



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: 29 July 2025

Sub: Submission of Unaudited Financial Results (Standalone & Consolidated) and Limited Review Report for the quarter ended on 30 June 2025.

ISIN: Equity: INE094I01018

Debt: INE094I07049, INE094I07064 and INE094I07072

Ref: NSE Symbol and Series: KOLTEPATIL and EQ

**BSE Security Code and Security Name – Debt: 1. 974771 and KPDLZC33;
2. 975276 and KPDL221223;
3. 976030 and 0KPDL34**

Dear Sir/Madam,

Pursuant to Regulation 33 and 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, we enclose herewith Unaudited Financial Results (Standalone & Consolidated) for the quarter ended on 30 June 2025 duly signed by Chairman and Managing Director of the Company.

Also find enclosed herewith Limited Review Report on the Financial Results for the quarter ended on 30 June 2025 as submitted by M/s. S R B C & CO LLP, Statutory Auditors of the Company.

The Meeting of Board of Directors was commenced at 11:30 AM and concluded at 12.30 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**

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

Pune Regd. Office: 8th Floor, City Bay, CTS NO. 14 (P), 17 Boat Club Road, Pune - 411001, Maharashtra, India. Tel.: + 91 20 6742 9200 / 6742 9201
Bangalore Office: 121, The Estate Building, 10th floor, Dickenson Road, Bangalore 560042, India. Tel.: 080- 4662 4444 / 2224 3135/ 2224 2803

Web.: www.koltepatil.com Email id: info.kpdl@koltepatil.com



KOLTE-PATIL DEVELOPERS LIMITED
 Corporate Identification Number: L45200PN1991PLC129428
 Registered Office: 8th Floor, City Bay, CTS No. 14 (P), 17 Boat Club Road, Pune - 411001
 Telephone No: +91-20-67429200. Website: www.koltepatal.com. Email: investorrelation@koltepatal.com

STATEMENT OF UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

Sr. No.	Particulars	(Rs. in lakhs except earnings per share)			
		Quarter ended		Year ended	
		June 30, 2025	March 31, 2025	June 30, 2024	March 31, 2025
1	Revenue from operations	5,119	46,196	6,450	1,08,860
2	Other income (refer note 8)	955	291	675	5,639
3	Total income (1+2)	6,074	46,487	7,125	1,14,499
4	Expenses				
	(a) Cost of services, construction and land	10,061	20,951	18,033	72,065
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(7,077)	14,381	(12,765)	10,272
	(c) Employee benefits expense	1,913	1,846	1,773	7,012
	(d) Finance costs	1,413	1,383	2,230	5,982
	(e) Depreciation and amortisation expense	325	325	331	1,046
	(f) Other expenses	2,165	2,824	2,011	8,986
	Total expenses (a to f)	8,800	41,710	11,613	1,05,363
5	Profit/(loss) before tax for the period/year (3-4)	(2,726)	4,777	(4,488)	9,136
6	Tax expense/(credit)				
	-Current tax	-	-	-	-
	-Deferred tax	(676)	1,380	(497)	2,157
	-Tax pertaining to previous years	-	117	-	117
	Total tax expenses/(credit) for the period/year	(676)	1,497	(497)	2,274
7	Profit/(loss) for the period/year (5-6)	(2,050)	3,280	(3,991)	6,862
8	Other comprehensive income (net of tax)				
	Items that will not be reclassified to profit & loss in subsequent periods				
	-Remeasurements of the defined benefit liabilities	-	(35)	-	(35)
	-Income tax relating to items that will not be reclassified to profit & loss	-	9	-	9
9	Total comprehensive income/(loss) for the period/year (7+8)	(2,050)	3,254	(3,991)	6,836
10	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	7,600	7,600	7,600
11	Other equity excluding revaluation reserves as per balance sheet				73,055
12	Earnings Per Share (EPS) (Face value of Rs. 10/- each)*				
	Basic (Rs.)	(2.66)	4.32	(5.25)	9.03
	Diluted (Rs.)	(2.66)	4.31	(5.25)	9.01

* Basic and Diluted EPS for all periods, except for the year ended March 31, 2025 are not annualised.

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KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identification Number: L45200PN1991PLC129428

Registered Office: 8th Floor, City Bay, CTS No. 14 (P), 17 Boat Club Road, Pune - 411001

Telephone No: +91-20-67429200. Website: www.koltepatal.com. Email: investorrelation@koltepatal.com

Additional information pursuant to requirement of regulation 52(4) of the Securities and Exchange Board of India (Listing Obligation and Disclosure Requirements) Regulations 2015 as amended as at and for the period ended June 30, 2025.

Sr. No.	Particulars	Quarter ended			Year ended
		June 30, 2025	March 31, 2025	June 30, 2024**	March 31, 2025
1	Debt equity ratio (Debt / Equity) Debt = Borrowing + Lease liabilities (non-current and current) Equity = Equity share capital + Other equity	1.01	1.53	1.63	1.53
2	Debt service coverage ratio (Earning available for Debt Service / Debt Service) Earning available for Debt Service = Profit before taxes + finance cost (net)^ + depreciation and amortization expense + Provision for doubtful debts /advances Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments	(0.07)	0.39	(0.17)	0.27
3	Interest service coverage ratio (Earning available for Finance cost / Finance cost) Earning available for Finance cost = Profit before taxes + finance cost (net)^ + depreciation and amortization expense + Provision for doubtful debts /advances Finance cost (Gross)* = Interest on loan borrowed + interest on lease and other finance charges	(0.25)	2.41	(0.50)	1.00
4	Current ratio (Current assets / Current liabilities)	1.12	0.97	1.02	0.97
5	Long term debt to working capital ratio (Long term debt / Working capital) Long term debt = Non-current borrowings + Current maturities of long term debt + Non current Lease Liabilities Working capital = Current Assets - Current liabilities (excluding current maturities of long term debt)	0.76	1.11	1.28	1.11
6	Bad debts to account receivable ratio (Bad debts / Average net trade receivables) Bad debts = Provision for doubtful debts Average net trade receivables = Average of opening and closing balance of net trade receivables	-	-	0.01	0.01
7	Current liability ratio (Current liabilities / Total liabilities)	0.99	0.99	0.90	0.99
8	Total debts to total assets ratio (Debt / Total assets) Debt = Borrowing + Lease liabilities (non-current and current)	0.32	0.37	0.33	0.37
9	Debtors turnover ratio (Turnover / Average net trade receivables) Turnover = Revenue from operations Average net trade receivables = Average of opening and closing balance of net trade receivables	1.83	20.39	3.76	56.99
10	Inventory turnover ratio (Cost of services, construction and land/ Average inventory) Average inventory = Average of opening and closing balance of inventory	0.05	0.10	0.08	0.36
11	Operating margin(%) (EBITDA /Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, Impairment of investment and other income Turnover = Revenue from operations	(38%)	13%	(40%)	10%
12	Net profit margin (%) (Net profit after tax / Total income)	(34%)	7%	(56%)	6%
13	Capital redemption reserve (Rs In Lakhs)	38	38	38	38
14	Net worth (Rs In Lakhs) (Equity share capital + Other equity)	1,20,437	80,655	72,732	80,655
15	Net profit after tax (Rs In Lakhs) Net Profit/ (Loss) for the period	(2,050)	3,280	(3,991)	6,862
16	Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised Basic (Rs.) Diluted (Rs.)	(2.66)	4.32	(5.25)	9.03
		(2.66)	4.31	(5.25)	9.01

Note: The above ratios are not annualised for the year, except for the year ended March 31, 2025.

* Net of finance cost capitalised.

** Finance cost charged to P&L and finance cost capitalised.

** Ratios as at June 30, 2024 have been restated after considering the effect of adjustment of prior period error which are corrected in previous year.

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ANIRUDH ANURADHA PATIL
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Notes :

- 1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 29, 2025 and were subjected to review by the Statutory Auditors.
- 2 The Company is predominantly engaged in the business of Real Estate. Thus, there is no separate reportable operating segment in accordance with Indian Accounting Standard ("Ind AS") 108 - Operating Segments.
- 3 Since, the nature of activities being carried out by the Company is such that profits/(losses) from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits/(losses) for the year.
- 4 The Board of Directors had approved the draft scheme of amalgamation of Kolte-Patil Integrated Townships Limited (a wholly owned subsidiary of the Company) with the Company under Section 233 of the Companies Act 2013 read with Rule 25 of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2015. However, the application for scheme of amalgamation filed by the Company to the office of the Hon'ble Regional Director, Western Region, Ministry of Corporate Affairs, Mumbai ("RD") on November 30, 2024 has not been approved. Subsequently, the Board of Directors of the Company at its meeting dated February 11, 2025 approved the draft scheme of amalgamation of Kolte-Patil Integrated Townships Limited with the Company under Section 230-232 of the Companies Act, 2013 along with other applicable provisions and the rules subject to the requisite approvals under the Act and sanction of the scheme by the National Company Law Tribunal, Mumbai Bench ("NCLT") or any other competent authority. The appointed date of the said scheme is April 01, 2024 or such other date as may be approved by NCLT or any other competent authority. Pending approval from NCLT, the merger has not been given effect in the above standalone results.
- 5 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on June 30, 2025 are as follows:
 - (a) 20,650 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 100,000 each.
As at, June 30, 2025, the Company has redeemed debentures amounting to Rs. 4,798 lakhs towards the outstanding principal amount and has paid Rs. 2,332 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 15,852 lakhs with a reduced face value of Rs. 76,764 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on June 30, 2025 is 1.35 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
 - (b) 11,090 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each.
As at, June 30, 2025, the Company has redeemed debentures amounting to Rs. 2,501 lakhs towards the outstanding principal amount and has paid Rs. 328 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 8,589 lakhs with a reduced face value of Rs. 77,452 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on June 30, 2025 is 1.37 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
 - (c) 13,377 Series 3 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each.
As at, June 30, 2025, the Company has redeemed debentures amounting to Rs. 2,167 lakhs towards the outstanding principal amount and has paid Rs. 557 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 11,210 lakhs with a reduced face value of Rs. 83,804 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on June 30, 2025 is 1.15 time principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
- The secured NCDs are secured by way of a registered mortgage over right, title and interest possessed by the Company in the Project Land and/or the earmarked units identified in respective Debtenture Trust Deed ('DTD') and hypothecation on the receivables/ cash-flows arising from the earmarked units identified in respective DTD, as stated in the respective information memorandum/key information document, as applicable.
- On March 13, 2025, the Company had entered into Share Subscription Agreement ("SSA") between the Company, BREP Asia III India Holding Co VII Pte. Ltd. ("Acquirer") and Mr. Rajesh Anirudha Patil, Late Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Mr. Yashvardhan Rajesh Patil and Mr. Harshavardhan Naresh Patil, in relation to the Preferential Issue of the Subscription Shares to the Acquirer on the terms and conditions contained therein.
Pursuant to such SSA, during the quarter ended June 30, 2025, the Preferential Issue Shares Allotment Committee of the Board of Directors of the Company at its meeting held on June 23, 2025, has approved the allotment of 1,26,75,685 equity shares having face value of INR 10/- each, at a premium of Rs. 319 per equity share (total Rs. 329 per equity share), aggregating to Rs. 41,703 lakhs by way of a preferential allotment on a private placement basis to Acquirer. These equity shares will rank pari-passu with the existing issued equity shares of the Company in all respects including the payment of dividend and voting rights, if any. The corresponding costs pertaining to such preferential issue amounting to Rs. 225 lakhs have been included in other expenses for the quarter ended June 30, 2025.
- Further, on March 13, 2025, the Company had entered into:
 - (i) Share Purchase Agreement ("SPA") between the Acquirer, the Company Mr. Rajesh Anirudha Patil, Late Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Ms. Sunita Rajesh Patil, Ms. Vandana Naresh Patil, Ms. Sunita Milind Kolte, Mr. Yashvardhan Rajesh Patil, Ms. Ankita Rajesh Patil, Mr. Harshavardhan Naresh Patil and Ms. Priyanjali Naresh Patil ("Sellers") for the Acquirer to acquire from the Sellers equity shares constituting 25.7% of the paid-up post-proposed preferential issue equity share capital of the Company on the terms and conditions contained therein; and
 - (ii) Shareholders' Agreement between the Acquirer, the Company and the Sellers ("Existing Promoter and Promoter Group") of the Company to record the terms and conditions governing the inter-se rights and obligations of the Acquirer and the Existing Promoters and Promoter Group as shareholders of the Company including in relation to the management and governance of the Company. The Acquirer will acquire joint control along with the Promoters over the Company.
- Further, as result of: (a) the Preferential Issue of the Subscription Shares to the Acquirer as per the terms of the SSA; and (b) the acquisition of equity shares of the Company by the Acquirer from the Sellers as per the terms of the SPA, the Acquirer is obligated to make an open offer for 26% (twenty six percent) shares of the Company in accordance with SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended from time to time.
- Other income for the year ended March 31, 2025 includes amount of Rs. 3,190 lakhs being dividend received from subsidiaries.
- The figures for the quarter ended March 31, 2025 are the derived figures between audited figures in respect of full financial year and the unaudited published year to date figures upto December 31, 2024, being the third quarter of the previous financial year which were subjected to limited review.
- The standalone financial results will be posted on the website of the Company www.koltepatal.com and will be available on website of the National Stock Exchange of India Limited (NSE) and BSE Limited (BSE).

**For and on behalf of the Board of Directors of
Kolte-Patil Developers Limited**

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Rajesh Patil
Chairman and Managing Director
(DIN-00381866)

Independent Auditor's Review Report on the Quarterly Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Kolte-Patil Developers Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of Kolte-Patil Developers Limited (the "Company") for the quarter ended June 30, 2025 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").
2. The Company's Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. 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 of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above and based on the consideration of the review reports of other auditors of partnership entities as referred in paragraph 5 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

S R B C & CO LLP

Chartered Accountants

5. The accompanying Statement includes the Company's share of profit after tax of Rs. 32 lakhs for quarter ended June 30, 2025 as considered in the Statement in respect of 8 partnership entities and limited liability partnerships whose interim financial results/statements and other financial information have been reviewed by their respective independent auditors.

The independent auditor's reports on interim financial statements/financial results/financial information of these partnership entities have been furnished to us by the Management, and our conclusion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, is based solely on the reports of such auditors. Our conclusion on the Statement is not modified in respect of the above matter.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003

**Paul
Alvares**

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email:paul.alvares@srbc.in
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the placement of my signature on this
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per Paul Alvares

Partner

Membership No.: 105754

UDIN: 25105754BMITMV5623

Place: Pune

Date: July 29, 2025



KOLTE-PATIL DEVELOPERS LIMITED
 Corporate Identification Number: L45200PN1991PLC129428
 Registered Office: 8th Floor, City Bay, CTS No. 14 (P), 17 Boat Club Road, Pune - 411001
 Tel. No. +91 20 67429200. Website: www.koltepatal.com. Email: investorrelation@koltepatal.com

STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

Sr. No.	Particulars	Quarter ended		Year ended	
		June 30, 2025 (Unaudited)	March 31, 2025 (Audited) (refer note 8)	June 30, 2024 (Unaudited)	March 31, 2025 (Audited)
1	Revenue from operations	8,236	71,867	34,075	1,71,738
2	Other income	1,445	453	954	4,635
3	Total income (1+2)	9,681	72,320	35,029	1,76,373
4	Expenses				
	(a) Cost of services, construction and land	23,904	47,226	29,588	1,43,031
	(b) (Increase)/decrease in inventories of finished goods and work-in-progress	(18,517)	6,686	(3,902)	(13,347)
	(c) Employee benefits expense	2,382	2,469	2,277	9,417
	(d) Finance costs	674	637	1,872	4,191
	(e) Depreciation and amortization expense	422	425	418	1,427
	(f) Other expenses	3,062	4,848	3,334	15,049
	Total expenses (a to f)	11,927	62,291	33,587	1,59,768
5	Profit/(loss) before share of profit/(loss) of associates, joint ventures for the period/year (net) (3-4)	(2,246)	10,029	1,442	16,605
6	Share of profit/(loss) of joint ventures and associates for the period/year (net)	26	97	236	512
7	Profit/(loss) before tax for the period/year (5+6)	(2,220)	10,126	1,678	17,117
8	Tax expense/(credit)				
	-Current tax	316	2,005	647	4,099
	-Deferred tax	(848)	1,294	394	1,997
	-Tax pertaining to previous years	-	198	-	88
	Total tax expenses/(credit) for the period/year	(532)	3,497	1,041	6,184
9	Net Profit/(loss) after tax (7-8)	(1,688)	6,629	637	10,933
	Net Profit/(loss) attributable to:				
	Owners of the Company	(1,699)	6,529	623	10,656
	Non-controlling interests	11	100	14	277
10	Other comprehensive income (net of tax)				
	Items that will not be reclassified to profit & loss in subsequent periods				
	-Remeasurements of the defined benefit liabilities/(asset) (net of tax)	-	(38)	-	(38)
	-Income Tax relating to items that will not be reclassified to Profit or Loss	-	8	-	8
	Other comprehensive income/(loss) (net of tax) attributable to:				
	Owners of the company	-	(29)	-	(29)
	Non-controlling interests	-	(1)	-	(1)
11	Total comprehensive income/(loss) for the period/year (9+10)	(1,688)	6,599	637	10,903
	Total comprehensive income/(loss) attributable to				
	Owners of the company	(1,699)	6,500	623	10,627
	Non-controlling interests	11	99	14	276
12	Paid-up equity share capital (Face value of Rs. 10/- each)	8,868	7,600	7,600	7,600
13	Other equity excluding revaluation reserves as per balance sheet				75,412
14	Earnings per equity share attributable to owners (Face value of Rs. 10/- each) #				
	Basic (Rs)	(2.21)	8.59	0.82	14.02
	Diluted (Rs)	(2.21)	8.57	0.82	13.99

#Basic and Diluted EPS for all periods, except for the year ended March 31, 2025 are not annualised.

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STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

Additional information pursuant to Regulation 52(4) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended for Consolidated financial results as at and for the quarter ended June 30, 2025:

Sr. No.	Particulars	Quarter ended			Year ended
		June 30, 2025	March 31, 2025	June 30, 2024**	
1	Debt equity ratio (Debt/Equity) Debt = Borrowing + Lease liabilities (Non-Current and Current) Equity =Equity share capital + Other equity + Non-controlling interests	0.89	1.36	1.52	1.36
2	Debt service coverage ratio (Earnings available for Debt Service/Debt Service) Earnings available for Debt Service = Profit before taxes + finance cost (net)^ + depreciation and amortisation expenses + Impairment of goodwill + Provision for doubtful debts /advances Debt Service = Finance cost (Gross)* + Lease Payments + Principal Repayments	(0.05)	1.11	0.27	0.38
3	Interest service coverage ratio (Earning available for Finance cost/Finance cost) Earnings available for Finance cost = Profit before taxes + finance cost (net)^ + depreciation and amortisation expenses + Impairment of goodwill + Provision for doubtful debts /advances Finance cost (Gross)* = Interest on loan borrowed + interest on lease liabilities and other finance charges	(0.31)	4.92	1.02	1.47
4	Current ratio (Current assets/Current liabilities)	1.10	1.03	1.12	1.03
5	Long term debt to working capital ratio (Long term debt)/(Working capital) Long term debt = Non current borrowings + Non current Lease Liabilities + Current maturities of long term debt Working capital = Current Assets - Current liabilities excluding Current maturities of long term debt	0.71	0.92	0.85	0.92
6	Bad debts to net account receivable ratio (Bad debts/Average net trade receivables) Bad debts = Provision for doubtful debts Average net trade receivables = Average of opening and closing balance of net trade receivables	-	-	0.03	0.00
7	Current liability ratio (Current liabilities/Total liabilities)	0.99	0.99	0.91	0.99
8	Total debts to total assets ratio (Debt/Total assets) Debt = Borrowing + Lease liabilities (Non-Current and Current)	0.18	0.21	0.23	0.21
9	Debtors turnover ratio (Turnover/Average net trade receivables) Turnover = Revenue from operations Average net trade receivables = Average of opening and closing balance of net trade receivables	1.14	12.94	6.28	29.16
10	Inventory turnover ratio (Cost of services, construction and land/Average inventory) Average inventory = Average of opening and closing balance of inventory	0.06	0.13	0.08	0.40
11	Operating margin(%) (EBITDA /Turnover) EBITDA = Earning before interest, taxes, depreciation, amortisation expenses, other income and impairment of goodwill Turnover = Revenue from operations	-31.51%	14.80%	8.15%	10.24%
12	Net profit margin (%) (Net profit after tax/Total income)	-17.44%	9.17%	1.82%	6.20%
13	Capital redemption reserve (Rs. in Lakhs)	3,944	3,944	3,944	3,944
14	Net worth (Rs. in Lakhs) (Equity share capital + Other equity + Non-controlling interests)	1,23,365	83,732	76,349	83,732
15	Net profit/(loss) after tax (Rs. in Lakhs)	(1,688)	6,629	637	10,933
16	Earnings Per Share (EPS) (Face value of Rs. 10/- each) not annualised Basic (Rs) Diluted (Rs)	(2.21)	8.59	0.82	14.02
			8.57	0.82	13.99

Note: The above ratios are not annualised for the year, except for the year ended March 31, 2025.

^aNet of finance cost capitalised.

*Finance cost charged to P&L and finance cost capitalised.

** Ratios as at June 30, 2024 have been restated after considering the effect of adjustment of prior period error which are corrected in previous year.

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STATEMENT OF UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30, 2025

Notes :

- 1 The above results were reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on July 29, 2025 and were subjected to review by the Statutory Auditors.
- 2 The Group is predominantly engaged in the business of Real Estate. Thus there are no separate reportable operating segments in accordance with Indian Accounting Standard ("Ind AS") 108 - Operating Segments.
- 3 Since, the nature of activities being carried out by the Group is such that profits/(losses) from certain transactions do not necessarily accrue evenly over the year, results of a quarter may not be representative of profits/(losses) for the year.
- 4 The Board of Directors had approved the draft scheme of amalgamation of Kolte-Patil Integrated Townships Limited (a wholly owned subsidiary of the Company) with the Company under Section 233 of the Companies Act 2013 read with Rule 25 of the Companies (Compromises, Arrangements and Amalgamations) Rules, 2015. However, the application for scheme of amalgamation filed by the Company to the office of the Hon'ble Regional Director, Western Region, Ministry of Corporate Affairs, Mumbai ("RD") on November 30, 2024 has not been approved. Subsequently, the Board of Directors of the Company at its meeting dated February 11, 2025 approved the draft scheme of amalgamation of Kolte-Patil Integrated Townships Limited with the Company under Section 230-232 of the Companies Act, 2013 along with other applicable provisions and the rules subject to the requisite approvals under the Act and sanction of the scheme by the National Company Law Tribunal, Mumbai Bench ("NCLT") or any other competent authority. The appointed date of the said scheme is April 01, 2024 or such other date as may be approved by NCLT or any other competent authority. Pending approval from NCLT, the merger has not been given effect in the above consolidated results.
- 5 The total listed secured Non-Convertible Debentures (NCDs), outstanding as on June 30, 2025 are as follows:
 - (a) 20,650 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 100,000 each.
As at, June 30, 2025, the Company has redeemed debentures amounting to Rs. 4,798 lakhs towards the outstanding principal amount and has paid Rs. 2,332 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 15,852 lakhs with a reduced face value of Rs. 76,764 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on June 30, 2025 is 1.35 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
 - (b) 11,090 Senior, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each.
As at, June 30, 2025, the Company has redeemed debentures amounting to Rs. 2,501 lakhs towards the outstanding principal amount and has paid Rs. 328 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 8,589 lakhs with a reduced face value of Rs. 77,452 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on June 30, 2025 is 1.37 times principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
 - (c) 13,377 Series 3 Fully, Secured, Listed, Rated, Redeemable, Zero coupon NCD of face value Rs. 1,00,000 each.
As at, June 30, 2025, the Company has redeemed debentures amounting to Rs. 2,167 lakhs towards the outstanding principal amount and has paid Rs. 557 lakhs towards the redemption premium payable on such debentures. The outstanding principal amount of these debentures is Rs. 11,210 lakhs with a reduced face value of Rs. 83,804 per debenture. The security cover in respect of these outstanding Non-Convertible Debentures as on June 30, 2025 is 1.15 time principal amount outstanding as at period end which has been calculated on the basis of valuation of underlying project as at March 31, 2025.
- 6 The secured NCDs are secured by way of a registered mortgage over right, title and interest possessed by the Company in the Project Land and/or the earmarked units identified in respective Debenture Trust Deed ('DTD') and hypothecation on the receivables/ cash-flows arising from the earmarked units identified in respective DTD, as stated in the respective information memorandum/key information document, as applicable.
- 7 On March 13, 2025, the Company had entered into Share Subscription Agreement ("SSA") between the Company, BREP Asia III India Holding Co VII Pte. Ltd. ("Acquirer") and Mr. Rajesh Anirudha Patil, Late Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Mr. Yashvardhan Rajesh Patil and Mr. Harshavardhan Naresh Patil, in relation to the Preferential Issue of the Subscription Shares to the Acquirer on the terms and conditions contained therein.
Pursuant to such SSA, during the quarter ended June 30, 2025, the Preferential Issue Shares Allotment Committee of the Board of Directors of the Company at its meeting held on June 23, 2025, has approved the allotment of 1,26,75,685 equity shares having face value of INR 10/- each, at a premium of Rs. 319 per equity share (total Rs. 329 per equity share), aggregating to Rs. 41,703 lakhs by way of a preferential allotment on a private placement basis to Acquirer. These equity shares will rank pari-passu with the existing issued equity shares of the Company in all respects including the payment of dividend and voting rights, if any. The corresponding costs pertaining to such preferential issue amounting to Rs. 225 lakhs have been included in other expenses for the quarter ended June 30, 2025.
Further, on March 13, 2025, the Company had entered into:
 - (i) Share Purchase Agreement ("SPA") between the Acquirer, the Company Mr. Rajesh Anirudha Patil, Late Mr. Naresh Anirudha Patil, Mr. Milind Digambar Kolte, Ms. Sunita Rajesh Patil, Ms. Vandana Naresh Patil, Ms. Sunita Milind Kolte, Mr. Yashvardhan Rajesh Patil, Ms. Ankita Rajesh Patil, Mr. Harshavardhan Naresh Patil and Ms. Priyankali Naresh Patil ("Sellers") for the Acquirer to acquire from the Sellers equity shares constituting 25.7% of the paid-up post-proposed preferential issue share capital of the Company on the terms and conditions contained therein; and
 - (ii) Shareholders' Agreement between the Acquirer, the Company and the Sellers ("Existing Promoter and Promoter Group") of the Company to record the terms and conditions governing the inter-se rights and obligations of the Acquirer and the Existing Promoters and Promoter Group as shareholders of the Company including in relation to the management and governance of the Company. The Acquirer will acquire joint control along with the Promoters over the Company.Further, as result of: (a) the Preferential Issue of the Subscription Shares to the Acquirer as per the terms of the SSA; and (b) the acquisition of equity shares of the Company by the Acquirer from the Sellers as per the terms of the SPA, the Acquirer is obligated to make an open offer for 26% (twenty six percent) shares of the Company in accordance with SEBI (Substantial Acquisition of Shares and Takeovers) Regulations, 2011, as amended from time to time.
- 8 The figures for the quarter ended March 31, 2025 are the derived figures between audited figures in respect of full financial year and the unaudited published year to date figures upto December 31, 2024, being the third quarter of the previous financial year which were subjected to limited review.
- 9 The financial results 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 BSE Limited (BSE).

**For and on behalf of the Board of Directors of
Kolte-Patil Developers Limited**

RAJESH Digital signature by RAJESH ANIRUDH
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Independent Auditor's Review Report on the Quarterly Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report to
The Board of Directors
Kolte-Patil Developers Limited**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of Kolte-Patil Developers Limited (the “Holding Company”), its subsidiaries (the Holding Company and its subsidiaries together referred to as “the Group”), its associates and joint ventures for the quarter ended June 30, 2025 (the “Statement”) attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the “Listing Regulations”).
2. The Holding Company’s Management is responsible for the preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) “Interim Financial Reporting” prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 and 52 of the Listing Regulations. The Statement has been approved by the Holding Company’s Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. 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 of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Master Circular issued by the Securities and Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

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4. The Statement includes the results of the following entities:

Subsidiaries

Kolte-Patil Real Estate Private Limited
Sylvan Acres Realty Private Limited
Regenesis Facility Management Company Private Limited
Kolte-Patil Properties Private Limited
Kolte-Patil Lifespaces Private Limited
Kolte-Patil Integrated Townships Limited
KPE Private Limited
Kolte-Patil Services Private Limited
Kolte-Patil Realtors Estate Private Limited
Kolte-Patil Smart Spaces Private Limited (Formerly known as Kolte-Patil Columbia Pacific Senior Living Private Limited)
Custard Real Estate Private Limited
Kolte-Patil Housing Mumbai Private Limited (Formerly known as Vistacon Projects Private Limited)
Kolte Patil Foundation
Suncity N&N infrastructures LLP
Ankit Enterprises
KP-Rachana Real Estate LLP
Bouvardia Developers LLP
KP-SK Project Management LLP
Carnation Landmarks LLP
Bluebell Township Facility Management LLP
Regenesis Project Management LLP
Kolte-Patil Infratech DMCC
Kolte-Patil Nivasti Projects LLP (Formerly knowns as Castle Avenues Realty LLP)
Kolte-Patil Mumbai Projects LLP
Kolte-Patil Developers (Pune) LLP

Joint Ventures

Amco Landmarks Realty
Kolte-Patil Nivasti Developers and Builders LLP (Formerly known as Nivasti Developers and Builders LLP)
Aayan Vihan Land Development

Associates

Kolte-Patil Planet Kiwale Project Private Limited (Formerly known as Kolte-Patil Kiwale Project Private Limited)
Snowflower Properties Private Limited
Kolte-Patil Planet Real Estate Private Limited

5. Based on our review conducted and procedures performed as stated in paragraph 3 above and based on the consideration of the review reports of other auditors referred to in paragraph 6 below, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013, as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.
6. The accompanying Statement includes the unaudited interim financial results/statements and other financial information, in respect of:
 - 23 subsidiaries, whose unaudited interim financial results (without giving effect of elimination of intra-group transactions) include total revenues of Rs 3,388 lakhs, total net profit after tax of Rs. 876 lakhs, total comprehensive income of Rs. 876 lakhs for the quarter ended June 30, 2025, as considered in the Statement which have been reviewed by their respective independent auditors.
 - 3 associates and 3 joint ventures, whose unaudited interim financial results/statements include Group's share of net profit of Rs. 8 lakhs and Group's share of total comprehensive income of Rs. 8 lakhs for the quarter ended June 30, 2025, as considered in the Statement whose interim financial results/financial statements, other financial information have been reviewed by their respective independent auditors.

The independent auditor's reports on interim financial statements/ financial information/ financial results of these entities have been furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the amounts and disclosures in respect of these subsidiaries, joint operations, joint ventures and associates is based solely on the report of such auditors and procedures performed by us as stated in paragraph 3 above.

7. The accompanying Statement includes unaudited interim financial results/statements and other unaudited financial information in respect of:
 - 1 subsidiary, whose interim financial results/statements and other financial information (without giving effect of elimination of intra-group transactions) reflect total revenues of Rs. 82 lakhs, total net profit after tax of Rs. 48 lakhs, total comprehensive income of Rs. 48 lakhs, for the quarter ended June 30, 2025.

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The unaudited interim financial statements/ financial information/ financial results and other unaudited financial information of this subsidiary has not been audited/reviewed by its auditors and has been approved and furnished to us by the Management and our conclusion on the Statement, in so far as it relates to the affairs of this subsidiary, is based solely on such unaudited interim financial statement/financial results and other unaudited financial information. According to the information and explanations given to us by the Management, these interim financial statements/financial information/financial results are not material to the Group.

Our conclusion on the Statement in respect of matters stated in para 6 and para 7 above is not modified with respect to our reliance on the work done and the reports of the other auditors and the financial results/financial information certified by the Management.

For S R B C & CO LLP

Chartered Accountants

ICAI Firm registration number: 324982E/E300003

**Paul
Alvares**

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email=paul.alvares@srb.in
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document
Date: 2025.07.29 12:30:55 +05'30'

per Paul Alvares

Partner

Membership No.: 105754

UDIN: 25105754BMITMW5414

Place: Pune

Date: July 29, 2025