



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

Date: 12 August 2022

Sub: Outcome of Board Meeting held on 12 August 2022

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

Dear Sir/Madam,

The Board of Directors of the Company in their meeting held on Friday, 12 August 2022 has considered and **approved** the following: -

1. The unaudited Financial Results (Standalone and Consolidated) for the quarter ended 30 June 2022;

Handwritten signature
The Meeting of Board of Directors was commenced at 12.00 Noon and concluded at
02:00 PM

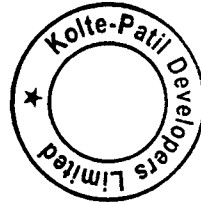
This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

Handwritten signature of Vinod Patil

**Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258**



Encl: As above

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

Pune Regd. Office.: 2nd Floor, City Point, Dhole Patil Road, Pune 411001. Maharashtra, India. Tel.: +91 20 6622 6500 Fax : +91 20 6622 6511
Bangalore Office : 121, The Estate Building, 10th floor, Dickenson Road, Bangalore 560042. India. Tel.: 080 - 4662 4444 / 2224 3135 / 2224 2803

Web : www.koltepatil.com



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

12 August 2022

Sub: Submission of unaudited Financial Results (Standalone & Consolidated) and Limited Review Report for the quarter ended on 30 June 2022.

**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) for the quarter ended on 30 June 2022 duly signed by Chairman and Managing Director of the Company.

Also find enclosed herewith Limited Review Report on the Financial Results for the quarter ended on 30 June 2022 as submitted by M/s. Deloitte Haskins & Sells LLP, Statutory Auditors of the Company.

The Meeting of Board of Directors was commenced at 12.00 Noon and concluded at 02.00 PM

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

**Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258**



Encl: As above

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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

STATEMENT OF STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2022

Sr. No.	Particulars	Quarter Ended			(Rs. In Lakhs)
		June 30, 2022	March 31, 2022	June 30, 2021	Year Ended
		(Unaudited)	(Unaudited) (Refer note 5)	(Unaudited)	March 31, 2022 (Audited)
1	Revenue from operations	11,367	14,629	10,554	37,760
2	Other Income	478	757	354	2,034
3	Total Income (1+2)	11,845	15,386	10,908	39,794
4	Expenses				
	(a) Cost of services, construction and land	5,666	12,170	6,317	27,230
	(b) Employee benefits expense	1,636	1,967	918	5,374
	(c) Finance costs**	982	831	1,604	4,806
	(d) Depreciation and amortisation expenses	206	209	181	763
	(e) Other expenses	1,298	3,445	988	6,774
	Total expenses (a to e)	9,788	18,622	10,008	44,947
5	Profit/(Loss) before exceptional item and tax for the period/year (3-4)	2,057	(3,236)	900	(5,153)
6	Tax expense/(credit)				
	-Current Tax#	-	(194)	328	1,232
	-Deferred Tax	162	(495)	304	(1,032)
	Total tax expenses/(credit) for the period/year	162	(689)	632	200
7	Profit/(Loss) for the period/year (5-6)	1,895	(2,547)	268	(5,353)
8	Exceptional Items	-	-	-	(335)
9	Other comprehensive income (Net of tax)				
	-Items that will not be reclassified to profit & loss	-	34	-	34
10	Total comprehensive income/(Loss) for the period/year (7+8+9)	1,895	(2,513)	268	(5,654)
11	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,600	7,600	7,600	7,600
12	Other equity excluding revaluation reserves as per balance sheet	-	-	-	72,886
13	Earnings Per Share (EPS) (Face value of Rs. 10/- each)*				
	Basic (Rs.)	2.49	(3.35)	0.35	(7.48)
	Diluted (Rs.)	2.49	(3.35)	0.35	(7.48)

* Basic and Diluted EPS for all periods, except year ended March 31, 2022, are not annualised.

** Includes Rs. 373 Lakhs for Q1 FY 2021-22, Rs. 389 Lakhs for year ended March 31, 2022, towards interest on Income tax pertaining to prior years.

Includes Rs. 328 Lakhs for Q1 FY 2021-22, Rs. 1,232 Lakhs for year ended March 31, 2022, towards Income tax pertaining to prior years.



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Standalone Notes :

- 1 The above financial results of Kolte-Patil Developers Limited ("The Company") were reviewed and recommended by the Audit Committee and taken on record by the Board of Directors at their meeting held on August 12, 2022.
- 2 The Company is predominantly engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Indian Accounting Standard ("Ind AS") 108 - Operating Segments.
- 3 Since the nature of activities being carried out by the Company is such that profits / (losses) from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits / (losses) for the year.
- 4 The results have been prepared in accordance with the recognition and measurement principles laid down in the Ind AS 34-Interim financial reporting prescribed under section 133 of the companies Act, 2013 read with relevant rules issued thereunder as amended from time to time.
- 5 The financial results for the quarter ended March 31, 2022 is the balancing figure between audited results for the full financial year 2021-22 and the published year to date figure upto the third quarter of the financial year ended March 31, 2022 which were subjected to limited review.
- 6 Pursuant to the Share Purchase Agreement dated August 10, 2022, the Company has acquired 84.37% Equity Shares of Sampada Realities Private Limited ("Sampada"). Consequently, Sampada will become a subsidiary of the Company.
- 7 The unaudited standalone financial results 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 BSE Limited (BSE).
- 8 The figures for the previous period / year have been regrouped and re-arranged, wherever necessary, to align with the current period/year.



Place: Pune
Date: August 12, 2022

**For and on behalf of the Board of Directors of
Kolte-Patil Developers Limited**

Rajesh Patil
Chairman & Managing Director
(DIN-00381866)

Deloitte Haskins & Sells LLP

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

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

TO THE BOARD OF DIRECTORS OF

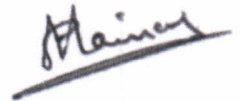
KOLTE-PATIL DEVELOPERS LIMITED

1. We have reviewed the accompanying Statement of Standalone Unaudited Financial Results of **KOLTE-PATIL DEVELOPERS LIMITED** ("the Company"), for the quarter ended June 30, 2022 ("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 amended.
2. This Statement, which is the responsibility of the Company's Management and approved by the Company's 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 express a conclusion on the Statement based on our review.
3. 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of the Company's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated in paragraph 3 above and based on the consideration of the review reports of other auditors as referred in para 5 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard 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 amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
5. The standalone unaudited financial results include the Company's share of profit (net) Rs. 17 Lakhs for the quarter ended June 30, 2022, from its investment in partnership firms and Limited Liability Partnership ("LLPs") whose financial information have not been reviewed by us. These financial information 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.

**Deloitte
Haskins & Sells LLP**

Our conclusion on the Statement is not modified in respect of this matter.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)



Saira Nainar
(Partner)
(Membership No. 040081)

Place: Tucson, Arizona, USA
Date: August 12, 2022

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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

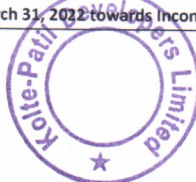
STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2022

Sr. No.	Particulars	Quarter Ended			(Rs. In Lakhs)
		June 30, 2022	March 31, 2022	June 30, 2021	Year Ended
		(Unaudited)	(Unaudited) (Refer note 6)	(Unaudited)	March 31, 2022 (Audited)
1	Revenue from Operations	20,011	37,607	19,731	111,748
2	Other income	426	492	404	1,902
3	Total Income (1+2)	20,437	38,099	20,135	113,650
4	Expenses				
	(a) Cost of services, construction and land	11,261	27,074	10,587	77,228
	(b) Employee benefits expense	1,965	2,297	1,411	7,055
	(c) Finance costs **	837	888	1,761	5,003
	(d) Depreciation and amortization expenses	264	267	247	1,039
	(e) Other expenses	2,096	4,189	1,485	8,845
	Total expenses (a to e)	16,423	34,715	15,491	99,170
5	Profit / (Loss) before exceptional items and tax for the period / year (3-4)	4,014	3,384	4,644	14,480
6	Tax expense / (Credit)				
	-Current Tax #	733	(123)	1,828	4,977
	-Deferred Tax	648	810	(288)	167
	Total tax expenses / (credit) for the period / year	1,381	687	1,540	5,144
7	Net Profit / (Loss) after Tax (5-6)	2,633	2,697	3,104	9,336
8	Share of profit / (loss) of joint ventures, associates (net)	(31)	(252)	(25)	(159)
9	Exceptional items	-	223	-	(692)
10	Net Profit / (Loss) after Tax for the period / year (7+8+9)	2,602	2,668	3,079	8,485
	Net Profit / (Loss) attributable to				
	Owners of the company	2,123	2,682	2,950	7,941
	Non-controlling interests	479	(14)	129	544
11	Other comprehensive income (Net of tax)				
	Items that will not be reclassified to profit & loss				
	Owners of the company	-	74	-	74
	Non-controlling interests	-	3	-	3
12	Total comprehensive income / (loss) for the period / year (10+11)	2,602	2,745	3,079	8,562
	Total comprehensive income / (loss) attributable to				
	Owners of the company	2,123	2,756	2,950	8,015
	Non-controlling interests	479	(11)	129	547
	Total comprehensive income / (loss) for the period / year	2,602	2,745	3,079	8,562
13	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,600	7,600	7,600	7,600
14	Other equity excluding revaluation reserves as per balance sheet				88,329
15	Earnings Per Share (EPS.) (Face value of Rs. 10/- each) *				
	Basic (Rs)	2.79	3.53	3.88	10.45
	Diluted (Rs)	2.79	3.53	3.88	10.45

* Basic and Diluted EPS for all periods, except year ended March 31, 2022, are not annualised

** Includes Rs. 373 Lakhs for Q1 FY 2021-22, Rs. 389 Lakhs for year ended March 31, 2022 towards interest on Income tax pertaining to prior years.

Includes Rs. 328 Lakhs for Q1 FY 2021-22, Rs. 1,232 Lakhs for year ended March 31, 2022 towards Income tax pertaining to prior years.



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Notes :

- 1 The above financial results of Kolte-Patil Developers Limited ("the Parent") and its subsidiaries (the Parent and its subsidiaries together referred to as "the Group") and its share of the net profit / (loss) after tax and total comprehensive profit / (loss) of its joint ventures and associates were reviewed and recommended by the Audit Committee and taken on record by the Board of Directors at their meeting held on August 12, 2022.
- 2 The Group is predominantly engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Indian Accounting Standard ("Ind AS") 108 - Operating Segments.

3 Standalone financial results of Kolte-Patil Developers Limited :

(Rs. In Lakhs)

PARTICULARS	Quarter Ended			Year Ended
	June 30, 2022	March 31, 2022	June 30, 2021	March 31, 2022
	(Unaudited)	(Unaudited) (Refer note 6)	(Unaudited)	(Audited)
Revenue from operations	11,367	14,629	10,554	37,760
Profit / (loss) before tax	2,057	(3,236)	900	(5,153)
Total Comprehensive Income / (Loss)	1,895	(2,513)	268	(5,654)

- 4 Since the nature of activities being carried out by the Group is such that profits / (losses) from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits / (losses) for the year.
- 5 The results have been prepared in accordance with the recognition and measurement principles laid down in the Ind AS 34-Interim financial reporting prescribed under section 133 of the companies Act, 2013 read with relevant rules issued thereunder as amended from time to time.
- 6 The financial results for the quarter ended March 31, 2022 is the balancing figures between audited results for the full financial year 2021-22 and the published year to date figure upto the third quarter of the financial year ended March 31, 2022 which were subjected to limited review.
- 7 Pursuant to the Share Purchase Agreement dated August 10, 2022, the Company has acquired 84.37% Equity Shares of Sampada Realities Private Limited ("Sampada"). Consequently, Sampada will become a subsidiary of the Company.
- 8 The unaudited consolidated financial results 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 BSE Limited (BSE).
- 9 The figures for the previous period / year have been regrouped and re-arranged, wherever necessary, to align with the current period/year.



Place: Pune
Date: August 12, 2022

For and on behalf of the Board of Directors of
Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director
(DIN 00381866)

Deloitte Haskins & Sells LLP

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

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INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED 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"), and its share of the net (loss) after tax and total comprehensive (loss) of its associates and joint ventures for the quarter ended June 30, 2022 ("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 amended.
2. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's 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 express a conclusion on the Statement based on our review.
3. 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 (ICAI). A review of interim financial information consists of making inquiries, primarily of Parent's personnel responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. The Statement includes the results of the following entities:

(i)	Kolte-Patil Developers Limited	The Parent
(ii)	Tuscan Real Estate Private Limited	Subsidiary
(iii)	Kolte-Patil Real Estate Private Limited	Subsidiary
(iv)	Kolte-Patil Integrated Townships Limited (formerly known as Kolte-Patil I-Ven Townships (Pune) Limited)	Subsidiary
(v)	Regenesi Facility Management Company Private Limited	Subsidiary
(vi)	Kolte-Patil Properties Private Limited (formerly known as Kolte-Patil Redevelopment Private Limited)	Subsidiary
(vii)	PNP Agrotech Private Limited	Subsidiary

**Deloitte
Haskins & Sells LLP**

(viii)	Sylvan Acres Realty Private Limited	Subsidiary
(ix)	Kolte-Patil Global Private Limited	Subsidiary
(x)	Kolte-Patil Lifespaces Private Limited (formerly known as Anisha Lifespaces Private Limited)	Subsidiary
(xi)	Ankit Enterprises	Subsidiary
(xii)	Kolte-Patil Homes	Subsidiary
(xiii)	KP-Rachana Real Estate LLP	Subsidiary
(xiv)	Bouvardia Developers LLP	Subsidiary
(xv)	Carnation Landmarks LLP	Subsidiary
(xvi)	KPSK Project Management LLP	Subsidiary
(xvii)	Regenesys Project Management LLP	Subsidiary
(xviii)	Bluebell Township Facility Management LLP	Subsidiary
(xix)	KPE Private Limited	Subsidiary
(xx)	Kolte Patil Infratech DMCC	Subsidiary
(xxi)	Kolte-Patil Services Private Limited	Subsidiary
(xxii)	Kolte-Patil Foundation	Subsidiary
(xxiii)	Kolte-Patil Realtors Private limited (formerly known as Woodstone Real Estate Private Limited)	Subsidiary
(xxiv)	Snowflower Properties Private Limited	Associate
(xxv)	Kolte-Patil Planet Real Estate Private Limited (formerly known as Jasmine Real Estate Private limited)	Associate
(xxvi)	DMK Infrastructure Private Limited	Joint Venture
(xxvii)	Amco Landmarks Realty	Joint Venture

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of the branch auditors and other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standard 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 amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. We did not review the financial information of 17 subsidiaries included in the consolidated unaudited financial results, whose interim financial information reflect total assets of Rs. 15,167 lakhs as at June 30, 2022, total revenues of Rs. 1,729 lakhs for the quarter ended June 30, 2022, total net profit after tax of Rs. 220 Lakhs for the quarter ended June 30, 2022 and total comprehensive income of Rs 220 Lakhs for the quarter ended June 30, 2022, as considered in the Statement. The consolidated unaudited financial results also includes the Group's share of (loss) after tax of Rs. (7) Lakhs for the quarter ended June 30, 2022 and Total comprehensive (loss) of Rs (7) Lakhs for the quarter ended June 30, 2022, as considered in the Statement, in respect of 2 joint ventures, whose interim financial information have not been reviewed by us.

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**Deloitte
Haskins & Sells LLP**

These interim financial information have been reviewed by other auditors whose reports have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint ventures, is based solely on the reports of the other auditors and the procedures performed by us as stated in paragraph 3 above.

Our conclusion on the Statement is not modified in respect of these matters.

7. The consolidated unaudited financial results include the interim financial information of 1 subsidiary which has not been reviewed by their auditors, whose interim financial information reflect total assets of Rs. 103 Lakhs as at June 30, 2022, total (loss) after tax of Rs. (4) Lakhs for the quarter ended June 30, 2022 and total comprehensive (loss) of Rs. (4) Lakhs for the quarter ended June 30, 2022, as considered in the Statement. According to the information and explanations given to us by the Management, these interim financial information are not material to the Group.

Our Conclusion on the Statement is not modified in respect of our reliance on the interim financial information certified by the Management.

For **Deloitte Haskins & Sells LLP**
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)



Saira Nainar
Partner

Membership No. 040081

Place: Tucson, Arizona, USA
Date: August 12, 2022

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