KOLTE • PATIL
Creation, not construction.

To,
The Assistant Manager,
National Stock Exchange of India Limited
Listing Department,
'Exchange Plaza', Bandra Kurla Complex,
Bandra (East),
Mumbai – 400051

To,
The General Manager,
BSE Limited
Corporate Relationship Department,
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

03 December 2016

Sub: Submission of unaudited Financial Results (Standalone & Consolidated) and Limited Review Report for the quarter and six months ended on 30 September 2016.

Ref: NSE Symbol and Series: KOLTEPATIL and EQ
BSE Code and Scrip Code: 9624 and 532924

Dear Sir/Madam,

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations,2015, we enclose herewith unaudited Financial Results (Standalone & Consolidated) along with unaudited statement of Assets and Liabilities (Standalone & Consolidated) for the quarter and six months ended on 30 September 2016 duly signed by Chairman and Managing Director of the Company.

Also find enclosed herewith Limited Review Report on the Financial Results for the quarter and six months ended on 30 September 2016 as submitted by M/s. Deloitte Haskins & Sells LLP, Statutory Auditors of the Company.

The unaudited Financial Results (Standalone and Consolidated) for the quarter and six months ended on 30 September 2016 have been approved and taken on record at the meeting of the Board of Directors of the Company held on Saturday, 03 December 2016 at 11.00 AM and concluded at 02.00 PM.

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

Kolte-Patil Developers Ltd. Pune

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Encl: As above

Deloitte
Haskins & Sells LLP

Chartered Accountants
706, 'B' Wing, 7th Floor
ICC Trade Tower
Senapati Bapat Road
Pune - 411 016
India

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INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS

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 September 30, 2016 and Standalone Unaudited Balance Sheet as at September 30, 2016 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016. We have not performed a review or audit, as stated in Note 6, of the figures relating to the corresponding quarter and six months ended September 30, 2015 and reconciliation of net profit for the quarter and half year ended September 30, 2015 between the previous GAAP and Indian Accounting Standards ("IND AS"), as reported in this statement.

   This Statement which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. 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.

Deloitte
Haskins & Sells LLP

3. Financial results includes the Company's Share of profit (net) Rs.378 lakhs for the period ended September 30, 2016, from investment in partnership firms and Limited Liability Partnership ("LLPs") whose financial statements have not been reviewed by us. These financial statements have been reviewed by other auditors whose reports have been furnished to us by the management and our opinion on the Statement, in so far as it relates to the amounts included in respect of these partnership firms and Limited Liability Partnership ("LLPs"), is based solely on the reports of the other auditors.

4. 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 aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M Joshi
Partner
(Membership No. 38019)

Date: 03rd DECEMBER, 2016
Place: PUNE

KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428
Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001
Tel. No. +91 20 66226500 Fax No. + 91 20 66226511. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30TH SEPTEMBER 2016

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Six Months Ended	
		30.09.2016 (Unaudited)	30.06.2016 (Unaudited)	30.09.2015 (Refer Note 6)	30.09.2016 (Unaudited)	30.09.2015 (Refer Note 6)
1	**Income from operations**					
	(a) Net Sales/income from operations	6,378	3,836	4,054	10,214	7,419
	(b) Other Operating Income	190	470	268	660	1,122
	Total income from operations	**6,568**	**4,306**	**4,322**	**10,874**	**8,541**
2	**Expenses**					
	(a) Cost of construction including cost of land and materials consumed	4,730	1,998	1,703	6,728	3,234
	(b) Employee benefits expense	596	586	763	1,182	1,616
	(c) Depreciation and amortization expense	126	129	108	255	216
	(d) Selling expenses	336	335	374	671	733
	(e) Other expenses	384	412	635	796	1,052
	Total expenses (a to e)	**6,172**	**3,460**	**3,583**	**9,632**	**6,851**
3	**Profit from operations before other income, finance costs, exceptional items (1-2)**	**396**	**846**	**739**	**1,242**	**1,690**
4	Other Income	1,621	847	871	2,468	2,599
5	**Profit from ordinary activities before finance cost and exceptional items (3+4)**	**2,017**	**1,693**	**1,610**	**3,710**	**4,289**
6	Finance Costs	1,042	1,060	908	2,102	1,858
7	**Profit from ordinary activities after finance costs but before exceptional items (5-6)**	**975**	**633**	**702**	**1,608**	**2,431**
8	Exceptional Items	-	-	-	-	-
9	**Profit before tax (7-8)**	**975**	**633**	**702**	**1,608**	**2,431**
10	Tax expense	55	110	236	165	276
11	**Net Profit after Tax (9-10)**	**920**	**523**	**466**	**1,443**	**2,155**
12	Other comprehensive income	(74)	65	3	(9)	7
13	**Total comprehensive income (11+12)**	**846**	**588**	**469**	**1,434**	**2,162**
14	**Paid - up equity share capital (Face Value of Rs. 10/- each)**	7,577	7,577	7,577	7,577	7,577
15	**Earnings Per Share**					
	(of Rs.10/- each) (not annualised):					
	(a) Basic	1.21	0.69	0.62	1.90	2.84
	(b) Diluted	1.21	0.69	0.61	1.90	2.83
	Networth				82,365	80,309
	Debt Equity Ratio				0.44	0.30
	Debt Service Coverage Ratio				1.40	0.91
	Interest Service Coverage Ratio				1.57	2.31
	Debenture Redemption Reserve				1,108	875

Kolte-Patil Developers Ltd. Pune

Standalone Notes:

1. The unaudited financial results were reviewed by the Audit Committee at its meeting held on 3rd December, 2016, and were approved by the Board of Directors at its meeting held on 3rd December, 2016.
2. The Company has adopted Indian Accounting Standards (Ind AS) from 1st April, 2016 with a transition date of 1st April, 2015. The financial results have been prepared in accordance with Ind AS as prescribed under section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standard) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
3. The format for unaudited quarterly results as prescribed in SEBI's circular CIR/CFD/CMD/15/2015 dated 30th November, 2015 has been modified to comply with requirements of SEBI's circular dated 5th July, 2016, Ind AS and Schedule III to the Companies Act, 2013.
4. The reconciliation of net profit recorded in accordance with previous Indian GAAP to total comprehensive income in accordance with Ind AS is given below:

(Rs. In Lakhs)

Particulars	For the quarter ended 30th September 2015	For the period ended 30th September 2015
Net profit as per previous Indian GAAP	**483**	**2,189**
Reclassification of expenses in respect of retirement benefits	(3)	(7)
Effect of fair valuation of financial guarantee premium	11	22
Effect of fair valuation of financial instruments	14	28
Effects of measuring ESOP charge at Fair value	(47)	(89)
Others	(1)	(2)
Deferred tax impact	9	14
Net Profit as per Ind AS	**466**	**2,155**
Other Comprehensive income	3	7
Total Comprehensive income as per Ind AS	**469**	**2,162**

5. The Company is engaged in the business of Real Estate .Thus there are no separate reportable operating segments in accordance with Ind AS 108.
6. The Ind AS compliant financial results, pertaining to the quarter and half year ended 30th September, 2015, have not been subjected to limited review or audit. However, the management has exercised necessary due diligence to ensure that the financial results provide a true and fair view of its affairs.
7. There is a possibility that these quarterly financial results may require further adjustments before constituting the Final Ind AS financial statements as of and for the year ending 31st March, 2017, consequent to changes in financial reporting requirements arising from new or revised standards or interpretations thereof.
8. Pursuant to the Regulation 52 (4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the disclosure related to Listed Secured Redeemable Non-Convertible Debentures of Rs. 7,000 Lakhs is as follows:

(A) Credit Rating continues as A+ stable by CRISIL.

(B) The listed Redeemable Non-Convertible Debentures (NCDs) of the Company aggregating to Rs. 7,000 lakhs as on 30th September, 2016, are secured by way of mortgage over land and project assets of Jazz 2 ("Project") located at Pimple Nilakh to which clear and marketable title is held by issuer, charge on all cash flows and receivables pertaining to the Project ("Receivables") and Charge of Escrow Account of the Project.

(C) Details of interest payment due/paid on Listed Redeemable Non-Convertible Debentures are as follows:-

Particulars	Previous due dates (1st April, 2016 till 30th September, 2016)	Next due dates (1st October, 2016 till 31st March, 2017)
Listed Secured Redeemable Non-Convertible Debentures Series I	13th June, 2016	12th December, 2016
	12th September, 2016	13th March, 2017
Listed Secured Redeemable Non-Convertible Debentures Series II	18th April, 2016	17th October, 2016
	16th July, 2016	16th January, 2017

The Interest has been paid on the due dates and the principal amount is not yet due for payment.

(D) The definitions of Coverage Ratios are as under:-

i. Interest Service Coverage Ratio = Profit before Interest and tax / Interest.
ii. Debt Service Coverage Ratio = Profit before Interest and tax / (Interest + Principle repayments).
iii. Debt Equity Ratio = Debt / Equity

9. 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).
10. The figures for the previous period have been regrouped and re-arranged, wherever necessary, to make them comparable with the current period.

Place: Pune
Date: 3rd December, 2016

Kolte-Patil Developers Ltd. Pune

For Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director
(DIN - 00381866)

KOLTE-PATIL DEVELOPERS LIMITED
Corporate Identification Number: L45200PN1991PLC129428
Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001
Tel. No. +91 20 66226500 Fax No. + 91 20 66226511. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

STANDALONE UNAUDITED STATEMENT OF ASSETS & LIABILITIES

Annexure I

(Rs. In Lakhs)

		Particulars		As at 30th September 2016 (Unaudited)
A		**ASSETS**		
	1	**Non-current assets**		
		(a) Property, Plant and Equipment		1,077
		(b) Other Intangible assets		1,096
		(c) Financial Assets		
		(i) Investments		52,099
		(ii) Loans		2,828
		(iii) Others		19,054
		(d) Deferred tax assets		92
		(e) Income tax assets		3,107
		(f) Other non-current assets		3,555
			Total Non - Current Assets	82,908
	2	**Current assets**		
		(a) Inventories		66,649
		(b) Financial Assets		
		(i) Investments		870
		(ii) Trade receivables		7,156
		(iii) Cash and cash equivalents		1,122
		(iv) Others		4,132
		(d) Other current assets		7,003
			Total Current Assets	86,932
		Total Assets (1+2)		169,840
B		**EQUITY AND LIABILITIES**		
	1	**Equity**		
		(a) Equity Share capital		7,577
		(b) Other Equity		74,788
			Total Equity	82,365
		LIABILITIES		
	2	**Non-current liabilities**		
		(a) Financial Liabilities		
		(i) Borrowings		27,715
		(ii) Others		122
		(b) Provisions		295
			Total Non - Current Liabilities	28,132
	3	**Current liabilities**		
		(a) Financial liabilities		
		(i) Trade payables		9,902
		(ii) Others		15,660
		(b) Provisions		282
		(c) Current tax liabilities		399
		(d) Other current liabilities		33,100
			Total Current Liabilities	59,343
		Total Equity and Liabilities (1+2+3)		169,840

Kolte-Patil Developers Ltd. Pune

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706, 'B' Wing, 7th Floor
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INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS

TO THE BOARD OF DIRECTORS OF KOLTE-PATIL DEVELOPERS LIMITED

1. We have reviewed the accompanying Statement of Consolidated Unaudited Financial Results of **KOLTE-PATIL DEVELOPERS LIMITED** ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), for the quarter and six months ended September 30, 2016 and the Consolidated Unaudited Balance Sheet as at September 30, 2016 ("the Statement"), being submitted by the Parent pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016. We have not performed a review or audit, as stated in Note 7, of the figures relating to the corresponding quarter and six months ended September 30, 2015 and reconciliation of net profit for the quarter and half year ended September 30, 2015 between the previous GAAP and Indian Accounting Standards ("IND AS"), as reported in this statement.

   This Statement which is the responsibility of the Parent's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. 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 Parent's 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. The Statement includes the results of the following entities:

i)	Kolte-Patil Developers Limited	The Parent
ii)	Bellflower Properties Private Limited	Subsidiary

iii)	Tuscan Real Estate Private Limited	Subsidiary
iv)	Kolte-Patil Real Estate Private Limited	Subsidiary
v)	Yashowardhan Promoters and Developers Private Limited	Subsidiary
vi)	Regenesis Facility Management Company Private Limited	Subsidiary
vii)	Jasmine Hospitality Private Limited	Subsidiary
viii)	Olive Realty Private Limited	Subsidiary
ix)	Snowflower Properties Private Limited	Subsidiary
x)	PNP Retail Private Limited	Subsidiary
xi)	PNP Agrotech Private Limited	Subsidiary
xii)	Sylvan Acres Realty Private Limited	Subsidiary
xiii)	Corolla Realty Limited	Subsidiary
xiv)	Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary
xv)	Ankit Enterprises	Subsidiary
xvi)	Kolte-Patil Homes	Subsidiary
xvii)	KP-Rachana Real Estate LLP	Subsidiary
xviii)	Sanjivani Integrated Township LLP	Subsidiary
xix)	Bouvardia Developers LLP	Subsidiary
xx)	Carnation Landmarks LLP	Subsidiary
xxi)	KP-SK Project Management LLP	Subsidiary
xxii)	Regenesis Project Management LLP	Subsidiary
xxiii)	Lilac Hospitality LLP	Subsidiary

4. We did not review the interim financial results of 17 subsidiaries included in the consolidated financial results, whose interim financial results reflect total assets of Rs. 21,172 lakhs as at September 30, 2016, total revenues of Rs. 2,470 lakhs and Rs. 5,313 lakhs for the quarter and six months ended September 30, 2016, respectively, and total profit after tax of Rs. 409 lakhs and Rs. 1,149 lakhs and total comprehensive income of Rs.499 lakhs and Rs. 935 lakhs for the quarter and six months ended September 30, 2016, respectively, as considered in the consolidated financial results.

Deloitte
Haskins & Sells LLP

These interim financial results have been reviewed by other auditors whose reports have been furnished to us by the Management and our report on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, is based solely on the reports of the other auditors.

5. Based on our review conducted as stated above and based on the consideration of the reports of the other auditors referred to in paragraph 4 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Indian Accounting Standards and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M Joshi
Partner
(Membership No. 38019)

Date: 03rd DECEMBER, 2016
Place: PUNE

KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428
Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001
Tel. No. +91 20 66226500 Fax No. + 91 20 66226511. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND SIX MONTHS ENDED 30TH SEPTEMBER 2016

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Six Month Ended	
		30.09.2016 (Unaudited)	30.06.2016 (Unaudited)	30.09.2015 (Refer Note 7)	30.09.2016 (Unaudited)	30.09.2015 (Refer Note 7)
1	**Income from operations**					
	(a) Net Sales/Income from operations	22,477	17,725	18,013	40,202	36,873
	(b) Other Operating Income	121	257	89	378	139
	Total income from operations	**22,598**	**17,982**	**18,102**	**40,580**	**37,012**
2	**Expenses**					
	(a) Cost of Construction including cost of land and materials consumed	14,298	9,373	10,021	23,671	20,675
	(b) Employee benefits expense	916	1,065	1,227	1,981	2,638
	(c) Depreciation and amortization expense	350	362	334	712	655
	(d) Selling expenses	770	783	1,104	1,553	2,460
	(e) Other expenses	910	847	1,023	1,757	1,805
	Total expenses (a to e)	**17,244**	**12,430**	**13,709**	**29,674**	**28,233**
3	**Profit from operations before other income, finance costs, exceptional items (1-2)**	**5,354**	**5,552**	**4,393**	**10,906**	**8,779**
4	Other Income	205	159	340	364	670
5	**Profit from ordinary activities before finance costs and exceptional items (3+4)**	**5,559**	**5,711**	**4,733**	**11,270**	**9,449**
6	Finance Costs	2,046	2,165	1,767	4,211	3,819
7	**Profit from ordinary activities after finance costs but before exeptional items (5-6)**	**3,513**	**3,546**	**2,966**	**7,059**	**5,630**
8	Exceptional Items	-	-	-	-	-
9	**Profit before tax (7-8)**	**3,513**	**3,546**	**2,966**	**7,059**	**5,630**
10	Tax expense	1,490	1,649	1,221	3,139	2,602
11	**Net Profit from after tax (9-10)**	**2,023**	**1,897**	**1,745**	**3,920**	**3,028**
12	Non Controlling Interest	91	74	492	165	389
13	**Net Profit after taxes and non controlling interest (11-12)**	**1,932**	**1,823**	**1,253**	**3,755**	**2,639**
14	Other Comprehensive Income	(61)	82	25	21	50
15	**Total comprehensive income (13+14)**	**1,871**	**1,905**	**1,278**	**3,776**	**2,689**
16	**Paid Up Equity Share Capital (Face Value Rs. 10/- each)**	7,577	7,577	7,577	7,577	7,577
17	**Earnings per share (in Rs.)**					
	(of Rs.10/- each) (not annualised)					
	(a) Basic	2.55	2.41	1.65	4.96	3.48
	(b) Diluted	2.55	2.41	1.65	4.96	3.47
	Net worth				83,687	82,446
	Debt Equity Ratio				0.92	0.72
	Debt Service Coverage Ratio				1.94	1.96
	Interest Service Coverage Ratio				2.68	2.47
	Debenture redemption reserve				4,560	1,802

Kolte-Patil Developers Ltd. Pune

Consolidated

Notes:

1. The unaudited financial results were reviewed by the Audit Committee at its meeting held on 3rd December, 2016 and were approved by the Board of Directors at its meeting held on 3rd December, 2016.

2. The Company has adopted Indian Accounting Standards (Ind AS) from 1st April, 2016 with a transition date of 1st April, 2015. The consolidated financial results have been prepared in accordance with Ind AS as prescribed under section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standard) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.

3. The format for unaudited quarterly results as prescribed in SEBI's circular CIR/CFD/CMD/15/2015 dated 30th November, 2015, has been modified to comply with requirements of SEBI's circular dated 5th July, 2016, Ind AS and Schedule III to the Companies Act, 2013.

4. The reconciliation of net profit recorded in accordance with previous Indian GAAP to total comprehensive income in accordance with Ind AS is given below:

(Rs. In Lakhs)

Particulars	For the quarter ended 30th September, 2015	For the six months ended 30th September, 2015
Net profit as per previous Indian GAAP	**1,318**	**2,765**
Reclassification of expenses in respect of retirement benefits	(25)	(50)
Effect of fair valuation of financial instruments	(10)	(20)
Effects of measuring ESOP charge at Fair value	(47)	(89)
Others	(5)	(6)
Deferred tax impact	22	39
Net Profit as per Ind AS	**1,253**	**2,639**
Other Comprehensive income	25	50
Total Comprehensive income as per Ind AS	**1,278**	**2,689**

5. The Company is predominantly engaged in the business of Real Estate .Thus there are no separate reportable operating segments in accordance with Ind AS 108.

6. Unaudited Financial results of Kolte-Patil Developers Limited (Standalone) :

(Rs. In Lakhs)

Particulars	Quarter ended			Six months ended	
	30-Sep-16 (Unaudited)	30-Jun-16 (Unaudited)	30-Sep-15 (Refer Note 7)	30-Sep-16 (Unaudited)	30-Sep-15 (Refer Note 7)
Income from Operations	6,568	4,306	4,322	10,874	8,541
Profit before Tax	975	633	702	1,608	2,431
Profit after Tax	920	523	466	1,443	2,155

7. The Ind AS compliant financial results, pertaining to the quarter and six months ended 30th September, 2015, have not been subjected to limited review or audit . However, the management has exercised necessary due diligence to ensure that the financial results provide a true and fair view of its affairs.

8. There is a possibility that these quarterly financial results may require further adjustments before constituting the Final Ind AS financial statements as of and for the year ending 31st March, 2017, consequent to changes in financial reporting requirements arising from new or revised standards or interpretations thereof.

Kolte-Patil Developers Ltd. Pune

9. Pursuant to the Regulation 52 (4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the disclosure related to Listed Secured Redeemable Non-Convertible Debentures of Rs. 7,000 Lakhs is as follows:

(A) The Credit Rating continues as A+ stable by CRISIL.

(B) The listed Redeemable Non-Convertible Debentures (NCDs) of the Company aggregating to Rs. 7,000 lakhs as on 30th September, 2016, are secured by way of mortgage over land and project assets of Jazz 2 ("Project") located at Pimple Nilakh to which clear and marketable title is held by issuer, charge on all cash flows and receivables pertaining to the Project ("Receivables") and Charge of Escrow Account of the Project.

(C) Details of interest payment due/paid on Listed Redeemable Non-Convertible Debentures are as follows:-

Particulars	Previous due dates (1st April, 2016 till 30th September, 2016)	Next due dates (1st October, 2016 till 31st March, 2017)
Listed Secured Redeemable Non-Convertible Debentures Series I	13th June, 2016 12th September, 2016	12th December, 2016 13th March, 2017
Listed Secured Redeemable Non-Convertible Debentures Series II	18th April, 2016 16th July, 2016	17th October, 2016 16th January, 2017

The Interest has been paid on the due dates and the principal amount is not yet due for payment.

(D) The definitions of Coverage Ratios are as under:-

i. Interest Service Coverage Ratio = Profit before Interest and tax / Interest.

ii. Debt Service Coverage Ratio = Profit before Interest and tax / (Interest + Principle repayments).

iii. Debt Equity Ratio = Debt / Equity

10. 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).

11. The figures for the previous period have been regrouped and re-arranged, wherever necessary, to make them comparable with the current period.

Place: Pune
Date: 3rd December, 2016

For Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director
(DIN - 00381866)

KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428
Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001
Tel. No. +91 20 66226500 Fax No. + 91 20 66226511. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

CONSOLIDATED UNAUDITED STATEMENT OF ASSETS & LIABILITIES

Annexure I

(Rs. In Lakhs)

		Particulars	As at 30th September, 2016 (Unaudited)
A		**ASSETS**	
	1	**Non-current assets**	
		(a) Property, Plant and Equipment	12,027
		(b) Capital work-in-progress	1,293
		(c) Goodwill	2,175
		(d) Other Intangible assets	1,501
		(e) Financial Assets	
		(i) Investments	-
		(ii) Others	9,079
		(f) Deferred tax assets	651
		(g) Income tax assets	3,874
		(h) Other non-current assets	4,217
		Total Non - Current Assets	**34,817**
	2	**Current assets**	
		(a) Inventories	207,239
		(b) Financial Assets	
		(i) Investments	2,355
		(ii) Trade receivables	16,123
		(iii) Cash and cash equivalents	4,306
		(iv) Others	2,565
		(c) Other current assets	19,349
		Total Current Assets	**251,937**
		Total Assets (1+2)	**286,754**
B		**EQUITY AND LIABILITIES**	
	1	**Equity**	
		(a) Equity Share capital	7,577
		(b) Other Equity	76,110
		Equity attributable to owners of the Company	**83,687**
		(c) Non-controlling interests	26,918
		Total equity	**110,605**
		LIABILITIES	
	2	**Non-current liabilities**	
		(a) Financial Liabilities	
		(i) Borrowings	59,369
		(ii) Trade Payable	676
		(ii) Others	894
		(b) Provisions	619
		(c) Other non-current liabilities	649
		Total Non - Current Liabilities	**62,207**
	3	**Current liabilities**	
		(a) Financial liabilities	
		(i) Borrowings	6,788
		(ii) Trade payables	17,944
		(ii) Others	20,419
		(b) Provisions	386
		(c) Current tax liabilities	2,287
		(d) Other current liabilities	66,118
		Total Current Liabilities	**113,942**
		Total Equity and Liabilities (1+2+3)	**286,754**

Kolte-Patil Developers Pune