



Creation, not Construction

To,  
The General Manager,  
Bombay Stock Exchange Limited,  
Corporate Relationship Department,  
1<sup>st</sup> floor, Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai – 400001

To,  
The Assistant Manager,  
National Stock Exchange of India Limited  
Listing Department, 'Exchange Plaza',  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai – 400051

July 27, 2013

**Sub: Submission of Unaudited Financial Results (Standalone & Consolidated) and Limited Review Report for the quarter ended on June 30, 2013.**

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

Dear Sir/Madam,

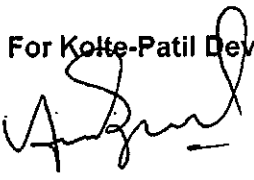
Pursuant to clause 41 of the Listing Agreement, we enclose herewith a statement of Unaudited Financial Results (Standalone & Consolidated) for the quarter ended on June 30, 2013 duly signed by Chairman and Managing Director of the Company and the Unaudited Consolidated Results will be published in the newspaper.

Also find enclosed herewith Limited Review Report of the Financial Results for the quarter ended on June 30, 2013 as submitted by M/s S P C M & Associates, Statutory Auditors of the Company.

This is for your information and record, please.

Thanking you,

For Kolte-Patil Developers Limited

  
Vinod Patil  
Company Secretary & 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 Office :** 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

Web : [www.koltepatil.com](http://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 JUNE 30, 2013

(Rs. in Lakhs)

| Sr. No. | PARTICULARS                                                                                       | Quarter ended   |                 |                 | Previous year ended |
|---------|---------------------------------------------------------------------------------------------------|-----------------|-----------------|-----------------|---------------------|
|         |                                                                                                   | 30.06.2013      | 31.03.2013      | 30.06.2012      | 31.03.2013          |
|         |                                                                                                   | UNAUDITED       | AUDITED         | UNAUDITED       | AUDITED             |
| 1       | <b>Part I</b>                                                                                     |                 |                 |                 |                     |
|         | <b>Income from operations</b>                                                                     |                 |                 |                 |                     |
|         | (a) Net Sales/Income from operations                                                              | 3,636.34        | 4,522.88        | 2,865.15        | 15,028.29           |
|         | (b) Other Operating Income                                                                        | 995.62          | 1,051.24        | 804.26          | 3,112.47            |
|         | <b>Total income from operations</b>                                                               | <b>4,631.96</b> | <b>5,574.12</b> | <b>3,669.41</b> | <b>18,140.76</b>    |
| 2       | <b>Expenses</b>                                                                                   |                 |                 |                 |                     |
|         | (a) Cost of materials consumed                                                                    | 2,663.71        | 2,739.19        | 1,694.04        | 9,023.47            |
|         | (b) Administration and General Expenses                                                           | 348.17          | 498.24          | 189.00          | 1,189.18            |
|         | (c) Employee Cost                                                                                 | 431.24          | 841.32          | 310.32          | 1,754.60            |
|         | (d) Selling Expenses                                                                              | 162.61          | 244.39          | 134.78          | 638.32              |
|         | (e) Depreciation/amortization                                                                     | 39.22           | 38.04           | 34.01           | 146.16              |
|         | (f) Public Issue Expenses Written off                                                             | -               | -               | 116.45          | 310.54              |
|         | (g) Miscellaneous Expenses Written off                                                            | -               | -               | -               | -                   |
|         | <b>Total expenses (a to g)</b>                                                                    | <b>3,644.95</b> | <b>4,361.18</b> | <b>2,478.60</b> | <b>13,062.27</b>    |
| 3       | <b>Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)</b> | <b>987.01</b>   | <b>1,212.94</b> | <b>1,190.81</b> | <b>5,078.49</b>     |
| 4       | <b>Other Income</b>                                                                               | <b>1,448.16</b> | <b>2,674.88</b> | <b>441.43</b>   | <b>4,962.92</b>     |
| 5       | <b>Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)</b>   | <b>2,435.17</b> | <b>3,887.82</b> | <b>1,632.24</b> | <b>10,041.41</b>    |
| 6       | <b>Finance Cost</b>                                                                               | <b>683.84</b>   | <b>327.98</b>   | <b>183.73</b>   | <b>983.88</b>       |
| 7       | <b>Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)</b>      | <b>1,751.33</b> | <b>3,559.84</b> | <b>1,448.51</b> | <b>9,057.53</b>     |
| 8       | <b>Exceptional Items</b>                                                                          | <b>-</b>        | <b>-</b>        | <b>-</b>        | <b>-</b>            |
| 9       | <b>Profit / (Loss) from Ordinary activities before Tax (7+8)</b>                                  | <b>1,751.33</b> | <b>3,559.84</b> | <b>1,448.51</b> | <b>9,057.53</b>     |
| 10      | <b>Tax expense</b>                                                                                | <b>78.24</b>    | <b>856.82</b>   | <b>383.57</b>   | <b>2,357.35</b>     |
| 11      | <b>Profit / (Loss) from Ordinary activities after Tax (9-10)</b>                                  | <b>1,673.09</b> | <b>2,703.02</b> | <b>1,064.94</b> | <b>6,700.18</b>     |
| 12      | <b>Extraordinary items</b>                                                                        | <b>-</b>        | <b>-</b>        | <b>-</b>        | <b>133.12</b>       |
| 13      | <b>Profit / (Loss) after tax (11-12) for the period</b>                                           | <b>1,673.09</b> | <b>2,703.02</b> | <b>1,064.94</b> | <b>6,567.06</b>     |



|    |                                                                                                   |            |            |            |            |
|----|---------------------------------------------------------------------------------------------------|------------|------------|------------|------------|
|    |                                                                                                   |            |            |            |            |
| 14 | Paid Up Equity Share Capital<br>(Face Value Rs. 10/- each)                                        | 7,577.49   | 7,577.49   | 7,577.49   | 7,577.49   |
| 15 | Reserve excluding Revaluation Reserves as per<br>Balance Sheet of previous accounting year        | -          | -          | -          | 68,403.48  |
| 16 | Earnings per share (before extraordinary items)<br>(of Rs.10/- each) (not annualised)             |            |            |            |            |
|    | (a) Basic                                                                                         | 2.21       | 3.57       | 1.41       | 8.67       |
|    | (b) Diluted                                                                                       | 2.21       | 3.57       | 1.41       | 8.67       |
|    | <b>Part II</b>                                                                                    |            |            |            |            |
| A  | <b>PARTICULARS OF SHAREHOLDING</b>                                                                |            |            |            |            |
| 1  | <b>Public shareholding</b>                                                                        |            |            |            |            |
|    | - Number of shares                                                                                | 19,340,814 | 19,340,814 | 19,491,409 | 19,340,814 |
|    | - Percentage of shareholding                                                                      | 25.52%     | 25.52%     | 25.72%     | 25.52%     |
| 2  | <b>Promoters and Promoter Group Share Holding</b>                                                 |            |            |            |            |
|    | <b>a) Pledged / Encumbered</b>                                                                    |            |            |            |            |
|    | - Number of shares                                                                                | Nil        | Nil        | Nil        | Nil        |
|    | - Percentage of shareholding (As a % of the Total<br>Shareholding of Promoter and Promoter Group) | Nil        | Nil        | Nil        | Nil        |
|    | - Percentage of shareholding (As a % of the Total Share<br>Capital of the Company )               | Nil        | Nil        | Nil        | Nil        |
|    | <b>b) Non Encumbered</b>                                                                          |            |            |            |            |
|    | - Number of shares                                                                                | 56,434,095 | 56,434,095 | 56,283,500 | 56,434,095 |
|    | - Percentage of shareholding (As a % of the Total<br>Shareholding of Promoter and Promoter Group) | 100%       | 100%       | 100%       | 100%       |
|    | - Percentage of shareholding (As a % of the Total Share<br>Capital of the Company )               | 74.48%     | 74.48%     | 74.28%     | 74.48%     |

|   | Particulars                                    | 3 months ended<br>30.06.2013 |
|---|------------------------------------------------|------------------------------|
| B | <b>INVESTOR COMPLAINTS</b>                     |                              |
|   | Pending at the beginning of the quarter        | NIL                          |
|   | Received during the quarter                    | 2                            |
|   | Disposed off during the quarter                | 2                            |
|   | Remaining unresolved at the end of the quarter | NIL                          |

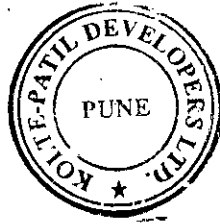


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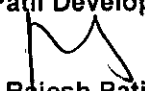
**Standalone**

1. The Company is engaged in various segments namely Real Estate Development, Retail and Hospitality. However, during the quarter ended June 30, 2013, there is one reportable segment namely Real Estate Development.
2. During the quarter, Two (2) investor complaints were received and have been resolved.
3. 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 July 27, 2013 and the Statutory Auditors of the Company have carried out a "Limited Review" of the same.
4. The Promoters' equity shares are free from any encumbrance and are not pledged.
5. 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).
6. The figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

Place: Pune  
Date: July 27, 2013



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, 2013

(Rs. in Lakhs)

| Sr. No. | PARTICULARS                                                                                                 | Quarter ended    |                  |                  | Previous year ended |
|---------|-------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|---------------------|
|         |                                                                                                             | 30.06.2013       | 31.03.2013       | 30.06.2012       | 31.03.2013          |
|         |                                                                                                             | UNAUDITED        | AUDITED          | UNAUDITED        | AUDITED             |
|         | <b>Part I</b>                                                                                               |                  |                  |                  |                     |
| 1       | <b>Income from operations</b>                                                                               |                  |                  |                  |                     |
|         | (a) Net Sales/Income from operations                                                                        | 21,334.19        | 20,320.30        | 9,691.06         | 71,289.74           |
|         | (b) Other Operating Income                                                                                  | 299.91           | 672.49           | 349.94           | 1,458.22            |
|         | <b>Total income from operations</b>                                                                         | <b>21,634.10</b> | <b>20,992.79</b> | <b>10,041.00</b> | <b>72,747.96</b>    |
| 2       | <b>Expenses</b>                                                                                             |                  |                  |                  |                     |
|         | (a) Cost of materials consumed                                                                              | 13,419.19        | 11,794.66        | 5,732.45         | 46,002.08           |
|         | (b) Administration and General Expenses                                                                     | 619.62           | 899.84           | 373.05           | 2,420.56            |
|         | (c) Employee Cost                                                                                           | 709.49           | 1,087.93         | 551.58           | 2,787.12            |
|         | (d) Selling Expenses                                                                                        | 525.45           | 527.00           | 525.16           | 2,021.36            |
|         | (e) Depreciation/amortization                                                                               | 210.10           | 255.70           | 63.64            | 586.71              |
|         | (f) Public Issue Expenses Written off                                                                       | -                | -                | 116.46           | 310.54              |
|         | (g) Miscellaneous Expenses Written off                                                                      | -                | 0.13             | 0.28             | 0.69                |
|         | <b>Total expenses (a to g)</b>                                                                              | <b>15,483.85</b> | <b>14,565.26</b> | <b>7,362.62</b>  | <b>54,129.06</b>    |
| 3       | <b>Profit / (Loss) from Operations before Other Income, Finance Cost, Exceptional Items (1-2)</b>           | <b>6,150.25</b>  | <b>6,427.53</b>  | <b>2,678.38</b>  | <b>18,618.90</b>    |
| 4       | <b>Other Income</b>                                                                                         | <b>308.94</b>    | <b>1,759.73</b>  | <b>287.96</b>    | <b>3,653.27</b>     |
| 5       | <b>Profit / (Loss) from Ordinary activities before Finance Cost and Exceptional Items (3+4)</b>             | <b>6,459.19</b>  | <b>8,187.26</b>  | <b>2,966.34</b>  | <b>22,272.17</b>    |
| 6       | <b>Finance Cost</b>                                                                                         | <b>1,031.52</b>  | <b>758.44</b>    | <b>769.22</b>    | <b>3,634.87</b>     |
| 7       | <b>Profit / (Loss) from Operations after Finance Cost but before Exceptional Items (5-6)</b>                | <b>5,427.67</b>  | <b>7,428.82</b>  | <b>2,197.12</b>  | <b>18,637.30</b>    |
| 8       | <b>Exceptional Items</b>                                                                                    | <b>-</b>         | <b>-</b>         | <b>-</b>         | <b>-</b>            |
| 9       | <b>Profit / (Loss) from Ordinary activities before Tax (7+8)</b>                                            | <b>5,427.67</b>  | <b>7,428.82</b>  | <b>2,197.12</b>  | <b>18,637.30</b>    |
| 10      | <b>Tax expense</b>                                                                                          | <b>1,809.74</b>  | <b>2,375.25</b>  | <b>780.80</b>    | <b>6,246.08</b>     |
| 11      | <b>Profit / (Loss) from Ordinary activities after Tax (9-10)</b>                                            | <b>3,617.93</b>  | <b>5,053.57</b>  | <b>1,416.32</b>  | <b>12,391.22</b>    |
| 12      | <b>Extraordinary items</b>                                                                                  | <b>-</b>         | <b>-</b>         | <b>-</b>         | <b>-</b>            |
| 13      | <b>Profit / (Loss) after tax (11-12) for the period</b>                                                     | <b>3,617.93</b>  | <b>5,053.57</b>  | <b>1,416.32</b>  | <b>12,391.22</b>    |
| 14      | <b>Share of Profit/(Loss) of associates</b>                                                                 | <b>-</b>         | <b>-</b>         | <b>-</b>         | <b>-</b>            |
| 15      | <b>Minority Interest</b>                                                                                    | <b>977.92</b>    | <b>547.75</b>    | <b>190.23</b>    | <b>1,647.12</b>     |
| 16      | <b>Net Profit/(Loss) after taxes, minority interest and share of profit/(loss) of associates (13+14-15)</b> | <b>2,640.01</b>  | <b>4,505.82</b>  | <b>1,226.09</b>  | <b>10,744.10</b>    |



|    |                                                                                                   |            |            |            |            |
|----|---------------------------------------------------------------------------------------------------|------------|------------|------------|------------|
| 17 | Paid Up Equity Share Capital<br>(Face Value Rs. 10/- each)                                        | 7,577.49   | 7,577.49   | 7,577.49   | 7,577.49   |
| 18 | Reserve excluding Revaluation Reserves as per<br>Balance Sheet of previous accounting year        | -          | -          | -          | 64,145.67  |
| 19 | Earnings per share<br>(of Rs.10/- each) (not annualised)                                          |            |            |            |            |
|    | (a) Basic                                                                                         | 3.48       | 5.95       | 1.62       | 14.18      |
|    | (b) Diluted                                                                                       | 3.48       | 5.95       | 1.62       | 14.18      |
|    | Part II                                                                                           |            |            |            |            |
| A  | PARTICULARS OF SHAREHOLDING                                                                       |            |            |            |            |
| 1  | Public shareholding                                                                               |            |            |            |            |
|    | - Number of shares                                                                                | 19,340,814 | 19,340,814 | 19,491,409 | 19,340,814 |
|    | - Percentage of shareholding                                                                      | 25.52%     | 25.52%     | 25.72%     | 25.52%     |
| 2  | Promoters and Promoter Group Share Holding                                                        |            |            |            |            |
|    | a) Pledged / Encumbered                                                                           |            |            |            |            |
|    | - Number of shares                                                                                | Nil        | Nil        | Nil        | Nil        |
|    | - Percentage of shareholding (As a % of the Total<br>Shareholding of Promoter and Promoter Group) | Nil        | Nil        | Nil        | Nil        |
|    | - Percentage of shareholding (As a % of the Total<br>Share Capital of the Company )               | Nil        | Nil        | Nil        | Nil        |
|    | b) Non Encumbered                                                                                 |            |            |            |            |
|    | - Number of shares                                                                                | 56,434,095 | 56,434,095 | 56,283,500 | 56,434,095 |
|    | - Percentage of shareholding (As a % of the Total<br>Shareholding of Promoter and Promoter Group) | 100%       | 100%       | 100%       | 100%       |
|    | - Percentage of shareholding (As a % of the Total<br>Share Capital of the Company )               | 74.48%     | 74.48%     | 74.28%     | 74.48%     |

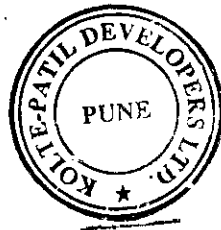
|   | Particulars                                    | 3 months ended<br>30.06.2013 |
|---|------------------------------------------------|------------------------------|
| B | INVESTOR COMPLAINTS                            |                              |
|   | Pending at the beginning of the quarter        | NIL                          |
|   | Received during the quarter                    | 2                            |
|   | Disposed off during the quarter                | 2                            |
|   | Remaining unresolved at the end of the quarter | NIL                          |



**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 June 30, 2013, there is one reportable segment namely Real Estate Development.
3. During the quarter, Two (2) investor complaints were received and have been resolved.
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 July 27, 2013 and the Statutory Auditors of the Company have carried out a "Limited Review" of the same.
5. For the quarter ended on June 30, 2013, the total Income of the Company is Rs. 6080.12 Lakhs, Profit Before Tax Rs. 1751.33 Lakhs and Profit After Tax Rs.1673.09 Lakhs. (Amounts based on Standalone unaudited Financial Results).
6. The Promoters' equity shares are free from any encumbrance and are not pledged.
7. 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).
8. The figures for the corresponding periods have been regrouped and re-arranged, wherever necessary, to make them comparable.

Place: Pune  
Date: July 27, 2013



For Kolte-Patil Developers Limited

  
Rajesh Patil  
Chairman and Managing Director

# **S P C M & ASSOCIATES**

*(formerly known as Bora Kasat & Co.)*

**CHARTERED ACCOUNTANTS**

Head. Office: - 1211/B, Shukrawar Peth, Subhash Nagar, Lane No.4, Pune: 411 002

Ph.No. 24479119, Telefax: 24486663. Email: suhas.bora@spcm.co.in,

Branch Office: - a) 207, Nav Maharashtra House, 43, Shaniwar Peth, Pune: 411030.

Ph.No. 24478059/24478069, Email: accounts@spcm.co.in

b) Off.No. 19, 1<sup>st</sup> Floor, Yogeshwari Prime, Ring Road, Ambajogai :431517.

Ph. No. 02446-249605, Email: sachin.solanki@spcm.co.in

## **LIMITED REVIEW REPORT**

To,  
The Board of Directors  
Kolte-Patil Developers Limited.

We have reviewed the accompanying statement of unaudited financial results of "**Kolte-Patil Developers Limited**" for the period ended **June 30, 2013** except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been audited by us. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2400, engagements to Review Financial Statements 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 financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

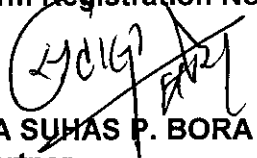
Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with applicable accounting standards and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement.

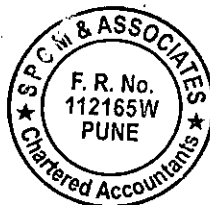
**For S P C M & ASSOCIATES**

*(Formerly known as Bora Kasat & Co.)*

**Chartered Accountants**

**Firm Registration No. 112165W**

  
**CA SUHAS P. BORA**  
**Partner**  
**Mem. No. 039765**



**Place: Pune**

**Date: July 27, 2013**