



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

February 11, 2012

Sub.:- Intimation of approval of Unaudited Financial Results (Standalone and Consolidated) and submission of Limited Review Report for the Quarter ended December 31, 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 "Unaudited Financial Results" (Standalone and Consolidated) for the quarter ended December 31, 2011 duly signed by the Chairman and Managing Director of the Company and Unaudited Consolidated Results will be published in the newspaper.

Also, please find enclosed herewith "Limited Review Report" as submitted by M/s. S P C M & Associates, Statutory Auditors of the Company.

This is for your information and records, please.

Thanking you.

For Kolte-Patil Developers Limited


Vasant Gaikwad
Compliance Officer



Encl.: As above

KOLTE-PATIL DEVELOPERS LTD.

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Website : www.koltepatil.com

KOLTE-PATIL DEVELOPERS LIMITED

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

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED DECEMBER 31, 2011

(Rs. in Lakhs)

Sr. No.	PARTICULARS	3 months ended	3 months ended for the previous quarter of the current year	Corresponding 3 months ended in the previous year	Year to Date figures for current period ended	Year to Date figures for the previous year ended	Previous accounting year ended
		31.12.2011 UNAUDITED	30.09.2011 UNAUDITED	31.12.2010 UNAUDITED - RESTATED	31.12.2011 UNAUDITED	31.12.2010 UNAUDITED - RESTATED	31.03.2011 AUDITED
1	Income						
	(a) Net Sales/Income from operations	6,896.54	4,673.09	3,573.40	14,671.72	10,558.57	18,999.82
	(b) Other Operating Income	494.53	212.00	289.47	1,237.81	1,663.65	1,446.22
	Total Operating Income (a+b)	7,391.07	4,885.09	3,862.87	15,909.53	12,222.22	20,446.04
2	Expenditure						
	(a) Cost of land, plots and constructed properties	4,086.28	2,553.08	1,793.76	8,473.88	5,476.75	7,937.55
	(b) Administration and General Expenses	333.29	293.09	186.47	844.51	562.04	1,322.28
	(c) Employee Cost	433.50	378.64	328.41	1,205.01	842.98	1,632.24
	(d) Selling Expenses	496.35	185.52	204.53	845.95	445.98	451.50
	(e) Depreciation/amortization	53.16	49.65	32.30	145.59	115.40	174.03
	(f) Public Issue Expenses Written off	116.45	116.45	116.45	349.36	349.36	465.82
	(g) Miscellaneous Expenses Written off	0.29	0.29	2.68	0.86	9.19	13.50
	Total of Expenditure (a to g)	5,519.32	3,576.72	2,664.60	11,865.16	7,801.70	11,996.92
3	Profit / (Loss) from Operations before Other Income, Financial Charges, Exceptional Items & Prior Period Items (1-2)	1,871.75	1,308.37	1,198.27	4,044.37	4,420.52	8,449.12
4	Other Income	293.70	234.14	129.42	639.66	490.90	456.14
5	Profit / (Loss) from Operations before Financial Charges, Exceptional Items & Prior Period Items (3+4)	2,165.45	1,542.51	1,327.69	4,684.03	4,911.42	8,905.26
6	Financial Charges	751.09	259.84	98.81	1,187.19	335.79	682.74
7	Profit / (Loss) from Operations after Financial Charges but before Exceptional Items & Prior Period Items (5-6)	1,414.36	1,282.67	1,228.88	3,496.84	4,575.63	8,222.52
8	Exceptional Items	216.93	-	-	216.93	-	-
9	Profit / (Loss) from Ordinary activities before Prior Period Items and Tax (7-8)	1,197.43	1,282.67	1,228.88	3,279.91	4,575.63	8,222.52
10	Add : Prior Period Item (net)	-	-	-	-	-	-
11	Profit / (Loss) from Ordinary activities before Tax (9+10)	1,197.43	1,282.67	1,228.88	3,279.91	4,575.63	8,222.52
12	Tax Expenses						
	Current Tax	410.52	459.02	311.27	1,032.61	1,132.73	2,962.45
	Income tax for earlier years	6.83	-	0.66	6.83	0.66	89.64
	Deferred Tax	(22.68)	(109.15)	(8.96)	(174.03)	(6.49)	(76.37)
		394.67	349.87	302.98	865.41	1,126.90	2,975.72
13	Profit / (Loss) after tax (11-12) before Exceptional Items and Minority Interest	802.76	932.80	925.90	2,414.50	3,448.73	5,246.80
14	Exceptional Items (net of tax)	-	-	-	-	-	-
15	Less / (Add) Minority Interest	174.21	102.66	119.72	343.12	423.04	456.00
16	Net Profit (13+14-15)	628.55	830.14	806.18	2,071.38	3,025.68	4,790.80



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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	-	-	-	-	-	62,374.21
19	Basic EPS (on Rs.10/- Per Share) (Not annualised)	0.83	1.10	1.06	2.73	3.99	6.32
20	Diluted EPS (on Rs.10/- Per Share) (Not annualised)	0.83	1.10	1.06	2.73	3.99	6.32
21	Public Shareholding						
	- Number of shares	19,524,909	19,524,909	19,524,909	19,524,909	19,524,909	19,524,909
	- Percentage of shareholding	25.77%	25.77%	25.77%	25.77%	25.77%	25.77%
22	Promoters and Promoter Group Shareholding						
	a) Pledged / Encumbered						
	- Number of shares	Nil	Nil	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Shareholding of Promoter and Promoter Group)	Nil	Nil	Nil	Nil	Nil	Nil
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	Nil	Nil	Nil	Nil	Nil	Nil
	b) Non Encumbered						
	- Number of shares	56,250,000	56,250,000	56,250,000	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%	100.00%	100%	100%
	- Percentage of shareholding (As a % of the Total Share Capital of the Company)	74.23%	74.23%	74.23%	74.23%	74.23%	74.23%



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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, 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 December 31, 2011, there is one reportable segment namely Real Estate Development.
3. Details of utilization of issue proceeds through public issue as on December 31, 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	3,177.67	
c) Payments towards Land Purchases	19,390.41	
Total of Utilization of Funds (a+b+c)		24,763.37
Balance invested in Liquid Mutual Funds/Fixed Deposits.		2,790.93

4. During the quarter, 9 (nine) investor complaints were received and all complaints have been redressed.
5. The above Unaudited financial results were reviewed by the Audit Committee and approved by the Board of Directors of the Company at its meeting held on February 11, 2012. The limited review has been carried out by the Statutory Auditors of the Company as per Clause 41 of the Listing Agreement.
6. For the Quarter ended on December 31, 2011, Total Income of the Company is Rs. 2668.94 Lakhs, Profit before Tax Rs. 984.13 Lakhs and Profit after Tax Rs. 742.87 Lakhs. (Amounts based on Standalone Unaudited Financial Results).
7. The Promoters' equity shares are free from any encumbrance and are not pledged.
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 periods have been regrouped, rearranged and restated, wherever necessary, to make them comparable.

Place: Bangalore
Date: February 11, 2012



For Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director