



KOLTE-PATIL DEVELOPERS LIMITED

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

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED DECEMBER 31, 2013

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Nine Months Ended		Previous Year Ended
		31.12.2013	30.09.2013	31.12.2012	31.12.2013	31.12.2012	31.03.2013
		UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
	Part I						
1	Income from operations						
	(a) Net Sales/Income from operations	3,569.28	4,241.83	4,225.06	11,447.45	10,505.41	15,028.29
	(b) Other Operating Income	718.83	597.63	698.76	2,312.08	2,061.23	3,112.46
	Total income from operations	4,288.11	4,839.46	4,923.82	13,759.53	12,566.64	18,140.75
2	Expenses						
	(a) Cost of Construction including cost of land and materials consumed	2,441.61	2,724.96	2,752.89	7,830.28	6,284.28	9,023.47
	(b) Administration and General Expenses	322.88	323.92	436.02	994.97	824.06	1,322.28
	(c) Employee Cost	517.47	317.64	409.34	1,266.35	913.28	1,754.60
	(d) Selling Expenses	136.74	94.99	139.48	394.34	393.93	638.32
	(e) Depreciation/amortization	44.33	42.24	38.38	125.79	108.12	146.16
	(f) Public Issue Expenses Written off	-	-	77.63	-	310.54	310.54
	(g) Miscellaneous Expenses Written off	-	-	-	-	-	-
	Total expenses (a to g)	3,463.03	3,503.75	3,853.74	10,611.73	8,834.21	13,195.37
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	825.08	1,335.71	1,070.08	3,147.80	3,732.43	4,945.38
4	Other Income	715.79	654.87	1,085.29	2,818.82	2,288.04	4,962.92
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	1,540.87	1,990.58	2,155.37	5,966.62	6,020.47	9,908.30
6	Finance Cost	733.04	595.42	277.74	2,012.30	655.90	983.88
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	807.83	1,395.16	1,877.63	3,954.32	5,364.57	8,924.42
8	Exceptional Items		-		-	-	-
9	Profit / (Loss) from Ordinary activities before Tax (7+8)	807.83	1,395.16	1,877.63	3,954.32	5,364.57	8,924.42
10	Tax expense	91.93	271.40	496.40	441.57	1,500.53	2,357.35
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	715.90	1,123.76	1,381.23	3,512.75	3,864.04	6,567.07
12	Extraordinary items		-		-	-	-
13	Profit / (Loss) after tax (11-12) for the period	715.90	1,123.76	1,381.23	3,512.75	3,864.04	6,567.07



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		-		-		68,403.47
16	Earnings per share						
	(of Rs.10/- each) (not annualised)						
	(a) Basic	0.94	1.48	1.82	4.64	5.10	8.67
	(b) Diluted	0.94	1.48	1.82	4.64	5.10	8.67
Part II							
A PARTICULARS OF SHAREHOLDING							
1	Public shareholding						
	- Number of shares	19,295,814	19,295,814	19,368,330	19,295,814	19,368,330	19,340,814
	- Percentage of shareholding	25.46%	25.46%	25.56%	25.46%	25.56%	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	56,479,095	56,406,579	56,479,095	56,406,579	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%	74.54%	74.44%	74.54%	74.44%	74.48%

Particulars	3 months ended
	31.12.2013
B INVESTOR COMPLAINTS	
Pending at the beginning of the quarter	NIL
Received during the quarter	06
Disposed off during the quarter	06
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 January 24, 2014 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. During the nine months ended, the Company has earned Other Income of Rs. 2,819 Lakhs which comprises Rs.167 Lakhs from premium on redemption of Debentures, Rs. 1,339 Lakhs from interest on Debentures, Rs. 1160 Lakhs from Dividend on Shares, Rs. 28 Lakhs from Dividend on mutual funds and Rs. 125 Lakhs from miscellaneous income.
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. Figures for the previous period / year have been regrouped, wherever necessary, for the purpose of comparison.

Place: Pune
Date: January 24, 2014



For Kolte-Patil Developers Limited

A handwritten signature in blue ink, appearing to be "Rajesh Patil".

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 AND NINE MONTHS ENDED DECEMBER 31, 2013

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter ended			Nine Months ended		Previous Year Ended
		31.12.2013	30.09.2013	31.12.2012	31.12.2013	31.12.2012	31.03.2013
		UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
	Part I						
1	Income from operations						
	(a) Net Sales/Income from operations	18,598.36	18,742.52	22,279.37	58,675.07	50,969.44	71,289.74
	(b) Other Operating Income	215.52	119.38	263.71	634.81	785.73	1,458.22
	Total income from operations	18,813.88	18,861.90	22,543.08	59,309.88	51,755.17	72,747.96
2	Expenses						
	(a) Cost of Construction including cost of land and materials consumed	11,039.46	11,216.87	14,361.95	35,675.52	34,207.42	46,002.08
	(b) Administration and General Expenses	789.75	623.94	624.42	2,033.31	1,520.72	2,420.53
	(c) Employee Cost	847.85	537.91	722.90	2,095.25	1,699.19	2,787.12
	(d) Selling Expenses	410.60	453.44	464.63	1,389.49	1,494.36	2,021.36
	(e) Depreciation/amortization	128.68	165.69	162.78	504.47	331.01	586.71
	(f) Public Issue Expenses Written off	-	-	77.62	-	310.54	310.54
	(g) Miscellaneous Expenses Written off	-	-	-	-	0.56	0.69
	Total expenses (a to g)	13,216.34	12,997.85	16,414.30	41,698.04	39,563.80	54,129.03
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	5,597.54	5,864.05	6,128.78	17,611.84	12,191.37	18,618.93
4	Other Income	191.91	526.01	917.04	1,026.86	1,893.54	3,653.26
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	5,789.45	6,390.06	7,045.82	18,638.70	14,084.91	22,272.19
6	Finance Cost	1,201.56	1,147.19	1,081.10	3,380.27	2,876.43	3,634.87
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	4,587.89	5,242.87	5,964.72	15,258.43	11,208.48	18,637.32
8	Exceptional Items	-	-	-	-	-	-
9	Profit / (Loss) from Ordinary activities before Tax (7+8)	4,587.89	5,242.87	5,964.72	15,258.43	11,208.48	18,637.32
10	Tax expense	1,579.48	1,689.15	2,078.58	5,078.37	3,870.83	6,246.08
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	3,008.41	3,553.72	3,886.14	10,180.06	7,337.65	12,391.24
12	Extraordinary items	-	-	-	-	-	-
13	Profit / (Loss) after tax (11-12) for the period	3,008.41	3,553.72	3,886.14	10,180.06	7,337.65	12,391.24
14	Share of Profit/(Loss) of associates	-	-	-	-	-	-
15	Minority Interest	968.32	331.15	834.44	2,277.39	1,099.37	1,647.12
16	Net Profit/(Loss) after taxes, minority interest and share of profit/(loss) of associates (13+14-15)	2,040.09	3,222.57	3,051.70	7,902.67	6,238.28	10,744.12



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	2.69	4.25	4.03	10.43	8.23	14.18
	(b) Diluted	2.69	4.25	4.03	10.43	8.23	14.18
	Part II						
A	PARTICULARS OF SHAREHOLDING						
1	Public shareholding						
	- Number of shares	19,295,814	19,295,814	19,368,330	19,295,814	19,368,330	19,340,814
	- Percentage of shareholding	25.46%	25.46%	25.56%	25.46%	25.56%	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	56,479,095	56,406,579	56,479,095	56,406,579	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%	74.54%	74.44%	74.54%	74.44%	74.48%

	Particulars	3 months ended
		31.12.2013
B	INVETSOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	06
	Disposed off during the quarter	06
	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 January 24, 2014 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. For the quarter ended on December 31, 2013, the total Income of the Company is Rs. 5,004 Lakhs, Profit Before Tax Rs. 808 Lakhs and Profit After Tax Rs. 716 Lakhs. (Amounts based on Standalone unaudited Financial Results).
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. Figures for the previous period / year have been regrouped, wherever necessary, for the purpose of comparison.



Place: Pune
Date: January 24, 2014

For Kolte-Patil Developers Limited

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

Rajesh Patil
Chairman and Managing Director

Deloitte Haskins & Sells LLP

Chartered Accountants
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International Convention Centre
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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 Nine Months ended 31st December, 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 Nine Months Ended 31st December, 2013 of the Statement, from the details furnished by the Management/Registrars

For **DELOITTE HASKINS & SELLS LLP**

Chartered Accountants

ICAI Regn. No.117366W /W-100018


Hemant M. Joshi
Partner
Membership No. 38019

Pune, 24th January, 2014