



Creation, not Construction

To,

The General Manager,
Bombay Stock Exchange Limited
Corporate Relationship Department
1st Floor, Phiroze Jeejeebhoy Towers,
Dalal Street
Mumbai 400 001

To,

The Assistant Manager,
National Stock Exchange of India Limited
Listing Department,
'Exchange Plaza'
Bandra Kurla Complex,
Bandra (East)
Mumbai- 400 051

July 30, 2011

Sub.:- Intimation of approval of Unaudited Financial Results (Standalone and Consolidated) for the Quarter ended June 30, 2011.

**Ref :- BSE Code and Scrip Code: 9624 and 532924
NSE Symbol and Series: KOLTEPATIL and EQ**

Dear Sir / Madam,

Pursuant to Clause 41 of the Listing Agreement, we enclose herewith a statement of Un-audited Financial Results (Standalone and Consolidated) for the Quarter ended June 30, 2011 duly signed by the Chairman and Managing Director of the Company and Un-audited Consolidated Results will be published in the newspaper.

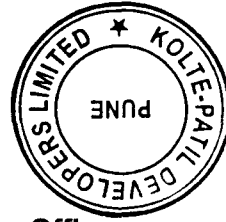
This is for your information and records, please.

Thanking you.

For Kolte-Patil Developers Limited

Siddharth Vaidya

**Siddharth Vaidya
Asst. Company Secretary and Compliance Officer**



Encl.: As above

KOLTE-PATIL DEVELOPERS LTD.

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

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

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

Website : www.koltepatil.com



KOLTE-PATIL DEVELOPERS LIMITED

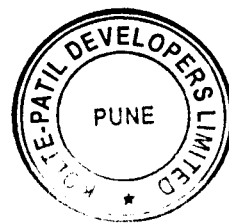
REGISTERED OFFICE: 2nd Floor, City Point, Dhole Patil Road, Pune- 411001

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2011

(Rs. in Lakhs)

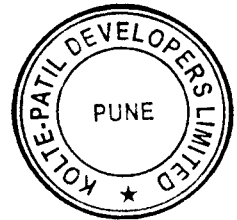
Sr. No.	PARTICULARS	3 months ended	Corresponding 3 months ended in the previous year	Previous year ended
		30.06.2011	30.06.2010	31.03.2011
		UNAUDITED	UNAUDITED	AUDITED
1	Income			
	(a) Net Sales / Income from operations	973.44	1,027.64	11,260.85
	(b) Other Operating Income	677.89	981.64	2,653.15
	Total Operating Income (a+b)	1,651.33	2,009.28	13,914.00
2	Expenditure			
	(a) Cost of land, plots and constructed properties	670.44	670.89	4,221.85
	(b) Administration and General Expenses	137.96	125.88	610.64
	(c) Employee Cost	280.77	250.02	1,283.54
	(d) Selling Expenses	50.99	89.86	482.60
	(e) Depreciation/amortization	28.87	28.01	116.56
	(f) Public Issue Expenses Written off	116.45	116.46	465.82
	(g) Miscellaneous Expenses Written off	-	2.59	10.36
	Total of Expenditure (a to g)	1,285.48	1,283.71	7,191.37
3	Profit / (Loss) from Operations before Other Income, Financial Charges, Exceptional Items & Prior Period Items (1-2)	365.85	725.57	6,722.63
4	Other Income	246.18	344.47	1,230.50
5	Profit / (Loss) from Operations before Financial Charges, Exceptional Items & Prior Period Items (3+4)	612.03	1,070.04	7,953.13
6	Financial Charges	118.87	100.71	466.27
7	Profit / (Loss) from Operations after Financial Charges but before Exceptional Items & Prior Period Items (5-6)	493.16	969.33	7,486.86
8	Exceptional Items	-	-	-
9	Profit / (Loss) from Ordinary activities before Prior Period Items and Tax (7+8)	493.16	969.33	7,486.86
10	Add : Prior Period Item (net)	-	-	-
11	Profit / (Loss) from Ordinary activities before Tax (9+10)	493.16	969.33	7,486.86
12	Tax Expenses			
	Current Tax	-	160.00	2,120.00
	Income tax for earlier years	-	-	86.23
	Deferred Tax	2.08	2.00	16.06
		2.08	162.00	2,222.29
13	Profit / (Loss) after tax (11-12) before Exceptional Items	491.08	807.33	5,264.57
14	Exceptional Items (net of tax)	-	-	-
15	Net Profit (13+14)	491.08	807.33	5,264.57

MS



16	Paid Up Equity Share Capital (Face Value Rs. 10/- each)	7,577.49	7,563.25	7,577.49
17	Reserve excluding Revaluation Reserves as per Balance Sheet of previous accounting year	-	-	62,947.01
18	Basic EPS (on Rs.10/- Per Share) (Not annualised)	0.65	1.07	6.95
19	Diluted EPS (on Rs.10/- Per Share) (Not annualised)	0.65	1.06	6.95
20	Public Shareholding			
	- Number of shares	19,524,909	19,382,537	19,524,909
	- Percentage of shareholding	25.77%	25.63%	25.77%
21	Promoters and Promoter Group Shareholding			
	a) Pledged / Encumbered			
	- Number of shares	Nil	Nil	Nil
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	Nil	Nil	Nil
	- Percentage of shares (as a % of the total share capital of the company)	Nil	Nil	Nil
	b) Non Encumbered			
	- Number of shares	56,250,000	56,250,000	56,250,000
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	100%	100%	100%
	- Percentage of shares (as a % of the total share capital of the company)	74.23%	74.37%	74.23%

M



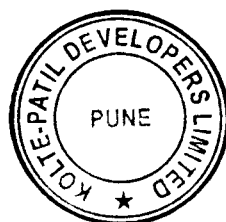
NOTES:

1. The Company is engaged in various segments namely Real Estate Development, Retail and Hospitality. However, during the quarter ended June 30, 2011, there is one reportable segment namely Real Estate Development.
2. Details of utilization of issue proceeds through public issue as on June 30, 2011:

(Rs. in Lakhs)		
Particulars	Amount	Amount
Net Proceeds from IPO		27,554.30
Less: Utilization of Funds :		
a)Payments towards IPO Expenses	2,195.29	
b) Payment towards development and construction of projects	2,497.57	
c) Payments towards Land Purchases	19,390.41	
Total of Utilization of Funds (a+b+c)		24,083.27
Balance invested in Liquid Mutual Funds/Fixed Deposits.		3,471.03

3. During the quarter, 6 (Six) investor complaints were received and all of them have been resolved and disposed off.
4. The above Un-audited financial results were reviewed by the Audit committee and approved by the Board of Directors of the Company at its meeting held on July 30, 2011, subject to limited review by the auditors of the Company.
5. The Un-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).
6. The figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

Place: Pune
Date: July 30, 2011



For Kolte-Patil Developers Limited


Rajesh Patil
Chairman and Managing Director



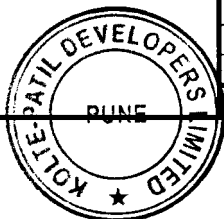
KOLTE-PATIL DEVELOPERS LIMITED

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

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2011

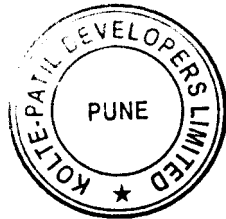
(Rs. in Lakhs)

Sr. No.	PARTICULARS	3 months ended	Corresponding 3 months ended in the previous year	Previous year ended
		30.06.2011	30.06.2010	31.03.2011
		UNAUDITED	UNAUDITED - RESTATED	AUDITED
1	Income			
	(a) Net Sales/Income from operations	3,102.08	3,555.84	18,999.82
	(b) Other Operating Income	531.28	967.44	1,446.22
	Total Operating Income (a+b)	3,633.36	4,523.28	20,446.04
2	Expenditure			
	(a) Cost of land, plots and constructed properties	1,834.52	2,010.80	7,937.55
	(b) Administration and General Expenses	218.12	177.07	1,322.28
	(c) Employee Cost	392.88	280.95	1,632.24
	(d) Selling Expenses	164.09	141.01	451.50
	(e) Depreciation/amortization	42.78	39.90	174.03
	(f) Public Issue Expenses Written off.	116.45	116.46	465.82
	(g) Miscellaneous Expenses Written off.	0.29	3.16	13.50
	Total of Expenditure (a to g)	2,769.13	2,769.35	11,996.92
3	Profit / (Loss) from Operations before Other Income , Financial Charges, Exceptional Items & Prior Period Items (1-2)	864.23	1,753.93	8,449.12
4	Other Income	111.82	264.27	456.14
5	Profit / (Loss) from Operations before Financial Charges, Exceptional Items & Prior Period Items (3+4)	976.05	2,018.20	8,905.26
6	Financial Charges	176.26	110.80	682.74
7	Profit / (Loss) from Operations after Financial Charges but before Exceptional Items & Prior Period Items (5-6)	799.79	1,907.40	8,222.52
8	Exceptional Items	-	-	-
9	Profit / (Loss) from Ordinary activities before Prior Period Items and Tax (7+8)	799.79	1,907.40	8,222.52
10	Add : Prior Period Item (net)	(4.39)	-	-
11	Profit / (Loss) from Ordinary activities before Tax(9+10)	795.40	1,907.40	8,222.52
12	Tax Expenses			
	Current Tax	163.07	449.41	2,962.45
	Income tax for earlier years	-	-	89.64
	Deferred Tax	(42.20)	(1.58)	(76.37)
		120.87	447.83	2,975.72
13	Profit / (Loss) after tax(11-12) before Exceptional Items and Minority Interest	674.53	1,459.57	5,246.80
14	Exceptional Items (Net of tax)	-	-	-
15	Less / (Add) Minority Interest	66.25	171.50	456.00
16	Net Profit (13+14-15)	608.28	1,288.07	4,790.80



MS

17	Paid Up Equity Share Capital (Face Value Rs. 10/- each)	7,577.49	7,563.25	7,577.49
18	Reserve excluding Revaluation Reserves as per Balance Sheet of previous accounting year	-	-	62,374.21
19	Basic EPS (on Rs.10/- Per Share) (Not annualised)	0.80	1.70	6.32
20	Diluted EPS (on Rs.10/- Per Share) (Not annualised)	0.80	1.70	6.32
21	Public Shareholding			
	- Number of shares	19,524,909	19,382,537	19,524,909
	- Percentage of shareholding	25.77%	25.63%	25.77%
22	Promoters and Promoter Group Share Holding			
	a) Pledged / Encumbered			
	- Number of shares	Nil	Nil	Nil
	- Percentage of shareholding (as a % of the total shareholding of promoter and promoter group)	Nil	Nil	Nil
	- Percentage of shareholding (as a % of the total share capital of the company)	Nil	Nil	Nil
	b) Non Encumbered			
	- Number of shares	56,250,000	56,250,000	56,250,000
	- Percentage of shareholding (as a % of the total shareholding of promoter and promoter group)	100%	100%	100%
	- Percentage of shareholding (as a % of the total share capital of the company)	74.23%	74.37%	74.23%



M

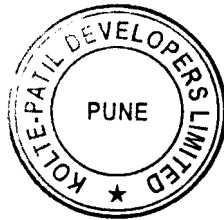
NOTES:

1. The Consolidated Financial results have been prepared in accordance with AS 21- Accounting Standards on Consolidated Financial Statements, AS 27- Financial Reporting of Interests in Joint Ventures and AS 23- Accounting for Investments in Associates in Consolidated Financial Statements.
2. The Company is engaged in various segments namely Real Estate Development, Retail and Hospitality. However, during the quarter ended June 30, 2011, there is one reportable segment namely Real Estate Development.
3. Details of utilization of issue proceeds through public issue as on June 30, 2011:

(Rs. in Lakhs)		
Particulars	Amount	Amount
Net Proceeds from IPO		27,554.30
Less: Utilisation of Funds :		
a)Payments towards IPO Expenses	2,195.29	
b) Payment towards development and construction of projects	2,497.57	
c) Payments towards Land Purchases	19,390.41	
Total of Utilization of Funds (a+b+c)		24,083.27
Balance invested in Liquid Mutual Funds/Fixed Deposits.		3,471.03

4. During the quarter, 6 (Six) investor complaints were received and all of them have been resolved and disposed off.
5. The above Un-audited financial results were reviewed by the Audit committee and approved by the Board of Directors of the Company at its meeting held on July 30, 2011, subject to limited review by the auditors of the Company.
6. For the Quarter ended on June 30, 2011, Total Income of the Company is Rs 1,897.51 Lakhs, Profit before Tax Rs. 493.16 Lakhs and Profit after Tax Rs. 491.08 Lakhs. (Amounts based on Standalone Financial Results).
7. The Un-audited financial results (Consolidated & Standalone) 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, rearranged and restated, wherever necessary, to make them comparable.

Place: Pune
Date: July 30, 2011



For Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director