7,428.82	2,197.12	18,637.30
8	Exceptional Items	-	-	-	-
9	Profit / (Loss) from Ordinary activities before Tax (7+8)	5,427.67	7,428.82	2,197.12	18,637.30
10	Tax expense	1,809.74	2,375.25	780.80	6,246.08
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	3,617.93	5,053.57	1,416.32	12,391.22
12	Extraordinary items	-	-	-	-
13	Profit / (Loss) after tax (11-12) for the period	3,617.93	5,053.57	1,416.32	12,391.22
14	Share of Profit/(Loss) of associates	-	-	-	-
15	Minority Interest	977.92	547.75	190.23	1,647.12
16	Net Profit/(Loss) after taxes, minority interest and share of profit/(loss) of associates (13+14-15)	2,640.01	4,505.82	1,226.09	10,744.10



17	Paid Up Equity Share Capital (Face Value Rs. 10/- each)	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	-	-	-	64,145.67
19	Earnings per share (of Rs.10/- each) (not annualised)				
	(a) Basic	3.48	5.95	1.62	14.18
	(b) Diluted	3.48	5.95	1.62	14.18
	Part II				
A	PARTICULARS OF SHAREHOLDING				
1	Public shareholding				
	- Number of shares	19,340,814	19,340,814	19,491,409	19,340,814
	- Percentage of shareholding	25.52%	25.52%	25.72%	25.52%
2	Promoters and Promoter Group Share Holding				
	a) Pledged / Encumbered				
	- Number of shares	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	Nil	Nil	Nil	Nil
	b) Non Encumbered				
	- Number of shares	56,434,095	56,434,095	56,283,500	56,434,095
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	100%	100%	100%	100%
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	74.48%	74.48%	74.28%	74.48%

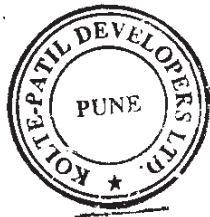
	Particulars	3 months ended
		30.06.2013
B	INVETSOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	2
	Disposed off during the quarter	2
	Remaining unresolved at the end of the quarter	NIL



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 June 30, 2013, there is one reportable segment namely Real Estate Development.
3. During the quarter, Two (2) investor complaints were received and have been resolved.
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 July 27, 2013 and the Statutory Auditors of the Company have carried out a "Limited Review" of the same.
5. For the quarter ended on June 30, 2013, the total Income of the Company is Rs. 6080.12 Lakhs, Profit Before Tax Rs. 1751.33 Lakhs and Profit After Tax Rs.1673.09 Lakhs. (Amounts based on Standalone unaudited Financial Results).
6. The Promoters' equity shares are free from any encumbrance and are not pledged.
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 figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

Place: Pune
Date: July 27, 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

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

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

Ph.No. 24478059/24478069, Email: accounts@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

LIMITED REVIEW REPORT

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

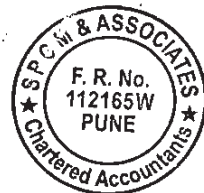
We have reviewed the accompanying statement of unaudited financial results of "**Kolte-Patil Developers Limited**" for the period ended **June 30, 2013** except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made 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) 2400, engagements to Review Financial Statements 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 analytical procedures applied to financial data and thus provide 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 recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement.

For S P C M & ASSOCIATES
(Formerly known as Bora Kasat & Co.)
Chartered Accountants
Firm Registration No. 112165W


CA SUHAS P. BORA
Partner
Mem. No. 039765



Place: Pune
Date: July 27, 2013