



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

28 May 2016

Sub: Submission of Audited Financial Results (Standalone & Consolidated) and Audit Report for the quarter and year ended on 31 March 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 Audited Financial Results (Standalone & Consolidated) for the quarter and year ended on 31 March 2016 duly signed by Chairman and Managing Director of the Company.

Also find enclosed herewith Auditor's Report on the Financial Results for the quarter and year ended on 31 March 2016 as submitted by M/s. Deloitte Haskins & Sells LLP, Statutory Auditors of the Company.

Also find enclosed herewith Form A and declaration regarding unmodified opinion with reference to audit report as per SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2016.

The Audited Financial Results (Standalone and Consolidated) for the quarter and year ended on 31 March 2016 have been approved and taken on record at the meeting of the Board of Directors of the Company held on Saturday, 28 May 2016 at 11.00 AM and concluded at 4.45 PM.

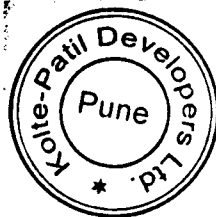
This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

Vinod Patil

Company Secretary and Compliance Officer
Membership No. A13258



Encl: As above

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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 Web : www.koltepatil.com

Bangalore Office : 22 / 11, 1st Floor, Park West, Vittal Malya Road, Bangalore - 560 001 India Tel.: + 91 - 80 - 2224 3135, 2224 2803, 4937 4444 Fax :+ 91 - 80 - 2212 0654

**KOLTE-PATIL DEVELOPERS LIMITED**

Corporate Identification Number: L45200PN1991PLC129428

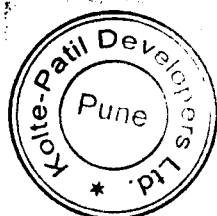
Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

Tel. No. +91 20 66226500 Fax No. + 91 20 66226511. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

STANDALONE AUDITED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH 2016

(Rs. in lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Year Ended	
		31.03.2016	31.12.2015	31.03.2015	31.03.2016	31.03.2015
		(Audited) (Refer Note 4)	(Unaudited)	(Audited) (Refer Note 4)	(Audited)	(Audited)
1	Income from operations					
	(a) Net Sales/Income from operations	4,920	4,393	3,476	16,732	14,092
	(b) Other Operating Income	112	114	405	1,348	2,745
	Total income from operations	5,032	4,507	3,881	18,080	16,837
2	Expenses					
	(a) Cost of construction including cost of land and materials consumed	2,308	2,218	838	7,760	6,461
	(b) Employee benefits expense	739	593	699	2,851	2,835
	(c) Depreciation and amortization expense	133	116	106	464	392
	(d) Selling expenses	594	382	462	1,708	1,439
	(e) Other expenses	344	722	534	2,120	1,813
	Total expenses (a to e)	4,118	4,031	2,639	14,903	12,940
3	Profit from operations before other income, finance costs, exceptional items (1-2)	914	476	1,242	3,177	3,897
4	Other Income	1,953	997	1,046	5,501	4,278
5	Profit from ordinary activities before finance cost and exceptional items (3+4)	2,867	1,473	2,288	8,678	8,175
6	Finance Costs	1,032	1,085	929	3,976	3,160
7	Profit from ordinary activities after finance costs but before exceptional items (5-6)	1,835	388	1,359	4,702	5,015
8	Exceptional Items	-	-	-	-	-
9	Profit from ordinary activities before tax (7-8)	1,835	388	1,359	4,702	5,015
10	Tax expense	330	133	297	754	652
11	Net Profit from ordinary activities after Tax (9-10)	1,505	255	1,062	3,948	4,363
12	Extraordinary items	-	-	-	-	-
13	Net Profit for the period (11-12)	1,505	255	1,062	3,948	4,363
14	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,577	7,577	7,577	7,577	7,577
15	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year				73,314	70,347
16	Earnings Per Share (in Rs.) (of Rs.10/- each)					
	(a) Basic	1.99	0.34	1.40	5.21	5.76
	(b) Diluted	1.99	0.34	1.39	5.21	5.75
	Net Worth				80,891	77,924
	Debt Equity Ratio				0.43	0.32
	Debt Service Coverage Ratio				0.53	1.00
	Interest Service Coverage Ratio				2.07	2.68
	Debt Redemption Reserve				2,266	583



M

Notes:-

Standalone

1. There are no separate reportable segments pursuant to Accounting Standard AS-17 specified under Section 133 of the Companies Act, 2013, considering the present nature of business of the Company and geographies of operations.
2. The above audited financial results were reviewed by the Audit Committee of the Company at its meeting held on May 28, 2016 and were approved by the Board of Directors of the Company at its meeting held on May 28, 2016.
3. The Board of Directors has recommended a final dividend of Rs. 1.50/- per equity share subject to the approval of shareholders in the ensuing Annual General Meeting.
4. The figures of the quarter ended March 31, 2016 and March 31, 2015 represent the difference between the audited figures in respect of the full financial years and the published figures of nine months ended December 31, 2015 and December 31, 2014 respectively.
5. 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. 7000 Lakhs is as follows:

(A) The Company retained the Credit Rating as A+ stable by CRISIL.

(B) The listed Redeemable Non-Convertible Debentures (NCDs) of the Company aggregating to Rs. 7,000 lakhs as on March 31, 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.

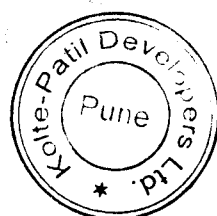
(C) Details of interest payment due/paid on Listed Redeemable Non-Convertible Debentures are as follows:-

Sr. No.	Particulars	Previous due dates (April 01, 2015 till March 31, 2016)	Next due dates (' April 01, 2016 till March 31, 2017)
1	Listed Secured Redeemable Non-Convertible Debentures Series I	June 11, 2015 September 11, 2015 December 11, 2015 March 11, 2016	June 13, 2016 September 12, 2016 December 12, 2016 March 13, 2017
2	Listed Secured Redeemable Non-Convertible Debentures Series II	April 16, 2015 July 16, 2015 October 16, 2015 January 18, 2016	April 18, 2016 July 18, 2016 October 17, 2016 January 16, 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:-

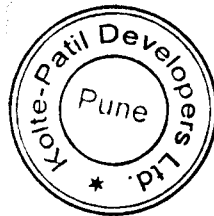
- i. Interest Service Coverage Ratio = Profit before Interest and tax / Interest.
- ii. Debt Service Coverage Ratio = Profit before Interest and tax / (Interest + Principle repayments).
- iii. Debt Equity Ratio = Debt / Equity



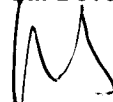
M

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

Place: Pune
Date: May 28, 2016



For Kolte-Patil Developers Limited


Rajesh Patil
Chairman and Managing Director
(DIN – 00381866)

**KOLTE-PATIL DEVELOPERS LIMITED**

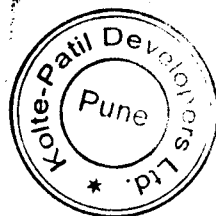
Corporate Identification Number: L45200PN1991PLC129428

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

Tel. No. +91 20 66226500 Fax No. + 91 20 66226511. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

STANDALONE STATEMENT OF ASSETS & LIABILITIES**Annexure I**

		(Rs. in Lakhs)	
PARTICULARS		As at 31.03.2016	As at 31.03.2015
A	EQUITY AND LIABILITIES		
1	Shareholders' funds		
	(a) Share capital	7,577	7,577
	(b) Reserves and surplus	73,314	70,347
	Sub-total shareholders' funds	80,891	77,924
2	Non-current liabilities		
	(a) Long-term borrowings	21,545	10,448
	(b) Other long-term liabilities	117	108
	(c) Long-term provisions	265	283
	Sub-total non-current liabilities	21,927	10,839
3	Current liabilities		
	(a) Short-term borrowings	11,467	7,455
	(b) Trade payables	6,737	6,179
	(c) Other current liabilities	37,424	35,028
	(d) Short-term provisions	1,781	2,444
	Sub-total current liabilities	57,409	51,106
	TOTAL - EQUITY AND LIABILITIES	160,227	139,869
B	ASSETS		
1	Non-current assets		
	(a) Fixed assets	2,456	2,306
	(b) Non current investment	51,935	40,386
	(c) Deferred tax assets (net)	88	70
	(d) Long- term loans and advances	23,995	23,591
	(e) Other non current assets	735	1,670
	Sub-total non-current assets	79,209	68,023
2	Current assets		
	(a) Current investment	256	562
	(b) Inventories	62,594	53,817
	(c) Trade receivables	5,608	3,792
	(d) Cash and cash equivalents	2,191	1,627
	(e) Short-term loans and advances	6,414	10,221
	(f) Other current assets	3,955	1,827
	Sub-total current assets	81,018	71,846
	TOTAL - ASSETS	160,227	139,869



Deloitte Haskins & Sells LLP

Chartered Accountants
706, 'B' Wing, 7th Floor
ICC Trade Tower
International Convention Centre
Senapati Bapat Road
Pune - 411 016
Maharashtra, INDIA
Tel: +91 (20) 6624 4600
Fax: +91 (20) 6624 4605

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF DIRECTORS OF KOLTE-PATIL DEVELOPERS LIMITED

1. We have audited the accompanying Statement of Standalone Financial Results of **KOLTE-PATIL DEVELOPERS LIMITED** ("the Company") for the year ended 31st March, 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. This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared on the basis of the related financial statements which is in accordance with the Accounting Standards prescribed under Section 133 of the Companies Act, 2013, as applicable and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement.
2. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the Statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the Statement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

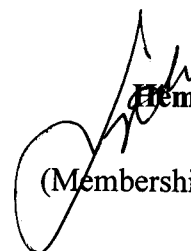
3. Financial results includes the Company's Share of profit (net) Rs. 636 lakhs for the year ended 31st March 2016, from investment in partnership firms and Limited Liability Partnership ("LLPs") whose financial statements have not been audited by us. These financial statements have been audited by other 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

4. In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of other auditors referred to in paragraph 3 above, the Statement:
- (i) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
 - (ii) gives a true and fair view in conformity with the aforesaid Accounting Standards and other accounting principles generally accepted in India of the net profit and other financial information of the Company for the year ended 31st March, 2016.
5. The Statement includes the results for the Quarter ended 31st March, 2016 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

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


Hemant M. Joshi
Partner
(Membership No. 38019)

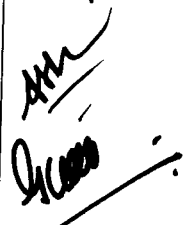
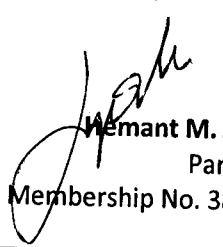
Place: Pune
Date: 28th May, 2016



FORM A

(For Audit Report with un-modified opinion)

[Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

1.	Name of the Company	Kolte-Patil Developers Limited
2.	Annual Standalone Financial Statements for the year ended	March 31, 2016
3.	Type of Audit observation	Un-modified
4.	Frequency of observation	Not Applicable
5.	To be signed by –	<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> • Mr. Rajesh Patil Chairman and Managing Director • Mr. Atul Bohra Chief Financial Officer • Mr. Prakash Gurav Chairman of Audit Committee • Auditor of the company </div> <div>   Place : Pune Date : May 28, 2016 Refer our Audit Report dated May 28, 2016 on the Standalone Financial Statements of the Company For DELOITTE HASKINS & SELLS LLP Chartered Accountants Firm's Registration No. 117366W/W-100018  Place : Pune Date : May 28, 2016 Hemant M. Joshi Partner Membership No. 38019 </div> </div>

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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 Web : www.koltepatil.com

Bangalore Office : 22 / 11, 1st Floor, Park West, Vittal Maliya Road, Bangalore - 560 001 India Tel.: + 91 - 80 - 2224 3135, 2224 2803, 4937 4444 Fax : + 91 - 80 - 2212 0654



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

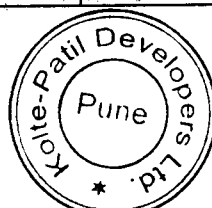
Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

Tel. No. +91 20 66226500 Fax No. + 91 20 66226511. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH 2016

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Year Ended	
		31.03.2016	31.12.2015	31.03.2015	31.03.2016	31.03.2015
		(Audited) (Refer Note 4)	(Unaudited)	(Audited) (Refer Note 4)	(Audited)	(Audited)
1	Income from operations					
	(a) Net Sales/Income from operations	18,362	16,408	15,964	67,696	69,160
	(b) Other Operating Income	651	52	173	842	504
	Total income from operations	19,013	16,460	16,137	68,538	69,664
2	Expenses					
	(a) Cost of Construction including cost of land and materials consumed	10,873	9,396	7,777	38,691	37,980
	(b) Employee benefits expense	1,126	887	1,018	4,230	4,283
	(c) Depreciation and amortization expense	401	280	257	1,160	1,006
	(d) Selling expenses	1,028	685	1,673	3,650	4,057
	(e) Other expenses	749	1,197	863	3,546	2,907
	Total expenses (a to e)	14,177	12,445	11,588	51,277	50,233
3	Profit from operations before other income, finance costs, exceptional items (1-2)	4,836	4,015	4,549	17,261	19,431
4	Other Income	330	482	381	1,467	1,171
5	Profit from ordinary activities before finance costs and exceptional items (3+4)	5,166	4,497	4,930	18,728	20,602
6	Finance Costs	1,721	1,631	1,106	5,913	4,396
7	Profit from operations after finance costs but before exceptional items (5-6)	3,445	2,866	3,824	12,815	16,206
8	Exceptional Items	-	-	-	-	-
9	Profit from ordinary activities before tax (7-8)	3,445	2,866	3,824	12,815	16,206
10	Tax expense	1,472	1,242	1,636	5,285	6,021
11	Net Profit from ordinary activities after tax (9-10)	1,973	1,624	2,188	7,530	10,185
12	Extraordinary items	-	-	-	-	-
13	Net Profit for the period (11-12)	1,973	1,624	2,188	7,530	10,185
14	Share of Profit/(Loss) of associates	-	-	-	-	-
15	Minority Interest	168	286	827	1,622	3,653
16	Net Profit after taxes, minority interest and share of profit/(loss) of associates (13+14-15)	1,805	1,338	1,361	5,908	6,532
17	Paid Up Equity Share Capital (Face Value Rs. 10/- each)	7,577	7,577	7,577	7,577	7,577
18	Reserve excluding Revaluation Reserves as per balance sheet of previous accounting year	-	-	-	80,161	76,574
19	Earnings per share (in Rs.) (of Rs.10/- each)					
	(a) Basic	2.38	1.76	1.80	7.80	8.62
	(b) Diluted	2.38	1.76	1.79	7.80	8.61
	Net worth				87,738	84,151
	Debt Equity Ratio				0.68	0.45
	Debt Service Coverage Ratio				0.82	1.87
	Interest Service Coverage Ratio				2.53	4.69
	Debenture redemption reserve				3,486	1,455



MS

Notes:-

Consolidated:-

1. The Consolidated Financial results have been prepared in accordance with AS 21 - Accounting Standard on Consolidated Financial Statements and AS 27 - Financial Reporting of Interests in Joint Ventures, specified under section 133 of the Companies Act, 2013.
2. There are no separate reportable segments pursuant to Accounting Standard AS-17, specified under section 133 of the Companies Act, 2013, considering the present nature of business of the Company and geographies of operations.
3. The Board of Directors has recommended a final dividend of Rs. 1.50/- per equity share subject to the approval of shareholders in the ensuing Annual General Meeting.
4. The figures of the quarter ended March 31, 2016 and March 31, 2015 represent the difference between the audited figures in respect of the full financial years and the published figures of nine months ended December 31, 2015 and December 31, 2014 respectively.
5. The above audited financial results were reviewed by the Audit Committee of the Company at its meeting held on May 28, 2016 and were approved by the Board of Directors of the Company at its meeting held on May 28, 2016.
6. Audited Financial results of Kolte-Patil Developers Limited (Standalone) :

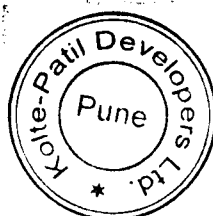
(Rs. In Lakhs)

Particulars	Quarter ended			Year ended	
	March 31, 2016 (Audited)	December 31, 2015 (Unaudited)	March 31, 2015 (Audited)	March 31, 2016 (Audited)	March 31, 2015 (Audited)
Income from Operations	5,032	4,507	3,881	18,080	16,837
Profit before Tax	1,835	388	1,359	4,702	5,015
Profit after Tax	1,505	255	1,062	3,948	4,363

7. The figures of current quarter and year ended March 31, 2016 are not comparable to that of the corresponding quarter and year ended March 31, 2015 consequent to acquiring 100% stake in Joint Venture Company i.e. Corolla Realty Limited.
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. 7000 Lakhs is as follows:

(A) The Company retained the Credit Rating as A+ stable by CRISIL.

(B) The listed Redeemable Non-Convertible Debentures (NCDs) of the Company aggregating to Rs. 7,000 lakhs as on March 31, 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.



M

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

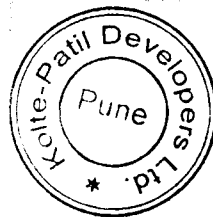
Sr. No.	Particulars	Previous due dates (April 01, 2015 till March 31, 2016)	Next due dates (April 01, 2016 till March 31, 2017)
1	Listed Secured Redeemable Non-Convertible Debentures Series I	June 11, 2015 September 11, 2015 December 11, 2015 March 11, 2016	June 13, 2016 September 12, 2016 December 12, 2016 March 13, 2017
2	Listed Secured Redeemable Non-Convertible Debentures Series II	April 16, 2015 July 16, 2015 October 16, 2015 January 18, 2016	April 18, 2016 July 18, 2016 October 17, 2016 January 16, 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 audited 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 corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable with the current period.

Place: Pune
Date: May 28, 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

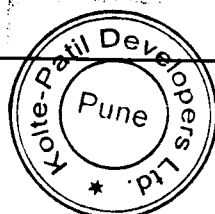
Tel. No. +91 20 66226500 Fax No. + 91 20 66226511.

Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

CONSOLIDATED STATEMENT OF ASSETS & LIABILITIES**Annexure -I**

(Rs. in Lakhs)

Particulars	As at 31.03.2016	As at 31.03.2015
A EQUITY AND LIABILITIES		
1 Shareholders' funds		
(a) Share Capital	7,577	7,577
(b) Reserves and Surplus	80,161	76,574
Sub-total Shareholders' funds	87,738	84,151
2 Minority Interest	28,861	19,256
3 Non-current liabilities		
(a) Long-term borrowings	41,374	24,965
(b) Other long-term liabilities	896	744
(c) Long-term provisions	553	606
Sub-total non-current liabilities	42,823	26,315
4 Current liabilities		
(a) Short-term borrowings	15,615	3,979
(b) Trade Payables	13,997	12,252
(c) Other current liabilities	62,958	56,085
(d) Short-term provisions	4,173	4,570
Sub-total current liabilities	96,743	76,886
TOTAL - EQUITY AND LIABILITIES	256,165	206,608
B ASSETS		
1 Non-current assets		
(a) Fixed assets	11,923	10,810
(b) Goodwill on Consolidation	11,920	2,175
(c) Non Current Investment	-	-
(d) Deferred Tax Assets (Net)	655	602
(e) Long Term Loans and Advances	13,745	11,679
(f) Other Non Current Assets	2,127	1,770
Sub-total non-current assets	40,370	27,036
2 Current assets		
(a) Current Investment	276	610
(b) Inventories	173,815	146,719
(c) Trade Receivables	14,179	10,089
(d) Cash and Cash Equivalents	8,231	4,050
(e) Short Term Loans and Advances	16,420	17,355
(f) Other Current Assets	2,874	749
Sub-total current assets	215,795	179,572
TOTAL - ASSETS	256,165	206,608



MS

Deloitte Haskins & Sells LLP

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

Tel: +91 (20) 6624 4600
Fax: +91 (20) 6624 4605

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF DIRECTORS OF KOLTE-PATIL DEVELOPERS LIMITED

1. We have audited the accompanying Statement of Consolidated Financial Results of **KOLTE-PATIL DEVELOPERS LIMITED** ("the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and jointly controlled entity for the year ended 31st March, 2016 ("the Statement"), being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement, which is the responsibility of the Holding Company's Management and approved by the Board of Directors, has been prepared on the basis of the related consolidated financial statements which is in accordance with the Accounting Standards, prescribed under Section 133 of the Companies Act, 2013, as applicable, and other accounting principles generally accepted in India. Our responsibility is to express an opinion on the Statement.
2. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Statement is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the Statement. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Statement, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Holding Company's preparation and fair presentation of the Statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Holding Company's internal control. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Management, as well as evaluating the overall presentation of the Statement.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

3. We did not audit the financial statements of 18 subsidiaries included in the consolidated financial results, whose financial statements reflect total assets of Rs. 50,526 lakhs as at 31st March, 2016, total revenues of Rs. 20,491 lakhs for the year ended 31st March, 2016, and total profit after tax of Rs. 3,198 lakhs for the year ended 31st March, 2016, as considered in the consolidated financial results. These financial statements have been audited 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 and disclosures included in respect of these subsidiaries, is based solely on the reports of the other auditors.

Deloitte

Haskins & Sells LLP

4. In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditors referred to in paragraph 3 above, the Statement:

a. includes the results of the following entities:

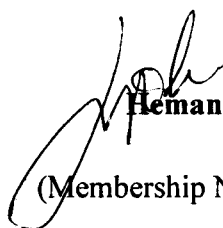
i)	Kolte-Patil Developers Limited	Holding Company
ii)	Bellflower Properties Private Limited	Subsidiary Company
iii)	Tuscan Real Estate Private Limited	Subsidiary Company
iv)	Kolte-Patil Real Estate Private Limited	Subsidiary Company
v)	Yashowardhan Promoters and Developers Private Limited	Subsidiary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

- b. is presented in accordance with the requirements of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
- c. gives a true and fair view in conformity with the aforesaid Accounting Standards and other accounting principles generally accepted in India of the consolidated net profit and other financial information of the Group for the year ended 31st March, 2016.

Deloitte Haskins & Sells LLP

5. The Statement includes the results for the Quarter ended 31st March, 2016 being the balancing figure between audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

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


Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune

Date: 28th May, 2016



FORM A

(For Audit Report with un-modified opinion)

[Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015]

1.	Name of the Company	Kolte-Patil Developers Limited
2.	Annual Standalone Financial Statements for the year ended	March 31, 2016
3.	Type of Audit observation	Un-modified
4.	Frequency of observation	Not Applicable
5.	To be signed by –	<p> <ul style="list-style-type: none"> Mr. Rajesh Patil Chairman and Managing Director Mr. Atul Bohra Chief Financial Officer Mr. Prakash Gurav Chairman of Audit Committee </p> <p>Place : Pune Date : May 28, 2016</p> <p>Refer our Audit Report dated May 28, 2016 on the Standalone Financial Statements of the Company</p> <p>For DELOITTE HASKINS & SELLS LLP Chartered Accountants Firm's Registration No. 117366W/W-100018</p> <p>Place : Pune Date : May 28, 2016</p> <p>Hemant M. Joshi Partner Membership No. 38019</p>
	<ul style="list-style-type: none"> Auditor of the company 	

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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 Web : www.koltepatil.com

Bangalore Office : 22 / 11, 1st Floor, Park West, Vittal Malya Road, Bangalore - 560 001 India Tel.: + 91 - 80 - 2224 3135, 2224 2803, 4937 4444 Fax : + 91 - 80 - 2212 0654

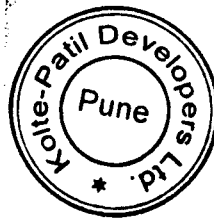


Declaration pursuant to SEBI (Listing Obligations and Disclosure Requirements) (Amendment) Regulations, 2016

This is with reference to the audit report given by the Statutory Auditors of the Company dated May 28, 2016 for the Standalone and Consolidated Results for the financial year ending March 31, 2016, we would like to inform that the auditors have given an unmodified opinion in their audit report (Standalone & Consolidated) for the financial year ending March 31, 2016.

For Kolte-Patil Developers Limited


Atul Bohra
Chief Financial Officer



Date: May 28, 2016
Place: Pune

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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 Web : www.koltepatil.com
Bangalore Office : 22 / 11, 1st Floor, Park West, Vittal Malya Road, Bangalore - 560 001 India Tel.: + 91 - 80 - 2224 3135, 2224 2803, 4937 4444 Fax :+ 91 - 80 - 2212 0654