



Creation, not Construction

To,
The General Manager,
Bombay Stock Exchange Limited,
Corporate Relationship Department,
1st floor, Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001

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

January 19, 2013

Sub: Declaration and submission of Unaudited Financial Results (Standalone and Consolidated) and Limited Review Report for the quarter ended on December 31, 2012.

**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 Unaudited Financial Results (Standalone and Consolidated) for the quarter ended on December 31, 2012 duly signed by Chairman and Managing Director of the Company and we will publish Unaudited Consolidated Results in the newspaper.

Also find enclosed herewith Limited Review Report of the Financial Results for the quarter ended on December 31, 2012 as submitted by M/s S P C M & Associates, Statutory Auditors of the Company.

This is for your information and record, please.

Thanking you,

For Kolte-Patil Developers Limited


Abhijit Barje
Asst. Company Secretary & Compliance Officer



Encl: As above

KOLTE-PATIL DEVELOPERS LTD.

Pune Regd. Office : 2nd Floor, City Point, Dhole Patil Road, Pune - 411 001, Maharashtra, India . Tel. : +91 20 6622 6500 Fax : +91 20 6622 6511

Bangalore : 22 / 11, 1st Floor, Park West, Vittal Malya Road, Bangalore - 560 001. India

Tel. : + 91 - 080 - 2224 3135, 2224 2803 Fax : + 91 - 080 - 2212 0654

Website : www.koltepatil.com



KOLTE-PATIL DEVELOPERS LIMITED

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

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED DECEMBER 31, 2012

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Nine months ended	Nine months ended	Previous year ended
		31.12.2012	30.09.2012	31.12.2011	31.12.2012	31.12.2011	31.03.2012
		UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
1	Part I Income from operations						
	(a) Net Sales/Income from operations	22,279.37	18,999.01	6,896.54	50,969.44	14,671.72	23,400.18
	(b) Other Operating Income	263.71	172.08	494.53	785.73	1,237.81	1,523.63
	Total income from operations (net)	22,543.08	19,171.09	7,391.07	51,755.17	15,909.53	24,923.81
2	Expenses						
	(a) Cost of materials consumed	14,361.95	14,113.02	4,086.28	34,207.42	8,473.88	12,987.10
	(b) Administration and General Expenses	624.42	523.25	333.29	1,520.72	844.51	1,175.65
	(c) Employee Cost	722.90	424.71	433.50	1,699.19	1,205.01	1,805.69
	(d) Selling Expenses	464.63	504.57	496.35	1,494.36	845.95	1,716.96
	(e) Depreciation/amortization	162.78	104.59	53.16	331.01	145.59	211.16
	(f) Public Issue Expenses Written off	77.62	116.46	116.45	310.54	349.36	465.82
	(g) Miscellaneous Expenses Written off	-	0.28	0.29	0.56	0.86	1.14
	Total expenses (a to g)	16,414.30	15,786.88	5,519.32	39,563.80	11,865.16	18,363.52
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	6,128.78	3,384.21	1,871.75	12,191.37	4,044.37	6,560.29
4	Other Income	917.04	688.54	293.70	1,893.54	639.66	1,045.75
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	7,045.82	4,072.75	2,165.45	14,084.91	4,684.03	7,606.04
6	Finance Cost	1,081.10	1,026.11	751.09	2,876.43	1,187.19	2,408.32
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	5,964.72	3,046.64	1,414.36	11,208.48	3,496.84	5,197.72
8	Exceptional Items	-	-	216.93	-	216.93	216.93
9	Profit / (Loss) from Ordinary activities before Tax (7-8)	5,964.72	3,046.64	1,197.43	11,208.48	3,279.91	4,980.79
10	Tax expense	2,078.58	1,011.45	394.67	3,870.83	865.41	1,404.56
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	3,886.14	2,035.19	802.76	7,337.65	2,414.50	3,576.23
12	Extraordinary items	-	-	-	-	-	-
13	Profit / (Loss) after tax (11-12) for the period	3,886.14	2,035.19	802.76	7,337.65	2,414.50	3,576.23
14	Share of Profit/(Loss) of associates	-	-	-	-	-	-
15	Minority Interest	834.44	74.70	174.21	1,099.37	343.12	167.83
16	Net Profit/(Loss) after taxes, minority interest and share of profit/(loss) of associates (13+14-15)	3,051.70	1,960.49	628.55	6,238.28	2,071.38	3,408.40
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	-	-	-	-	-	63,236.09
19	Earnings per share (of Rs.10/- each) (not annualised)						
	(a) Basic	4.03	2.59	0.83	8.23	2.73	4.50
	(b) Diluted	4.03	2.59	0.83	8.23	2.73	4.50

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Part II							
A	PARTICULARS OF SHAREHOLDING						
1	Public shareholding						
	- Number of shares	19,368,330	19,375,330	19,524,909	19,368,330	19,524,909	19,524,909
	- Percentage of shareholding	25.56%	25.57%	25.77%	25.56%	25.77%	25.77%
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	56,406,579	56,399,579	56,250,000	56,406,579	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%	100%
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	74.44%	74.43%	74.23%	74.44%	74.23%	74.23%

	Particulars	Quarter ended 31.12.2012
B	INVETSOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	8
	Disposed off during the quarter	8
	Remaining unresolved at the end of the quarter	NIL



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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 December 31, 2012, there is one reportable segment namely Real Estate Development.
3. Details of utilization of issue proceeds through public issue as on December 31, 2012:

(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	5,493.57	
c) Payments towards Land Purchases	19,865.44	
Total of Utilization of Funds (a+b+c)		27,554.30
Balance (Fund raised through Initial Public Offer by Company has been fully utilised.)		Nil

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 January 19, 2013 and the Statutory Auditors of the Company have carried out a "Limited Review" of the same.
5. For the quarter ended on December 31, 2012, the total Income of the Company is Rs. 6,009.11 Lakhs, Profit Before Tax Rs. 2,010.75 Lakhs and Profit After Tax Rs. 1,381.23 Lakhs. (Amounts based on Standalone unaudited Financial Results).
6. During the quarter ended, finance cost of Rs.1,081.10 Lakhs, includes interest on bank finance of Rs.489.71 Lakhs and interest on debentures of Rs.591.39 Lakhs paid to JV partners and nine months ended for current period, finance cost of Rs.2,876.43 Lakhs, consists of interest on bank finance of Rs.1,276.42 Lakhs and interest on debentures Rs.1600.01 Lakhs paid to JV partners.
7. The Promoters' equity shares are free from any encumbrance and are not pledged.
8. 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).
9. The figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

Place: Pune
Date: January 19, 2013



For Kolte-Patil Developers Limited


Rajesh Patil
Chairman and Managing Director



KOLTE-PATIL DEVELOPERS LIMITED

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

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED DECEMBER 31, 2012

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter ended	Quarter ended	Quarter ended	Nine months ended	Nine months ended	Previous year ended
		31.12.2012	30.09.2012	31.12.2011	31.12.2012	31.12.2011	31.03.2012
		UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED	AUDITED
1	Part I						
	Income from operations						
	(a) Net Sales/Income from operations	4,225.06	3,415.20	1,633.97	10,505.41	4,914.43	7,826.32
	(b) Other Operating Income	698.76	558.21	475.00	2,061.23	1,497.96	1,851.75
	Total income from operations (net)	4,923.82	3,973.41	2,108.97	12,566.64	6,412.39	9,678.07
2	Expenses						
	(a) Cost of materials consumed	2,752.89	1,837.35	868.94	6,284.28	2,799.95	3,879.62
	(b) Administration and General Expenses	302.90	199.04	190.82	690.94	483.77	659.15
	(c) Employee Cost	409.34	193.62	283.63	913.28	833.97	1,222.12
	(d) Selling Expenses	139.48	119.67	45.06	393.93	149.15	334.52
	(e) Depreciation/amortization	38.38	35.73	33.24	108.12	94.66	127.37
	(f) Public Issue Expenses Written off	77.63	116.46	116.45	310.54	349.36	465.82
	(g) Miscellaneous Expenses Written off	-	-	-	-	-	-
	Total expenses (a to g)	3,720.62	2,501.87	1,538.14	8,701.09	4,710.86	6,688.60
3	Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)	1,203.20	1,471.54	570.83	3,865.55	1,701.53	2,989.47
4	Other Income	1,085.29	761.32	559.96	2,288.04	1,061.32	1,752.21
5	Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)	2,288.49	2,232.86	1,130.79	6,153.59	2,762.85	4,741.68
6	Finance Cost	277.74	194.43	146.67	655.90	447.77	620.47
7	Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)	2,010.75	2,038.43	984.12	5,497.69	2,315.08	4,121.21
8	Exceptional Items	-	-	-	-	-	-
9	Profit / (Loss) from Ordinary activities before Tax (7+8)	2,010.75	2,038.43	984.12	5,497.69	2,315.08	4,121.21
10	Tax expense	496.40	620.56	241.26	1,500.53	472.05	1,084.39
11	Profit / (Loss) from Ordinary activities after Tax (9-10)	1,514.35	1,417.87	742.86	3,997.16	1,843.03	3,036.82
12	Extraordinary Items	133.12	-	-	133.12	-	-
13	Profit / (Loss) after tax (11-12) for the period	1,381.23	1,417.87	742.86	3,864.04	1,843.03	3,036.82
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	-	-	-	-	-	64,638.39
16	Earnings per share (of Rs.10/- each) (not annualised)						
	(a) Basic	1.82	1.87	0.98	5.10	2.43	4.01
	(b) Diluted	1.82	1.87	0.98	5.10	2.43	4.01

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A	Part II						
	PARTICULARS OF SHAREHOLDING						
1	Public shareholding						
	- Number of shares	19,368,330	19,375,330	19,524,909	19,368,330	19,524,909	19,524,909
	- Percentage of shareholding	25.56%	25.57%	25.77%	25.56%	25.77%	25.77%
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	56,406,579	56,399,579	56,250,000	56,406,579	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%	100%
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	74.44%	74.43%	74.23%	74.44%	74.23%	74.23%

	Particulars	Quarter ended 31.12.2012
B	INVETSOR COMPLAINTS	
	Pending at the beginning of the quarter	NIL
	Received during the quarter	8
	Disposed off during the quarter	8
	Remaining unresolved at the end of the quarter	NIL

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Notes:-

Standalone

1. The Company is engaged in various segments namely Real Estate Development, Retail and Hospitality. However, during the quarter ended December 31, 2012, there is one reportable segment namely Real Estate Development.
2. Details of utilization of issue proceeds through public issue as on December 31, 2012:

(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	5,493.57	
c) Payments towards Land Purchases	19,865.44	
Total of Utilization of Funds (a+b+c)		27,554.30
Balance		
(Fund raised through Initial Public Offer by Company has been fully utilised.)		Nil

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 January 19, 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: January 19, 2013



For Kolte-Patil Developers Limited


Rajesh Patil
Chairman and Managing Director

SPCM & ASSOCIATES
(Formerly Known as Bora Kasat & Co.)
CHARTERED ACCOUNTANTS

Head Office: 1211/B, Shukrawar Peth, Subhash Nagar, Lane No.4, Pune: 411 002
Ph. No. (020)24479119, Tele fax: (020) 24486663, Email: suhas.bora@spcm.co.in
Branch Office: - a) 207, Nav Maharashtra House, 43, Shaniwar Peth, Pune: 411030.
Ph. No. (020)24478059 / (020)24478069, Email: accounts@spcm.co.in
b) Dattatraya Niwas, 470, Sadashiv Peth, Pune: 411030. Ph.No. (020) 24476169

To,
The Board of Directors,
Kolte-Patil Developers Limited
2nd Floor, City Point,
Dhole Patil Road,
Pune- 411001

LIMITED REVIEW REPORT

We have reviewed the accompanying statement of unaudited financial results of **Kolte-Patil Developers Limited** for the period ended **December 31, 2012** 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) 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 financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and an analytical procedure 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.

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 recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For SPCM & Associates
(Formerly known as Bora Kasat & Co.)
(FRN: - 112165W)
Chartered Accountants

CA Suhas P. Bora
M. No. 39765



Place: - Pune
Date: - January 19, 2013