



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

11 August 2017

Sub: Submission of unaudited Financial Results (Standalone & Consolidated) and Limited Review Report for the quarter ended on 30 June 2017.

**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 2017 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 2017 as submitted by M/s. Deloitte Haskins & Sells LLP, Statutory Auditors of the Company.

The unaudited Financial Results (Standalone and Consolidated) for the quarter ended on 30 June 2017 have been approved and taken on record at the meeting of the Board of Directors of the Company held on Friday, 11 August 2017 at 11.00 AM and concluded at 01:30 PM.

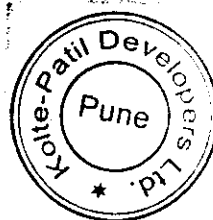
This is for your information and record.

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. Off : 2nd Floor, City Point, Dhole Patil Road, Pune - 411 001. Maharashtra, India Tel.: +91 20 6622 6500 Fax : +91 20 6622 6511
Bangalore Off : 121, The Estate Building, 10th floor, Dickenson Road, Bangalore - 560042. India Tel.: 080 - 4662 4444 / 2224 3135 / 2224 2803 Web : www.koltepatil.com



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

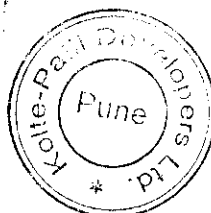
UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE 2017

Sr. No.	PARTICULARS	(Rs. In Lakhs except Earnings per share)			
		Quarter Ended			Year Ended
		30-Jun-17 (Unaudited)	31-Mar-17 (Audited)	30-Jun-16 (Unaudited)	31-Mar-17 (Audited)
1	Revenue from Operations	15,386	21,204	8,416	53,448
2	Other income	1,289	832	789	4,223
3	Total Income (1+2)	16,675	22,036	9,205	57,671
4	Expenses				
	(a) Cost of construction including cost of land and materials consumed	10,005	13,778	4,250	33,466
	(b) Employee benefits expense	595	667	662	2,736
	(c) Finance cost	1,066	1,031	1,104	4,283
	(d) Depreciation and amortization expense	157	204	141	622
	(e) Other expenses	1,212	1,267	919	4,219
	Total expenses (a to e)	13,035	16,947	7,076	45,326
5	Profit before exceptional items and tax (3-4)	3,640	5,089	2,129	12,345
6	Tax expense				
	-Current Tax	1,102	1,614	655	3,755
	-Deferred Tax	21	85	14	119
	Total tax expenses	1,123	1,699	669	3,874
7	Net profit after Tax (5-6)	2,517	3,390	1,460	8,471
8	Other comprehensive income				
	-Items that will not be reclassified to profit & loss	(45)	(40)	65	29
9	Total comprehensive income (7+8)	2,472	3,350	1,525	8,500
10	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,577	7,577	7,577	7,577
11	Reserves excluding Revaluation Reserves				72,181
12	Earnings Per Share (of Rs.10/- each)				
	Basic and Diluted	3.32	4.47	1.93	11.18

Notes :

- The above unaudited financial results were reviewed by the Audit Committee at its meeting held on 11th August, 2017 and were approved by the Board of Directors at its meeting held on 11th August, 2017.
- The Company is engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Ind AS 108.
- Pursuant to the Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Listed Redeemable Non-Convertible Debentures of Rs. 7,000 Lakhs 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 company, charge on all cash flows and receivables pertaining to the Project (Receivables) and Charge of Escrow Account of the Project.
- 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).
- The figures for the previous period have been regrouped and re-arranged, wherever necessary, to make them comparable with the current period.

Place: Pune
 Date: August 11, 2017



For 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 - 411016,
Maharashtra, India

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

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 ended June 30, 2017 ("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 modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

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 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 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.
3. Financial results includes the Company's Share of loss (net) Rs. 24 lakhs for the quarter ended June 30, 2017, from investment in partnership firms and Limited Liability Partnership ("LLPs") whose financial statements have not been reviewed by us. These financial statements 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.

NML

4. Based on our review conducted as stated above and based on the consideration of the review reports of the other auditors referred to in paragraph 3 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Indian 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, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, 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)



Nilesh Lahoti
Partner
(Membership No. 130054)

Date: August 11, 2017
Place: Pune



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

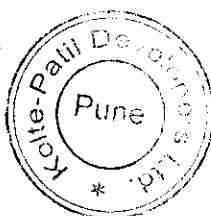
Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

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

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED 30TH JUNE 2017

(Rs. in Lakhs except Earnings per share)

Sr. No.	PARTICULARS	Quarter Ended			Year Ended
		30-Jun-17	31-Mar-17	30-Jun-16	31-Mar-17
		(Unaudited)	(Audited)	(Unaudited)	(Audited)
1	Revenue from Operations	24,656	33,337	17,982	96,561
2	Other income	203	341	354	820
3	Total income (1+2)	24,859	33,678	18,336	97,381
4	Expenses				
	(a) Cost of construction including cost of land and materials consumed	15,705	22,998	9,373	60,815
	(b) Employee benefits expense	888	1,032	1,065	4,220
	(c) Finance cost	2,316	2,236	2,360	8,604
	(d) Depreciation and amortization expense	355	422	362	1,485
	(e) Other expenses	2,156	2,472	1,630	7,525
	Total expenses (a to e)	21,420	29,160	14,790	82,649
5	Profit before tax (3-4)	3,439	4,518	3,546	14,732
6	Tax expense				
	-Current Tax	1,551	2,056	1,654	6,758
	-Deferred Tax	(650)	(518)	(5)	(514)
	Total tax expenses	901	1,538	1,649	6,244
7	Net profit after Tax (5-6)	2,538	2,980	1,897	8,488
	Net Profit attributable to				
	Owners of the company	2,319	3,154	1,828	8,718
	Non-controlling interests	219	(174)	69	(230)
8	Other comprehensive income - Items that will not be reclassified to profit & loss				
	Owners of the company	(44)	(48)	77	32
	Non-controlling interests	1	(1)	5	(1)
9	Total comprehensive income (7+8)	2,495	2,931	1,979	8,519
	Total comprehensive income attributable to				
	Owners of the company	2,275	3,106	1,905	8,750
	Non-controlling interests	220	(175)	74	(231)
	Total comprehensive income for the period	2,495	2,931	1,979	8,519
10	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,577	7,577	7,577	7,577
11	Reserves excluding Revaluation Reserves				78,802
12	Earnings Per Share (of Rs.10/- each)				
	Basic and Diluted	3.06	4.16	2.41	11.51



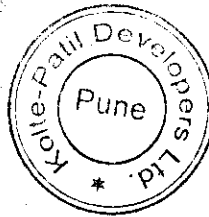
Notes :

- 1 The above unaudited financial results were reviewed by the Audit Committee at its meeting held on 11th August, 2017 and were approved by the Board of Directors at its meeting held on 11th August, 2017.
- 2 The Group is predominantly engaged in the business of Real Estate .Thus there are no separate reportable operating segments in accordance with Ind AS 108.
- 3 Unaudited Financial results of Kolte-Patil Developers Limited (Standalone) :

PARTICULARS	Quarter Ended			(Rs. In Lakhs)
	30-Jun-17	31-Mar-17	30-Jun-16	Year Ended 31-Mar-17
Sales/Income from operations	15,386	21,204	8,416	53,448
Profit before tax	3,640	5,089	2,129	12,345
Net profit after tax	2,517	3,390	1,460	8,471

- 4 Pursuant to the Regulation 52(4) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Listed Redeemable Non-Convertible Debentures of Rs. 7,000 Lakhs 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 company, charge on all cash flows and receivables pertaining to the Project (Receivables) and Charge of Escrow Account of the Project.
- 5 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).
- 6 The figures for the previous period have been regrouped and re-arranged, wherever necessary, to make them comparable with the current period.

Place: Pune
Date: August 11, 2017



For Kolte-Patil Developers Limited


Rajesh Patil
Chairman and Managing Director
(DIN - 00381866)

**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 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"), for the Quarter ended June 30, 2017 ("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 modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

This Statement, which is the responsibility of the Parent's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in 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 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 Parent's 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.

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3. The Statement includes the results of the following entities:

i)	Kolte-Patil Developers Limited	The Parent
ii)	Bellflower Properties Private Limited	Subsidiary
iii)	Tuscan Real Estate Private Limited	Subsidiary
iv)	Kolte-Patil Real Estate Private Limited	Subsidiary
v)	Regenesis Facility Management Company Private Limited	Subsidiary
vi)	Snowflower Properties Private Limited	Subsidiary
vii)	Kolte-Patil Redevelopment Private Limited (Formerly known as PNP Retail Private Limited)	Subsidiary
viii)	PNP Agrotech Private Limited	Subsidiary
ix)	Sylvan Acres Realty Private Limited	Subsidiary
x)	Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary
xi)	Ankit Enterprises	Subsidiary
xii)	Kolte-Patil Homes	Subsidiary
xiii)	KP-Rachana Real Estate LLP	Subsidiary
xiv)	Sanjivani Integrated Township LLP	Subsidiary
xv)	Bouvardia Developers LLP	Subsidiary
xvi)	Carnation Landmarks LLP	Subsidiary
xvii)	KPSK Project Management LLP	Subsidiary
xviii)	Regenesis Project Management LLP	Subsidiary
xix)	Bluebells Township Facility Management LLP	Subsidiary

4. Based on our review conducted as stated above and based on the consideration of the review reports of the other auditors referred to in paragraph 5 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the aforesaid Indian 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, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

NA

**Deloitte
Haskins & Sells LLP**

5. We did not review the interim financial results of 13 subsidiaries included in the consolidated unaudited financial results, whose interim financial results reflect total revenues of Rs. 943 lakhs for the Quarter ended June 30, 2017, and total profit after tax (net) of Rs. 14 lakhs and Total comprehensive income (net) of Rs. 14 lakhs for the Quarter ended June 30, 2017, as considered in the consolidated unaudited 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.

Our report is not qualified in respect of this matter.

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



Nilesh Lahoti
Partner
(Membership No. 130054)

Date: August 11, 2017
Place: Pune