



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

12 February 2016

Sub: Submission of Unaudited Financial Results (Standalone & Consolidated) and Limited Review Report for the quarter and nine months ended on 31 December, 2015.

**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 and nine months ended on 31 December 2015 duly signed by Chairman and Managing Director of the Company.

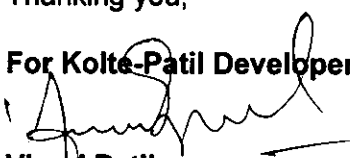
Also find enclosed herewith Limited Review Report of the Financial Results for the quarter and nine months ended on 31 December 2015 as submitted by M/s. Deloitte Haskins & Sells LLP, Statutory Auditors of the Company.

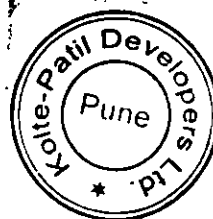
The Unaudited Financial Results (Standalone and Consolidated) for the quarter and nine months ended on 31 December 2015 have been approved and taken on record at the meeting of the Board of Directors of the Company held on Friday, 12 February 2016 at 11.00 AM and concluded at 2.30 PM.

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

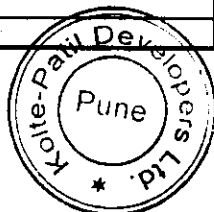
Registered Office: 2nd Floor, City Point, Dhule Patil Road, Pune- 411001

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 NINE MONTHS ENDED 31ST DECEMBER, 2015

(Rs. in lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Nine Months Ended		Year Ended
		31.12.2015	30.09.2015	31.12.2014	31.12.2015	31.12.2014	31.03.2015
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income from operations						
	(a) Net Sales/Income from operations	4,392.65	4,053.95	5,719.47	11,811.14	10,616.09	14,092.28
	(b) Other Operating Income	114.01	267.24	908.71	1,236.49	2,339.76	2,744.31
	Total income from operations	4,506.66	4,321.19	6,628.18	13,047.63	12,955.85	16,836.59
2	Expenses						
	(a) Cost of construction including cost of land and materials consumed	2,218.40	1,703.26	3,360.73	5,452.90	5,623.11	6,461.06
	(b) Employee benefits expense	593.43	712.35	892.30	2,112.54	2,136.28	2,835.14
	(c) Depreciation and amortization expense	116.06	107.39	98.02	331.58	285.37	391.85
	(d) Selling expenses	381.95	372.73	527.58	1,113.56	977.68	1,439.45
	(e) Other expenses	721.57	635.99	416.57	1,774.27	1,277.52	1,811.64
	Total expenses (a to e)	4,031.41	3,531.72	5,295.20	10,784.85	10,299.96	12,939.14
3	Profit from operations before other income, finance costs, exceptional items (1-2)	475.25	789.47	1,332.98	2,262.78	2,655.89	3,897.45
4	Other Income	996.52	847.46	872.86	3,547.99	3,232.72	4,278.30
5	Profit from ordinary activities before finance cost and exceptional items (3+4)	1,471.77	1,636.93	2,205.84	5,810.77	5,888.61	8,175.75
6	Finance Costs	1,084.53	908.19	764.32	2,943.89	2,231.87	3,160.46
7	Profit from ordinary activities after finance costs but before exceptional items (5-6)	387.24	728.74	1,441.52	2,866.88	3,656.74	5,015.29
8	Exceptional Items	-	-	-	-	-	-
9	Profit from ordinary activities before tax (7-8)	387.24	728.74	1,441.52	2,866.88	3,656.74	5,015.29
10	Tax expense	133.37	245.78	224.83	423.68	355.73	652.53
11	Net Profit from ordinary activities after Tax (9-10)	253.87	482.96	1,216.69	2,443.20	3,301.01	4,362.76
12	Extraordinary items	-	-	-	-	-	-
13	Net Profit for the period (11-12)	253.87	482.96	1,216.69	2,443.20	3,301.01	4,362.76
14	Paid - up equity share capital (Face Value of 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						70,346.75
16	Earnings Per Share						
	(of Rs.10/- each) (not annualised);						
	(a) Basic	0.34	0.64	1.61	3.22	4.36	5.76
	(b) Diluted	0.34	0.64	1.61	3.22	4.36	5.75



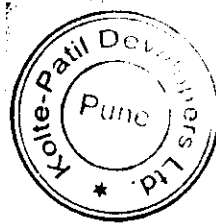
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Notes:-

Standalone

1. There are no separate reportable segments pursuant to Accounting Standard AS 17, specified under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014, considering the present nature of business of the Company and geographies of operations.
2. The above unaudited financial results were reviewed by the Audit Committee of the Company at its meeting held on 12th February, 2016 and were approved by the Board of Directors of the Company at its meeting held on 12th February, 2016.
3. The Statutory Auditors of the Company have carried out a "Limited Review" of the above unaudited Financial Results.
4. During the quarter ended 31st December, 2015, the Company has issued 110 Secured Unlisted Redeemable Taxable Non-Convertible Debentures of face value of Rs. 10,000,000 each, through private placement offer.
5. The listed Redeemable Non-Convertible Debentures (NCDs) of the Company aggregating to Rs. 7,000 lakhs as on 31st December 2015 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.
6. The Company has, on 9th October, 2015, increased its shareholding in its Joint Venture entity, Corolla Realty Limited, from 46.25% to 100%.
7. 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).
8. The figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

Place: Pune
Date: 12th February, 2016



For Kolte-Patil Developers Limited

A handwritten signature in black ink.

Rajesh Patil
Chairman and Managing Director
(DIN - 00381866)

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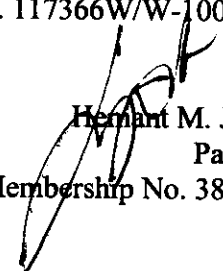
INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM FINANCIAL RESULTS

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 Nine Months ended 31st December, 2015 ("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 in accordance with the recognition and measurement principles laid down in Accounting Standard for Interim Financial Reporting (AS 25), 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.

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 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, 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: 12th February, 2016
Place: Pune



KOLTE-PATIL DEVELOPERS LIMITED

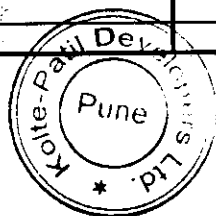
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Tel. No. +91 20 66226500 Fax No. + 91 20 66226511. Website: www.koltepatil.com. Email: investorrelation@koltepatil.com

CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER 2015

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Period Ended		Previous year ended
		31.12.2015	30.09.2015	31.12.2014	31.12.2015	31.12.2014	31.03.2015
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Audited)
1	Income from operations						
	(a) Net Sales/Income from operations	16,407.88	15,413.71	21,941.24	49,333.90	53,196.00	69,160.20
	(b) Other Operating Income	52.03	88.78	108.07	191.07	331.14	504.06
	Total income from operations	16,459.91	15,502.49	22,049.31	49,524.97	53,527.14	69,664.26
2	Expenses						
	(a) Cost of Construction including cost of land and materials consumed	9,396.46	8,550.41	12,367.76	27,818.61	30,203.43	37,980.39
	(b) Employee benefits expense	886.57	1,032.76	1,272.69	3,103.53	3,265.38	4,283.12
	(c) Depreciation and amortization expense	279.78	245.23	267.48	758.73	749.64	1,006.19
	(d) Selling expenses	685.27	953.31	1,160.81	2,622.91	2,383.24	4,056.71
	(e) Other expenses	1,197.15	887.50	641.64	2,795.89	2,043.17	2,906.73
	Total expenses (a to e)	12,445.23	11,669.21	15,710.38	37,099.67	38,644.86	50,233.14
3	Profit from operations before other income, finance costs, exceptional items (1-2)	4,014.68	3,833.28	6,338.93	12,425.30	14,882.28	19,431.12
4	Other Income	481.60	336.51	128.18	1,136.58	789.40	1,170.87
5	Profit from ordinary activities before finance costs and exceptional items (3+4)	4,496.28	4,169.79	6,467.11	13,561.88	15,671.68	20,601.99
6	Finance Costs	1,631.43	1,198.46	1,325.54	4,192.16	3,289.64	4,395.96
7	Profit from operations after finance costs but before exceptional items (5-6)	2,864.85	2,971.33	5,141.57	9,369.72	12,382.04	16,206.03
8	Exceptional Items	-	-	-	-	-	-
9	Profit from ordinary activities before tax (7-8)	2,864.85	2,971.33	5,141.57	9,369.72	12,382.04	16,206.03
10	Tax expense	1,241.82	1,180.08	1,838.63	3,812.55	4,384.86	6,021.09
11	Net Profit from ordinary activities after tax (9-10)	1,623.03	1,791.25	3,302.94	5,557.17	7,997.18	10,184.94
12	Extraordinary items	-	-	-	-	-	-
13	Net Profit for the period (11-12)	1,623.03	1,791.25	3,302.94	5,557.17	7,997.18	10,184.94
14	Share of Profit/(Loss) of associates	-	-	-	-	-	-
15	Minority Interest	286.22	473.28	1,324.44	1,455.08	2,825.72	3,652.53
16	Net Profit after taxes, minority interest and share of profit/(loss) of associates (13+14-15)	1,336.81	1,317.97	1,978.50	4,102.09	5,171.46	6,532.41
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	-	-	-	-	-	76,574.34
19	Earnings per share (of Rs.10/- each) (not annualised)						
	(a) Basic	1.76	1.74	2.61	5.41	6.82	8.62
	(b) Diluted	1.76	1.74	2.61	5.41	6.82	8.61



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Notes:-

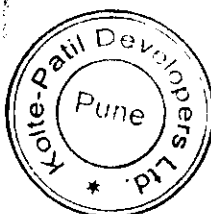
Consolidated:-

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, read with Rule 7 of the Companies (Accounts) Rules, 2014.
2. There are no separate reportable segments pursuant to Accounting Standard AS 17, specified under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014, considering the present nature of business of the Company and geographies of operations.
3. The above unaudited financial results were reviewed by the Audit Committee of the Company at its meeting held on 12th February, 2016 and were approved by the Board of Directors of the Company at its meeting held on 12th February, 2016.
4. The Statutory Auditors of the Company have carried out a "Limited Review" of the above unaudited financial results.
5. During the quarter ended 31st December, 2015, the Company has issued 110 Secured Unlisted Redeemable Taxable Non-Convertible Debentures of face value of Rs. 10,000,000 each, through private placement offer.
6. Unaudited financial results of Kolte-Patil Developers Limited (Standalone) :

Particulars	Quarter ended			Nine months ended		Rs. In Lakhs
	31-Dec-15 Unaudited	30-Sept-15 Unaudited	31-Dec-14 Unaudited	31-Dec-15 Unaudited	31-Dec-14 Unaudited	Year ended 31-Mar-15 Audited
Income from Operations	4,506.66	4,321.19	6,628.18	13,047.63	12,955.85	16,836.59
Profit before Tax	387.24	728.74	1,441.52	2866.88	3,656.74	5,015.29
Profit after Tax	253.87	482.96	1,216.69	2,443.20	3,301.01	4,362.76

7. The listed Redeemable Non-Convertible Debentures (NCDs) of the Company aggregating to Rs. 7,000 lakhs as on 31st December 2015 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.
8. The Company has, on 9th October, 2015, increased its shareholding in its Joint Venture entity, Corolla Realty Limited, from 46.25% to 100%.
9. The current period/quarter amounts are not comparable to that of previous period/quarter due to increase in shareholding of Corolla Realty Limited.
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 corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

Place: Pune
Date: 12th February 2016



For Kolte-Patil Developers Limited


Rajesh Patil
Chairman and Managing Director
DIN - (00381866)

Deloitte Haskins & Sells LLP

Chartered Accountants
706, 'B' Wing, 7th Floor
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INDEPENDENT AUDITORS' 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 Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group"), its jointly controlled entities for the Quarter and Nine Months ended 31st December, 2015 ("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 in accordance with the recognition and measurement principles laid down in Accounting Standard for Interim Financial Reporting (AS 25), 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 Holding 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.
3. The Statement 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

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Haskins & Sells LLP

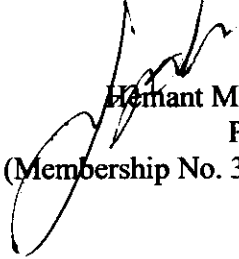
vi)	Regenesi Facility Management Company Private Limited	Subsidiary Company
vii)	Regenesi Project Management Company Private Limited	Subsidiary Company
viii)	Lilac Hospitality Private Limited	Subsidiary Company
ix)	Jasmine Hospitality Private Limited	Subsidiary Company
x)	Olive Realty Private Limited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

4. We did not review the interim financial results of 18 subsidiaries included in the consolidated financial results, whose interim financial results reflect total revenues of Rs. 3,775.15 lakhs and Rs. 14,562.04 lakhs for the Quarter and Nine Months ended 31st December, 2015, respectively, and total profit after tax of Rs. 600.52 lakhs and Rs. 2,594.68 lakhs for the Quarter and Nine Months ended 31st December, 2015, respectively, as considered in the consolidated financial results. 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

Deloitte Haskins & Sells LLP

aforesaid 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, 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: 12th February, 2015
Place: Pune