



Creation, not Construction

To,

The General Manager,
Bombay Stock Exchange Limited
Corporate Relationship Department
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street
Mumbai 400 001

To,

The Assistant Manager,
National Stock Exchange of India Limited
Listing Department,
'Exchange Plaza'
Bandra Kurla Complex,
Bandra (East)
Mumbai- 400 051

January 28, 2011

Sub.:- Intimation of approval of Unaudited Financial Results (Standalone and Consolidated) for the Quarter ended December 31, 2010.

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

Dear Sir / Madam,

Pursuant to Clause 41 of the Listing Agreement, we enclose herewith a statement of Un-audited Financial Results (Standalone and Consolidated) for the Quarter ended December 31, 2010 duly signed by the Chairman and Managing Director of the Company and Un-audited Consolidated Results will be published in the newspaper.

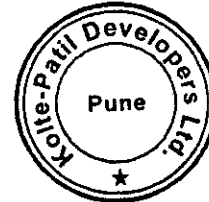
This is for your information and records please.

Thanking you.

For Kolte-Patil Developers Limited

Siddharth Vaidya
Siddharth Vaidya
Asst. Company Secretary and Compliance Officer

Encl.: As above



KOLTE-PATIL DEVELOPERS LTD.

Pune Regd. Office : 2nd Floor, City Point, Dhole Patil Road, Pune 411001, Maharashtra, India. Tel.: 91-20-6622 500 Fax : 91 -20 - 6622 6511
Bangalore : 22 / 11, 1st Floor, Park west, Vittal Malya Road, Bangalore - 560 001.
Tel. : + 91 - 080 - 2224 3135, 22242803 Fax : + 91 - 080 - 2212 0654
Mumbai : Suite # 7, 1st Floor, C - Wing, Laxmi Towers, Bandra Kurla Complex, Bandra (East), Mumbai- 400 051.
Tel: 91-22-3981 7777 Fax : 91 -22- 3981 7720.
Website : www.koltepatil.com



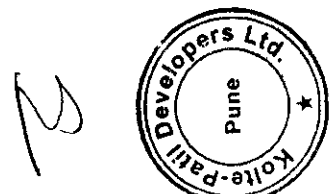
KOLTE-PATIL DEVELOPERS LIMITED

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

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED DECEMBER 31, 2010

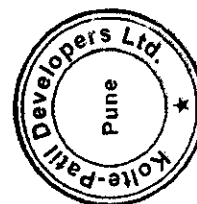
(Rs. In Lakhs)

Sr. No.	PARTICULARS	3 months ended	Corresponding 3 months ended in the previous year	Year to Date figures for current Period ended	Year to Date figures for the previous year ended	Previous accounting year ended
		31.12.2010	31.12.2009	31.12.2010	31.12.2009	31.03.2010
		UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
1	Income					
	(a) Net Sales/Income from operations	2585.72	1612.08	6734.11	5844.27	7508.34
	(b) Share of net Profit from Firms	240.42	296.69	1052.10	1376.94	2014.52
	(c) Other Operating Income	49.06	211.70	611.55	521.35	802.14
	Total Operating Income (a+b+c)	2875.19	2120.47	8397.76	7742.56	10325
2	Expenditure					
	(a) Cost of land, plots and constructed properties	1291.45	794.91	3856.30	2663.59	3747.14
	(b) Administration and General Expenses	191.55	193.91	513.34	463.01	698.1
	(c) Employee Cost	303.97	309.04	794.41	688.48	949.17
	(d) Selling Expenses	163.72	117.45	360.99	154.92	275.24
	(e) Depreciation/amortization	35.07	31.11	102.95	91.9	128.58
	(f) Public Issue Expenses Written off.	116.47	116.46	349.38	349.38	465.82
	(g) Miscellaneous Expenses Written off.	3.12	3.30	9.19	9.89	15.06
	Total of Expenditure (a to g)	2105.36	1566.18	5986.56	4421.17	6279.11
3	Profit / (Loss) from Operations before Other Income , Financial Charges, Exceptional Items & Prior Period Items (1-2)	769.84	554.29	2,411.20	3,321.39	4,045.89
4	Other Income	127.22	54.46	464.44	142.35	500.23
5	Profit / (Loss) from Operations before Financial Charges, Exceptional Items & Prior Period Items (3+4)	897.06	608.75	2,875.64	3,463.74	4,546.12
6	Financial Charges	123.52	185.97	331.53	542.70	795.61
7	Profit / (Loss) from Operations after Financial Charges but before Exceptional Items & Prior Period Items (5-6)	773.54	422.78	2,544.11	2,921.04	3,750.51
8	Exceptional Items	-	-	-	-	-
9	Profit / (Loss) from Ordinary activities before Prior Period Items and Tax (7+8)	773.54	422.78	2,544.11	2,921.04	3,750.51
10	Add : Prior Period Item (net)	(1.44)	(15.70)	(1.44)	(15.70)	(23.52)
11	Profit / (Loss) from Ordinary activities before Tax (9+10)	772.10	407.08	2,542.67	2,905.34	3,726.99
12	Tax Expenses					
	Current Tax	185.99	110.12	527.73	610.57	663.41
	Income tax for earlier years	0.66	0.00	0.66	0	0
	Deferred Tax	(8.93)	11.71	(6.90)	(2.58)	(12.47)
	Fringe Benefit Tax (Gross)	0.00	0.00	0	0	0
	Taxation in Firm	2.76	0.00	2.76	0	7.64
		180.48	121.83	524.25	607.99	658.58
13	Profit / (Loss) after tax (11-12) before Exceptional Items and Minority Interest	591.62	285.25	2,018.42	2,297.35	3,068.41
14	Exceptional Items (net of tax)	-	0.00	-	0	0
15	Less / (Add) Minority Interest	42.74	22.10	72.66	56.95	76.07
16	Net Profit (13+14-15)	548.88	263.15	1,945.76	2,240.40	2,992.34



17	Paid Up Equity Share Capital (Face Value Rs. 10/- each)	7,577.49	7,537.11	7,577.49	7,537.11	7,548.12
18	Reserve excluding Revaluation Reserves as per Balance Sheet of previous accounting year	-	-	-	-	59,906.94
19	Basic EPS (on Rs.10/- Per Share) (Not annualised)	0.72	0.35	2.57	2.97	3.97
20	Diluted EPS (on Rs.10/- Per Share) (Not annualised)	0.72	0.35	2.57	2.96	3.95
21	Public Shareholding					
	- Number of shares	19,524,909	19,121,110	19,524,909	19,121,110	19,231,254
	- Percentage of shareholding	25.77%	25.37%	25.77%	25.37%	25.48%
22	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	56,250,000	56,250,000	56,250,000	56,250,000	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)	74.23%	74.63%	74.23%	74.63%	74.52%

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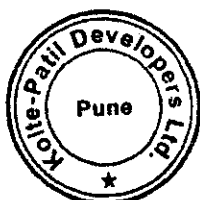
NOTES:

1. The Consolidated Financial results have been prepared in accordance with AS 21- Accounting Standards 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. Net profit from Firms represents 75% share of net profit from Ankit Enterprises and 60% share of net profit from Kolte Patil Homes, the firms in which the Company is 75% and 60% partner respectively. Total Income of the above firms for the nine months ended December 31, 2010 was Rs.3832.56 Lakhs and for quarter ended Rs.1102.53 Lakhs.
3. The Company is engaged in various segments namely Real Estate Development, Retail and Hospitality. However, during the quarter ended December 31, 2010, there is one reportable segment namely Real Estate Development.
4. During the quarter, the Board has allotted 93,907 Equity Shares of Rs. 10 each at a premium of Rs. 30 per share under ESOS, 2006.
5. During the quarter, the Company has acquired further 40% stake in its one of the subsidiary Yashowardhan Promoters and Developers Private Limited. Consequently, it became the wholly owned subsidiary of the Company.
6. Details of utilization of issue proceeds through public issue as on December 31, 2010:

		(Rs. In Lakhs)
Particulars	Amount	Amount
Net Proceeds from IPO		27,554.30
Less: Utilisation of Funds :		
a)Payments towards IPO Expenses	2,195.29	
b) Payment towards development and construction of projects	2,497.57	
c) Payments towards Land Purchases	19,390.41	
Total of Utilization of Funds (a+b+c)		24,083.27
Balance invested in Liquid Mutual Funds/Fixed Deposits.		3,471.03

7. The Income Tax authorities conducted search and seizure operations at the premises of the Company and have completed the consequent assessment for AY 2003-04 to AY 2009-10, and raised income tax demand of Rs. 32.95 Crs. The Company has appealed before CIT (Appeals) against the same orders, and has not provided said liability.
8. During the quarter, 11 (eleven) investor complaints were received and all of them have been resolved and disposed off.
9. The above financial results were reviewed by the Audit committee and approved by the Board of Directors of the Company at its meeting held on January 28, 2011, subject to limited review by the auditors of the Company.
10. For the Quarter ended on December 31, 2010, Total Income of the Company is Rs 2311.66 Lakhs, Profit before Tax Rs. 707.67 Lakhs and Profit after Tax Rs. 538.48 Lakhs. (Amounts based on Standalone Financial Results).
11. The financial results (Consolidated & Standalone) 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).
12. The figures for the corresponding periods have been regrouped, wherever necessary, to make them comparable.

Place: Pune
Date: January 28, 2011



For Kolte-Patil Developers Limited


Rajesh Patil

Chairman and Managing Director

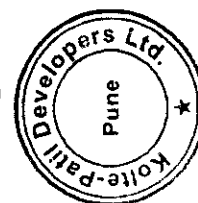


KOLTE-PATIL DEVELOPERS LIMITED

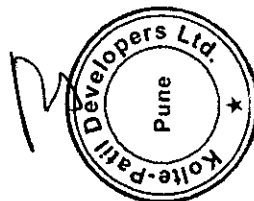
REGISTERED OFFICE: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED DECEMBER 31, 2010

Sr. No.	PARTICULARS	(Rs. In Lakhs)				
		3 months ended	Corresponding 3 months ended in the previous year	Year to Date figures for current Period ended	Year to Date figures for the previous year ended	Previous accounting year ended
		31.12.2010 UNAUDITED	31.12.2009 UNAUDITED	31.12.2010 UNAUDITED	31.12.2009 UNAUDITED	31.03.2010 AUDITED
1	Income					
	(a) Net Sales/Income from operations	1,771.32	1,316.76	4,462.78	5,017.48	6,006.27
	(b) Share of net Profit from Firms	240.43	296.69	1,052.11	1,376.94	2,014.52
	(c) Other Operating Income	77.73	179.49	667.41	393.76	562.44
	Total Operating Income (a+b+c)	2,089.48	1,792.94	6,182.30	6,788.18	8,583.23
2	Expenditure					
	(a) Cost of land, plots and constructed properties	834.93	627.48	2,388.09	2,121.69	2,754.60
	(b) Administration and General Expenses	158.74	179.25	444.37	416.41	630.13
	(c) Employee Cost	286.91	263.83	736.02	614.41	857.98
	(d) Selling Expenses	48.73	112.87	183.91	138.90	238.14
	(e) Depreciation/amortization	30.30	27.24	87.93	80.51	112.71
	(f) Public Issue Expenses Written off	116.46	116.46	349.38	349.38	465.82
	(g) Miscellaneous Expenses Written off	2.59	2.59	7.77	7.77	10.36
	Total of Expenditure (a to g)	1,478.65	1,329.72	4,197.47	3,729.07	5,069.74
3	Profit / (Loss) from Operations before Other Income , Financial Charges, Exceptional Items & Prior Period Items (1-2)	610.83	463.22	1,984.83	3,059.11	3,513.49
4	Other Income	222.18	53.54	785.44	137.62	438.69
5	Profit / (Loss) from Operations before Financial Charges, Exceptional Items & Prior Period Items (3+4)	833.01	516.76	2,770.27	3,196.73	3,952.18
6	Financial Charges	123.80	183.66	376.31	538.29	639.29
7	Profit / (Loss) from Operations after Financial Charges but before Exeptional Items & Prior Period Items (5-6)	709.21	333.10	2,393.96	2,658.44	3,312.89
8	Exceptional Items					
9	Profit / (Loss) from Ordinary activities before Prior Period Items and Tax (7+8)	709.21	333.10	2,393.96	2,658.44	3,312.89
10	Add : Prior Period Item (net)	(1.54)	-	(1.54)	-	(5.49)
11	Profit / (Loss) from Ordinary activities befor Tax (9+10)	707.67	333.10	2,392.42	2,658.44	3,307.40
12	Tax Expenses					
	Current Tax	175.00	78.80	485.00	515.00	550.00
	Income tax/ Wealth Tax for earlier years	-	-	-	-	-
	Deferred Tax	(5.81)	11.30	1.58	(2.80)	(10.39)
	Fringe Benefit Tax (Gross)	-	-	-	-	-
	Taxation in Firm	-	-	-	-	7.64
		169.19	90.10	486.58	512.20	547.25
13	Profit / (Loss) after tax (11-12) before Exceptional Items	538.48	243.00	1,905.84	2,146.24	2,760.15
14	Exceptional Items (net of tax)					
15	Net Profit (13+14)	538.48	243.00	1,905.84	2,146.24	2,760.15



16	Paid Up Equity Share Capital (Face Value Rs. 10/- each)	7,577.49	7,537.11	7,577.49	7,537.11	7,548.12
17	Reserve excluding Revaluation Reserves as per Balance Sheet of previous accounting year	-	-	-	-	58,967.30
18	Basic EPS (on Rs.10/- Per Share) (Not annualised)	0.71	0.32	2.52	2.85	3.67
19	Diluted EPS (on Rs.10/- Per Share) (Not annualised)	0.71	0.32	2.52	2.84	3.65
20	Public Shareholding					
	- Number of shares	19,524,909	19,121,110	19,524,909	19,121,110	19,231,254
	- Percentage of shareholding	25.77%	25.37%	25.77%	25.37%	25.48%
21	Promoters and Promoter Group Shareholding					
	a) Pledged / Encumbered					
	- Number of shares	Nil	Nil	Nil	Nil	Nil
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	Nil	Nil	Nil	Nil	Nil
	- Percentage of shares (as a % of the total share capital of the company)	Nil	Nil	Nil	Nil	Nil
	b) Non Encumbered					
	- Number of shares	56,250,000	56,250,000	56,250,000	56,250,000	56,250,000
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100%	100%	100%	100%	100%
	- Percentage of shares (as a % of the total share capital of the company)	74.23%	74.63%	74.23%	74.63%	74.52%



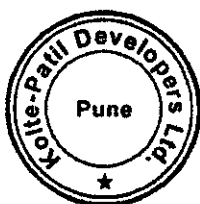
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10. The figures for the corresponding periods have been regrouped, wherever necessary, to make them comparable.

Place: Pune
Date: January 28, 2011



For Kolte-Patil Developers Limited


Rajesh Patil
Chairman and Managing Director