



# KOLTE-PATIL DEVELOPERS LIMITED

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

## UNAUDITED STANDALONE 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<br>UNAUDITED | 30.09.2011<br>UNAUDITED                                     | 31.12.2010<br>UNAUDITED                           | 31.12.2011<br>UNAUDITED                       | 31.12.2010<br>UNAUDITED                          | 31.03.2011<br>AUDITED          |
| 1       | Income   |                         |   |   |   |  |                                |
|         | (a) Net Sales/Income from operations   | 1,633.97                | 2,294.76  | 1,771.32  | 4,914.43                                      | 4,462.78   | 11,260.85                      |
|         | (b) Other Operating Income   | 475.00                  | 346.26  | 318.16  | 1,497.96                                      | 1,719.52   | 2,653.15                       |
|         | <b>Total Operating Income (a+b)</b>  | <b>2,108.97</b>         | <b>2,641.02</b>   | <b>2,089.48</b>                                   | <b>6,412.39</b>                               | <b>6,182.30</b>                                  | <b>13,914.00</b>               |
| 2       | Expenditure  |                         |   |   |   |  |                                |
|         | (a) Cost of land, plots and constructed properties   | 868.94                  | 1,265.83  | 834.93  | 2,799.95                                      | 2,388.09   | 4,221.85                       |
|         | (b) Administration and General Expenses  | 190.82                  | 157.28  | 158.74  | 483.77  | 444.37   | 610.64                         |
|         | (c) Employee Cost  | 283.63                  | 277.90  | 286.91  | 833.97  | 736.02   | 1,283.54                       |
|         | (d) Selling Expenses   | 45.06                   | 53.10   | 48.73   | 149.15  | 183.91   | 482.60                         |
|         | (e) Depreciation/amortization  | 33.24                   | 33.71   | 30.30   | 94.66   | 87.93  | 116.56                         |
|         | (f) Public Issue Expenses Written off  | 116.45                  | 116.45  | 116.46  | 349.36  | 349.38   | 465.82                         |
|         | (g) Miscellaneous Expenses Written off   | -                       | -   | 2.59  | -   | 7.77   | 10.36                          |
|         | <b>Total of Expenditure (a to g)</b>   | <b>1,538.14</b>         | <b>1,904.27</b>   | <b>1,478.65</b>                                   | <b>4,710.86</b>                               | <b>4,197.47</b>                                  | <b>7,191.37</b>                |
| 3       | Profit / (Loss) from Operations before Other Income, Financial Charges, Exceptional Items & Prior Period Items (1-2) | 570.83                  | 736.75  | 610.83  | 1,701.53                                      | 1,984.83   | 6,722.63                       |
| 4       | Other Income   | 559.96                  | 305.57  | 222.18  | 1,061.32                                      | 785.44   | 1,230.50                       |
| 5       | Profit / (Loss) from Operations before Financial Charges, Exceptional Items & Prior Period Items (3+4)               | 1,130.80                | 1,042.32  | 833.01  | 2,762.85                                      | 2,770.27   | 7,953.13                       |
| 6       | Financial Charges  | 146.67                  | 180.95  | 123.80  | 447.77  | 376.31   | 466.27                         |
| 7       | Profit / (Loss) from Operations after Financial Charges but before Exceptional Items & Prior Period Items (5-6)      | 984.13                  | 861.37  | 709.21  | 2,315.08                                      | 2,393.96   | 7,486.86                       |
| 8       | Exceptional Items  | -                       | -   | -   | -   | -  | -                              |
| 9       | Profit / (Loss) from Ordinary activities before Prior Period Items and Tax (7+8)                                     | 984.13                  | 861.37  | 709.21  | 2,315.08                                      | 2,393.96   | 7,486.86                       |
| 10      | Add : Prior Period Item (net)  | -                       | -   | (1.54)  | -   | (1.54)   | -                              |
| 11      | Profit / (Loss) from Ordinary activities before Tax (9+10)   | 984.13                  | 861.37  | 707.67  | 2,315.08                                      | 2,392.42   | 7,486.86                       |
| 12      | Tax Expenses   |                         |   |   |   |  |                                |
|         | Current Tax  | 240.00                  | 245.00  | 175.00  | 485.00  | 485.00   | 2,120.00                       |
|         | Income tax for earlier years   | -                       | -   | -   | -   | -  | 86.23                          |
|         | Deferred Tax   | 1.26                    | (14.21)   | (5.81)  | (12.95)                                       | 1.58   | 16.06                          |
|         |  | 241.26                  | 230.79  | 169.19  | 472.05  | 486.58   | 2,222.29                       |
| 13      | Profit / (Loss) after tax (11-12) before Exceptional Items   | 742.87                  | 630.58  | 538.48  | 1,843.03                                      | 1,905.84   | 5,264.57                       |
| 14      | Exceptional Items (net of tax)   | -                       | -   | -   | -   | -  | -                              |
| 15      | <b>Net Profit (13+14)</b>  | <b>742.87</b>           | <b>630.58</b>   | <b>538.48</b>                                     | <b>1,843.03</b>                               | <b>1,905.84</b>                                  | <b>5,264.57</b>                |



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|    |   |            |            |            |            |            |            |
|----|---|------------|------------|------------|------------|------------|------------|
| 16 | Paid Up Equity Share Capital<br>(Face Value Rs. 10/- each)  | 7,577.49   | 7,577.49   | 7,577.49   | 7,577.49   | 7,577.49   | 7,577.49   |
| 17 | Reserve excluding Revaluation Reserves as per<br>Balance Sheet of previous accounting year        | -          | -          | -          | -          | -          | 62,947.01  |
| 18 | Basic EPS (on Rs.10/- Per Share )<br>(Not annualised)   | 0.98       | 0.83       | 0.71       | 2.43       | 2.52       | 6.95       |
| 19 | Diluted EPS (on Rs.10/- Per Share )<br>(Not annualised)   | 0.98       | 0.83       | 0.71       | 2.43       | 2.52       | 6.95       |
| 20 | 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%     |
| 21 | Promoters and Promoter Group Share Holding  |            |            |            |            |            |            |
|    | a) Pledged / Encumbered   |            |            |            |            |            |            |
|    | - Number of shares  | Nil        | Nil        | Nil        | Nil        | Nil        | Nil        |
|    | - Percentage of shareholding (As a % of the Total<br>Shareholding of Promoter and Promoter Group) | Nil        | Nil        | Nil        | Nil        | Nil        | Nil        |
|    | - Percentage of shareholding (As a % of the Total<br>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<br>Shareholding of Promoter and Promoter Group) | 100%       | 100%       | 100%       | 100%       | 100%       | 100%       |
|    | - Percentage of shareholding (As a % of the Total<br>Share Capital of the Company )               | 74.23%     | 74.23%     | 74.23%     | 74.23%     | 74.23%     | 74.23%     |



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**NOTES: Standalone**

1. 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.
2. Details of utilization of issue proceeds through public issue as on December 31, 2011:

| Particulars  | (Rs. in Lakhs) |                  |
|--|----------------|------------------|
|  | Amount         | Amount           |
| <b>Net Proceeds from IPO</b>                                   |                | <b>27,554.30</b> |
| <b>Less: Utilisation of Funds :</b>                            |                |                  |
| 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      |                  |
| <b>Total of Utilization of Funds ( a+b+c)</b>                  |                | <b>24,763.38</b> |
| <b>Balance invested in Liquid Mutual Funds/Fixed Deposits.</b> |                | <b>2,790.92</b>  |

3. During the quarter, 9 (nine) investor complaints were received and all complaints have been redressed.
4. 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.
5. The Promoters' equity shares are free from any encumbrance and are not pledged.
6. The Unaudited financial results (Standalone and Consolidated) will be posted on the website of the Company [www.koltepatil.com](http://www.koltepatil.com) and will be available on website of the National Stock Exchange of India Limited (NSE) and Bombay Stock Exchange Limited (BSE).
7. The figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

**Place: Bangalore**  
**Date: February 11, 2012**



**For Kolte-Patil Developers Limited**

**Rajesh Patil**  
**Chairman and Managing Director**