



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

Date: 03 February 2017

Sub: Submission of unaudited Financial Results (Standalone & Consolidated) and Limited Review Report for the quarter and nine months ended on 31 December 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 unaudited Financial Results (Standalone & Consolidated) for the quarter and nine months ended on 31 December 2016 duly signed by Chairman and Managing Director of the Company.

Also find enclosed herewith Limited Review Report on the Financial Results for the quarter and nine months ended on 31 December 2016 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 2016 have been approved and taken on record at the meeting of the Board of Directors of the Company held on Friday, 03 February 2017 at 11.00 AM and concluded at 01-30 PM.

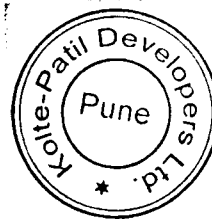
This is for your information and record.

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 Web : www.koltepatil.com

Bangalore Off : 22 / 11, 1st Floor, Park west, Vittal Maliya Road, Bangalore - 560 001 India Tel. : +91 - 080 - 2224 3135, 2224 2803, 4937 4444 Fax : +91 - 080 - 2212 0654

**KOLTE-PATIL DEVELOPERS LIMITED**

Corporate Identification Number: L45200PN1991PLC129428

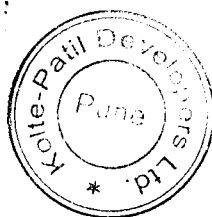
Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

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

STANDALONE UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER 2016

(Rs. In Lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Nine Months Ended	
		31.12.2016 (Unaudited)	30.09.2016 (Unaudited)	31.12.2015 (Unaudited)	31.12.2016 (Unaudited)	31.12.2015 (Unaudited)
1	Income from operations					
	(a) Sales/Income from operations	9,629	6,378	4,392	19,843	11,811
	(b) Other Operating Income	165	190	114	825	1,237
	Total income from operations	9,794	6,568	4,506	20,668	13,048
2	Expenses					
	(a) Cost of construction including cost of land and materials consumed	6,418	4,730	2,219	13,146	5,453
	(b) Employee benefits expense	659	596	520	1,841	2,136
	(c) Depreciation and amortization expense	128	126	116	383	332
	(d) Selling expenses	405	336	381	1,076	1,114
	(e) Other expenses	408	384	723	1,204	1,775
	Total expenses (a to e)	8,018	6,172	3,959	17,650	10,810
3	Profit from operations before other income, finance costs, exceptional items (1-2)	1,776	396	547	3,018	2,238
4	Other Income	1,105	1,621	1,061	3,573	3,662
5	Profit from ordinary activities before finance cost and exceptional items (3+4)	2,881	2,017	1,608	6,591	5,900
6	Finance Costs	1,038	1,042	1,066	3,140	2,925
7	Profit from ordinary activities after finance costs but before exceptional items (5-6)	1,843	975	542	3,451	2,975
8	Exceptional Items	-	-	-	-	-
9	Profit before tax (7-8)	1,843	975	542	3,451	2,975
10	Tax expense	584	55	147	749	454
11	Net Profit after Tax (9-10)	1,259	920	395	2,702	2,521
12	Other comprehensive income	59	(74)	4	50	11
13	Total comprehensive income (11+12)	1,318	846	399	2,752	2,532
14	Paid - up equity share capital (Face Value of Rs. 10/- each)	7,577	7,577	7,577	7,577	7,577
15	Earnings Per Share					
	(of Rs.10/- each) (not annualised);					
	(a) Basic	1.66	1.21	0.52	3.57	3.33
	(b) Diluted	1.66	1.21	0.52	3.57	3.33



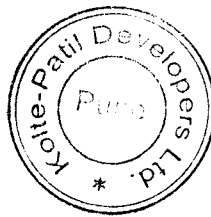
Standalone Notes:

1. The unaudited financial results were reviewed by the Audit Committee at its meeting held on 2nd February, 2017, and were approved by the Board of Directors at its meeting held on 3rd February, 2017.
2. The Statutory Auditors of the Company have carried out a "Limited Review" of the above unaudited financial results.
3. The Company has adopted Indian Accounting Standards (Ind AS) from 1st April, 2016 with a transition date of 1st April, 2015. The financial results have been prepared in accordance with Ind AS as prescribed under section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standard) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
4. The format for unaudited quarterly results as prescribed in SEBI's circular CIR/CFD/CMD/15/2015 dated 30th November, 2015 has been modified to comply with requirements of SEBI's circular dated 5th July, 2016, Ind AS and Schedule III to the Companies Act, 2013.
5. The reconciliation of net profit recorded in accordance with previous Indian GAAP to total comprehensive income in accordance with Ind AS is given below:

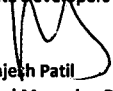
(Rs. In Lakhs)		
Particulars	For the quarter ended 31st December 2015	For the nine months ended 31st December 2015
Net profit as per previous Indian GAAP	254	2,443
Effect on borrowing cost pursuant to application of effective interest rate method	19	19
Reclassification of expenses in respect of retirement benefits	(4)	(11)
Effect of fair valuation of financial guarantee premium	11	33
Effect of fair valuation of financial instruments	13	41
Effects of measuring ESOP charge at Fair value	117	28
Others	(1)	(1)
Deferred tax impact	(14)	(31)
Net Profit as per Ind AS	395	2,521
Other Comprehensive income	4	11
Total Comprehensive income as per Ind AS	399	2,532

6. The Company is engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Ind AS 108.
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 previous period have been regrouped and re-arranged, wherever necessary, to make them comparable with the current period.

Place: Pune
Date: 3rd February, 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 and nine months ended December 31, 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, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.

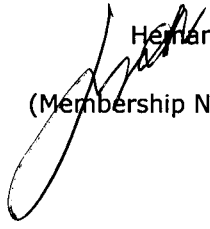
This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under Section 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. The financial results includes the Company's share of loss (net) Rs. 2 lakhs and share of profit (net) Rs. 376 lakhs for the quarter and nine months ended December 31, 2016, respectively, from its 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.

4. 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 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)

Date: 3rd February, 2017
Place: Pune


Hemant M. Joshi
Partner
(Membership No. 38019)

**KOLTE-PATIL DEVELOPERS LIMITED**

Corporate Identification Number: L45200PN1991PLC129428

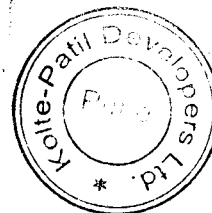
Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

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

CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER 2016

(Rs. in Lakhs)

Sr. No.	PARTICULARS	Quarter Ended			Nine Months Ended	
		31.12.2016	30.09.2016	31.12.2015	31.12.2016	31.12.2015
		(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
1	Income from operations					
	(a) Sales/Income from operations	22,599	22,477	17,799	62,801	54,672
	(b) Other Operating Income	45	121	52	423	191
	Total income from operations	22,644	22,598	17,851	63,224	54,863
2	Expenses					
	(a) Cost of Construction including cost of land and materials consumed	14,146	14,298	10,215	37,817	30,890
	(b) Employee benefits expense	1,207	916	899	3,188	3,537
	(c) Depreciation and amortization expense	351	350	363	1,063	1,018
	(d) Selling expenses	867	770	718	2,420	3,178
	(e) Other expenses	876	910	1,283	2,633	3,088
	Total expenses (a to e)	17,447	17,244	13,478	47,121	41,711
3	Profit from operations before other income, finance costs, exceptional items (1-2)	5,197	5,354	4,373	16,103	13,152
4	Other Income	115	205	563	479	1,233
5	Profit from ordinary activities before finance costs and exceptional items (3+4)	5,312	5,559	4,936	16,582	14,385
6	Finance Costs	2,157	2,046	2,251	6,368	6,070
7	Profit from ordinary activities after finance costs but before exceptional items (5-6)	3,155	3,513	2,685	10,214	8,315
8	Exceptional Items	-	-	-	-	-
9	Profit before tax (7-8)	3,155	3,513	2,685	10,214	8,315
10	Tax expense	1,567	1,490	1,293	4,706	3,895
11	Net Profit from after tax (9-10)	1,588	2,023	1,392	5,508	4,420
12	Non Controlling Interest	(221)	91	5	(56)	394
13	Net Profit after taxes and non controlling interest (11-12)	1,809	1,932	1,387	5,564	4,026
14	Other Comprehensive Income	59	(61)	17	80	67
15	Total comprehensive income (13+14)	1,868	1,871	1,404	5,644	4,093
16	Paid Up Equity Share Capital (Face Value Rs. 10/- each)	7,577	7,577	7,577	7,577	7,577
17	Earnings per share (in Rs.)					
	(of Rs.10/- each) (not annualised)					
	(a) Basic	2.39	2.55	1.83	7.34	5.31
	(b) Diluted	2.39	2.55	1.83	7.34	5.31



Consolidated

Notes:

1. The unaudited financial results were reviewed by the Audit Committee at its meeting held on 2nd February, 2017 and were approved by the Board of Directors at its meeting held on 3rd February, 2017.
2. The Statutory Auditors of the Company have carried out a "Limited Review" of the above unaudited financial results.
3. The Company has adopted Indian Accounting Standards (Ind AS) from 1st April, 2016 with a transition date of 1st April, 2015. The consolidated financial results have been prepared in accordance with Ind AS as prescribed under section 133 of the Companies Act, 2013 read with Rule 3 of the Companies (Indian Accounting Standard) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016.
4. The format for unaudited quarterly results as prescribed in SEBI's circular CIR/CFD/CMD/15/2015 dated 30th November, 2015, has been modified to comply with requirements of SEBI's circular dated 5th July, 2016, Ind AS and Schedule III to the Companies Act, 2013.
5. The reconciliation of net profit recorded in accordance with previous Indian GAAP to total comprehensive income in accordance with Ind AS is given below:

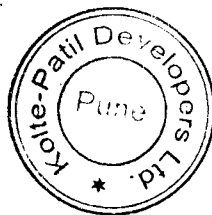
Particulars	(Rs. In Lakhs)	
	For the quarter ended 31st December, 2015	For the nine months ended 31st December, 2015
Net profit as per previous Indian GAAP	1,337	4,102
Reclassification of expenses in respect of retirement benefits	(17)	(67)
Effect of fair valuation of financial instruments	(11)	(31)
Effects of measuring ESOP charge at Fair value	117	28
Others	11	5
Deferred tax impact	(50)	(11)
Net Profit as per Ind AS	1,387	4,026
Other Comprehensive income	17	67
Total Comprehensive income as per Ind AS	1,404	4,093

6. The Company is predominantly engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Ind AS 108.
7. Unaudited Financial results of Kolte-Patil Developers Limited (Standalone) :

Particulars	Quarter ended			Nine months ended	
	31-Dec-16	30-Sep-16	31-Dec-15	31-Dec-16	31-Dec-15
	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)	(Unaudited)
Income from Operations	9,794	6,568	4,506	20,668	13,048
Profit before Tax	1,843	975	542	3,451	2,975
Profit after Tax	1,259	920	395	2,702	2,521

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 previous period have been regrouped and re-arranged, wherever necessary, to make them comparable with the current period.

Place: Pune
Date: 3rd February, 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,
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Maharashtra, India

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INDEPENDENT AUDITOR'S REVIEW REPORT ON REVIEW OF INTERIM CONSOLIDATED 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 and nine months ended December 31, 2016 ("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.

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)	Yashowardhan Promoters and Developers Private Limited	Subsidiary
vi)	Regenesys Facility Management Company Private Limited	Subsidiary
vii)	Jasmine Hospitality Private Limited	Subsidiary
viii)	Olive Realty Private Limited	Subsidiary
ix)	Snowflower Properties Private Limited	Subsidiary
x)	PNP Retail Private Limited	Subsidiary
xi)	PNP Agrotech Private Limited	Subsidiary
xii)	Sylvan Acres Realty Private Limited	Subsidiary
xiii)	Corolla Realty Limited	Subsidiary

xiv)	Kolte-Patil I-Ven Townships (Pune) Limited	Subsidiary
xv)	Ankit Enterprises	Subsidiary
xvi)	Kolte-Patil Homes	Subsidiary
xvii)	KP-Rachana Real Estate LLP	Subsidiary
xviii)	Sanjivani Integrated Township LLP	Subsidiary
xix)	Bouvardia Developers LLP	Subsidiary
xx)	Carnation Landmarks LLP	Subsidiary
xxi)	KP-SK Project Management LLP	Subsidiary
xxii)	Regenesis Project Management LLP	Subsidiary

4. We did not review the interim financial Results of 16 subsidiaries included in the consolidated unaudited financial results, whose interim financial results reflect total revenues of Rs. 1,475 lakhs and Rs. 7,166 lakhs for the quarter and nine months ended December 31, 2016, respectively, and total profit after tax of Rs. 74 lakhs and Rs. 1,410 lakhs and total comprehensive income of Rs. 143 lakhs and Rs. 1,266 lakhs for the quarter and nine months ended December 31, 2016, respectively, 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.

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 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.
6. The comparative financial information for the quarter and nine months ended December 31, 2015 in respect of 16 subsidiaries, included in this Statement prepared in accordance with the Indian Accounting Standards ("Ind AS") have been reviewed by other auditors and have been relied upon by us.

Our report is not qualified in respect of these matters.

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

Date: 3rd February 2017
Place: Pune

Hemant M Joshi
Partner
(Membership No. 38019)