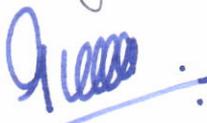


FORM A

**Covering letter of the annual audit report to be filed with the stock exchanges
(Pursuant to Clause 31 (a) of Listing Agreement)**

1.	Name of the Company	Kolte-Patil Developers Limited
2.	Annual Standalone Financial Statements for the year ended	March 31, 2015
3.	Type of Audit observation	Un-qualified
4.	Frequency of observation	Not Applicable
5.	To be signed by –	<p style="text-align: center;">    </p> <p>Place : Pune Date : 21/08/2015</p> <p style="text-align: center;">Refer our Audit Report dated May 26, 2015 on the standalone financial statements of the Company</p> <p style="text-align: center;">For DELOITTE HASKINS & SELLS LLP Chartered Accountants Firm's Registration No. 117366W/W-100018</p> <p style="text-align: right;">  Hamant M. Joshi Partner Membership No. 38019 </p> <p>Place : Pune Date : 21/08/2015</p>

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

FORM A
Covering letter of the annual audit report to be filed with the stock exchanges
(Pursuant to Clause 31 (a) of Listing Agreement)

1.	Name of the Company	Kolte-Patil Developers Limited
2.	Annual Consolidated Financial Statements for the year ended	March 31, 2015
3.	Type of Audit observation	Un-qualified
4.	Frequency of observation	Not Applicable
5.	To be signed by –	<p> <ul style="list-style-type: none"> • Mr. Rajesh Patil Chairman and Managing Director • Mrs. Shraddha Jain Chief Financial Officer • Mr. Prakash Gurav Chairman of Audit Committee </p> <p style="text-align: center;">    </p> <p>Place : Pune Date : 21/08/2015</p> <p>Refer our Audit Report dated May 26, 2015 on the consolidated financial statements of the Company</p> <p style="text-align: center;">For DELOITTE HASKINS & SELLS LLP Chartered Accountants Firm's Registration No. 117366W/W-100018</p> <p style="text-align: right;">  Hemant M. Joshi Partner Membership No. 38019 </p> <p>Place : Pune Date : 21/08/2015</p>

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428



CONVENTIONAL
BUSINESS.
UNCONVENTIONAL
IDEAS.

Kolte-Patil Developers Limited **Annual Report 2014-15**

Corporate information

Board of Directors and Key Managerial Personnel:

Mr. Rajesh Patil : *Chairman and Managing Director*

Mr. Naresh Patil : *Vice Chairman*

Mr. Milind Kolte : *Executive Director*

Mrs. Sunita Kolte : *Executive Director*

Mrs. Vandana Patil : *Executive Director*

Mr. Prakash Gurav : *Independent Director*

Mr. Achyut Watve : *Independent Director*

Mr. Jayant Pendse : *Independent Director*

Mr. G. L. Vishwanath : *Independent Director*

Mrs. Manasa Vishwanath : *Independent Director*

Mr. Sujay Kalele: *Chief Executive Officer*

Mrs. Shraddha Jain: *Chief Financial Officer*

Mr. Vinod Patil: *Company Secretary*

Registered Office:

2nd Floor, City Point, Dhole Patil Road,
Pune – 411001

Tel. No. +91-20-66226500

Fax No. +91-20-66226511

Website: - www.koltepatil.com

Regional Office:

Bangalore:

22/11, 1st Floor, Park West, Vittal Malya Road,
Bangalore- 560001

Tel. No.:- +91-80-22243135, 22242803

Fax No. +91-80-22120654

Mumbai:

501, The Capital, G Block, Bandra-Kurla Complex,
Bandra, Mumbai- 400052

Telephone: +91 85 5099 6877 / +91 85 5099 5844

Bankers:

IDBI Bank Limited

Axis Bank Limited

State Bank of India

Vijaya Bank

HDFC Bank Limited

ICICI Bank Limited

Statutory Auditors:

M/s. Deloitte Haskins & Sells LLP

Chartered Accountants,

Firm Registration No. 117366W/W-100018

706, B Wing, 7th Floor, ICC Trade Tower,

International Convention Centre,

Senapati Bapat Road, Pune - 411016

Tel. No. +91-20-66244600

Fax No. +91-20-66244605

Registrar and Share Transfer Agent:

Bigshare Services Private Limited

E/2 &3, Ansa Industrial Estate

Sakivihar Road, Sakinaka,

Andheri (E), Mumbai- 400072

Tel. No. +91-22-40430200

Fax No. +91-22-28475207

Website: - www.bigshareonline.com

Email: - investor@bigshareonline.com



CONVENTIONAL
BUSINESS.
UNCONVENTIONAL
IDEAS.



UNCONVENTIONALITY
REPRESENTS
THE BOTTOMLINE
OF EVERYTHING NEW,
LARGE AND PROFITABLE
AT KOLTE-PATIL
DEVELOPERS
LIMITED.



“YOU SEE THINGS; AND
YOU SAY ‘WHY?’
BUT I DREAM THINGS
THAT NEVER WERE;
AND I SAY ‘WHY NOT?’”

GEORGE BERNARD SHAW

We dared.

We resisted patience.

We pushed the frontier.

We questioned convention.

We examined every wheel.

We established benchmarks.

We circumvented the slowdown.

We reinvented ourselves.

The result: Kolte-Patil has emerged as one of the **most attractive** proxies of India's residential real estate sector.





THIS IS A NEW,
EXCITING AND
REINVENTED
KOLTE-PATIL.

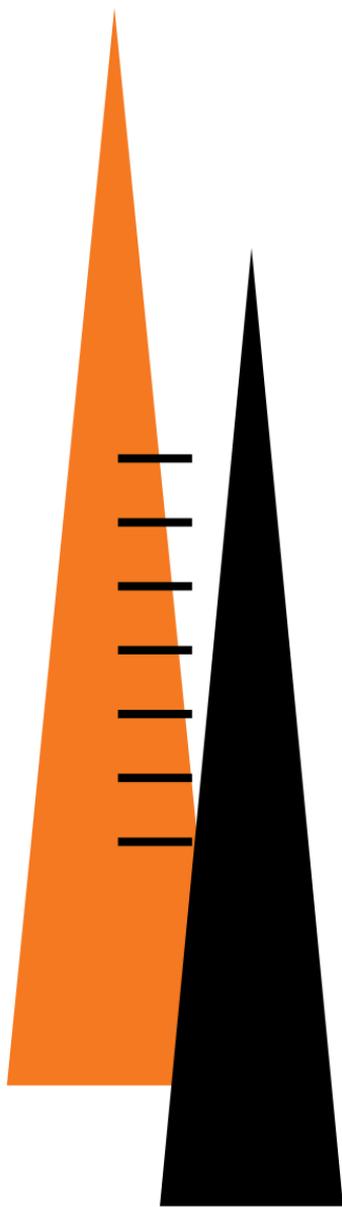
We continued to focus on the Pune market, emerging as the undisputed leader. ▶ We generated significant Pune apartment sales from buyers based outside Pune.

▶ We began to report a growing proportion of online apartment sales. ▶ We graduated to the top end of India's real estate sector even as we largely remained a one-city business. ▶ We engaged with IBM to initiate a technology-led transformation. ▶ We recruited a large number of professionals with diverse industry experience. ▶ We ensured that our senior management stepped outside to interface periodically with customers. ▶ We began the practice of a three-year operational guidance aligned with project construction schedules.

▶ We were one of the first in our sector to formalise a dividend payout policy.

▶ We enunciated our vision to build carbon-, energy- and waste-neutral projects. ▶ We transformed employees into intrapreneurs; we restructured each project into a strategic business unit responsible for its own growth. ▶ We extended our services across the customer relationship cycle, enhancing goodwill. ▶ We moderated our average funds cost by more than 200 bps.

▶ We remained a low-debt company in a cash-strapped sector in the midst of an economic slowdown. ▶ We carved out a substantial premium over competing properties in the Pune real estate market. ▶ We maintained our leadership in Pune's MIG (middle income group) segment, while growing our presence in the aspirational luxury niche. ▶ We redefined the way we connected with customers through the social media and mobile apps.



THE REINVENTION OF
THE KOLTE-PATIL DNA IS
BEGINNING TO REFLECT
IN ITS OPERATIONAL
PERFORMANCE AND
WILL PROGRESSIVELY
TRANSLATE INTO
SUPERIOR NUMBERS.

HOW WE HAVE GROWN OVER THE YEARS



2.1

Area sold
(million square feet)
in 2013-14

2.9

Area sold
(million square feet)
in 2014-15



1,150 1,677

Sales value
(₹ in crore)
in 2013-14

Sales value
(₹ in crore)
in 2014-15



5,412 5,871

Average realisations
per square feet
(₹) in 2013-14

Average realisations
per square feet
(₹) in 2014-15

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CHAIRMAN'S OVERVIEW



Rajesh Patil

Our values

I am pleased to report that Kolte-Patil Developers Limited reported a 38% increase in area sold in 2014-15, which will generate growing revenues and profits over the foreseeable future.

At Kolte-Patil, we are a prudent combination of promoters heading the organisation coupled with capable professionals heading business verticals.

This counter-trend performance is the result of decades of investment in the Company's ethical framework and a right way of doing things. At our Company, values have progressively translated into value, now becoming increasingly visible.

There is a good reason we have made our value system our strongest currency.

The purchase of an apartment is usually the biggest investment in the life of an individual.

In nine cases out of ten, an individual consumes more than 90 per cent of the liquid resources in that purchase. In most cases, the product 'exists' only on paper and is promised for delivery months from the time the individual buys into the property. The expectations in the customer's mind could vary from the concept of deliverables in the mind of the property builder. The result is that intending property buyers do not just need someone who will build well; they principally need someone they can completely trust.

When we went into business a number of years ago, there was a temptation to write out extensive value-based guidelines for effectively running our business. However, we recognised that enduring success would be delivered from some basic principles immediately enforced and consistently practiced.

One, how would we want to be treated if we were the customer?

We strengthened our ability to think the business from a customer's point of view. The result is that at Kolte-Patil,

the agreements that we engage in with our buyers are comprehensive and fair; we build on land with clean litigation-free titles; what we deliver on ground is matched by what we have stated on paper; we communicate with our customers throughout the construction tenure; we deliver on time; we enhance affordability by moderating construction costs through the sale of large volumes; we make it easy to rent, sell and lease properties bought from us.

Two, how would we moderate overall risk so that customer interests are not compromised?

At Kolte-Patil, we are focused on constructing and delivering increasing square feet of area, adjusting prices as per demand with the aim of staying cashflow-positive during every stage of the project cycle. Besides, we moderate litigation risk through the acquisition of land parcels with clean title issues so that precious capital is not blocked. We mitigate regulatory risks through a willingness to pay a premium for land with key approvals in place or working with reliable land owners to obtain key approvals or make relevant payments linked to the receipt of approvals. We mitigate macro risks through a preference to work with low debt, maximise sales velocity and accelerate cash flows. We mitigate strategy risk by treating land as a resource with the objective of fast inventory turnover and not focusing on land aggregation with the objective of gradual conversion.

Our JV partnerships have helped achieve scale and process. Our organisational

framework has evolved to manage larger projects. Our flexible, project-specific capital structuring based on cash flows and approval visibility have enhanced profitability.

Three, how can we extend from mere apartment construction to building brand equity?

At Kolte-Patil, we enhanced recall through an extensive Pune presence that makes us the largest, fastest-growing and most trusted residential brand in that city. The result is that customers are willing to pay a premium for our residential products coupled with superior payment terms. Besides, a growing proportion of our purchases are made through mobile apps and online platforms.

Four, how can we make an excellent customer experience a sustainable reality?

At Kolte-Patil, we are a prudent combination of promoters heading the organisation coupled with capable professionals heading business verticals. We strengthened our services across the customer relationship cycle, demonstrating flexibility and enhancing goodwill.

A combination of these values, philosophies and priorities has helped make Kolte-Patil one of the most trusted realty brands and exciting proxies of India's residential real estate industry.

Rajesh Patil

Chairman and Managing Director

The trust

IT IS IRONICAL THAT THE BIGGEST ASSET AT KOLTE-PATIL IS SOMETHING THAT DOES NOT FIND A MENTION ON ITS BALANCE SHEET.

Trust.

Just consider: Most individuals, while buying into their first residential property, usually exhaust their savings of a lifetime. They generally buy on the basis of a picture and some property-describing text. They must then wait a number of months before the product can be erected and shown to them.

The result of this skew – the largest purchase made by an individual during his or her life coupled with purchase largely on the basis of assurances – is that an increasing number of apartments are being purchased from brands inspiring complete trust.

So what makes it possible to trust some companies more than others?

What makes it possible to buy from companies without losing sleep?

What makes it possible to buy from a brand and recommend it to relatives and friends?

At Kolte-Patil, we believe that unquestioned faith is the result of hundreds of confidence-enhancing initiatives, hundreds of 'moments of truth' competently addressed and hundreds of 'expressions of intent' translated into reality.

At our Company, we have an overarching word for this commitment. Trust.

In a business that revolves around land, materials, health, safety, people and society at large, there is a premium

on trust. Kolte-Patil responded to this priority with a governance culture that extended beyond the letter of the law.

The centre of this governance culture was principally directed towards stakeholder benefit. It extended to making investments in processes and systems with the objective to moderate human intervention and achieve operational consistency across functions and locations.

At Kolte-Patil, the upside of this compliance-driven model is risk moderation, stronger brand, timely apartment delivery and talent attraction, among others.



The governance

HOW WE MADE GOVERNANCE OUR OPERATING FRAMEWORK AT KOLTE-PATIL

Customer governance

- The Company evoked delight among customers by bridging the gap between promise and delivery.
- The Company invested proactively in technology with the objective to eliminate errors arising out of human intervention, enhancing customer experience.
- The Company commenced the marketing of properties only after all municipal and statutory approvals were received, resulting in complete sales integrity.
- The Company set up an asset management team to extend customer relationships beyond the immediate transaction.
- The Company's senior management directly interfaced with customers at least once a month to derive a hands-on perspective of marketplace realities.

Employee governance

- The Company created a culture of meritocracy where individuals are recruited, retained and rewarded based solely on merit.
- The Company evolved from a promoter-driven to a promoter-cum-professional attitude and thereafter to a professionally institutionalised setup.
- The Company invested in a structured quarterly feedback process (goal sheets, key result areas and key performance indicators) for all employees.
- The Company emerged as one of the first in its sector pan-India to institute a 360-degree review of all employees from May 2015 onwards.
- The Company introduced employee stock options for outperformers.
- The Company made safety compliance procedures mandatory for its contractors and site workers.

Shareholder governance

- The Company treated land as a raw material and focused on property development as opposed to land banking.
- The Company graduated from the conventional practice of providing quarterly and annual performance progress to a three-year operational guidance.
- The Company got its maiden credit rating completed in January 2014 "A+ Stable from CRISIL" – generating a 200 bps-plus benefit in debt pricing.

Societal governance

- The Company's ambit of responsibility embraced direct stakeholders as well as the society at large.
- The Company invested in environment-friendly practices and certifications beyond statutory requirements.
- The Company enunciated a goal to build carbon-, energy- and waste-neutral buildings.



Kolte-Patil Developers Limited.
National real estate brand while being local in presence.
Pune's largest real estate developer across 25 years.
Through a consistent strategy.
By selecting to be different.

Background

Incorporated in 1991, Kolte-Patil Developers Limited is Pune's largest real estate company. The company has developed and constructed residential complexes, commercial complexes and information technology parks covering a saleable area of over 10 million square feet across Pune and Bengaluru.

Presence

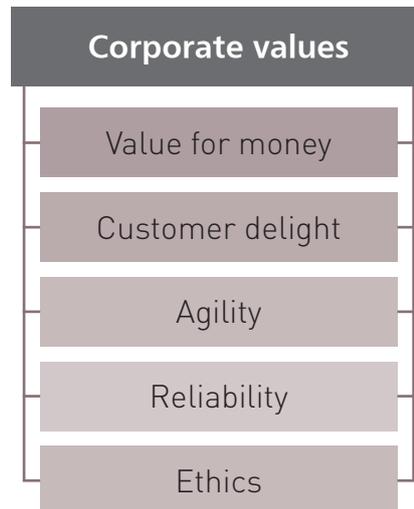
Kolte-Patil Developers Limited is headquartered in Pune. The company is developing residential projects in Pune and now intends to grow its presence in Mumbai and Bengaluru.

Major brands

Kolte-Patil Developers Limited has selected to market properties through two brands: Kolte-Patil (addressing the mid-income segment) and 24-K (the premium luxury segment).

Execution ability

The Company has executed projects in multiple segments – standalone residential buildings and integrated townships. The Company is extending to the redevelopment of housing societies in Mumbai.



Certifications

Indian Green Building Council certification for the Company's projects at:

- City Vista at Kharadi, Pune
- GIGA Residency at Viman Nagar, Pune
- Jazz Phase II at Pimple Nilakh, Pune
- Sanjeevani Integrated Township LLP at Urse, Pune
- Life Republic at Hinjewadi, Pune
- Vibhu-KP Township at Ghotawade, Pune

Credit rating

'CRISIL A+ / Stable' by CRISIL for the Company's long-term bank debt and non-convertible debentures



Awards and accolades won by the Company's projects



24K GLITTERATI
Premium Project - 2013
NDTV Award



24K GLITTERATI
Luxury Project - 2013
Realty Plus



24K GLITTERATI
Luxury Residential
Project - 2013
Estate Award



24K ALLURA
Best Luxury Segment
Project - 2013
CNBC Awaaz



24K ALLURA
Mid-Range Housing - 2013
Siliconindia India



IVY ESTATE
Residential Property - 2013
Realty Plus



FLORENCE
100% Complete Residential
- 2013
CNBC Awaaz



UMANG
Bets Housing Project - 2012
CNBC Awaaz



UMANG
Best Housing Developer
(West India) 2012
Bloomberg TV Group



TUSCAN ESTATE
Corporate Match Box Campaign wins Best
Ooh Marketing Campaign of the Year by
Realty Plus Excellence Awards - 2014

LIFE REPUBLIC
Innovative Real Estate
Marketing Campaign
of the Year
Realty Plus Excellence Award
2012

CEO - MR. SUJAY KALELE
Wins the "Young Achievers
Award" - ABP News Real
Estate Awards 2014

TUSCAN ESTATE
Silver Award for Brochure
-AIFMP National Awards -
2014 for Excellence in Printing

OPERATIONAL REVIEW

“At Kolte-Patil, we expect to make disruptive change a continuous reality.”

SUJAY KALELE, CEO, reviews Kolte-Patil's performance of 2014-15 and indicates what stakeholders can expect across the foreseeable future



Were you pleased with Kolte-Patil's performance during the year under review?

It would be fair to state that Kolte-Patil reported an average performance in 2014-15. This performance could have been better but for approvals from governmental agencies that took longer than expected. However, the reality is that the market is not likely to listen to reasons like these, so it would be fair to state we were delayed and dissatisfied with the way things turned out. Besides, we could have enhanced the efficiency of our resources (human and non-human) to report better numbers. However, we started receiving approvals for several projects only during the course of the year under review, as a result of which we expect our revenue trajectory to revive going forward. It is precisely unforeseen contingencies like these that prompted Kolte-Patil to graduate from an annual guidance to a three-year perspective to help manage stakeholder expectations better.

What was the biggest transformation that transpired in the recent past?

The legacy Kolte-Patil was command-driven; one person would issue targets and the rest of the organisation would be expected to follow. We recognised that the contemporary Kolte-Patil would need to be responsibility-driven. In view of this, we created an SBU-like operating environment. Each project is now managed by an SBU, responsible for its pricing, sales, financing, human

resource management and profit generation; each project is no longer managed by a construction head but by a business head. This bottom-up approach has generated a number of learnings: SBUs that worked more effectively as teams delivered faster and more profitable projects. The result has been an improvement in most operating benchmarks, the benefits of which will be progressively visible.

What was the other cultural transformation at the Company during the year under review?

The conventional way appraisals were done in the Company – and in most companies – was that the head of the department appraised subordinates. At Kolte-Patil, we moved away from this legacy practice towards a 360 degree performance appraisal. This implies that employees will be able to appraise the performance of the management as well. For instance, it will be possible for my peers to appraise my performance. We see this as the bedrock of radical cultural transformation because we believe we can only hope to get differentiated results through differentiated ways of working.

What were some of the other aspects of the Company's working that you were pleased with?

In April 2014, we did something unusual – a review of our three-year business plan. Most companies look ahead to plan and strategise. We selected to look into the past

to examine how some things could have been done better. One of the conclusions that emerged was that Kolte-Patil sold more apartments than was necessary for the sake of working capital mobilisation by the time we reached plinth construction – a stage, after which the construction timelines become more certain. This mismatch generated a relative under-recovery in our realisations. The result is that we now launch projects only after our construction reaches plinth level. This strengthens price discovery, translating into higher realisations. Our new approach has strengthened our reputation with customers and increased project profitability.

What other business-strengthening initiatives transpired in 2014-15?

In the past, project cost reconciliations would be done only after 80 per cent of the construction had been completed. We embedded early warning systems to undertake periodic cost reviews to reorient our sales strategy and achieve desired results.

Why were all these changes – 360-degree peer review, SBU restructuring, among others, necessary?

Because stakeholder expectations have transformed irreversibly. The customer has become smarter, widely travelled and demands superior value for money. The shareholder needs returns benchmarked with the best companies. The banker needs superior credit

ratings. The employees need quicker career growth. Besides, we perceived an incremental market share being carved away by branded players, a bigger need for apartments to be more experiential, a greater emphasis on customer servicing in the sales process and progressive FMCG-isation of the sector. At Kolte-Patil, we recognised that if we didn't change in line with these evolving stakeholder expectations, we would become obsolete in just five years.

How did Kolte-Patil graduate its service with the objective of future-proofing its business model?

One of our principal initiatives was a proactive investment in technology. We entered into an agreement with IBM to culturally transform the organisation. Through this initiative, we are in the process of examining every single function, benchmarking them against best practices and indicating the headroom available for improvement.

We invested in technology to scale the organisation with speed. We revamped the way we engaged with customers and channel partners in a more efficient, transparent manner through the launch of our new mobile app. We focused on generally-overlooked post-possession services (plumbing, electrical and mechanical) to enhance goodwill. We deployed a leasing team that made it possible for those apartment owners not using their premises to generate rental income.

How will these initiatives evolve the Company?

From an intangible perspective, these changes will make it possible for Kolte-Patil to draw the best talent and make disruptive change a continuous reality. From a tangible perspective, we expect to strengthen our brand and gain share across key markets. In the three years leading to 2016-17, we expect to sell 12 million square feet translating into a sales value of ₹7,200 crore and enhanced value for our stakeholders.

What can shareholders expect from Kolte-Patil in 2015-16?

We recorded 2.9 million square feet of sales in 2014-15, which was towards the upper end of our stated guidance for the year. We hope to improve upon this performance during 2016-17. If external realities become sluggish, we will seek enhanced efficiencies from within. We will generate follow-on revenues from the sales we made in 2014-15. We have a strong pipeline of projects for which all approvals have been received and will be activated during the course of 2015-16.

2.9

million square feet
of sales in 2014-15

People...and how they are transforming the DNA at Kolte-Patil

People management

The conventional perception of 'human resource' is the addition of new employees to scale the organisation.

Kolte-Patil's differentiated approach will make it possible to drive non-linear corporate growth.

Highlights, 2014-15

The Company implemented a number of business-strengthening initiatives during the year under review:

Strengthened its HR and people analytics

Implemented an organisational restructuring around 'Vision 2018' which identified every employee's role in its achievement

Structured a formal training calendar, which recommended the number of training hours for each employee; implemented a 45-day induction training coupled with active mentorship

Strengthened the HR team; sent HR ambassadors and consultants to various organisation segments

Announced mid-year incentives on a transparent basis generated from the system

Enunciated desired individual and team behaviours that would lead to an enhanced customer experience and a distinctive organisational way of working

Overview

It would be usual to believe that people are critical for corporates, because otherwise how would they be run?

While this is true for real estate companies as well, an interesting transition has transpired within Kolte-Patil that has made employees its principal asset.

Start with the customer. The well-travelled modern-day home buyer doesn't seek a home; the buyer needs a holistic experience. The buyer doesn't need to be marketed the right product around a compelling price-value proposition; the buyer needs to be treated right as well. The buyer is not wedded to any brand; the buyer is increasingly impatient and can take her business elsewhere at a whim. The buyer's decision to buy is not necessarily influenced only by elevation and amenities; the buyer is increasingly influenced by 'moment of truth' interactions with sales and marketing executives. The buyer doesn't merely need to buy; the buyer needs to be convinced that the apartment being sold represents an excellent investment. The buyer doesn't just buy once; the buyer can potentially buy multiple apartments in her life so the importance of making the right first impression can generate sustainable dividends.

Coming to the sector, the nature of the industry has evolved from standalone buildings by unorganised promoters to organised realty developers warranting a number of competencies. The basis of success has evolved from land ownership to competitive construction and profitable sale, which requires wider people skills. Competition is increasing faster than the industry's

ability to grow the talent pool. The sectoral landscape has transformed from undersupply to oversupply, warranting efficient customer persuasion across levels. As apartments get increasingly value-added, the downside from sale loss has become considerably higher than training costs. There is a growing incidence of across-the-counter sales experience emerging as a critical differentiator, driving offtake in the highly fragmented Pune real estate market.

The result is that the forward-looking real estate development companies have evolved from a narrow focus on people qualifications to a broader focus on organisational culture; they have evolved from being good remunerators to ones that provide a great place for people to grow in.

The Kolte-Patil differentiators

Kolte-Patil is not an employer that merely provides people with an opportunity to earn a living. We provide a highly delegated – exciting, challenging and inspiring - workplace that makes it possible to transform employees into entrepreneurs.

Kolte-Patil is not an employer with professionals drawn only from the real estate sector; we have prudently selected professionals who bring diverse competencies to the table.

Kolte-Patil is not a company satisfied with following sectoral practices. It has fused 'Quality Assurance' and 'Just-in-Time' disciplines of the manufacturing sector into construction practices and reoriented its customer engagement in sync with the IT-BFSI sector.

Kolte-Patil has evolved its organisational culture from construction progress to multi-level profitability orientation.

What our business head says

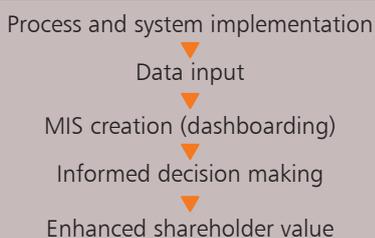
“The single biggest initiative that Kolte-Patil took was that it engaged IBM in an organisational transformation initiative. The brief was simple and direct – ‘Use technology to make this a customer-centric organisation’.” Ms. Manjusha Raulkar, *Chief People Officer*

Outlook

The Company expects to strengthen its people effectiveness in 2015-16 through the following initiatives:

- Evolve the Company around a ‘Great Place to Work’ positioning
- Engage in an employee survey to ascertain organisational direction and pace
- Introduce a 360-degree and matrix-driven performance appraisal
- Introduce an ongoing self-driven business review mechanism
- Introduce a structured 90-day induction training curriculum
- Create a KPDL University, one of the first within the sector to be attempted with the objective to create a pool of skills required by the sector

How the IBM transformation will enhance shareholder value



* Covering 16 functions, 2 locations and 900+ employees

Isn't it unusual to have a Chief People Officer at Kolte-Patil instead of the conventional Head, Human Resources?

It is unusual but encapsulates all that we have started doing - and intend to sustain – with people at Kolte-Patil. The Human Resources label would have evoked the payroll and functional recall (which is also important); the Chief People Officer is a more holistic application that builds greater capability for change management and talent management throughout the business.

What is the single biggest transformation initiative undertaken by the Company over the last year?

First, let me draw out the context against which the Company found itself a couple of years ago. It was perceived as regional; the professional mix was largely from within the sector; attrition was uncomfortably low, an index of organisational complacency; attrition was higher than acceptable among premier recruits; achievement and reward were disconnected; the concept of variable and fixed pay was arbitrary across the business; knowledge resided largely in organisational silos; every change request was questioned with ‘Why?’

How did the Company resolve to emerge from this reality?

The Company resolved to graduate from relationship to performance to meritocracy; from casual to professional; from regional to global (this surprised a number of people); from arbitrary to planned growth; from a hesitation to change to organisation-wide acceptability; from silo approach to cross-functional team working; from Human Resources being a back-end support function to an active

reality transformer; from construction heads managing standalone projects to business heads managing project viability.

What is the principal initiative that facilitated the sweeping transition?

The single biggest initiative that Kolte-Patil took was that it engaged IBM in an organisational transformation initiative in 2013. The Company could have continued with a ‘business as usual’ approach, but it recognised that what it needed was a change on the inside that would have been bigger than a change on the outside. The brief given to IBM was simple and direct: ‘Use technology to transform ourselves into a customer-centric organisation.’

How different was this initiative from those across most organisations?

For one, the engagement was comprehensive, covering the entire company. Two, it was forged for ten years. Three, IBM stationed 15 of its executives full-time within our organisation. Four, the engagement resolved to use technology to transform the operating culture. Five, the engagement resolved to make the Company systems-dependent more than people-dependent.

What can this transformation initiative achieve?

It will enhance role accountability, liberate time and resources for value-added functions and accelerate professional and organisational growth from within. Technology will not result in forced attrition; it will result in a win-win-win proposition for employee, company and customer.

Marketing...and how it is creating a strong consumer pull at Kolte-Patil

Offline marketing

Most residential real estate companies focus on marketing the product and location. The majority of buyers are from within the city, servicing an existing demand.

At Kolte-Patil, we championed Pune as one of the most livable Indian urban locations, drawing in a large proportion of sales from non-Pune buyers, helping grow the market.

Picture of positive change at Kolte-Patil

Before

KPDL promoted individual projects.



After

KPDL promoted the corporate brand. Branded Pune as one of India's fastest growing urban locations.

Overview

There was a time when real estate properties did not need to be marketed; projects were largely sold even before they were formally launched.

No longer. Real estate companies need to market more scientifically. They need to provide a rationale of why their properties represent superior value. They need to invest in 'moments of truth'. They need to create an excitement about their properties. They need to ensure a standardised customer response.

These changes have been inspired by a number of realities.

The age of the standalone project by an organised builder has yielded to large integrated complexes (and even townships), making marketing a core organisational function.

The real estate space has evolved into a buyer's market, each customer enjoying multiple options in terms of brands, locations and price points. Marketing is not just advisable; it is absolutely necessary for survival.

The increasing competition from within the sector means that the most visible (and trusted) brand generally carves out the largest market share.

Declining product differentiation makes it necessary to arouse curiosity and market differently.

Large companies like Kolte-Patil market a range of properties (from ₹30 lacs to ₹10 crore), making it imperative to graduate buying aspirations.

The Kolte-Patil differentiators

At Kolte-Patil, we have strengthened our marketing function through a number of differentiators.

We strengthened our brand by highlighting that we successfully delivered over 10 million square feet of landmark projects across Pune and Bengaluru.

We extended from pushing our projects to positioning Pune as a preferred residential market instead, drawing an increasing proportion of sales from non-Pune customers.

We engaged an external agency to research the health of the Kolte-Patil brand, prompting corrective action that would lead to the right collateral evoking the right image to realize the right price anywhere.

We were among the first real estate companies to evolve from project-centric advertising to corporate brand building and designing communication that is customer-centric, evoking a conversation.

We evolved our communication from 'sold' and 'constructed' to 'delivered'.

We targeted specific communities while marketing individual towers within our properties, helping create communities and accelerating offtake.

We enhanced the use of the vernacular in our advertising and promotions, strengthening our brand in Tier 2 locations across Maharashtra.

Case study # 1

A Pune project that was largely marketed outside Pune!

The company elected to attempt something lateral while marketing Three Jewels, its Pune-based residential offering. Instead of the usual practice of carpet-bombing Pune with marketing collateral, Kolte-Patil marketed the Pune property across seven Tier 2 Maharashtra cities instead. The Company invested extensively in vernacular print, outdoor and radio time. KPDL successfully sold 5 lac square feet (out of the 7.75 lac square feet offering in the first phase) without marketing in Pune at all!

Case study # 2

Enhancing the Kolte-Patil brand among NRIs

The NRI Marathi cluster in USA is a robust buyer of real estate properties within Pune. Kolte-Patil elected to grow its US profile through the BMM (Bruhan Maharashtra Mandal) Convention held in Boston. The usual engagement would have comprised renting a pavilion inside the convention destination. The company extended beyond and plugged in a customized Kolte-Patil programme with the famous singer duo Ajay-Atul. Kolte-Patil did not just take the Ajay-Atul concert to US, but designed an interactive session where the audience could interact with them about their life's achievements and music at large, leading to an enhanced recall.

Case study # 3

Creating an impact, Tuscan style!

When one walks into the marketing section of a real estate offering, the usual is to see miniaturised apartment blocks. Tuscan, the Company's premium offering, changed the paradigm. It created six feet tower models, which subtly communicated the property size and displayed its unique T-shaped tower housing with each apartment having three sides open.

Kolte-Patil foray into online marketing

Most real estate companies restrict their online presence to a passive website that showcases information.

At Kolte-Patil, we transformed our online presence into a sales driver – for some good reasons.

An increasing number of potential customers sought comprehensive information before consenting to a phone or physical interaction with the

real estate company. Besides, slowing demand made it necessary for real estate companies to address a globally dispersed diaspora eager to buy into the India growth story.

Kolte-Patil invested in online marketing to enhance its sales effectiveness. The company set up a dedicated 24-hour call center to address buyer queries. It created a mobile app

that permitted buyers to remotely track the entire life cycle - from pre-purchase to post-purchase activities and access project progress updates and delivery schedules. The online marketing initiative filtered buyers across geographies backed by regionally-customized promotion. An online payment gateway empowered international buyers to purchase and pay online.

What our business head says

“The Pune Nest Fest event attracted footfalls of 30,000 across just three days where we had homes ranging from ₹30 lacs to ₹10 crore. We got customers from 80 cities, 25 countries and 12 sub-continents.”

Ms. Gayatri Kunte, AVP - Marketing

Before

Positioned KPDL around Pune leadership.



After

Highlighted the wide range of realty offerings by KPDL available at various price points and spread throughout Pune.

30,000

footfalls at the Pune Nest Fest event across just three days where we had homes ranging from ₹30 lacs to ₹10 crore

What was your principal offline marketing achievement in 2014-15?

It was clearly the Nest Fest event that we conducted across the country and eventually in Pune (SSPMS Ground) in early February 2015. Since we had apartments from 13 properties on offer, there was a growing internal consensus that we needed a single event during which we could market all these instead of marketing them separately.

What were the challenges in conducting such an event?

The principal challenge was to create the necessary excitement that would generate adequate footfalls. Besides, some of the properties were already on offer for quite some time, so there was a need to create a sense of novelty around them. We responded to this challenge through a complete 360-degree campaign pan-India and exhaustive advertising pan-Maharashtra, which were preceded by road-shows and customer-connect programmes in cities where we reached for the first time.

How did the Company enhance customer value at the event?

The Company resolved that it would not just market properties; it would provide customers with a convenient solution. One, we made it possible for people to buy by paying just 5 per cent down payment as against a 15-20 per cent cash-down benchmark. Two, we arranged for home financing companies to be present at the event location to

provide an immediate mortgage solution to the customer. Three, we provided buyers with a Home and Accidental Insurance through an innovative arrangement with ICICI Lombard. Four, we tied-up with over 200 brands to offer privileges to home buyers. Homes bought during Nest Fest were provided pre-fitted with global brands like Samsung, Tangent, JBL, Bugatti, Elica, Villeroy & Boch offering appliances, furniture and accessories up to ₹20 lacs at no additional cost. The effectiveness of this value packaging was that customers bought into our properties at realisations that were higher than the average realisations we reported during the previous month.

How successful was the event?

The Pune Nest Fest event attracted footfalls of 30,000 across just three days where we had homes ranging from ₹30 lacs to ₹10 crore. We got customers from 80 cities, 25 countries and 12 sub-continent. The overall event generated an offtake of over 900 apartments, significantly higher than the sales generated by all Grade A developers put together during a quarter. More than a third of the sales were generated from non-Pune buyers. The Company launched six properties during the event, saving standalone launch costs. The proportion of properties marketed directly went up from 60 per cent to 94 per cent. The result is that the event unambiguously reinforced Kolte-Patil's Pune market leadership.

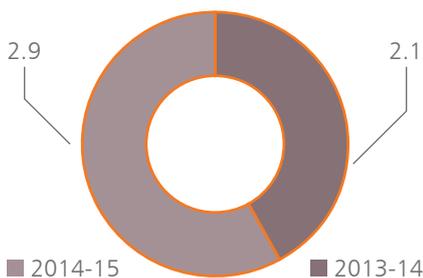
The sales function...and how it is finding more apartment buyers willing to pay a better price for Kolte-Patil projects

Sales function

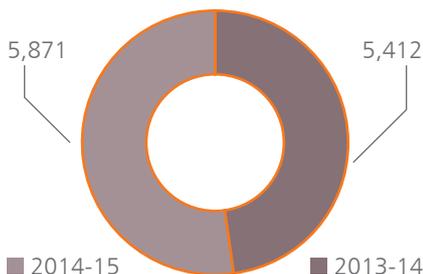
The general complaint of the residential property development sector was a weak economic sentiment that affected apartment offtake and realisations.

Kolte-Patil reported a 34 per cent sales growth in 2014-15 to 2.9 million square feet, translating into a sales value of ₹1,677 crore, the highest in its existence.

Total area sold (million square feet)



Average realisation (₹/square foot)



Overview

Just why has the attention in India’s residential real estate sector turned from ‘building’ to ‘selling’?

Simply because India has transformed from a seller’s market to a buyer’s market.

In urban India, there has been a sharp increase in the number of apartment providers than buyers. Competition has increased. Realisations are under pressure. Interest costs are high. Developer cash flows are squeezed.

There is only one reality that can bail developers out – a focus on keeping the brand excitement high to draw more buyers.

The big question is the ability to market to more buyers when prospective buyers are hesitant.

This is precisely the point addressed by Kolte-Patil during the year under review.

The Kolte-Patil differentiators

At Kolte-Patil, the evident game that we traditionally played was: ‘Sell to an existing market’.

We chose to change the game instead.

One, we didn’t sell to the market in the conventional sense. We enriched our price-value proposition that made it compelling for people to buy.

Two, we didn’t market to a conventional audience; we evolved our pitch from ‘project’ to ‘city-developer-project’ that widened the market.

Three, we didn’t sell in the conventional (across the table) manner; we increasingly marketed apartments online.

Four, we recognised that given the conventional cash-down requirement in a weak economy, there would be a limited number of buyers willing to buy. We reduced the cash-down proportion that buyers were required to pay, converting a number of the hesitant audience into enthusiastic buyers.

Five, we didn’t wait to market properties when the customer would be ready. We launched a unique mega-event with a win-win proposition that generated a disproportionately higher apartment offtake than the industry average.

The result is that despite a challenging 2014-15, Kolte-Patil recorded its highest-ever sales bookings (in value terms) since inception.

Picture of positive change at Kolte-Patil

2010-11	2014-15
Pune apartments were generally marketed to Pune buyers.	Kolte-Patil actively marketed Pune apartments in non-Pune locations. This accounted for a significant proportion of total sales. The Company’s initiatives grew the market, creating an active pull of a wide Maharashtra hinterland movement into Pune.



Highlights, 2014-15

The Company strengthened its sales performance through the following initiatives:

The Company strengthened sales training (product and process) at the site and headquarters.

The three-day Nest Fest event (February 2015) generated over 900 apartment sales, 37 per cent of the Company's annual offtake.

The Company sold 2.9 million square feet, which was one of the highest sold by any residential real estate developer in the country in its home city.

Average realisations strengthened 8 per cent from ₹5,412 per square foot in 2013-14 to ₹5,871 per square foot.

The Company simplified its processes, extending from Excel to ERP to SAP, accelerating the turnaround time for customers.

The proportion of revenues derived from apartment sales to the MIG segment increased from 64 per cent in 2013-14 to 71 per cent in 2014-15.

The Company increased the proportion of non-Pune and NRI sales, moderating its dependence on Pune buyers.

The Company sold 38 per cent more apartment space in volume terms and 46 per cent more in value terms over the previous year.

Outlook

The Company expects to strengthen its 2015-16 sales performance through a number of initiatives. It announced 2015-16 as the Customer Centricity Year, targeting 3.5-4.0 million square feet in sales at an average realisation of ₹6,000 per square foot. It expects to diversify its customer base with an increasing proportion of non-Pune sales, higher online offtake (moderating costs) and stronger NRI focus.

Strengths

Kolte-Patil enjoys the reputation of delivering apartments on schedule, strengthening buyers' confidence and financial returns.

The Company engaged its sales team in the apartment design process, encouraging them to examine prevailing trends, competitive positioning and customer feedback (preference and needs) into apartment configuration.

The Company's residential properties were approved by leading mortgage companies, enhancing buyer convenience.

The Company recorded the customer experience across six touch points (pre-sales, customer in office, time of booking, time of registration, handover and post-possession) with the objective to ensure consistent improvement across the experience cycle.

The Company strengthened analytics across the customer purchase cycle, measuring the time taken per engagement and analysing whether the engagement was too fast or too slow, inspiring proactive correction.

The Company researched price patterns across Pune, locating attractive pockets marked by a price arbitrage opportunity; it entered such locations with the perspective to not just capture market share but to create one in the first place.

The Company encouraged interested buyers through only a 5 per cent payment on purchase coupled with back-to-back mortgage, bundling it with an insurance and consumer durables package.

What our business head says

“The sum total of initiatives undertaken by the Company is that we recorded the highest ever sales in any given year since our inception. We sold 2.9 million square feet of area worth ₹1,677 crore during 2014-15, higher by 38% YoY in volume terms and 46% YoY in value terms. This growth clearly established Kolte-Patil as the undisputed Pune leader.”

Mr. Mahesh Saluja, VP- Sales

In what way did the sales function achieve something different and business-strengthening during the year under review?

There were some industry-defining achievements that the company achieved in 2014-15. Even as we continued to principally remain a Pune player, there was a growing concern about the quantity of sales that we would be able to achieve from within the city. So at Kolte-Patil, we took a differentiated call; we would not only market Pune properties within Pune but would also market across the country. This was done on the basis of an understanding that with a number of Pune industries doing well, there would be a movement of people into the city, for which they would need apartments. In a number of cases, not having an apartment was often the impediment to migration; by buying into apartments that would be delivered over the next couple of years we provided people with the incentive to migrate, coupled with a comfortable transitioning period. The result is that a market segment not considered being more than a thin slice now accounted for nearly a third of our sales in 2014-15.

What were some of the other creditable features of the Company's sales function in 2014-15?

Our sales team was actively engaged in the apartment design process,

examining prevailing trends, competitive positioning and customer feedback (preference and needs) into apartment configuration. We recorded the customer experience across six touch points (pre-sales, customer in office, time of booking, time of registration, handover and post-possession) with the objective to ensure a consistent improvement across the experience cycle. We strengthened our analytics across the customer purchase cycle, measuring the time taken per engagement and analyzing whether the engagement was too fast or too slow, prompting correction. We researched price patterns across Pune, locating attractive pockets, entering such locations not with the perspective to just capture market share but to create one in the first place.

What was the sum total of these initiatives?

The sum total of these initiatives is that we recorded the highest ever sales in any given year since our inception. We sold 2.9 million square feet of area worth ₹1,677 crore during 2014-15, higher by 34% YoY in volume terms and 46% YoY in value terms. This growth clearly established Kolte-Patil as the undisputed Pune leader. The fact that this transpired during a challenging 2014-15 only indicates that we touched an inflection point.

The mid-end apartment business...and how this continues to be the prime growth driver at Kolte-Patil

Overview

The mid-end apartment business represents the largest segment at Kolte-Patil.

The mid-end apartment segment fits well in the Company's business model; it addresses the largest volume segment in the industry's demand pyramid, making it possible to generate attractive economies, translating into organisational sustainability. The segment makes it possible to generate customers for the present and future (should the customer intend to graduate, buy a second home or refer prospective buyers), evolving transactions into relationships.

Besides, this segment is witnessing the biggest transformation in terms of growth and experiential content, creating one of the biggest opportunities in India's real estate sector.

5,871

realisations per square foot in 2014-15 (₹)

The Kolte-Patil differentiators

Kolte-Patil is different from most other residential realty players in various ways.

The Company has graduated to the status of a national real estate brand even though the focus of its operations continues to be largely regional and limited to one city.

The Company focuses on understanding the unmet service and unmet neighbourhood needs to develop new properties.

The Company does not merely build properties; it invests in peripheral public infrastructure as well wherever needed.

The Company is not just a conventional builder; it intends to build environment showpiece properties (carbon-, water- and waste-neutral) of the kind not seen in the regions of its presence.

The Company is not just a provider of properties that need to be worked over after the customer has moved in; it provides a plug-and-play environment that the customer can begin to live in immediately following handover.

The Company is not a provider of specific apartment types; it provides a range of apartments across various price points, making it possible for a customer to graduate her/his purchase within the same brand.

The Company is not just a brick-and-mortar-driven apartment creator; it is a provider of lifestyle properties.

Strengths

Kolte-Patil enjoys a trusted recall of 'delivering what has been promised'. The result is that the Company generally sells around 25-30 per cent of its apartment inventory at launch, creating attractive liquidity to take the project to timely conclusion.

The Company enjoys undisputed leadership in Pune's Grade A residential niche.

The Company established the credibility to increase realisations from ₹3,873 per square foot in 2011-12 to ₹5,871 per square foot in 2014-15.

The robustness of the Company's brand is reflected in a high proportion of apartments being marketed on the strength of a favourable customer word-of-mouth.

The Company enjoys the highest sectoral (pan-India) voice share on Facebook.

The rising 'top up' proportion over the base rate, related to lifestyle amenities being offered, represents a validation of the Company's experiential property positioning.

The Company enjoys an established base of over 10,000 delivered apartments, a large critical mass of happy home owners that serves to impress prospective owners of the Company's credentials.

The Company's properties enjoy a premium over competing properties in the neighbourhoods.

The strength of the Company's brand is reflected in strong sales of 7.6 million square feet generated in its previous business cycle (2012-14). It started the current business cycle (2015-17) on a strong footing with 2.9 million square feet of sales in 2014-15.

What our business head says

“The most important driver of success in the residential property development sector is trust. People trust their hard-earned savings to make the single biggest acquisition of their lives. They will hand it over without losing sleep to the most trusted brand.”

Mr. Abhishek Sahaya, *Project Director*



Highlights, 2014-15

The Company strengthened its sales performance through the following initiatives:

The Company's sales from the middle-income business segment as a percentage of overall sales increased from 64 per cent to 71 per cent.

Sales from the middle income segment increased by 54% YoY to over 1.5 million square feet.

Robust deliveries to the tune of over 1 million square feet took place in 2014-15 mainly related to the handover of 87 bungalows at Life Republic Phase I and over 200 apartments in Down Town.

Outlook

The Company obtained all the relevant statutory approvals for several projects, which will be launched in 2015-16.

What is the principal point that you wish to communicate?

The one point that I wish to communicate is that the best successes in the mid-end Indian residential market are derived from large local-centric business models and not a nationally dispersed strategy. We have always believed that the urban markets of our country are potentially larger than they might appear, that supply would create enhanced demand and that a more comprehensive coverage of a city would translate into economies of scale and brand. The result is that even after 25 years of getting into business, we have principally remained a single-city company – not because we had no options but because we backed our judgment that the full potential of a city like Pune was far from exhausted.

Why do you think so?

The most important driver of success in the residential property development sector is trust. People trust their hard-earned savings to make the single biggest acquisition of their lives. They will hand it over without losing sleep to the most trusted brand. And this trust can be best created when you have a company whose properties are visible all over, whose promotions you access at every turn and whose customers you meet everywhere. Why go to another city for the sake of geographic diversification when one's brand in the principal city of one's presence can generate a significantly larger quantity of sales? This is precisely why we have emerged as the undisputed leader in Pune.

Picture of positive change at Kolte-Patil

Kolte-Patil's Ivy Estate achieved the unprecedented by constructing a 16 km dedicated pipeline to draw water for property owners. The Company fulfilled its infrastructure promise made to customers. The result is that customers are now willing to pay a premium for Ivy Estate over competing properties. Besides, the apartments from the property's Phase 2 are being largely marketed through word-of-mouth!

The high-end apartment business...and how this promises to create a wow for the Kolte-Patil brand

Overview

Kolte-Patil entered the aspirational luxury niche in 2009-10.

The Company created high-end apartments branded distinctively as '24K'.

The entry into the premium segment extended the Company's value chain, providing an option to mid-apartment customers to graduate to the high-end at some point.

The entry into this segment also provided the Company with the opportunity to comprehend evolving customer preferences in the high-end space with the objective of introducing these options subsequently across mid-end apartments.

The Kolte-Patil differentiators

Kolte-Patil evolved the definition of high-end luxury amenities beyond a conventional understanding of clubhouse and swimming pool to a complement of 38 life-enriching amenities (including tennis court, basketball court, gymnasium and a mini

golf course).

The Company created an independent brand '24K' to market these properties.

The Company could have launched standalone high-end properties within locations; it selected to launch multiple properties within a neighbourhood instead, helping transform neighborhood respect and reputation.

The Company did not merely provide high-end shell apartments; it provided the services of three prominent international designers to advise customers on their interiors.

The Company did not merely provide an apartment; it graduated the high-end apartment to an 'intelligent' positioning through collaboration with the world-leading electronic brands.

Strengths

The Company entered this segment in 2009-10; today, the aspirational luxury segment accounts for about 20 per cent of the Company's sales by value.

The Company demonstrated timely

delivery; its Giltterati project was completed within 36 months of ground breaking.

The Company created architectural signatures within these properties, enhancing familiarity.

The Company demonstrated its competence in brand management by graduating from mid-end apartments to the luxury niche, generally considered a challenging transition.

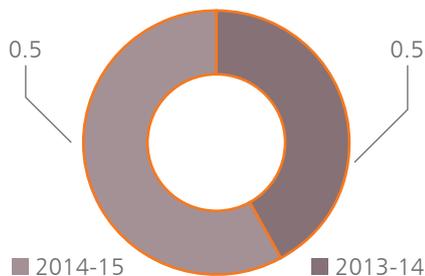
The Company strengthened the perception of the 24K brand around youthfulness, smart luxury and smart money.

The Company enjoys a critical mass of nearly 400 customers in this segment.

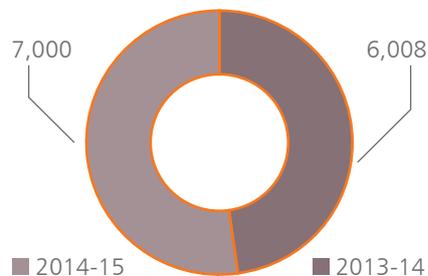
The Company provided 24K properties with the benefit of facility management, resulting in a life-cycle engagement.

The business proved working capital-positive – 10 per cent marketed at launch and the rest across the construction lifecycle of the project ending six months before apartment handover.

Total area sold (million square feet)



Average realisation (₹/square foot)



Outlook

The Company intends to accelerate the construction of its ongoing projects while activating projects in the pipeline (24K Opula, 24K Atria, 7K and 24K World Residence). The Company intends to deliver Jazz Phase I during the course of 2015-16. The Company will also look to strengthen its DMA portfolio during 2015-16.

What our business head says

“Incomes are rising, leading to a distinctive movement towards luxury residential apartments and there is a growing bias for experience-centric residences. This evolution is reflected in our numbers: the proportion of luxury apartment’s accounts for around 20 per cent of our sales value.” *Mr. Nirmal Kolte, Vice President - Projects*

How does the Company intend to differentiate its luxury brand in a challenging marketplace?

There are a number of complements that we are bringing to this space – experiential living amenities that extend beyond the apartment walls, scientific apartment design that enhances convenience and minimizes unproductive space and the engagement with international interior designers. However, the one area that is setting us apart is the technology quotient of our apartments.

We are not just automating the apartment from a conventional sense; we are making apartments smartphone-friendly whereby an app will make it possible to control gadgets without a physical interface. This is really the future, which we are providing today by engaging with some of the best global technology brands.

What is the basis of your optimism in this luxury residential space?

There are a number of reasons that warranted a presence in this apex of the

residential pyramid. For one, incomes are rising, there is a distinctive movement towards luxury residential apartments and there is a growing bias for experience-centric residences. There is not just a larger audience for this; there is also a greater willingness to pay for such apartments. This evolution is reflected in our numbers: the proportion of luxury apartments accounts for around 20 per cent of our sales value accompanied by margins higher than what we generate from the mid-end space.

Highlights, 2014-15

The Company reported sales of 0.5 million square feet in the high-end segment, worth ₹339 cr (13% higher than the previous year in value terms).

The Company reported a 17 per cent increase in average realisations to ₹7,000 per square foot.

The Company entered into brand collaborations with specialised vendors like Porselanosa, Club Concierge, Gama Décor, Noken, System Pool, Schneider, Evander Holyfield Gyms, Warren Tricomi Spa & Salon and Quintessential Lifestyle.

The Company announced a DMA arrangement for a project in Baner (Pune).

The Company successfully marketed its 24K brand across the country; 45 per cent sales were derived from non-Pune buyers.

Picture of positive change at Kolte-Patil

Mid-end		High-end
Market 25% of the apartment offering at launch	▶	Market 10% of the apartment offering at launch
Large land parcel	▶	Relatively small land parcel
Standardised apartment configuration	▶	Customised apartment configuration
Moderately sized apartment	▶	Expansively sized apartment
Apartment fitted with prominent Indian brands	▶	Apartment fitted with prominent global brands
Moderate experiential component	▶	Significant experiential component
Executive-led sales process	▶	Personalised and promoted-influenced sales process
Media-driven promotion	▶	Word-of-mouth-driven promotion
Aspiring clientele	▶	Demanding clientele
Walk-in clientele	▶	Walk-to clientele
Influenced by the best national standards	▶	Influenced by the best international standards

The township business and how this promises to generate multi-year revenues for Kolte-Patil

Overview

In a country where the quality of public infrastructure has steadily declined, there is a greater need for lifestyle quality to extend beyond standalone apartment or residential complex to an entire township. Over time, the concept of a township has come to comprise the quality of physical, social and digital infrastructure, representing the microcosm of a Smart City.

There is a greater traction for a planned and futuristic ecosystem today than ever before, positioning such townships as an oasis in India's congested urban landscape.

The Kolte-Patil differentiators

The Company is outward-looking and focused on capturing the unmet needs of a particular location, plugging necessary gaps through extensive customer profiling.

The Company is focused on building new growth centres within the city, catering mainly to the residential class supported by self-sustaining commercial development, retail complexes, schools, etc.

The Company has built a robust

framework with significant investments in technology, people (including a core team of specialists) and processes.

Challenges

The building of a residential complex is a multi-month engagement. However, the building of a township requires a sustained multi-year (possibly even multi-decade) commitment across economic cycles.

The building of a residential complex requires planning discipline and inflexibility; the building of a township warrants planning flexibility across evolving market preferences.

The building of a residential complex requires an engagement with customers of a specific kind; the building of a township necessitates engagements with customers of various profiles across a longer relationship (15-25 years) cycle.

The building of a residential complex necessitates the management of variables across a few acres; a township makes it imperative to manage variables (people, processes and practices) across hundreds of acres.

The building of a residential complex is supported by people resources that can

either be grown from within or sourced laterally from across the sector; in township building, a far younger sector, it is difficult to source professionals with relevant experience.

The building of a residential or commercial complex represents a mature sector; there are few successful township models to draw from in India.

The building of a township does not merely represent an extension of the competence required to build standalone buildings and small residential complexes. It requires one to manage the complexities of aggregating residential, commercial and leisure facilities around a shared infrastructural framework.

Strengths

The Company invested in progressive building technologies and methodologies, achieving a complete alignment between the two; the Aluform technology shrank construction tenure from 18 months to 11 months.

The Company created a framework of 24 key result areas (KRAs) against which township progress and deliverables could be measured.

Picture of positive change at Kolte-Patil





The appreciation of the property (more than doubled) outperformed the increase in the broad Pune market, validating its relevance.

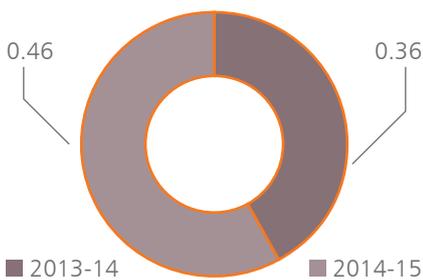
The Company commenced deliveries of over 3,000 apartments in the first phase of its township property at Life Republic, a fair critical mass to build the next round of goodwill and credibility.

What our business head says

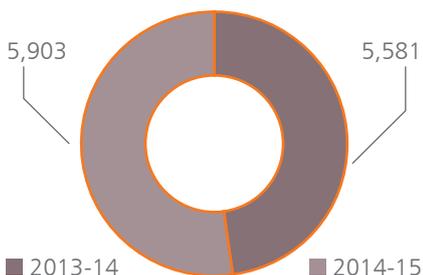
“People do not merely want great apartments to live in, they are demanding a virtual reinvention of their life space, validating the need for a township environment comprising all possible amenities.”

Mr. Vijay Sane, COO - Townships

Township area sold
(million square feet)



Average realisation (₹/square foot)



What is the need to grow the townships vertical when the residential apartment business would have sufficed?

It was becoming increasingly evident that an increasing number of people were not merely wanting great apartments to live in; they were needing quicker commutes to work, great offices to work in and ideal lifestyle environment to live – exactly the way they had seen abroad. This virtual reinvention of one’s life space validated the need for a township environment that would comprise all these amenities.

Q: How will this business space enhance corporate value?

For one, the land has been expensed and paid for. Two, we do not need to

build and sell in one go, but can plan a phased asset monetisation without stretching the Balance Sheet. Three, successful project implementation will create a brand for the Company in the township niche, a space otherwise marked by few successful models. Four, the township will generate multiple revenue streams over a long gestation period, graduating us from pure property sale to annuity incomes. Five, the brand upside from township creation is significant enough to drive apartment offtake in standalone projects. Six, we expect that the diverse competencies that we derive from township creation could extend us into new business verticals across the foreseeable future.

The finance function...and how it is helping Kolte-Patil create one of the most robust Balance Sheets in India's real estate sector

Finance

In most companies, the state of the finance function is a given reality, influenced completely by the national economic cycle.

At Kolte-Patil, we approached our finance function with the same vigour that we approached the rest of our business – innovation, improved practices and a spirit of restructuring – with the objective of emerging among the most competitive builders in India.

Overview

In a cash-strapped economy, one of the first casualties is the real estate sector.

There are a number of reasons for this. A weak consumer sentiment can translate into weaker apartment offtake, stretching the prospects of the developer who has already brought the land and commenced construction.

Besides, in weak markets, the timeliness of instalment collection cannot be over-estimated. Any delay in the collection process can affect cash flows and make it necessary for the Company to borrow, incur interest and report lower margins.

Over time, the graduation to lower margins could immediately translate into a lower credit rating and prompt lenders to reprice their loans higher, starting a vice-like cycle.

And while all this is happening, it would be imperative to sustain construction, moderate the role and cost of working capital and strengthen the asset-lightness of the business with the objective to remain adequately liquid across industry cycles.

The Kolte-Patil differentiator

Kolte-Patil differentiated its business model by stating its identity as a property builder that treats land as a strategic asset with the objective of fast inventory turnover.

In line with this objective, the Company enunciated its preference for entering into joint property development, wherein land would be provided by a partner and the Company would engage in branding, building and marketing the property in exchange for a pre-agreed share of profits.

This asset-light approach will keep the Balance Sheet strong and enhance shareholder returns.

Strengths

The Company widened its sectoral leadership within Pune, its principal market. The Company recorded sales of 2.6 million square feet within the city, translating into a sizable share of the Pune residential real estate market.

The Company's gearing is one of the lowest in its sector at 0.17x.

The Company retained its position among the highest rated residential realty development players in India.

Kolte-Patil plans to segregate project development from land ownership; the Company intends to evolve from complete land ownership to the DMA format, strengthening its asset-lightness.

The Company invested significantly in technology, strengthening financial controls and efficiency.

Outlook

The Company's timely investment in people, processes and technology is expected to translate into profitable, scalable and responsible growth without stretching its desired risk appetite or Balance Sheet integrity.

The Company expects to strengthen margins through increased realisations, larger project throughput, cost reduction, evolution from a fixed to variable cost model and a reduction in the working capital cycle.

The Company intends to develop six properties in Mumbai (through private society development), which could strengthen the brand and revenue visibility.

Highlights, 2014-15

The time-lag between construction completion and billing was eliminated by synchronizing the billing with the construction progress through advanced CRM.

The Company rationalised its banker and lender consortium from around 13 relationships to four.

The Company rationalised its average fund cost by over 200 bps towards the later part of the year; the incremental debt was mobilised at 12 per cent.

The Company strengthened its operating culture, appointing project-based CFOs, helping the Company move project financing to a negative working capital deployment, strengthening viability.

An annual operating plan was created by the various project teams, providing a basis on which to plan cash flows and an index by which to measure individual and team performance.

The Company completed its maiden NCD (non-convertible debenture) issue during the quarter amounting to ₹70 cr, replacing high-cost debt.

The Company moderated its net debt-to-equity from 0.19 to 0.17.

What our business head says

“Our priority is to have an asset-light business model and focus on our core competence which is building the best properties in the quickest time using the most robust practices at the lowest cost. Our foray into Development Management Agreements this year is yet another direct extension of this prudent philosophy.”

Ms. Shraddha Jain, *Chief Financial Officer*

A number of analysts and shareholders will appraise the Company on the basis of a decline in its profits in 2014-15.

It would be pertinent for shareholders to recognise why the decline transpired. One, there was a delay in getting the necessary approvals to launch projects in 2013-14, which affected revenues in the subsequent year (2014-15). This reality was corrected during the year under review when we reported a 34 per cent growth in sales to 2.9 million square feet, which will translate into enhanced revenues in 2015-16.

What is the other communication that you wish to send out to shareholders?

We strengthened our financials through a number of initiatives, the full benefit of which will be visible from 2015-16 onwards. We expected to derive enhanced profitability from each project through prudent alterations in

our sales timing. We expect to move progressively to negative working capital management across our projects; scale our business without a corresponding debt increase. We rationalised our installment collection cycle, accelerating inflows. We remained near-debt free, which made it possible to negotiate better with banks and moderate the cost of our working capital finance. We are optimistic that the full impact of these initiatives will be visible from this point onwards.

Would you wish to draw a reference to the evolving financial model of the Company?

Our priority is an asset-light business model and focus on our core competence of building the best properties in the quickest time using the most robust practices at the lowest cost. Our foray into Development Management Agreements is yet another extension of this prudent philosophy.

Management discussion and analysis

ECONOMIC OVERVIEW

Global economic overview

There was a slowdown in the global economy in 2014-15, marked by slower growth in developed economies and moderated GDP growth in the emerging economies. The US and the UK improved their economic outlook on the back of accommodative monetary policies and a significant reduction in energy costs. The Eurozone reported a significant slowdown in aggregate demand and Greek bankruptcy concerns.

The spike in commodity prices that had commenced in early 2000 waned in 2014-15. Crude prices crashed in excess of 50% within five months, which led

to significant gains for oil-importing nations.

Indian economic overview

India reported a decline in inflation, increase in capital investments, stable rupee and reduced oil import bill. The latest estimates of national income from the Central Statistics Office, indicate growth revival, which had commenced in 2013-14 and continued into 2014-15. During 2014-15, India grew an estimated 7.4% (6.9% in 2013-14). India replaced China as the fastest growing economy in the fourth quarter of 2014-15, surpassing \$2.1-trillion in GDP on the back of improved performance from the manufacturing

sector and rising public expenditure.

There was a cumulative 75 bps reduction in interest rates announced by the RBI in 2014-15. However, the entire benefit could not be transmitted by banks to customers, leading to weak consumer sentiment. A moderation of interest rates and subsequent transmission to the end customer in 2015-16, is expected to accelerate demand. S&P upgraded the outlook on India's credit rating to 'Stable'. The World Bank expects India's GDP growth to accelerate to 7.4% in 2015, 7.8% in 2016 and 8.0% in 2017, on the back of tax reforms, higher infrastructure spending and labour reforms.

INDIAN REAL ESTATE OVERVIEW

The real estate sector contributed 7.8% to India's GDP in 2013-14 (Source: Economic Survey of India). The real estate sector is the second largest employment generator. The slowdown in domestic and global markets affected the sector, leading to a decline in growth and FDI inflows.

The residential segment contributed 80% of sales. The Government's 'Housing for All 2022' impetus will require 110 million housing units to be added. The majority of the demand in the top eight Indian cities is expected to be derived from the middle-income segment. Increasing urbanisation could lead to a large rise in housing needs, the estimated urban shortage estimated at 18.8 million dwelling units.

This along with the creation of 100 Smart Cities and pan-India infrastructure development, is expected to catalyse sectoral growth. RBI incentives for infrastructure financing and interest rate reduction should strengthen consumer sentiment, demand and sales velocity.

The Securities and Exchange Board

of India (SEBI) notified new norms to govern real estate investment trusts (REITs). REITs are expected to provide retail investors a safe avenue to earn returns while also improving sectoral liquidity. The new ordinance on the Land Acquisition Act relaxed stringent norms in the consent, rehabilitation and resettlement clauses; the passage of the bill is expected to spur project development. Another legislation awaiting parliamentary approval is the Real Estate (Development and Regulation) Bill, which aims to protect consumer interest and facilitate investments.

Pune real estate overview

Pune is the eighth largest Indian city and the sixth largest metropolitan region in India with a population of 5.3 million (Source: 2011 census). The Mumbai-Pune corridor comprises a population of 35.6 million and GDP of over ₹4 trillion. Pune is the second largest industrial hub and the third largest IT hub in India with 38 of India's 88 functional IT parks and 24 SEZs focused on IT, ITeS and biotech.

Pune is an end-user-driven real estate market, home to several manufacturing and auto ancillary companies and a site for the burgeoning sector of IT/ITeS, financial services, KPO and biotech firms. Furthermore, Pune has always been an education hub with ~5 lakh students graduating each year, and is famously known as the 'Oxford of the East.'

The outlook for the Pune realty market appears strong as auto majors (Tata Motors, Mahindra & Mahindra and Volkswagen) committed investments of over ₹9,500 crore in and around Pune, coupled with substantial investments in regional infrastructure earmarked in expanding industrial activity and multi-modal transportation networks.

During the year under review, the Pune residential market remained stable, driven by robust sales in the mid-income group. In line with the consumer sentiment, real estate demand showed significant expansion during the first half of the year under review, following the formation of the new government at the centre. However, the

slow economic recovery subsequently impacted consumer decisions. While the number of walk-ins across Kolte-Patil projects remained stable, customers took longer to buy. Customers polarised towards branded developers with established construction/delivery track records, enabling Kolte-Patil to reinforce its market leadership with sales of 2.9 million square feet in 2014-15 (majority achieved in an otherwise weak fourth quarter).

The commercial real estate market in Pune was robust in 2014 with a 41% uptick in absorption rates to 4.9 million square feet, driven by demand from the IT, BFSI and engineering sectors located in the eastern and western micro-markets. Rental values were stable while vacancy rates declined marginally. The office market outlook appeared promising with vacancy rates expected to decline, supporting higher rental yields.

The formation of the Pune Metropolitan Region Development Authority (PMRDA) effective 1st April, 2015 was a positive step, representing a unified platform for the planning/execution of important projects and accelerated project implementation. PMRDA will provide high transparency and governance across urban and rural planning, strengthen infrastructure projects and revitalise Pune region development.

Bengaluru real estate market overview

Bengaluru is a prominent IT-ITeS hub in southern India, attracting significant end user-driven real estate demand. Demand is expected to remain robust, driven by the middle-income segment, primarily from the large-scale mid-level IT workforce in the city. During the last three years, Bengaluru delivered the highest average capital value appreciation in the mid-segment, driven by consumer demand, proposed infrastructure improvement and

proposed SEZ and IT parks.

Bengaluru remained India's strongest commercial market with new supply and absorption in excess of 10 million square feet. The robust growth in IT and e-commerce sectors led Bengaluru to report a significant portion of pan-India share of commercial office space absorption. The outlook continues to be promising with office space pre-committed in various IT parks that are under development and with a number of reputed corporates in diverse verticals planning to set up campuses in Bengaluru.

Mumbai redevelopment market overview

Given the scarcity of land, redevelopment represents an attractive business proposition in Mumbai. Nearly 20,000 housing societies and 5,000-6,000 tenanted buildings built prior to 1980 are in need for redevelopment. Furthermore, about 17,000 South Mumbai buildings (repair-board-cessed-buildings) built prior to 1960 are in need for redevelopment. Over 60% of the land in Mumbai has been categorised as slum area, needing to be redeveloped. With rising migration and increasing demand, redevelopment

provides an enormous opportunity for real estate developers.

The government is supporting redevelopment and providing incentives by making the required amendments to the Development Control Rules. The government has increased FSI for private societies from 1 to 1.33. Additionally, 0.67 transferable developmental rights (TDR) have been provided, which effectively results in 1 FSI and 1 TDR. The concept of fungible FSI was introduced (35%). FSI for slum rehabilitation was increased from 2.5 to 3. Similarly, the FSI applicable for cluster development is 4.

Mumbai's population is expected to rise to over 30 million by 2030, leading to concerns regarding the city's ability to support the population rise. The city suffers from a chronic shortage of space for housing, essential public utilities and open spaces. The Maharashtra government is in the process of formulating a 'Development Plan 2034' to address the shortage of quality living spaces in Mumbai. However, uncertainty looms over the provisions of the plan and timelines of its implementation, creating a regulatory overhang in the interim period.

During the year under review, the Pune residential market remained stable, driven by robust sales in the mid-income group. In line with the consumer sentiment, real estate demand showed significant expansion during the first half of the year under review, following the formation of the new government at the centre.

Overview of Operations

i) Sales and pricing trends

The Company registered a sales volume of 2.9 million square feet, despite a challenging on-ground scenario in which consumer sentiment continues to

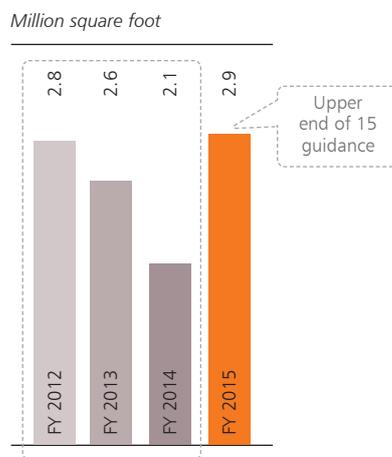
be weak. The average selling price was higher by 8% YoY at ₹5,871 per square foot, translating into a sales value of ₹1,677 crore in 2014-15.

ii) Product-wise sales break-up

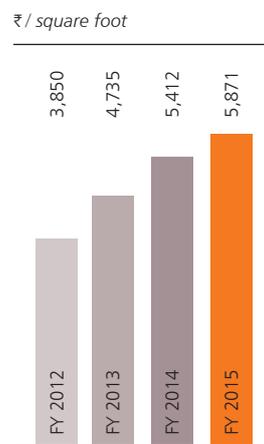
The Company has a broad portfolio

with ticket sizes ranging from ₹30 lac to ₹10 crore. Majority of the sales were focused towards the middle-income group with an average ticket size between ₹50 lac and ₹1 crore, the pulse of the market.

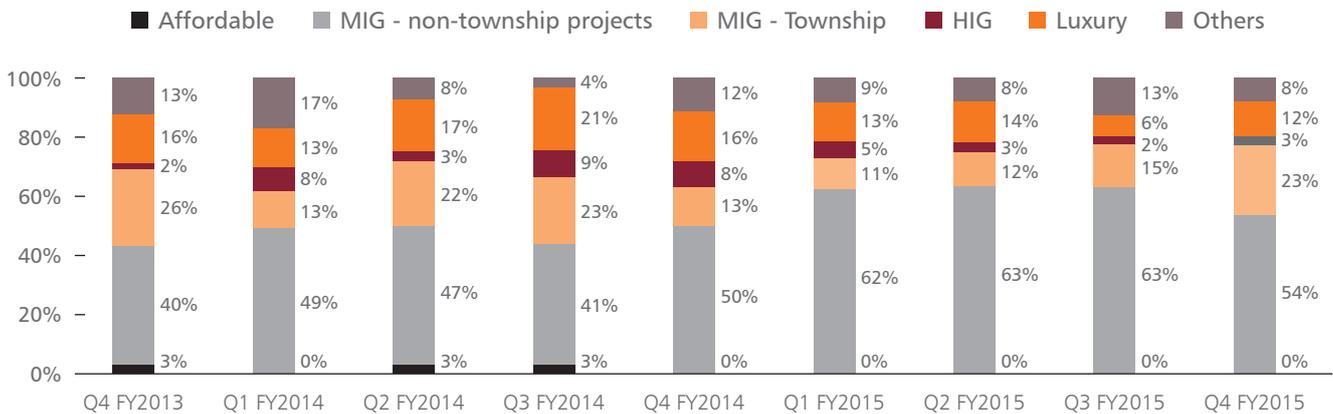
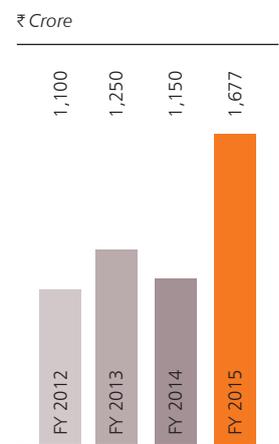
New sales cycle (FY 2014-15 to FY 2016-17)



Price realization



Sales value



iii) Area delivered

Robust deliveries to the tune of over 1 million square feet took place in 2014-15 mainly related to the handover of 87 bungalows at Life Republic Phase I and over 200 apartments in Down Town.

iv) Home buying festival 'Nest Fest' receives terrific response

- Held between 6th and 8th of February 2015

- Showcased 13 under-construction and yet-to-be launched projects across 10 locations in Pune and budget brackets between ₹30 lac to ₹10 crore

- Attracted footfalls of over 30,000 people and marketed over 900 apartments, significantly higher than the sales generated by all Grade-A city developers put together, reinforcing the strength of KPDL's brand in Pune.

v) Mumbai expansion

- Tenants were vacated at Link Palace on Khar-Linking Road (first project); the company is in the final stages of receiving Commencement Certificate.

- For the Jay Vijay Society in Ville Parle East, the Company received all concessional approvals and is presently awaiting environment clearances for the project.

• The Company strengthened its Mumbai portfolio by adding three more society redevelopment projects during the year:

- Sunder Milan CHSL located in Malad (W), having a plot area of 6,608 square meters
- Sukh Niwas CHSL in Khar (W), with a plot area of 1,277 square metres
- Hari Ratan CHSL, located in Goregaon (W), having a plot area of 9,615 square metres

• Current Mumbai portfolio includes six projects in high value locations with a saleable area (economic interest) of 0.6 million square feet.

vi) Development management agreements

- Leveraging its strong brand and execution capabilities, the Company signed its first Development Management Agreement (DMA) in Pune in October 2014.
- Collaborated with 'NOW Realty Pvt

Ltd' to develop its residential project named Sereno at Baner, offering a saleable area of 0.6 million square feet.

- Kolte-Patil will lend its brand 24K to the project and collaborate with NOW Realty to oversee the project lifecycle (project conceptualisation and execution, product design, sales, marketing, project infrastructure, residential development and handover); in return, the Company will receive a development management fee; all costs would be borne by the project.

vii) Debt rating

- The Company completed its maiden ₹70 crore NCD issue during the year under review, which will help bring moderate borrowing costs going forward.
- CRISIL reaffirmed its A+/Stable rating for Kolte-Patil, showcasing its fundamentals, as the Company continues to be one of the highest-rated listed pure-play residential player in the CRISIL ratings universe.

viii) Building organisational competencies

• In line with its effort to strengthen the top executive team, the Company appointed Shraddha Jain (25 years experience in Finance across different industries) as Chief Financial Officer to drive proactive measures to increase the contribution of the finance function as a key business contributor, while strengthening internal control systems, enhancing governance and transparency.

ix) Mobile app and social media

- Introduced a new, revamped way of engaging customers and channel partners in a more efficient, transparent manner through the launch of new mobile app.
- A recent survey ranked Kolte-Patil as a leader in the social media space within the real estate universe.

Opportunities

COMPANY-LEVEL

i) Brand goodwill

The Company has built its brand over 25 years, with an aggregate of over 10 million square feet delivered since inception including residential projects, commercial projects and IT parks. The Company is respected for construction quality, unwavering ethical standards, timely project delivery, legal compliances and promoter reputation.

ii) Healthy project pipeline

Kolte-Patil has over 20 million square feet of projects with key approvals.

The Company is focused on activating projects during the course of the year and optimistic that the success of these projects will translate into strong revenue and cash flow visibility. A majority of projects are located in Pune, a stable market with consistent volumes and strong growth drivers. Kolte-Patil is a leading player in the Pune residential real estate market with high brand recall and track record of timely, quality execution. The Company is confident of expanding its market share over the next few years.

iii) Strong revenue visibility

The Company enjoyed gross (including

partner share) unrecognised revenues of ₹1,762 crore from projects executed between 2012-15. Nearly ~80-85% of revenues will be recognised in Kolte-Patil's book, expected to improve revenue and profit trajectory in 2015-16 and 2016-17 as a greater proportion of 100%-owned projects as well as higher margin projects like Jazz, Wakad, Ritu Bavdhan, Kondhwa, etc. hit the revenue recognition threshold.

iv) Township projects

In early 2014-15, the Company received 'locational clearance' from the Urban Development Department for its township projects in Pune-Phase II of

(in million square feet)

Projects under execution	Ongoing	Forthcoming	Future Potential	Total
Overall	19.9	16.0	18.3	54.2
KPDL Share	13.1	8.1	9.4	30.6

'Life Republic' (Hinjewadi) and Sanjivani Township (Urse). Both the townships received pre-certification from the Indian Green Building Council (IGBC). The townships will generate multiple revenue streams over a long gestation period, graduating the Company from pure property sale to annuity incomes.

v) Expansion into Mumbai

The Company forayed into the Mumbai market through a low capital-intensive private society redevelopment model. The Company added three projects to its redevelopment portfolio during 2014-15, taking the total saleable area (KPDL share) to 0.6 million square feet. The Company looks to leverage its strong brand, execution track record and healthy Balance Sheet to

capitalise on the enormous Mumbai redevelopment opportunity.

vi) Development management agreements

Leveraging its strong brand and execution capabilities, the Company signed its first Development Management Agreement (DMA) in Pune in 2014-15. The Company is evaluating further deals and expects to announce more wins in the coming year. The DMA model will diversify revenues through fee-based income that enables the Company to access new product categories and geographic micro-markets.

vii) Moderating interest rates

The real estate industry is dependent

on financing related to the acquisition of land parcels and interest rates. Moderated interest rates and their transmission by banks to end users can accelerate real estate demand and sales velocity.

viii) Growing urban housing demand

India's central government aims to provide housing for all citizens by 2022. As per industry estimates, the vision entails the development of about 11 crore housing units, including the current shortage of about 6 crore units. The housing need is almost equally distributed in India's urban and rural pockets in the range of 5 to 6 crore units, primarily comprising affordable houses.

Threats, risks and concerns

In any, business risks and opportunities are inseparable components. The Company's Directors and management take decisions to protect stakeholder interests. The Company's Risk Management Committee comprises various departmental heads who meet regularly to identify processes exposed to risks, determine risk mitigation strategies and monitor their implementation.

Risk #1: Risks may arise from delays in the execution of projects due to a shortage of labour, material and unforeseen circumstances.

Mitigation: The Company follows a systematic process in project management to ensure that all projects are completed within the planned time-frame and within the budgeted cost. This is done by careful project monitoring involving comprehensive reviews of probable delays. The Company has focused on the use of mechanised equipment to ensure faster execution and increased the usage of contracted labour to mitigate risks of labour shortage. To ensure regular material availability, the Company keeps an adequate buffer stock of key raw materials and engages continuously with suppliers.

Risk #2: Risks may arise from a slowdown in markets where the Company operates, impacting sales velocity.

Mitigation: The Company is a leading real estate developer in the fast

growing market of Pune; it also enjoys a presence in Bengaluru and Mumbai. Over the years, the Company built its reputation around quality real estate construction straddling segments (premium to affordable). In the event of a major market slowdown, the Company will concentrate on marketing its inventory, and then proceed with fresh projects based on industry prospects.

Risk #3: Risks may arise from the inability of the Company to obtain adequate financing at reasonable rate.

Mitigation: The real estate business involves substantial capital outflows related to the acquisition of land development rights and construction. Hence, it is important for the Company to be able to obtain adequate funding at reasonable rates. The Company focuses on managing working capital flows to reduce borrowings and maintain a judicious mix of projects to prevent Balance Sheet stress.

Risk #4: Risks may arise from the inability of the Company to replenish

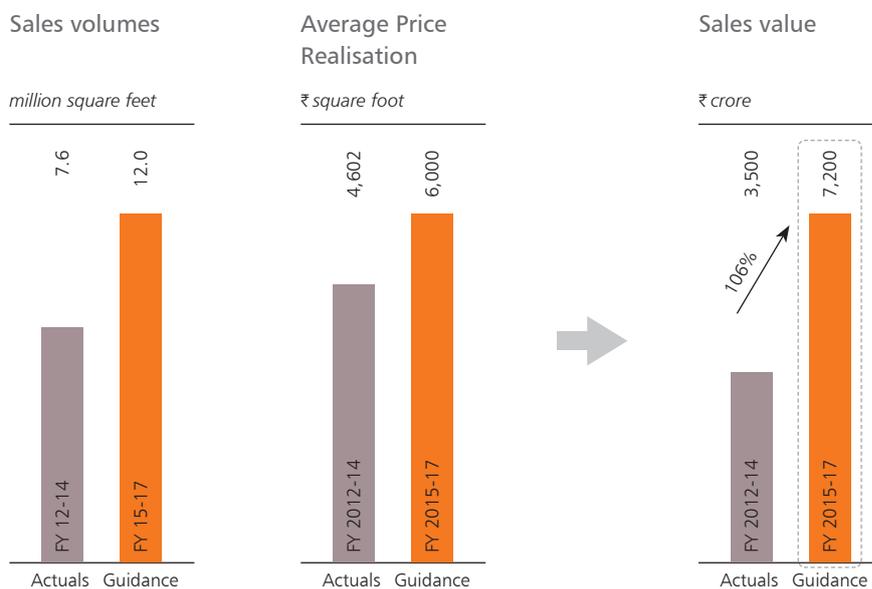
land reserves at desirable locations and affordable prices.

Mitigation: The ability to acquire land parcels at reasonable prices and in desired locations is an essential element of success in the real estate business. Acquisition costs comprise payments for freehold rights, leasehold rights, construction costs, registration and stamp duty. The Company acquires land and development rights from the government/owners/third parties while ensuring that consideration paid is in line with prevailing market considerations and within the Company's desired risk appetite.

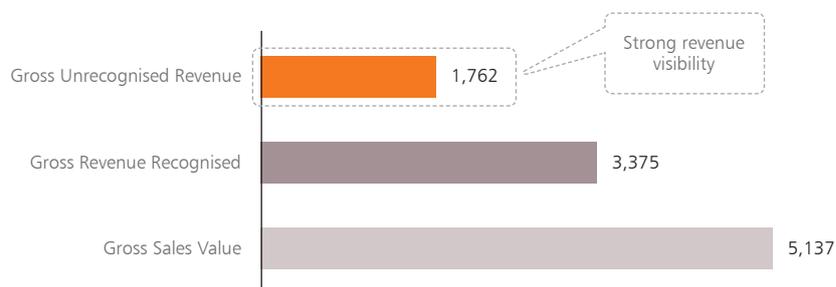
Risk #5: Risks may arise from property price fluctuations leading to a decline in realisations and sales.

Mitigation: The Company selects project nature and location after considering various factors (market conditions, buyer demand and project branding). The Company's business model allows it to generate sufficient cash flows, protecting it from price fluctuation risks.

Company outlook



F12-Q4 FY2014-15 (₹ crore)



Note – These are gross numbers including partner's share - ~80-85% will be recognised in KPDL books

- New business cycle (2014-15 to 2016-17) started on a strong footing with 2.9 million square feet of sales in 2014-15.

- Kolte-Patil is on track to achieve new area sales of 12 million square feet, amounting to a total sales value of ₹7,200 crore between 2014-15 and 2016-17.

- Revenue and profit trajectory is expected to improve in 2015-16 and 2016-17 as a greater proportion of 100% owned projects and higher

margin projects like Kondhwa, Jazz, Rutu Bavdhan, Giga Residency and Wakad come up for revenue recognition.

- To support significant volume growth owing to large number of project activations, the Board sanctioned a net debt-to-equity between 0.2-0.5x – approach to remain conservative based on future cash flow visibility.

- The Company focused on reducing finance cost, capitalising on the maiden credit rating (CRISIL A+/Stable).

- Leveraged strong brand and execution capabilities to enter into Development Management Agreements (DMAs) in Pune and other regions.

- Governance practices were strengthened and organisational competences were increased through technology enablement and training.

Project-wise summary

Project-wise sales performance till 31 March 2015

Projects	Saleable Area (million square feet)			Location	Area Sold (million square feet)	Sales value (₹ million)	Average Realisation (₹/square foot)	Collections (₹ million)
	Gross	KPDL Share	KPDL Share					
Life Republic - Phase I	2.6	45%	1.2	Hinjewadi, Pune				
Life Republic - Phase I - R3 Avenue	0.7	45%	0.3	Hinjewadi, Pune	3.26	14,180	4,344	11,241
Corolla - Phase I	3.6	37%	1.3	Wagholi, Pune	2.34	8,006	3,417	6,244
Tuscan - Phase I & II	0.8	51%	0.4	Kharadi, Pune	0.54	2,862	5,308	2,388
Allura - Phase I	0.3	75%	0.2	Undri - NIBM, Pune	0.52	2382	4554	2074
Allura - Phase II (24K Glamore)	0.3	75%	0.2	Undri - NIBM, Pune				
Margosa Heights I, II & III	0.9	51%	0.5	Mohamad Wadi, Pune	0.95	3,546	3,749	3,072
Downtown - Phase I & II	1.8	51%	0.9	Kharadi, Pune	0.97	5,435	5,603	3,460
Glitterati 24K	0.5	100%	0.5	Aundh Annexe, Pune	0.47	2,383	5,021	2,253
Green Olive Venture	0.1	60%	0.1	Hinjewadi, Pune	0.12	490	4,072	544
City Centre	0.1	60%	0.1	Hinjewadi, Pune	0.05	312	6,222	200
Cilantro	0.0	50%	0.0	Wagholi, Pune	0.05	172	3,605	152
City Bay	0.1	100%	0.1	Boat Club Road, Pune	0.06	525	9,527	436
Ragga	0.7	100%	0.7	Hennur Road, Bengaluru	0.34	1,154	3,351	668
Alyssa	0.04	100%	0.0	Richmond Road, Bengaluru	0.04	360	8,281	360
Giga Residency	0.4	100%	0.4	Viman Nagar, Pune	0.10	1,115	10,728	552
Wakad	2.3	100%	2.3	Wakad, Pune	0.20	1,332	6,554	368
Jazz I & II	0.9	100%	0.9	Aundh, Pune	0.25	1,651	6,660	445
Atria	0.2	100%	0.2	Aundh, Pune	0.02	147	6,531	108
Kondhwa	1.4	100%	1.4	Kondhwa, Pune	0.54	2,713	4,993	666
Rutu Bavdhan	1.1	62%	0.7	Bavdhan, Pune	0.17	1,099	6,525	166
Mirabilis	0.9	70%	0.6	Horamavu, Bengaluru	0.23	1,033	4,504	139
Link Palace	0.02	100%	0.02	Khar (W), Mumbai	0.01	223	33,769	108
Jay Vijay Society	0.2	100%	0.2	Ville Parle (E), Mumbai	0.01	221	21,332	68
Goa	0.1	73%	0.1	Ville Parle (E), Mumbai	0.01	28	4,067	5
Total (Mature + Recent Launches)	19.9	66%	13.1		11.26	51,368	4,561	35,714

Projects launched between 2010-11 to 2014-15

Recent/Upcoming launches

Details of revenue recognition in key projects

Projects (₹ Crore)	Cumulative Revenues Recognised (2011-12 to Q4 2014-15)	Cumulative Sales Value (2011-12 to Q4 2014-15)	Gross Revenue to be Recognised
Life Republic - Phase I	1,050	1,418	368
Corolla - Phase I and II	547	801	253
Tuscan - Phase I and II	229	286	58
Margosa Heights I & II	265	355	89
Downtown - Phase I	395	544	149
Glitterati 24K	214	238	24
City Bay	46	52	6
Giga Residency	22	112	89
Green Olive Venture	48	49	1
Three Jewels	23	271	248
Jazz I and II	29	165	136
Rutu Bavdhan	0	110	110
Other projects	508	736	228
Total	3,375	5,137	1,762

** Note: This refers to gross project-level revenue – KPDL share of this is typically around ~75%.

Details of planned projects

Projects	Saleable Area (million square feet)	Location	KPDL Share (%)	KPDL Share (million square feet)
Life Republic - Phase II	6.9	Hinjewadi, Pune	45%	3.1
Sanjivani Township Phase I	6.0	Urse, Pune	50.5%	3.0
Corolla - Phase III	1.8	Wagholi, Pune	37%	0.7
Glitterati II	0.3	Aundh, Pune	100%	0.3
Green Olive - Phase II	0.1	Hinjewadi, Pune	60%	0.1
The Classique	0.2	Kormanagala, Bengaluru	100%	0.2
Hosur Road	0.6	Bengaluru	100%	0.6
Jay-Vijay Society	0.2	Ville Parle (E), Mumbai	100%	0.2
Jumbo Darshan	0.1	Andheri (E), Mumbai	100%	0.1

Development potential

Projects	Title/MOU/DAPA / Saled deed/JV	Area (million square feet)	KPDL Share (%)	KPDL Share (million square feet)
Sanjivani Township, Urse, Pune Phase II	JV	9.0	50.5%	4.5
Ghotawade, Pune	JV	3.2	50%	1.6
Sadapur, Lonavala	JDA	4.0	33.3%	1.3
Lohgad, Lonavala	JDA	0.2	33.3%	0.1
Aundh, Pune	JV	1.0	100%	1.0
Kalyani Nagar	Owned	0.6	100%	0.6
Boat Club Road, Pune	Sale deed	0.3	100%	0.3
Total		18.3		9.4

Consolidated Profit and Loss Analysis:

A comparative table showing the synopsis of the Profit and Loss statement for 2014-15 v/s 2013-14 is provided below:

P&L Snapshot (₹ crore)	2014-15	2013-14	YoY (%)
Total operating income	696.6	764.2	-9%
Total Expenses	502.3	550.5	-9%
EBITDA	204.4	220.8	-7%
EBITDA Margin (%)	29.3%	28.9%	+40 bps
EBIT	194.3	213.7	-9%
EBIT Margin (%)	27.9%	28.0%	-10 bps
Profit before tax	162.1	183.2	-12%
Profit after tax	101.8	116.9	-13%
Minority Interest	36.5	24.9	47%
Adjusted PAT (post MI)	65.3	92.0	-29%
PAT margin (%)	9.4%	12.0%	-260 bps
Basic EPS	8.62	12.15	

i) Income from Operations

The total operating income of the Company for 2014-15 was ₹697 crore, representing a decline of 9% year-on-year compared to ₹764 crore in the previous year. Revenue was affected by delays in receiving approvals for several projects. However, these approvals are now in place and revenue momentum is expected to improve in 2015-16 and 2016-17. Further, revenues in 2013-14

included the sale of non-strategic land parcels.

ii) Other Income

Other income for 2014-15 stood at ₹12 crore as compared to ₹15 crore in 2013-14.

iii) Total expenses

The total operating and other expenses for 2014-15 was ₹502 crore as compared to ₹550 crore in 2013-

14. The cost of materials consumed declined as a percentage of revenues. There was a significant increase in selling, general and administrative expenses and manpower costs as more projects got activated and the organisation prepared for the next level of growth.

iv) EBITDA

EBITDA for 2014-15 declined by 7% to ₹204 crore as compared to ₹221 crore

in 2013-14. Margins expanded 40 bps YoY to 29.3% in 2014-15 on account of the strong cost control measures at various sites.

v) Interest and finance cost

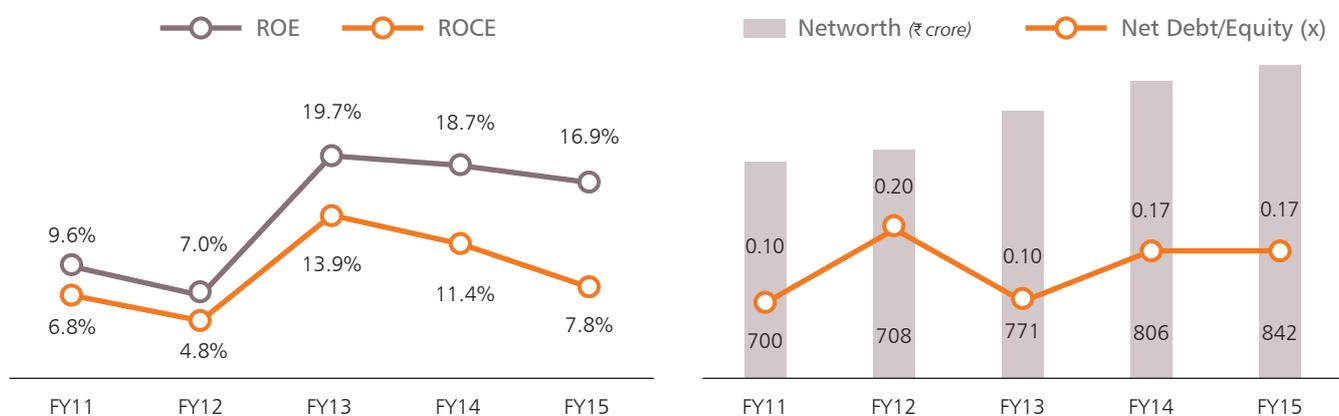
Finance costs for 2014-15 were to the tune of ₹44 crore as compared to ₹46 crore in 2013-14.

vi) Profit after tax (after Minority Interest)

Net profit for 2014-15 stood at ₹65 crore as compared to ₹92 crore recorded in 2013-14. Minority interest was higher by 47% YoY to ₹36.5 crore. Higher S&M spends, investments made in manpower to prepare the

organisation for its next level of growth and higher minority interest impacted overall profitability.

Highlights of Financial and Operational Performance (Consolidated)



ROE = PAT/Network; ROCE = EBIT/Capital Employed

Internal control systems

The Company has an adequate system of internal controls in place. It has documented policies and procedures covering all financial and operating functions. These controls have been designed to provide a reasonable assurance with regard to maintaining of proper accounting controls for ensuring reliability of financial reporting, monitoring of operations, protecting assets from unauthorized use or losses,

compliances with regulations. The Company has continued its efforts to align all its processes and controls with global best practices.

- The Audit Committee of the Board of Directors and senior management regularly reviews the audit findings, adequacy of internal controls, compliance with accounting standards as well as reasons for changes in accounting policies and practices, if any;
- State-of-the-art Enterprise Resource

Planning and IT systems are in place to ensure processing and recording of transactions with emphasis on internal control; and

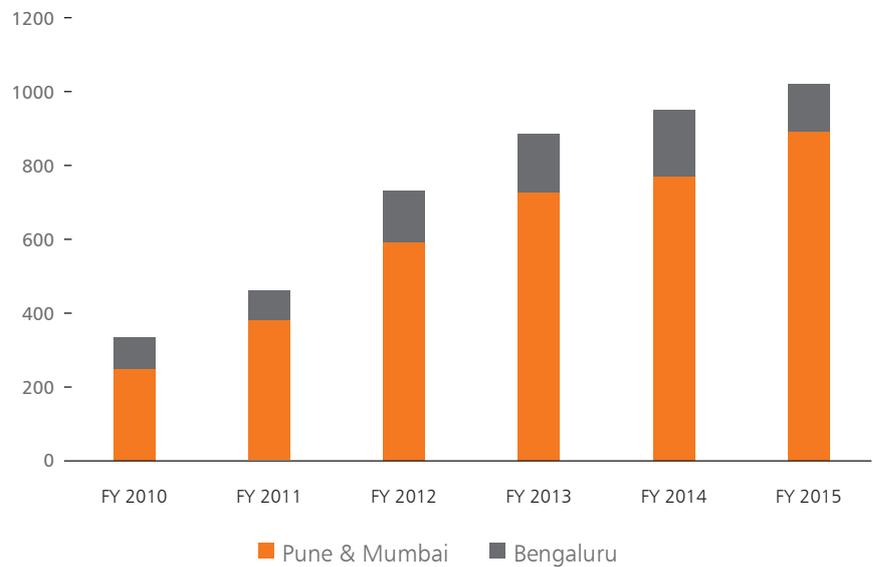
- The internal audits are conducted by an independent professional firm who reviews and reports to management and the Audit Committee about compliance with internal controls and the efficiency and effectiveness of operations as well as the key process risks.

Human resources

The Company had a total employee strength of 1,020 as on the 31st of March 2015. This represented a

increase of over 200% over the last five years. Kolte-Patil continually seeks to recruit talented personnel to further the interests of the Company and expand

its scope of operations. The Company also follows a systematic process for the recruitment of personnel, training and appraisal.



Cautionary Statement

In the case of data and information external to the Company, no representation is made on its accuracy or comprehensiveness though the same are based on sources believed to be reliable. Statements in the Management Discussion and Analysis describing the Company's objectives,

projections, estimates, expectations may be "forward-looking statements" within the meaning of applicable securities laws and regulations. Actual results could differ materially from those expressed or implied. Important factors that could influence the Company's operations include economic developments within and/or outside the

country, demand and supply conditions in the market, input prices, changes in Government regulations, tax laws and other factors such as litigation and industrial relations, etc. over which the Company does not have any direct control.

Statutory section

Directors' Report

To the members

Your Directors have pleasure in presenting 24th Annual Report on the business and operations of the Company and the Financial Statement for the year ended 31 March 2015.

1. Financial highlights

(₹ in Lakhs)

Particulars	Consolidated		Standalone	
	2014-15	2013-14	2014-15	2013-14
Revenue from Operations	69,664	76,422	16,837	18,723
Other Income	1,171	1,516	4,278	4,403
Total Income	70,835	77,938	21,115	23,126
Operating Profit before interest, depreciation, amortization and taxes (EBITDA)	20,437	22,082	4,289	3,664
Depreciation and amortization	1,006	708	392	175
Interest and finance charges	4,396	4,567	3,160	2,729
Profit Before Tax (PBT)	16,206	18,323	5,015	5,163
Tax expenses	6,021	6,632	6,52	525
Profit After Tax (PAT)	10,185	11,691	4,363	4,638
Minority Interest	3,653	2,487	-	--
Profit for the year	6,532	9,204	4,363	4,638
Earnings Per share (in ₹)	8.62	12.15	5.76	6.12

2. Performance of the Company

The highlights of the company's performance as under:

Financial Overview (Consolidated Performance)

Our revenues were lower by 9.00% at ₹69,664 lakhs during the year compared to ₹76,422 lakhs in the previous year. Expenses also reduced by 9.00% to ₹50,233 lakhs from ₹55,047 lakhs in the previous year. Earnings Before Interest Taxes and Depreciation was lower by 7% at ₹20,437 lakhs as compared to ₹22,082 lakhs. EBITDA margins expanded from 28.9% to 29.3% during the year. Profit After Tax (post minority interest) was lower by 29% at ₹6,532 lakhs compared to ₹9,204 lakhs in the previous year. Earnings Per Share stood at ₹8.62 as compared to ₹12.15 last year. Dividend of ₹2.00 per share, amounting to a payout of 23.00% of the year's profits, has been recommended by the Board of Directors.

We recorded new sales bookings of 2.9 million square feet during the year, higher by 38%, against 2.1 million square feet in the previous year. The value of area sold was ₹1,67,796 lakhs, up 46% as compared to ₹1,15,040 lakhs in the previous year. The average sales price realization stood at ₹5,871 per square foot during the year as compared to ₹5,412 per square foot in the previous year, higher by 8%.

Financial Overview (Standalone Performance)

Our revenues in 2014-15 were lower by 10% during the year at ₹16,837 lakhs compared to ₹18,723 lakhs in the previous year. Earnings Before Interest Taxes and Depreciation increased by 17% at ₹4,289 lakhs as compared to ₹3,664 lakhs in the previous year. EBITDA margins expanded from 19.6% to 25.5% during the year. Profit After Tax was lower by 6% at ₹4,363 lakhs compared to ₹4,638 lakhs in the previous year. Earnings

Per Share stood at ₹5.76 as compared to ₹6.12.

3. Dividend

Your Directors have recommended a final dividend of ₹2 per equity share on 7,57,74,909 equity shares of ₹10 each. This dividend is subject to the approval of the members at the ensuing 24th Annual General Meeting.

4. Allotment of Non-Convertible Debentures

During the year under review, the Company has allotted 700 Senior Secured Rated Listed Taxable Redeemable Non-Convertible Debentures of ₹1,000,000 each fully paid through private placement. The Company has created Debenture Redemption Reserve of ₹583 Lakhs.

5. Fixed Deposits

During the year under review, the Company has not accepted any fixed deposits under the provisions of the Companies Act, 2013 ("the Act") and the Company has repaid all the fixed deposits accepted under the provisions of the Companies Act, 1956. There is no default in repayment of any deposits/interest thereon.

6. Internal financial controls

The Company has adequate internal financial controls with reference to financial statements.

7. Details of Subsidiary/Joint Ventures/ Associate Companies

The Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures in Form AOC - 1 is annexed as Annexure I.

8. Directors and Key Managerial Personnel

Pursuant to Section 152 of the Act, read with Article 167 of the Articles of Association of the Company, Mr. Naresh Patil – Vice Chairman (DIN 00881077) will retire by rotation and being eligible, offered himself for re-appointment at this ensuing Annual General Meeting.

During the year under review, Mrs. Shraddha Jain was appointed as Chief Financial Officer of the Company by the Board of Directors in their meeting held on 18 October 2014.

The Company has received declarations from all the Independent Directors of the Company confirming that they meet the criteria

of independence as prescribed both under the Act and Clause 49 of the Listing Agreement with the Stock Exchanges.

The Company has devised a Policy for performance evaluation of Independent Directors, Board, Committees and other individual Directors which includes criteria for performance evaluation of the non-executive directors and executive directors.

The Board members are provided with necessary documents, reports and policies to enable them to familiarise with the Company's business. Periodic presentations are made at the Board and Committee Meetings, on business and performances. The details of such familiarization programmes for Independent Directors are posted on the website of the Company and can be accessed at <http://www.koltepatil.com/investors/corporate-governance>.

The Policy for selection of Directors and determining Directors independence and Remuneration Policy for Directors, Key Managerial Personnel and other employees is annexed as Annexure II.

9. Meetings of the Board of Directors

Eight Board Meetings were held during the year and the gap between two meetings did not exceed four months. The dates on which the board meeting were held as follows:

20 May 2014, 28 June 2014, 13 August 2014, 18 October 2014, 11 December 2014, 16 January 2015, 23 January 2015 and 21 March 2015.

10. Statutory Auditors

M/s. Deloitte Haskins & Sells LLP (LLP Registration No. AAB-8737, FRN - 117366W/W-100018), Chartered Accountants, Pune hold office till the conclusion of the ensuing Annual General Meeting and are eligible for re-appointment. They have confirmed their eligibility to the effect that their re-appointment, if made, would be within the prescribed limits under the Act, and that they are not disqualified for re-appointment. The Board of Directors recommend their appointment.

11. Contracts or arrangements with related parties

During the year under review, all transactions/arrangements entered by the Company with related parties were in the ordinary course of business and on an arm's length basis. All Related

Party Transactions are approved by the Audit Committee.

The Policy on materiality of related party transactions and dealing with related party transactions as approved by the Board may be accessed on the Company's website at the link: <http://www.koltepatil.com/investors/corporate-governance>.

The details of all transactions/arrangement with related party are given in the Note No. 41 in Notes to Accounts forming part of the Audited Finance Statement.

12. Conservation of energy, technology absorption and foreign exchange earnings and outgo

As the Company is not engaged in the manufacturing activities, the information related to Conservation of energy, technology absorption has not been provided.

The details of Foreign Exchange earnings and outgo are given in Note No. 31 in Notes to accounts forming part of the Audited Financial Statements.

13. Particulars of loans, guarantees and investments

The particulars of loans, guarantees and investments are given in Note No. 13 and 47 in Notes to accounts forming part of the Audited Financial Statements.

14. Extract of the annual return

Pursuant to the provisions of Section 92 read with Rule 12 of the Companies (Management and administration) Rules 2014, the extract of the annual return in Form No. MGT – 9 as provided in Annexure III.

15. Corporate Social Responsibility (CSR)

In compliance with Section 135 of the Act, read with the Companies (Corporate Social Responsibility Policy) Rules 2014, the Company has established Corporate Social Responsibility (CSR) Committee and Report on CSR Activities forms part of this Report as Annexure IV.

16. Audit Committee

The Audit Committee of the Company comprises the following members:

Name of the Member	Designation	Category
Mr. Prakash Gurav	Chairman	Independent Director
Mr. Achyut Watve	Member	Independent Director
Mr. Jayant Pendse	Member	Independent Director
Mr. G L Vishwanath	Member	Independent Director
Mrs. Manasa Vishwanath	Member	Independent Director
Mr. Milind Kolte	Member	Executive Director

Mr. Vinod Patil, Company Secretary of the Company acts as the secretary to the Audit Committee and the Managing Director and Chief Financial Officer of the Company are permanent invitees to the Audit Committee Meetings.

The Board has accepted all the recommendation of the Audit Committee.

17. Vigil mechanism for directors and employees

The Vigil Mechanism of the Company, which also incorporates a whistle blower policy in terms of the Listing Agreement, includes an Ethics & Compliance Task Force comprising senior executives of the Company. Protected disclosures can be made by a whistle blower through an e-mail, or dedicated telephone line or a letter to the Task Force or to the Chairman of the Audit Committee.

The Company seeks to maintain the highest ethical and business standards in the course of its business and has put in place

mechanism of reporting illegal or unethical behavior. Directors, employees, vendors or customers may report violations of the laws, rules, regulations or unethical conducting by writing to the notified person. The report received from employees will be reviewed by Audit Committee. The Directors and Management Personnel are obligated to maintain confidentiality of such reporting and ensure that the whistle blowers are not subjected to any discriminatory practices. No person has been denied access to the Audit Committee.

The said policy can be accessed at <http://www.koltepatil.com/investors/corporate-governance>.

18. Nomination and Remuneration Committee

The Nomination and Remuneration Committee of the Company comprises of following members:

Name of the Member	Designation	Category
Mr. Jayant Pendse	Chairman	Independent Director
Mr. Prakash Gurav	Member	Independent Director
Mr. G. L. Vishwanath	Member	Independent Director
Mr. Achyut Watve	Member	Independent Director
Mrs. Manasa Vishwanath	Member	Independent Director
Mr. Milind Kolte	Member	Executive Director

19. Managerial Remuneration

The Details required as per Rule 5(1) and (2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are given in Annexure V.

20. Employee Stock Option Scheme

The Nomination and Remuneration Committee of the Board of Directors of the Company, inter alia, administers and monitors the Employees' Stock Option Scheme of the Company in accordance with the applicable SEBI Guidelines.

The applicable disclosures as stipulated under the SEBI Guidelines as on 31 March 2015 (cumulative position) with regard to the Employees' Stock Option Scheme (ESOS) are provided in Annexure VI.

21. Secretarial Audit Report

Pursuant to Section 204 of the Companies Act 2013, the Company had appointed M/s. SVD & Associates, a Firm of Practising Company Secretaries, Pune as its Secretarial Auditors to conduct the secretarial audit of the Company for the FY 2014-15. The Report of Secretarial Auditor for the FY 2014-15 is annexed to this report as Annexure VII.

22. Corporate Governance Certificate

Report on Corporate Governance for the FY 2014-15, as stipulated under Clause 49 of the Listing Agreement with the Stock Exchanges, is presented in a separate section forming part of the Annual Report.

The Company has obtained the Compliance certificate for the FY 2014-15 from the statutory auditors i.e. M/s. Deloitte Haskins & Sells LLP for the compliance of conditions of corporate governance as stipulated in Clause 49 of the Listing Agreement.

23. Risk management policy

The Company has constituted Risk Management Committee comprising 6 members, of which 3 members are Independent Directors. The Risk Management Committee has approved the Risk Management Policy. The Committee monitors the policy, ensures that the Company is acting appropriately to achieve prudent balance between the risk and reward and evaluates significant risk exposures and assesses the management's actions to mitigate the exposures.

24. Directors' Responsibility Statement

Your Directors state that:

- a) in the preparation of the annual accounts for the year ended 31 March 2015, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same;

- b) the Directors have selected such accounting policies and applied them consistently and made judgements and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31 March 2015 and of the profit of the Company for the year ended on that date;
- c) the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d) the Directors have prepared the annual accounts on a 'going concern' basis;
- e) the Directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and are operating effectively; and
- f) the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

25. Management's Discussion And Analysis Report

Management's Discussion and Analysis Report for the year under review, as stipulated under Clause 49 of the Listing Agreement with the Stock Exchanges, is presented in a separate section forming part of the Annual Report.

26. Acknowledgements

Your Directors take this opportunity to thank customers, fixed deposit holders, vendors, stakeholders, Central and State Governments, business associates and bankers for their consistent support and co-operation to the Company. Your Directors take this opportunity to thank all the employees for consistently delivering quality to our customers. The employees have worked with the principles of honesty, integrity, fair play and helped ensure a sustained excellence in performance of the Company.

Finally, the Directors would like to convey their gratitude to the members for reposing their confidence and faith in the Company and its management.

For and on behalf of the Board of Directors,

Pune
26 May 2015

Rajesh Patil
Chairman and Managing Director
DIN 00381866

Annexure I

Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)
Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures

PART A: DETAILS OF SUBSIDIARIES

Name of the subsidiary	₹ in Lakhs												
	Kolte-Patil Real Estate Private Limited	Bellflower Properties Private Limited	Tuscan Real Estate Private Limited	Snowflower Properties Private Limited	Regenesis Facility Management Company Private Limited	Olive Realty Private Limited	Lilac Hospitality Private Limited	Sylvan Acres Realty Private Limited	Jasmine Hospitality Private Limited	Yashwardhan Promoters and Developers Private Limited	Regenesis Project Management Company Private Limited	PNP Retail Private Limited	PNP Agrotech Private Limited
Reporting period	31 March 2015	31 March 2015	31 March 2015	31 March 2015	31 March 2015	31 March 2015	31 March 2015	31 March 2015	31 March 2015	31 March 2015	31 March 2015	31 March 2015	31 March 2015
Share capital	2,694	100	100	5	2	100	50	1,000	3,017	19	500	1,968	933
Reserves & surplus	15,343	2,254	1,101	(105)	86	5	(52)	4,935	717	181	(443)	(1,164)	(122)
Total assets	25,721	3,822	8,141	25,092	135	3,107	16	6,107	3,921	328	58	1,021	1,094
Total Liabilities (excluding Share capital and Reserves & Surplus)	7,684	1,468	6,940	25,192	47	3,002	18	172	187	128	2	216	283
Investments	-	-	-	-	-	-	-	-	-	1	-	-	-
Turnover and Other Income	19,169	4,600	6,902	2,284	269	1,531	-	556	-	17	20	830	99
Profit before taxation	7,097	1,597	1,067	(172)	59	590	(5)	555	(1)	6	(54)	(531)	(71)
Provision for taxation	2,510	627	356	(67)	20	195	(0)	172	0	1	-	(158)	-
Profit after taxation	4,587	969	711	(105)	39	395	(5)	384	(1)	5	(54)	(373)	(71)
Proposed Dividend	-	-	-	-	-	-	-	-	-	-	-	-	-
% of shareholding	51.00%	50.001%	51.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	99.99%	100.00%	100.00%

PART B: ASSOCIATES AND JOINT VENTURES

Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

₹ in Lakhs

Name of associates/Joint Ventures	Kolte-Patil I-Ven Townships (Pune) Limited	Corolla Realty Limited
Latest audited Balance Sheet Date	31 March 2015	31 March 2015
Number of Shares of Associate/Joint Ventures held by the company on the year end	45,00,000	2,14,356
Amount of Investment in Associates/Joint Venture	450	1,108
Extend of Holding%	45%	37%
Description of how there is significant influence	As per the Joint Venture Agreement, there is significant influence.	
Reason why the associate/joint venture is not consolidated	N.A.	N.A.
Net worth attributable to shareholding as per latest audited Balance Sheet	12,402	10,258
Profit/Loss for the year	907	1,669
Considered in Consolidation	408	618
Not Considered in Consolidation	499	1,051

ANNEXURE II

POLICY FOR SELECTION OF DIRECTORS AND DETERMINING DIRECTORS INDEPENDENCE AND REMUNERATION POLICY FOR DIRECTORS, KEY MANAGERIAL PERSONNEL AND OTHER EMPLOYEES

PREAMBLE

OVERVIEW UNDER COMPANIES ACT, 2013

{Section 178 & Companies [Meetings of Board and its Powers] Rules, 2014}

- Constitution of the Nomination and Remuneration Committee consisting of three or more non-executive directors out of which not less than one-half shall be independent directors
- The Nomination and Remuneration Committee shall identify persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, recommend to the Board their appointment and removal and shall carry out evaluation of every director's performance.
- The Nomination and Remuneration Committee shall formulate the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration for the directors, key managerial personnel and senior management personnel i.e. employees at one level below the Board including functional heads.
- The Nomination and Remuneration Committee shall, while formulating the policy ensure that:
 - the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate directors of the quality required to run the company successfully;
 - relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
 - remuneration to directors, key managerial personnel and senior management involves a balance between fixed and incentive pay reflecting short and long-term

performance objectives appropriate to the working of the company and its goals.

- Such policy shall be disclosed in the Board's report.

OVERVIEW OF THE REVISED CLAUSE 49 OF LISTING AGREEMENT

The company shall set up a Nomination and Remuneration committee which shall comprise at least three directors, all of whom shall be non-executive directors and at least half shall be independent. Chairman of the committee shall be an independent director.

The role of the committee shall, inter-alia, include the following:

- Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration of the directors, key managerial personnel and other employees;
- Formulation of criteria for evaluation of Independent Directors and the Board;

- Devising a policy on Board diversity;
- Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal. The company shall disclose the remuneration policy and the evaluation criteria in its Annual Report.

PRESENT POSITION OF DIRECTORS & KEY MANAGERIAL PERSONNEL OF THE COMPANY

- The Company has constituted a Nomination and Remuneration Committee of the Board of Directors (Board).
- At present, there are total ten directors on the Board of which five (5) are Executive Directors and five (5) are Non - Executive and Independent.
- Key Managerial Personnel (KMP) consists of Chairman and Managing Director, Vice Chairman, Executive Directors, Chief Executive Officer, Chief Financial Officer and Company Secretary.

COMPOSITION OF NOMINATION AND REMUNERATION COMMITTEE

Name of the Member	Designation	Category
Mr. Jayant Pendse	Chairman	Independent Director
Mr. Prakash Gurav	Member	Independent Director
Mr. G. L. Vishwanath	Member	Independent Director
Mr. Achyut Watve	Member	Independent Director
Mrs. Manasa Vishwanath	Member	Independent Director
Mr. Milind Kolte	Member	Executive Director

TERMS OF REFERENCE TO NOMINATION AND REMUNERATION COMMITTEE

- To recommend to the Board appointment, re-appointment of Directors, Executive Directors and Key Managerial Personnel and determination, fixation of the remuneration and revision in the remuneration payable to the Executive Directors of the Company and removal of the director/ Executive Director/Key Managerial Personnel;
- To formulate the criteria for determining qualifications, positive attributes and independence of the director;
- To recommend the Board the policy related to the remuneration of Directors, Key Managerial Personnel and other employees;
- To carry out evaluation performance of every Director of the Company; and

- To formulate and recommend to the Board of Directors the policy relating to the stock options to the employees, grant the stock options to the eligible employees and review the management of stock option scheme.

CRITERIA FOR DETERMINING THE FOLLOWING:

Qualifications for appointment of Directors (including Independent Directors):

- Persons of eminence, standing and knowledge with significant achievements in business, professions and/or public service.
- Their financial or business literacy/skills.
- Appropriate other qualification/experience to meet the objectives of the Company.

- As per the applicable provisions of Companies Act 2013, Rules made there under and Clause 49 of Listing Agreement. The Nomination and Remuneration Committee shall have discretion to consider and fix any other criteria or norms for selection of the most suitable candidate/s.

Positive attributes of Directors (including Independent Directors):

- Demonstrate integrity, credibility, trustworthiness, ability to handle conflict constructively, and the willingness to address issues proactively.
- Actively update their knowledge and skills with the latest developments in market conditions and applicable legal provisions.
- Willingness to devote sufficient time and attention to the Company's business and discharge their responsibilities
- Assist in bringing independent judgment to bear on the Board's deliberations especially on issues of strategy, performance, risk management, resources, key appointments and standards of conduct and ability to develop a good working relationship with other Board members and contribute to the Board's working relationship with the senior management of the Company.
- Act within their authority, assist in protecting the legitimate interests of the Company, its shareholders and employees
- Independent Directors to meet the requirements of the Companies Act, 2013 read with the Rules made there under and Clause 49 of the Listing Agreement as amended from time to time

Criteria for appointment of Key Managerial Personnel/Senior Management:

- Possess the required qualifications, experience, skills & expertise to effectively discharge their duties and responsibilities.
- Practice and encourage professionalism and transparent working environment.
- Build teams and carry the team members along for achieving the goals/objectives and corporate mission.
- Adhere strictly to code of conduct

POLICY RELATING TO REMUNERATION OF DIRECTORS, KEY MANAGERS OF PERSONNEL & SENIOR MANAGEMENT PERSONNEL:

- To ensure that the level and components of remuneration is reasonable and sufficient to attract, retain and motivate Directors, KMP and other employees of the quality required to run the Company successfully.
- No director/Key Managers of Personnel/ other employee is involved in deciding his or her own remuneration.
- The trend prevalent in the similar industry, nature and size of business is kept in view and given due weight age to arrive at a competitive quantum of remuneration.
- It is to be ensured that relationship of remuneration to the performance is clear & meets appropriate performance benchmarks which are unambiguously laid down and communicated.
- Improved performance should be rewarded by increase in remuneration and suitable authority for value addition in future.
- Remuneration packages should strike a balance between fixed and incentive pay, where applicable, reflecting short and long term performance objectives appropriate to the Company's working and goals.
- Other criteria are also to be considered such as Responsibilities and duties; Time & efforts devoted; Value addition; Profitability of the Company & growth of its business; Analyzing each and every position and skills for fixing the remuneration yardstick; Standards for certain functions where there is a scarcity of qualified resources; Ensuring tax efficient remuneration structures; Ensuring that remuneration structure is simple and that the cost to the Company (CTC) is not shown inflated and the effective take home remuneration is not low.
- Consistent application of remuneration parameters across the organisation.
- Provisions of law with regard making payment of remuneration, as may be applicable, are complied.

REVIEW

The policy shall be reviewed by the Nomination & Remuneration Committee and the Board, from time to time as may be necessary.

ANNEXURE III

Form No. MGT-9

EXTRACT OF ANNUAL RETURN

as on the financial year ended on 31 March 2015

[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the Companies (Management and Administration) Rules, 2014]

I. REGISTRATION AND OTHER DETAILS:

- | | |
|---|--|
| <p>i) CIN: L45200PN1991PLC129428</p> <p>ii) Registration Date: 25 November 1991</p> <p>iii) Name of the Company: Kolte-Patil Developers Limited</p> <p>iv) Category of the Company: Company limited by shares</p> <p>v) Sub-Category of the Company: Indian Non-Government Company</p> <p>vi) Address of the Registered office and contact details:
2nd Floor, City Point,
Dhole Patil Road,
Pune – 411001
Tel. No.: +91-20-66226500</p> | <p>Fax No.: +91-20-66226511
Email Id: investorrelation@koltepatil.com
Website: www.koltepatil.com</p> <p>vii) Whether listed company: Yes</p> <p>viii) Name, Address and Contact details of Registrar and Transfer Agent:
Bigshare Services Private Limited
E/2 & 3, Ansa Industrial Estate,
Sakivihar Road, Sakinaka, Andheri (E),
Mumbai – 400072
Tel. No.: +91-22-40430200
Fax No.: +91-22-28475207
Email Id: investor@bigshareonline.com
Website: www.bigshareonline.com</p> |
|---|--|

II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY

All the business activities contributing 10% or more of the total turnover of the company shall be stated:

Sr. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1	Real Estate Activities	70	100%

III. PARTICULARS OF SUBSIDIARY AND ASSOCIATE COMPANIES

Sr. No.	Name of the Company	Registered office Address of the Company	CIN	Holding/ subsidiary/ associate	% of shares held	Applicable Section
1	Kolte-Patil Real Estate Private Limited	2nd Floor, City Point Dhole Patil Road, Pune – 411001	U70102PN2006PTC129191	Subsidiary	51%	2 (87)
2	Bellflower Properties Private Limited	2nd Floor, City Point Dhole Patil Road, Pune – 411001	U70102PN2007PTC129659	Subsidiary	50.0001%	2 (87)
3	Tuscan Real Estate Private Limited	City Point Dhole Patil Road, Pune - 411001	U45209PN2006PTC129094	Subsidiary	51%	2 (87)
4	Jasmine Hospitality Private Limited	#22/11,2nd Floor, Park West, Vittal Mallya Road, Bangalore-560001	U55101KA2007PTC072320	Subsidiary	100%	2 (87)
5	Lilac Hospitality Private Limited	2nd Floor, City Point Dhole Patil Road, Pune – 411001	U55101PN2007PTC130415	Subsidiary	100%	2 (87)
6	Olive Realty Private Limited	2nd Floor, City Point Dhole Patil Road, Pune – 411001	U70102PN2007PTC129473	Subsidiary	100%	2 (87)
7	Snowflower Properties Private Limited	2nd Floor, City Point Dhole Patil Road, Pune – 411001	U45202PN2008PTC132206	Subsidiary	100%	2 (87)

Category of Shareholder	No. of Shares held at the beginning of the year 1 April 2014				No. of Shares held at the end of the year 31 March 2015				% Change during the year
	Demat	Physical	Total	% of Total shares	Demat	Physical	Total	% of Total shares	
1. Institutions									
Mutual Funds/UTI	1,63,815	-	1,63,815	0.22	1,90,023	-	1,90,023	0.25	0.03
Financial Institutions/Banks	1,26,573	-	1,26,573	0.17	53,266	-	53,266	0.07	(0.10)
Central Government/State Government(s)	-	-	-	-	-	-	-	-	-
Venture Capital Funds	-	-	-	-	-	-	-	-	-
Insurance Companies	-	-	-	-	-	-	-	-	-
Foreign Institutional Investors	16,88,112	-	16,88,112	2.23	81,87,044	-	81,87,044	10.80	8.58
Qualified Foreign Investor	-	-	-	-	-	-	-	-	-
Foreign Venture Capital Investors	-	-	-	-	-	-	-	-	-
Any Other (specify)	-	-	-	-	-	-	-	-	-
Sub-Total (B)(1)	19,78,500	-	19,78,500	2.61	84,30,333	-	84,30,333	11.13	8.51
2. Non-institutions									
Bodies Corporate	26,36,356	-	26,36,356	3.48	17,90,091	-	17,90,091	2.36	(1.12)
Individuals									
Individuals -i. Individual shareholders holding nominal share capital up to ₹1 lakh	67,39,923	507	67,40,430	8.90	49,55,502	507	49,56,009	6.54	(2.35)
ii. Individual shareholders holding nominal share capital in excess of ₹1 lakh.	46,28,396	-	46,28,396	6.11	25,28,018	-	25,28,018	3.34	(2.77)
Qualified Foreign Investor	-	-	-	-	-	-	-	-	-
Any Other (specify)									
Clearing Member	3,50,804	-	3,50,804	0.46	80,286	-	80,286	0.11	(0.36)
NRIs	28,10,758	-	28,10,758	3.71	10,52,210	-	10,52,210	1.39	(2.32)
Trusts	12,788	-	12,788	0.02	1,588	-	1,588	0.00	(0.01)
Employees	1,37,782	-	1,37,782	0.18	91,360	-	91,360	0.12	(0.06)
Overseas Bodies Corporates	-	-	-	-	3,65,919	-	3,65,919	0.48	0.48
Sub-Total (B)(2)	1,73,16,807	507	1,73,17,314	22.85	1,08,64,974	507	1,08,65,481	14.34	(8.51)
Total Public Shareholding (B)=(B)(1)+(B)(2)	1,92,95,307	507	1,92,95,814	25.46	1,92,95,307	507	1,92,95,814	25.46	-
TOTAL (A)+(B)	7,57,74,402	507	7,57,74,909	100.00	7,57,74,402	507	7,57,74,909	100.00	-
Shares held by Custodians and against which Depository Receipts have been issued									
Promoter and Promoter Group	-	-	-	-	-	-	-	-	-
Public	-	-	-	-	-	-	-	-	-
Sub-Total (C)	-	-	-	-	-	-	-	-	-
GRAND TOTAL (A)+(B)+(C)	7,57,74,402	507	7,57,74,909	100.00	7,57,74,402	507	7,57,74,909	100.00	-

(ii) Shareholding of Promoters

Sr. No.	Shareholder's Name	Shareholding at the beginning of the year 1 April 2014			Share holding at the end of the year 31 March 2015			% change in share holding during the year
		No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	No. of Shares	% of total Shares of the company	%of Shares Pledged / encumbered to total shares	
1	Rajesh Patil	1,54,86,031	20.44	NIL	1,54,86,031	20.44	NIL	NIL
2	Naresh Patil	1,49,49,148	19.73	NIL	1,49,49,148	19.73	NIL	NIL
3	Milind Kolte	64,42,156	8.50	NIL	64,42,156	8.50	NIL	NIL
4	Sunita Kolte	55,39,553	7.31	NIL	55,39,553	7.31	NIL	NIL
5	Vandana Patil	70,39,319	9.29	NIL	70,39,319	9.29	NIL	NIL
6	Sunita Patil	70,21,861	9.27	NIL	70,21,861	9.27	NIL	NIL
7	Ankita Patil	1,027	0.00	NIL	1,027	0.00	NIL	NIL
	Total	5,64,79,095	74.54		5,64,79,095	74.54		

(iii) Change in Promoters' Shareholding (please specify, if there is no change)

Sr. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
	At the beginning of the year	No change in promoter's shareholding during the FY 2014-15.			
	Date wise Increase / Decrease in Promoters Share holding during the year specifying the reasons for increase / decrease (e.g. allotment / transfer / bonus/ sweat equity etc):				
	At the End of the year				

(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs):

Sr. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reasons	Cumulative Shareholding during the year 1 April 2014 - 31 March 2015	
		No. of shares held at the beginning of the year 1 April 2014 and end of the year 31 March 2015	% of total shares of the company				No. of shares	% of total shares of the company
1	Rameshkumar S Goenka	18,14,000	2.39	1-Apr-14				
				13-Feb-15	(1,27,728)	Market Sell	16,86,272	2.23
				20-Feb-15	(86,433)	Market Sell	15,99,839	2.11
				27-Feb-15	(5,99,839)	Market Sell	10,00,000	1.32
				6-Mar-15	(7,511)	Market Sell	9,92,489	1.31
				13-Mar-15	(92,489)	Market Sell	9,00,000	1.19
		9,00,000	1.19	31-Mar-15				
2	Shefali Narendra Kapadia	11,78,850	1.56	1-Apr-14				
				4-Apr-14	(53,850)	Market Sell	11,25,000	1.48
				11-Apr-14	(45,000)	Market Sell	10,80,000	1.43
				18-Apr-14	54,000	Market Sell	11,34,000	1.50
				25-Apr-14	72,000	Market Sell	12,06,000	1.59
				2-May-14	(54,500)	Market Sell	11,51,500	1.52
				9-May-14	9,000	Market Sell	11,60,500	1.53
				16-May-14	(80,500)	Market Sell	10,80,000	1.43
		23-May-14	(4,59,000)	Market Sell	6,21,000	0.82		
				30-May-14	(47,365)	Market Sell	5,73,635	0.76

Sr. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reasons	Cumulative Shareholding during the year 1 April 2014 - 31 March 2015	
		No. of shares held at the beginning of the year 1 April 2014 and end of the year 31 March 2015	% of total shares of the company				No. of shares	% of total shares of the company
				6-Jun-14	(60,635)	Market Sell	5,13,000	0.68
				13-Jun-14	(2,87,272)	Market Sell	2,25,728	0.30
				20-Jun-14	(72,728)	Market Sell	1,53,000	0.20
				30-Jun-14	(28,868)	Market Sell	1,24,132	0.16
				4-Jul-14	(1,24,132)	Market Sell	-	0.00
				30-Sep-14	27,000	Market Sell	27,000	0.04
				31-Oct-14	(27,000)	Market Sell	-	0.00
				31-Mar-15				
3	Goldman Sachs India Fund Limited	- 9,39,675	0 1.24	1-Apr-14				
				4-Apr-14	48,675	Market Buy	9,88,350	1.30
				11-Apr-14	50,887	Market Buy	10,39,237	1.37
				20-Jun-14	3,94,666	Market Buy	14,33,903	1.89
				30-Jun-14	23,300	Market Buy	14,57,203	1.92
				5-Sep-14	77,885	Market Buy	15,35,088	2.03
				14-Nov-14	60,215	Market Buy	15,95,303	2.11
				21-Nov-14	95,180	Market Buy	16,90,483	2.23
				12-Dec-14	84,459	Market Buy	17,74,942	2.34
				23-Jan-15	1,06,669	Market Buy	18,81,611	2.48
				30-Jan-15	54,568	Market Buy	19,36,179	2.56
				6-Feb-15	99,930	Market Buy	20,36,109	2.69
				13-Feb-15	1,65,372	Market Buy	22,01,481	2.91
				27-Feb-15	6,46,896	Market Buy	28,48,377	3.76
				6-Mar-15	2,09,993	Market Buy	30,58,370	4.04
				13-Mar-15	65,073	Market Buy	31,23,443	4.12
				20-Mar-15	89,668	Market Buy	32,13,111	4.24
		32,13,111	4.24	31-Mar-15				
4	Ashadevi R Goenka	7,41,000	0.98	1-Apr-14				
				19-Sep-14	(1,96,847)	Market Sell	5,44,153	0.72
				30-Sep-14	(97,677)	Market Sell	4,46,476	0.59
				10-Oct-14	(86,055)	Market Sell	3,60,421	0.48
				31-Oct-14	(38,804)	Market Sell	3,21,617	0.42
				7-Nov-14	(6,696)	Market Sell	3,14,921	0.42
				14-Nov-14	(3,14,921)	Market Sell	-	0.00
				31-Mar-15				
		-	0	31-Mar-15				
5	Rohinton Soli Screwvala	7,13,878	0.94	1-Apr-14				
				1-Aug-14	(9,577)	Market Sell	7,04,301	0.93
				8-Aug-14	(56,255)	Market Sell	6,48,046	0.86
				12-Sep-14	(61,458)	Market Sell	5,86,588	0.77
				19-Sep-14	(38,542)	Market Sell	5,48,046	0.72
				10-Oct-14	(53,930)	Market Sell	4,94,116	0.65
				17-Oct-14	(27,715)	Market Sell	4,66,401	0.62
				24-Oct-14	(41,640)	Market Sell	4,24,761	0.56
				23-Jan-15	(1,29,718)	Market Sell	2,95,043	0.39
				30-Jan-15	(49,602)	Market Sell	2,45,441	0.32
				13-Feb-15	(56,993)	Market Sell	1,88,448	0.25
				27-Feb-15	(80,000)	Market Sell	1,08,448	0.14
		1,08,448	0.14	31-Mar-15				

Sr. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reasons	Cumulative Shareholding during the year 1 April 2014 - 31 March 2015	
		No. of shares held at the beginning of the year 1 April 2014 and end of the year 31 March 2015	% of total shares of the company				No. of shares	% of total shares of the company
6	Alpine Global Premier Properties Fund	4,17,795	0.55	1-Apr-14				
				4-Apr-14	2,22,124	Market Buy	6,39,919	0.84
				11-Apr-14	1,04,171	Market Buy	7,44,090	0.98
		7,44,090	0.98	31-Mar-15				
7	Vaibhav R Kacholia	3,51,757	0.46	1-Apr-14				
				30-May-14	410	Market Buy	3,52,167	0.46
				6-Jun-14	2,197	Market Buy	3,54,364	0.47
				13-Jun-14	1,900	Market Buy	3,56,264	0.47
				20-Jun-14	1,400	Market Buy	3,57,664	0.47
				30-Jun-14	100	Market Buy	3,57,764	0.47
				4-Jul-14	1,100	Market Buy	3,58,864	0.47
				11-Jul-14	11,000	Market Buy	3,69,864	0.49
				22-Aug-14	5,000	Market Buy	3,74,864	0.49
				7-Nov-14	100	Market Buy	3,74,964	0.49
				13-Feb-15	1,183	Market Buy	3,76,147	0.50
				27-Feb-15	4,317	Market Buy	3,80,464	0.50
		3,80,464	0.50	31-Mar-15				
8	JBF Finance Ltd.	2,00,000	0.26	1-Apr-14				
				4-Apr-14	(50,000)	Market Sell	1,50,000	0.20
				25-Apr-14	(1,50,000)	Market Sell	-	0.00
		-	0.00	31-Mar-15				
9	Ajay Shivnarain Upadhyaya	2,00,000	0.26	1-Apr-14				
				20-Mar-15	(50,000)	Market Sell	1,50,000	0.20
		1,50,000	0.20	31-Mar-15				
10	Suyash Outsourcing Pvt Ltd	2,00,000	0.26	1-Apr-14				
				28-Nov-14	50,000	Market Buy	2,50,000	0.33
		2,50,000	0.33	31-Mar-15				
11	Grandeur Peak Emerging Markets Opportunities Fund	-	0.00	1-Apr-14				
				13-Jun-14	4,47,600	Market Buy	4,47,600	0.59
				30-Jun-14	21,400	Market Buy	4,69,000	0.62
				4-Jul-14	42,900	Market Buy	5,11,900	0.68
				11-Jul-14	1,15,900	Market Buy	6,27,800	0.83
				18-Jul-14	1,17,000	Market Buy	7,44,800	0.98
				1-Aug-14	27,450	Market Buy	7,72,250	1.02
				8-Aug-14	93,500	Market Buy	8,65,750	1.14
				22-Aug-14	84,500	Market Buy	9,50,250	1.25
				10-Oct-14	41,500	Market Buy	9,91,750	1.31
				24-Oct-14	67,000	Market Buy	10,58,750	1.40
				12-Dec-14	20,000	Market Buy	10,78,750	1.42
				19-Dec-14	87,000	Market Buy	11,65,750	1.54
				9-Jan-15	46,000	Market Buy	12,11,750	1.60
		23-Jan-15	32,000	Market Buy	12,43,750	1.64		
		12,43,750	1.64	31-Mar-15				

Sr. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reasons	Cumulative Shareholding during the year 1 April 2014 - 31 March 2015	
		No. of shares held at the beginning of the year 1 April 2014 and end of the year 31 March 2015	% of total shares of the company				No. of shares	% of total shares of the company
12	Grandeur Peak International Opportunities Fund	-	0.00	1-Apr-14				
				4-Jul-14	1,17,600	Market Buy	1,17,600	0.16
				11-Jul-14	3,17,650	Market Buy	4,35,250	0.57
				18-Jul-14	72,050	Market Buy	5,07,300	0.67
				5-Sep-14	1,03,000	Market Buy	6,10,300	0.81
				10-Oct-14	57,000	Market Buy	6,67,300	0.88
				24-Oct-14	17,000	Market Buy	6,84,300	0.90
				13-Feb-15	58,000	Market Buy	7,42,300	0.98
		7,42,300	0.98	31-Mar-15				
13	Grandeur Peak Global Opportunities Fund	-	0.00	1-Apr-14				
				12-Sep-14	77,000	Market Buy	77,000	0.10
				19-Sep-14	3,96,672	Market Buy	4,73,672	0.63
				30-Sep-14	31,328	Market Buy	5,05,000	0.67
				10-Oct-14	66,000	Market Buy	5,71,000	0.75
				31-Oct-14	43,932	Market Buy	6,14,932	0.81
				19-Dec-14	37,165	Market Buy	6,52,097	0.86
		6,52,097	0.86	31-Mar-15				
14	Ashmore Sicav Indian Small-Cap Equity Fund	-	0.00	1-Apr-14				
				27-Feb-15	59,244	Market Buy	59,244	0.08
				6-Mar-15	2,01,425	Market Buy	2,60,669	0.34
				27-Mar-15	31,000	Market Buy	2,91,669	0.38
				31-Mar-15	74,250	Market Buy	3,65,919	0.48
		3,65,919	0.48	31-Mar-15				
15	N S Raghavan	-	0.00	1-Apr-14				
				23-May-14	1,62,817	Market Buy	1,62,817	0.21
				30-May-14	1,31,863	Market Buy	2,94,680	0.39
				2,94,680	0.39	31-Mar-15	-	
16	Grandeur Peak Global Reach Fund	-	0.00	1-Apr-14				
				4-Jul-14	24,500	Market Buy	24,500	0.03
				11-Jul-14	66,200	Market Buy	90,700	0.12
				18-Jul-14	15,000	Market Buy	1,05,700	0.14
				5-Sep-14	57,000	Market Buy	1,62,700	0.21
				10-Oct-14	78,500	Market Buy	2,41,200	0.32
				24-Oct-14	11,000	Market Buy	2,52,200	0.33
		30-Jan-15	25,000	Market Buy	2,77,200	0.37		
		2,77,200	0.37	31-Mar-15				

(v) Shareholding of Directors and Key Managerial Personnel:

Sr. No.	Name	Shareholding		Date	Increase/ Decrease in shareholding	Reasons	Cumulative Shareholding during the year 1 April 2014 - 31 March 2015	
		No. of shares held at the beginning of the year 1 April 2014 and end of the year 31 March 2015	% of total shares of the company				No. of shares	% of total shares of the company
1	Mr. Rajesh Patil	1,54,86,031	20.44	1-Apr-14	-	-	-	-
		1,54,86,031	20.44	31-Mar-15				
2	Mr. Naresh Patil	1,49,49,148	19.73	1-Apr-14	-	-	-	-
		1,49,49,148	19.73	31-Mar-15				
3	Mr. Milind Kolte	64,42,156	8.5	1-Apr-14	-	-	-	-
		64,42,156	8.5	31-Mar-15				
4	Mrs. Sunita Kolte	55,39,553	7.31	1-Apr-14	-	-	-	-
		55,39,553	7.31	31-Mar-15				
5	Mrs. Vandana Patil	70,39,319	9.29	1-Apr-14	-	-	-	-
		70,39,319	9.29	31-Mar-15				
6	Mr. Manish Doshi#	56,111	0.07	1-Apr-14	-	-	-	-
		56,111	0.07	13-Aug-14				
7	Mr. Prakash Gurav@	0	0	13-Aug-14	-	-	-	-
		0	0	31-Mar-15				
8	Mr. Achyut Watve	10,000	0.01	1-Apr-14	-	-	-	-
		10,000	0.01	31-Mar-15				
9	Mr. Jayant Pendse	0	0	1-Apr-14	-	-	-	-
		0	0	31-Mar-15				
10	Mr. G L Vishwanath	0	0	1-Apr-14	-	-	-	-
		0	0	31-Mar-15				
11	Mrs. Manasa Vishwanath	0	0	1-Apr-14	-	-	-	-
		0	0	31-Mar-15				
12	Mr. Sujay Kalele	0	0	1-Apr-14	-	-	-	-
		0	0	31-Mar-15				
13	Mr. Vasant Gaikwad*	40,950	0.05	1-Apr-14	-	-	-	-
				7-Apr-14	(4,500)	Market Sell	36,450	0.05
		36,450	0.05	17-Oct-14				
14	Mrs. Shraddha Jain\$	0	0	18-Oct-14	-	-	-	-
		0	0	31-Mar-15				
15	Mr. Vinod Patil	11,656	0.02	1-Apr-14				
				26-May-14	(3,200)	Market Sell	8,456	0.01
		8,456	0.01	31-Mar-15				

#Mr. Manish Doshi – Director resigned w.e.f. 13 August 2014

@Mr. Prakash Gurav – Director appointed w.e.f. 13 August 2014

* Mr. Vasant Gaikwad – CFO upto 17 October 2014

\$ Mrs. Shraddha Jain – CFO w.e.f. 18 October 2014

V. INDEBTEDNESS

Indebtedness of the Company including interest outstanding / accrued but not due for payment.

	(₹ in Lakhs)			
	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
Indebtedness at the beginning of the financial year				
i) Principal Amount	15,713	5,135	1,365	22,213
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	-	-	-	-
Total (i+ii+iii)	15,713	5,135	1,365	22,213
Change in Indebtedness during the financial year				
• Addition	10,537	-	-	10,537
• Reduction	6,509	-	1,365	7,874
Net Change	4,028	-	(1,365)	2,663
Indebtedness at the end of the financial year				
i) Principal Amount	19,741	5,135	-	24,876
ii) Interest due but not paid	-	-	-	-
iii) Interest accrued but not due	105	487	-	592
Total (i+ii+iii)	19,846	5,622	-	25,468

VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

A. Remuneration to Chairman & Managing Director, Whole-time Directors and/or Manager:

Particulars of Remuneration	Name of MD/WTD/ Manager					Total
	Mr. Rajesh Patil – Chairman and Managing Director	Mr. Naresh Patil – Vice Chairman	Mr. Milind Kolte- Executive Director	Mrs. Sunita Kolte- Executive Director	Mrs. Vandana Patil- Executive Director	
Gross salary						
(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	60.00	60.00	60.00	60.00	60.00	300.00
(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	8.55	0.40	0.40	0.40	0.40	10.15
(c) Profits in lieu of salary under section 17(3) Income-tax Act, 1961	-	-	-	-	-	-
Stock Option	-	-	-	-	-	-
Sweat Equity	-	-	-	-	-	-
Commission - as % of profit	-	-	-	-	-	-
Others, please specify	-	-	-	-	-	-
Total (A)	68.55	60.40	60.40	60.40	60.40	310.15
Ceiling as per the Act	₹501.50 (10% of the net profit calculated as per Section 198 of the Companies Act, 2013)					

B. Remuneration to other directors:

(₹ in Lakhs)

Particulars of Remuneration	Name of Directors						Total Amount
	Mr. Achyut Watve	Mr. Jayant Pendse	Mr. Prakash Gurav*	Mr. Manish Doshi#	Mr. G L Vishwanath	Mrs. Manasa Vishwanath	
1. Independent Directors							
Fee for attending board / committee meetings	3.00	4.00	3.00	1.00	1.00	1.00	13.00
Commission	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
Total (1)							
2. Other Non-Executive Directors							
Fee for attending board / committee meetings	-	-	-	-	-	-	-
Commission	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-
Total (2)	-	-	-	-	-	-	-
Total (B)=(1+2)	3.00	4.00	3.00	1.00	1.00	1.00	13.00
Overall Ceiling as per the Act	₹50.15 (1% of the net profit calculated as per Section 198 of the Companies Act, 2013)						

*appointed with effect from 13 August, 2014

#ceased with effect from 13 August, 2014

C. Remuneration to Key Managerial Personnel other than Managing Director/Manager/Whole Time Director

(₹ in Lakhs)

Particulars of Remuneration	Key Managerial Personnel				Total
	Mr. Sujay Kalele - CEO	Mr. Vasant Gaikwad - CFO#	Mrs. Shraddha Jain - CFO*	Mr. Vinod Patil - Company Secretary	
Gross salary					
(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	100.00	39.35	22.81	21.85	184.01
(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	25.54	-	-	-	25.54
(c) Profits in lieu of salary under section 17(3) Income Tax Act, 1961	-	-	-	-	-
Commission as % of profit and others	-	-	-	-	-
Total	125.54	39.35	22.81	21.85	209.55

up to 17 October 2014

* Appointed with effect from 18 October 2014

VII. Penalties / Punishment/ Compounding of offences:

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment/ Compounding fees imposed	Authority [RD / NCLT/ COURT]	Appeal made, if any (give Details)
Penalty					
Punishment			NIL		
Compounding					
C. OTHER OFFICERS IN DEFAULT					
Penalty					
Punishment			NIL		
Compounding					

Annexure – IV

Corporate Social Responsibility (CSR)

[Pursuant to clause (o) of sub-section (3) of section 134 of the Act and Rule 8 of the Companies (Corporate Social Responsibility) Rules, 2014]

1.	A brief outline of the Company's CSR policy, including overview of projects or programs proposed to be undertaken and a reference to the web-link to the CSR policy and projects or programs	The CSR Committee has formulated CSR policy and to spent CSR corpus on primary on education and to develop rural area preference would be villages nearby company's project. CSR policy can be accessed at: http://www.koltepatil.com/investors/corporate-governance
2.	The Composition of the CSR Committee	Mr. Achyut Watve – Chairman Mr. Jayant Pendse – Member Mr. Prakash Gurav – Member Mr. G L Vishwanath – Member Mrs. Manasa Vishwanath – Member Mr. Milind Kolte - Member
3.	Average net profit of the company for last three financial years	₹5,770 Lakhs
4.	Prescribed CSR Expenditure (two per cent of the amount as in item 3 above)	₹115 Lakhs
5.	Details of CSR spent during the financial year	₹Nil
(a)	Total amount to be spent for the financial year	₹115 Lakhs
	Amount unspent	₹115 Lakhs
6.	Reasons for not spending the amount	The Company in the process of finalizing projects to be undertaken for CSR activity.
7.	A responsibility statement of the CSR Committee that the implementation and monitoring of CSR Policy, is in compliance with CSR objectives and Policy of the Company: "The implementation and monitoring of Corporate Social Responsibility (CSR) Policy, is in compliance with CSR objectives and policy of the Company."	

For Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director

Achyut Watve
Chairman – CSR Committee

Annexure – V

Details required as per Rule 5 of the Companies
(Appointment and Remuneration of Managerial Personnel) Rules, 2014

a) Information as per Rule 5 (1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Remuneration Paid to Chairman and Managing Director and Executive Directors

Name of the Director	Remuneration for FY 14-15 (₹ In lakhs)	Remuneration for FY 13-14 (₹ In lakhs)	% increase of remuneration	No. of stock options granted	Ratio of remuneration to MRE
Mr. Rajesh Patil – Chairman and Managing Director	68.55	60.40	13%	NIL	20.40
Mr. Naresh Patil – Vice Chairman	60.40	60.40	-	NIL	17.98
Mr. Milind Kolte – Executive Director	60.40	60.40	-	NIL	17.98
Mrs. Sunita Kolte – Executive Director	60.40	60.40	-	NIL	17.98
Mrs. Vandana Patil – Executive Director	60.40	60.40	-	NIL	17.98

Remuneration Paid to Independent Directors

The Company has paid only sitting fees to the Independent Directors for attendance of the Board Meeting.

Remuneration Paid to Key Managerial Personnel

Name of the Director	Remuneration for FY 14-15 (₹ In lakhs)	Remuneration for FY 13-14 (₹ In lakhs)	% increase of remuneration	No. of stock options granted	Ratio of remuneration to MRE
Mr. Sujay Kalele – Chief Executive Officer	125.54	103.99	17%	750,000	33.12
Mr. Vasant Gaikwad – Chief Financial Officer*	57.00	58.88	(3)%	NIL	15.04
Mrs. Shraddha Jain – Chief Financial Officer#	35.00	-	-	NIL	9.23
Mr. Vinod Patil – Company Secretary	21.85	17.52	20%	NIL	5.77

* Chief Financial Officer till 17 October 2014

Chief Financial Officer from 18 October 2014

- The median remuneration of employee (MRE) excluding Whole – Time Directors (WTD) was ₹3.79 Lakhs and ₹3.64 Lakhs in fiscal 2015 and 2014 respectively. The increase in MRE (excluding WTDs) in fiscal 2015, as compared to fiscal 2014 is 4.12 %
- The number of permanent employees on the rolls of the Company as of 31 March 2015 and 31 March 2014 was 429 and 343 respectively.
- The revenue growth during the fiscal 2015 over fiscal 2014 was decreased by 8.8% and net profit down by 5.30% as compared to fiscal 2014 . The aggregate remuneration of employee excluding Whole Time Director grew by 36% over the previous fiscal.
- Our market capitalization increased by 115% to ₹1,68,700 Lakhs as of March 31, 2015 from ₹78,500 Lakhs as of 31 March 2014. The Price Earnings Ratio was 25.86 as of 31 March 2015 which represent an increase of 203% as compared to 31 March 2014. The closing price of the company's equity share on the NSE and BSE as of 31 March 2015 was ₹222.95 and ₹221.15 respectively.
- The company's variable compensation philosophy for its managerial personal is to ensure it remains competitive in the markets in which it operate, for attracting and retaining the best talent. The company has initiated reward pay-out programmes like Profit Sharing incentive and Performance based Employee Stock Options plans, to align senior employee compensation with shareholder value

Component of remuneration to directors and other KMP's	Fixed Salary	Bonus/PLI/Commissions	Total
As a percentage of revenues for Fiscal 2015	1.48%	0.58%	2.06%
As a percentage of revenues for Fiscal 2014	1.10%	0.40%	1.50%

- The ratio of the remuneration of the highest paid director to that of the employees who are not directors but receive remuneration in excess of the highest paid director during the year

Name of the Employee and Designation	Remuneration paid to the employee (₹ in Lakhs)	Ratio
Mr. Sujay Kalele – Chief Executive Officer	125.54	1.83
Mrs. Manjusha Raulkar - Chief People Officer	81.52	1.19
Mr. Gopal Sarda - Vice President - Regional Head, Mumbai	87.62	1.28
Mr. Mahesh Saluja - Vice President - Sales and Marketing	73.05	1.07

b) Information as per Rule 5 (2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Employee name	Designation	Qualification	Age (in years)	Date of Joining	Experience (in years)	Gross Remuneration (₹ in Lakhs)	Previous employment details
Mrs. Manjusha Raulkar	Chief People Officer	B. Com, MBA	45	03-Jan-14	22	81.52	Vice President, Suzlon Energy Limited
Mr. Gopal Sarda	Vice President - Regional Head, Mumbai	M. Com, CA	31	13-Dec-10	10	87.62	Finance Head - Eiffel Developers and Realtors
Mr. Mahesh Saluja	Vice President - Sales and Marketing	B Com, PGDMM, PGDBM	45	01-Sept-10	23	73.05	Relationship Manager - International Sales, DAMAC UAE

Annexure VI

Disclosure with respect to Employee stock option scheme of the Company

a) **Employee stock option scheme (ESOS 2014)**

The ESOS was approved by Board of Directors of the Company on 13 August 2014 and thereafter by the shareholders on 13 September 2014. A Nomination and Remuneration committee comprising of the Independent Directors of the company administers the ESOS plan. Each option carries with it the right to purchase one equity share of the company. 835,000 options have been granted at a predetermined rate of ₹141/- per share and 20,000 options are granted at ₹145/-per share. The maximum exercise period is 5 year from the date of vesting.

b) **Number of options granted , exercised , cancelled / lapsed during the financial year are as follows :**

Particulars	31 March 2015	31 March 2014
Options granted, beginning of the year	-	-
Granted during the year	855,000	-
Exercised during the year	-	-
Cancelled/lapsed during the year	-	-
Options granted, end of the year	855,000	-
Weighted Average remaining life	2.74 - 6.74 years	-

c) **The compensation cost of stock option granted to employees has been accounted by the Company using the intrinsic value method.**

The guidance note on accounting of employee share based payments issued by the Institute of Chartered Accountants of India requires the disclosure of pro forma net results and EPS both basic & diluted, had the Company adopted the fair value method. Had the Company accounted these options under fair value method, amortizing the stock compensation expense thereon over the vesting period, the reported profit for the year ended 31 March 2015 would have been lower by ₹43 lakhs (Previous year: ₹Nil) and Basic and diluted EPS would have been revised to ₹5.7 per share (Previous year ₹6.12 per share) and ₹5.69 per share (Previous year ₹6.12 per share) respectively as compared to ₹5.76 per share (Previous year ₹6.12 per share) and ₹5.75 per share (Previous year ₹6.12 per share) without such impact.

d) **The fair value of the stock option is calculated through the use of option pricing models, requiring subjective assumptions which greatly affect the calculated values. The said fair value of the options have been calculated using Binomial lattice option pricing model, considering the expected weighted average term of the options to be 1 year from the date of vesting, an expected dividend rate of 2% on the underlying equity shares, a risk free rate in the range of 7.70% - 8.50% and weighted average volatility in the share price in the range of 69.36% - 71.14%. The expected volatility is based on historical volatility of the share price after eliminating the abnormal price fluctuations. The forfeiture/lapse estimated rate is based on historical employee turnover rates and future lapse expectations.**

Annexure VII

Form No. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED 31 March 2015

[Pursuant to Section 204 (1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
Kolte-Patil Developers Limited
2nd Floor, City Point,
Dhole Patil Road,
Pune-411001

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Kolte-Patil Developers Limited (hereinafter called the "Company"). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31 March 2015 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31 March 2015 according to the provisions of:

- (i) The Companies Act, 2013 (the Act) and the rules made thereunder (in so far as they are made applicable);
- (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
- (iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
- (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder (not applicable to the company during the Audit Period);
- (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-

- (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
- (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992;
- (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009;
- (d) The Securities and Exchange Board of India (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999;
- (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
- (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
- (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009 (not applicable to the company during the Audit Period); and
- (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998 (not applicable to the company during the Audit Period);
- vi) Specific laws applicable to the Company:-
 - a) Housing Board Act, 1965;
 - b) Transfer of Property Act, 1882
 - c) Building and Other Construction Workers' (Regulation of Employment and Conditions of Services) Act, 1996
 - d) Registration Act, 1908
 - e) Indian Easements Act, 1882;
 - f) Land Acquisition Act, 1894;

We have also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India (not applicable during the audit Period).
- (ii) The Listing Agreements for Equity and Debt securities, entered into by the Company with Stock Exchanges;

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

We further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All decisions at Board Meetings and Committee Meetings are carried out unanimously as recorded in the minutes of the meetings of the Board of Directors or Committees of the Board, as the case may be.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

We further report that during the audit period:

- i. The Company has, vide postal ballot results declared on 5 August 2014, approved the following special resolutions:

- (a) For Borrowing in terms of section 180 (1) (c) of the Companies Act, 2013;
 - (b) For mortgage or creation of security to avail the borrowing / loan facility in terms of section 180(1) (a) of the Companies Act 2013;
 - (c) For authorizing the Board for issuance of Non-Convertible Debentures (NCDs) in terms of section 42 read with section 71 of the Companies Act 2013;
- ii. The Board of Directors of the Company at its meeting held on 11 December 2014, has allotted 400 "12.25% Secured Redeemable Taxable Non-Convertible Debentures Series I" having face value of ₹10,00,000/- each aggregating to ₹40,00,00,000/- (₹ Forty Crores) through private placement.
 - iii. The Board of Directors of the Company at its meeting held on 16 January 2015 has allotted 300 "12.25% Secured Redeemable Taxable Non-Convertible Debentures Series II" having face value of ₹10,00,000/- each aggregating to ₹30,00,00,000/- (₹ Thirty Crores) through private placement.
 - iv. The Company has obtained credit rating for bank facilities and Non-Convertible Debentures from CRISIL vide letter from CRISIL dated 13 October 2014 and re-affirmed the same vide its letters dated 17 December 2014 and 16 January 2015.

Place: Pune
Date: 26 May 2015

For SVD & Associates
Company Secretaries

Sridhar Mudaliar
Partner
FCS No. 6156
C P No. 2664

Report on Corporate Governance

COMPANY'S PHILOSOPHY OF CORPORATE GOVERNANCE

Philosophy of Corporate Governance is primarily based on the principles of integrity, transparency, fairness, accountability, appropriate disclosure and independent monitoring of the state of affairs.

Our actions are governed by our values and principles, which are reinforced at all levels within the Company. We at Kolte-Patil, are committed to doing things the right way which means taking business decisions and acting in a way that is ethical and is in compliance with applicable legislation. Our Code of Business Principles is an extension of our values and reflects our continued commitment to ethical business practices across our operations. We acknowledge our individual and collective responsibilities to manage our business activities with integrity. Our Code of Business Principles inspires us to set standards which not only meet applicable legislation but go beyond all areas of functioning.

The Corporate Governance framework of your Company is based on an effective independent Board, separation of the Board's supervisory role from the executive management team and constitution of the Board Committees, as required under law. The Board plays a crucial role in overseeing how the management serves the interests of shareholders and other stakeholders. This belief is reflected in our governance practices, under which we strive to maintain an effective, informed and independent Board.

In our endeavor to adopt the best Corporate Governance and disclosure practices, the Company complies with all the requirements of the Clause 49 of the Listing Agreement(s), entered with National Stock Exchange of India Limited and Bombay Stock Exchange Limited.

Pursuant to Clause 49 of the Listing Agreement entered with Stock Exchanges, the Company hereby presents a Report on Corporate Governance to its members for the financial year 2014-15.

1. BOARD OF DIRECTORS

The Board of Directors provides leadership and guidance to the Company's management. The Independent Directors are trustees of good corporate governance. They truly safeguard the rights of the shareholders of the Company. The Board of the Company comprises a fine blend of Executive and Independent Directors.

a) Size and Composition of Board :

1. As on 31 March 2015, the Company has Ten (10) Directors with an Executive Chairman. Out of the ten Directors, five are Non-Executive and Independent Directors. The Composition of Board is in conformity with Clause 49 of the Listing Agreement entered into with Stock Exchanges.
2. None of the Directors on the Board is a member of more than ten committees or Chairman of more than five committees across all the Companies in which he is a Director. Necessary disclosures regarding committee positions in other public companies as on 31 March 2015 have been made by the Directors to the Company.
3. The Names and categories of the Directors on the Board, their attendance at the Board Meetings held during the year and number of Directorships and Committee Chairmanship / Membership held by them in other Companies are given herein below. Other Directorship do not include Alternate Directorships, Directorship of Private Limited Companies, Section 8 Companies and of Companies Incorporated Outside India. Chairmanship / Membership of Board Committees include Audit Committee and Stakeholders' Relationship Committees:

Name of Director	Category	Number of Board Meetings held during the year 2014-15		Whether attended last AGM held on 13 September 2014	Number of Directorships in other Public Limited Companies as on 31 March 2015	Number of Committee positions held in other Public Limited Companies as on 31 March 2015	
		Held	Attended			Chairman	Member
Mr. Rajesh Patil (Chairman and Managing Director)	Executive Chairman	8	8	Yes	6	--	1
Mr. Naresh Patil** (Vice Chairman)	Non- Independent Executive	8	1	No	3	--	2
Mr. Milind Kolte (Executive Director)	Non- Independent Executive	8	8	Yes	7	--	1
Mrs. Sunita Kolte (Executive Director)	Non- Independent Executive	8	8	No	1	--	--
Mrs. Vandana Patil** (Executive Director)	Non-Independent Executive	8	1	No	3	--	--
Mr. Prakash Gurav#	Independent Non- Executive	8	6	Yes	4	2	--
Mr. Manish Doshi\$	Independent Non- Executive	8	2	N.A.	N.A.	N.A.	N.A.
Mr. G. L. Vishwanath	Independent Non- Executive	8	2	No	3	2	1
Mr. Achyut Watve	Independent Non- Executive	8	6	No	1	--	--
Mr. Jayant Pendse	Independent Non- Executive	8	8	Yes	5	2	1
Mrs. Manasa Vishwanath	Independent Non- Executive	8	2	No	3	1	2

**Mr. Naresh Patil – Vice Chairman and Mrs. Vandana Patil – Executive Directors were participated for 3 (three) Board Meetings through video conference.

Appointed on the Board with effect from 13 August 2014.

\$ Resigned from the Board with effect from 13 August 2014.

- Eight Board Meetings were held during the year and the gap between two meetings did not exceed four months. The dates on which the board meeting were held as follows:
20 May 2014, 28 June 2014, 13 August 2014, 18 October 2014, 11 December 2014, 16 January 2015, 23 January 2015 and 21 March 2015.
- None of the Non-Executive Directors have any material pecuniary relationship or transactions with the Company.
- During the year, information as mentioned in Annexure X to the Clause 49 of the Listing Agreement has been placed before the Board for its consideration. Based on the information placed before the Board, strategic and vital decisions are taken for effective governance of the Company.
- Among other important information, minutes of all the Committee meetings, are regularly placed before the Board in their meetings.
- The Board periodically reviewed compliance reports of all laws applicable to the company, prepared by the company as well as steps taken by the company to rectify instances of non-compliances.

FAMILIARISATION PROGRAMMES FOR BOARD MEMBERS

The Board members are provided with necessary documents, reports and policies to enable them to familiarise with the Company's procedures and practices. Periodic presentations are made at the Board and Committee Meetings, on business and performance updates of the Company, business environment, business strategy and risks involved.

The details of such familiarization programmes for Independent Directors are posted on the website of the Company and can be accessed at <http://www.koltepatil.com/investors/corporate-governance>.

LEAD INDEPENDENT DIRECTOR

The Company's Board of Directors has designated Mr. Prakash Gurav as the Lead Independent Director. The role of Lead

Independent Director is as follows:

- To preside over all meetings of Independent Directors;
- To liaise between the Chairman and Managing Director, the Management and the Independent Directors;
- To preside over meetings of the Board and Shareholders when the Chairman and Managing Director is not present, or where he is an interested party;
- To ensure there is an adequate and timely flow of information to Independent Directors;
- To perform such other duties as may be delegated to the Lead Independent Director by the Board/ Independent Directors.

SEPARATE MEETING OF INDEPENDENT DIRECTOR

The separate meeting of Independent Director is held to discuss matters pertaining to the Company's affairs and put forth their views to the Lead Independent Director. The Lead Independent Director takes appropriate steps to present Independent Directors' views to the Chairman and Managing Director.

During the financial year 2014-15, one separate meeting of Independent Director was held on 23 January 2015.

AUDIT COMMITTEE

The Audit Committee of the Company comprises 6 members, of which 5 members are Independent Directors. Mr. Vinod Patil, Company Secretary of the Company acts as the Secretary to the Audit Committee. The Chairman of the Audit Committee is an Independent Director and was present at the last Annual General Meeting of the Company. The Managing Director and Chief Financial Officer are permanent invitees to the Audit Committee Meetings.

a) Terms of Reference to Audit Committee

The Audit Committee is entrusted, inter alia, with the following:

- Recommending to the Board, the appointment, reappointment and, if required, the removal of statutory auditors, including internal and cost auditors, and fixation of audit fees and other terms of appointment;

- Reviewing and monitoring the auditors independence and performance and effectiveness of audit process;
- Examination and reviewing with the management, the quarterly financial results and financial statements and the auditors' report thereon, before submission to the Board for approval;
- Approval or any subsequent modification of transactions of the Company with related parties;
- Scrutiny of inter-corporate loans and investments;
- Review of functioning of the Whistle Blower mechanism;
- Valuation of undertakings or assets of the Company, wherever it is necessary;
- Evaluation of internal financial controls and risk management systems and oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that there exists appropriate internal control over financial reporting;
- Monitoring the end use of funds raised through public offers and related matters;
- Discussion with internal auditors, any significant findings and follow-up thereon; and
- Discussion with statutory auditors, before the audit commences, about the nature and scope of audit as well as post audit discussion to ascertain any area of concern.

b) Meetings

During the financial year 2014-15, the Audit Committee met Four (4) times on 20 May 2014, 13 August 2014, 18 October 2014 and 23 January 2015.

c) Composition of Audit Committee and attendance

The composition of the Audit Committee as on 31st March, 2015 and attendance of members in the meetings held during the financial year 2014-15 are as under:

Name of the Member	Designation	Category	No. of meetings attended
Mr. Prakash Gurav*	Chairman	Independent Director	3
Mr. Manish Doshi\$	Chairman	Independent Director	1
Mr. G. L. Vishwanath	Member	Independent Director	1
Mr. Achyut Watve	Member	Independent Director	3
Mr. Jayant Pendse	Member	Independent Director	4
Mrs. Manasa Vishwanath	Member	Independent Director	1
Mr. Milind Kolte	Member	Executive Director	4

* Appointed w.e.f. 13 August 2014.

\$ Resigned w.e.f. 13 August 2014.

NOMINATION AND REMUNERATION COMMITTEE

The Nomination and Remuneration Committee of the Company comprises of 6 members, in which 5 members are Independent Directors.

a) Terms of Reference to Nomination and Remuneration Committee

- To recommend to the Board appointment, re-appointment of Directors, Executive Directors and Key Managerial Personnel and determination, fixation of the remuneration and revision in the remuneration payable to the Executive Directors of the Company and removal of the director/Executive Director/Key Managerial Personnel;
- To formulate the criteria for determining qualifications, positive attributes and independence of the director;

- To recommend to the Board the policy related to the remuneration of for Directors, Key Managerial Personnel and other employees;
- To carry out performance evaluation of every Director of the Company; and
- To formulate and recommend to the Board of Directors the policy relating to the stock options to the employees, grant the stock options to the eligible employees and review the management of stock option scheme.

b) Meetings of Nomination and Remuneration Committee

During the financial year 2014-15, the Nomination and Remuneration Committee met Five (5) times on 20 May 2014, 13 August 2014, 18 October 2014, 23 January 2015 and 30 March 2015.

c) Composition of Nomination and Remuneration Committee

The composition of the Nomination and Remuneration Committee as on 31 March, 2015 and attendance of members in the meetings held during the financial year 2014-15 are as under:

Name of the Member	Designation	Category	No. of meetings attended
Mr. Jayant Pendse	Chairman	Independent Director	5
Mr. Prakash Gurav*	Member	Independent Director	3
Mr. Manish Doshi\$	Member	Independent Director	2
Mr. G. L. Vishwanath	Member	Independent Director	1
Mr. Achyut Watve	Member	Independent Director	4
Mrs. Manasa Vishwanath	Member	Independent Director	1
Mr. Milind Kolte	Member	Executive Director	5

* Appointed w.e.f. 13 August 2014.

\$ Resigned w.e.f. 13 August 2014.

d) Remuneration Policy

The remuneration policy of the Company is performance driven and in considering the remuneration payable to the directors, the Nomination and remuneration committee considers the performance of the Company, the current trends in the industry, the experience of the appointee, their past performance and other relevant factors.

The Company's Remuneration Policy for Directors, Key Managerial Personnel and other employees is annexed

as Annexure II to the Directors' Report. Further, the Company has devised a Policy for performance evaluation of Independent Directors, Board, Committees and other individual Directors.

On the basis of the Policy for performance evaluation of Independent Directors, Board, Committees and other individual Directors, a process of evaluation was followed by the Board for its own performance and that of its Committees and individual Directors.

e) Details of sitting fees paid to the Non-Executive Directors

The Company does not pay any remuneration to its Independent Directors apart from sitting fees. The sitting fees paid to each Non-Executive Director is ₹50,000/- for each Board Meeting. The Details of sittings fees paid for the financial year 2014-15 are as follows:

Sr. No.	Name of the Director	No. of meetings attended	Sitting fees paid (₹ Lakhs)
1.	Mr. Manish Doshi	2	1.00
2.	Mr. Prakash Gurav	6	3.00
3.	Mr. Achyut Watve	6	3.00
4.	Mr. G. L. Vishwanath	2	1.00
5.	Mr. Jayant Pendse	8	4.00
6.	Mrs. Manasa Vishwanath	2	1.00
Total			13.00

f) Details of remuneration paid to the Chairman and Managing Director and Executive Directors of the Company

The remuneration paid to the Chairman and Managing Director and Executive Directors for the year ended on 31 March 2015 is as follows:

Name of Director	(₹ in Lakhs)					
	Salary, bonus and Allowances	Perquisites	Retirement benefits	Performance linked incentive	Total	Stock Options granted
Mr. Rajesh Patil	55.54	8.55	4.46	-	68.55	NIL
Mr. Naresh Patil	55.54	0.40	4.46	-	60.40	NIL
Mr. Milind Kolte	55.54	0.40	4.46	-	60.40	NIL
Mrs. Sunita Kolte	55.54	0.40	4.46	-	60.40	NIL
Mrs. Vandana Patil	55.54	0.40	4.46	-	60.40	NIL

The term of service of the Chairman and Managing Director and Executive Directors is for a period of five years from their respective date of appointment, as approved by the shareholders in the Annual General Meeting. The other terms and conditions of employment are governed by Company's Human Resource Policy.

g) Shareholding of Independent Directors

The shareholding of Independent Directors as on 31 March 2015 is as follows:

Sr. No.	Name of Independent Director	No. of Equity shares held (face value ₹10 each)
1	Mr. Prakash Gurav	NIL
2	Mr. Achyut Watve	10,000
3	Mr. G. L. Vishwanath	NIL
4	Mr. Jayant Pendse	NIL
5	Mrs. Manasa Vishwanath	NIL

STAKEHOLDERS' RELATIONSHIP COMMITTEE

The Stakeholders Relationship Committee of the Board, which is chaired by an Independent Director looks into the redressal of the investors' complaints like non-receipt of annual reports, dividend payments, change or deletion of name, issue of duplicate share certificates, dematerialization, rematerialization, transfer, transmission, consolidation, sub-division of shares, debentures and securities and other allied transactions. It delegates power to the executives of the Company and to the Registrar and Transfer Agent of the Company to accomplish aforesaid objectives. Mr. Vinod Patil- Company Secretary acts as Compliance Officer of the Company.

a) Meeting

The Company has given authority to its Registrar and Transfer Agent i.e. M/s. Bigshare Services Private Limited to resolve the complaints of shareholders of the Company. The 99.99% shares of the Company are held in Dematerialized form. During the financial year 2014-15, no Committee meeting was held since no request from the shareholder is received for dematerialization or re-materialization of the shares of the Company.

b) Composition of Stakeholders' Relationship Committee

The constitution of the Committee as on 31 March 2015 is as follows:

Name of the Member	Designation	Category
Mr. Achyut Watve	Chairman	Independent Director
Mr. Jayant Pendse	Member	Independent Director
Mr. Prakash Gurav	Member	Independent Director
Mr. G L Vishwanath	Member	Independent Director
Mrs. Manasa Vishwanath	Member	Independent Director
Mr. Milind Kolte	Member	Executive Director

c) Shareholders / Investors Complaint Status

The complaint status from the 1 April 2014 up to 31 March 2015 is as follows:

Number of complaints received	No. of complaints resolved	Number of complaints pending
26	26	NIL

SEBI Complaints Redress System (SCORES)

The investor complaints are processed in a centralised web-based complaints redress system i.e. SEBI Complaints Redress System (SCORES). The salient features of this system are: Centralised database of all complaints, online upload of Action Taken Reports (ATR) by concerned companies and online viewing by investors of actions taken on the complaint and its current status.

CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

The Corporate Social Responsibility Committee of the Company comprises 6 members, of which 5 members are Independent Directors.

a) Terms of Reference to Corporate Social Responsibility Committee

- To formulate and recommend to the Board, a Corporate Social Responsibility (CSR) Policy indicating activities to be undertaken by the Company in compliance with provisions of the Act, and rules made there under;
- To recommend the amount of expenditure to be incurred on the CSR activities;
- To monitor the implementation of the framework of the CSR Policy; and
- To recommend to the Board approval of CSR expenditure including contribution to corpus for projects/programs related to CSR activities.

b) Composition of Corporate Social Responsibility Committee

The composition of the Corporate Social Responsibility Committee is as follows:

Name of the Member	Designation	Category
Mr. Achyut Watve	Chairman	Independent Director
Mr. Jayant Pendse	Member	Independent Director
Mr. Prakash Gurav	Member	Independent Director
Mr. G L Vishwanath	Member	Independent Director
Mrs. Manasa Vishwanath	Member	Independent Director
Mr. Milind Kolte	Member	Executive Director

RISK MANAGEMENT COMMITTEE

The Company has constituted Risk Management Committee comprising of 6 members, in which 3 members are Independent Directors.

a) Terms of Reference to Risk Management Committee

- To approve, monitor and review the Risk Management

policy and associated frameworks, processes and practices of the Company.

- To ensure that the Company is acting appropriately to achieve prudent balance between the risk and reward.
- To evaluate significant risk exposures and assess the management's actions to mitigate the exposures.

b) Composition of Risk Management Committee

The composition of the Risk Management Committee is as follows:

Name of the Member	Designation	Category
Mr. Rajesh Patil	Chairman	Chairman and Managing Director
Mr. Milind Kolte	Member	Executive Director
Mr. Prakash Gurav	Member	Independent Director
Mr. Jayant Pendse	Member	Independent Director
Mr. Achyut Watve	Member	Independent Director
Mr. Sujay Kalele	Member	Chief Executive Officer
Mrs. Shraddha Jain	Member	Chief Financial Officer

DETAILS OF THE ANNUAL GENERAL MEETINGS

The details of previous three Annual General Meetings of the Company are as follows:

Financial Year	Date and Time	Venue	Special Resolution passed	Purpose of Special Resolution
2011-12	28 July 2012 at 12.15 PM	Maharatta Chamber of Commerce Industries & Agriculture, Sumant Moolgaonkar Auditorium, Ground Floor, A Wing, MCCA Trade Tower, Senapati Bapat Road, Pune – 411016	NIL	N.A.
2012-13	27 July 2013 at 11.30 AM	Maharatta Chamber of Commerce Industries & Agriculture, Sumant Moolgaonkar Auditorium, Ground Floor, A Wing, MCCA Trade Tower, Senapati Bapat Road, Pune – 411016	NIL	N.A.
2013-14	13 September 2014 at 11.00 AM	Maharatta Chamber of Commerce Industries & Agriculture, Sumant Moolgaonkar Auditorium, Ground Floor, A Wing, MCCA Trade Tower, Senapati Bapat Road, Pune – 411016	4	<ol style="list-style-type: none"> Amendment to Articles of Association; Keeping Register of Members & debentures, Returns at a place other than Registered Office of the Company Employee Stock Option Scheme 2014 containing total 25,00,000 Options Appointment of Mr. Nirmal Kolte (Relative of Mr. Milind Kolte and Mrs. Sunita Kolte – Executive Directors) as Vice President Projects

POSTAL BALLOT

During the year, the following resolutions were passed by the Shareholders of the Company through Postal Ballot:-

- Borrowing Limits under section 180(1) (c) of the Act;
- Mortgage or Creation of Security pursuant to section 180(1) (a) of the Act to avail the borrowing / loan facility;

- Issue of Non-Convertible Debentures (NCDs) through private placement.

The Board had appointed Mr. S. V. Deulkar, Practising Company Secretary, as the scrutinizer to conduct the Postal Ballot process.

The result of the postal ballot was declared on 5 August 2014. Details of the voting pattern were as under:

Item No. 1 - Special Resolution u/s 180 (1) (c) of the Companies Act, 2013 for approving borrowing limits.

Promoter/ Public	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/ (1)]*100	No. of Votes - in favour (4)	No. of Votes - against (5)	% of Votes in favour on votes polled (6)= [(4)/(2)]*100	% of Votes against on votes polled (7)= [(5)/(2)]*100
Promoter and Promoter Group	5,64,79,095	5,64,79,095	100	5,64,79,095	0	100	0
Public – Institutional holders	13,243	0	0	0	0	0	0
Public-Others	1,92,82,571	37,40,510	19.40	37,39,607	903	99.68	0.02
Total	7,57,74,909	6,02,19,605		6,02,18,702	903		

Item No. 2 - Special Resolution u/s 180 (1) (a) of the Companies Act, 2013 for providing security in connection with the borrowings of the Company.

Promoter/ Public	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/ (1)]*100	No. of Votes - in favour (4)	No. of Votes - against (5)	% of Votes in favour on votes polled (6)= [(4)/(2)]*100	% of Votes against on votes polled (7)= [(5)/(2)]*100
Promoter and Promoter Group	5,64,79,095	5,64,79,095	100	5,64,79,095	0	100	0
Public – Institutional holders	13,243	0	0	0	0	0	0
Public-Others	1,92,82,571	37,40,379	19.40	37,39,377	1,002	99.97	0.03
Total	7,57,74,909	6,02,19,474		6,02,18,472	1,002		

Item No. 3 - Special Resolution u/s 42 (read with Section 71) of the Companies Act, 2013 for authorizing Board for issuance of Non-Convertible Debentures (NCDs).

Promoter/ Public	No. of shares held (1)	No. of votes polled (2)	% of Votes Polled on outstanding shares (3)=[(2)/ (1)]*100	No. of Votes - in favour (4)	No. of Votes - against (5)	% of Votes in favour on votes polled (6)= [(4)/(2)]*100	% of Votes against on votes polled (7)= [(5)/(2)]*100
Promoter and Promoter Group	5,64,79,095	5,64,79,095	100	5,64,79,095	0	100	0
Public – Institutional holders	13,243	0	0	0	0	0	0
Public-Others	1,92,82,571	37,40,254	19.40	37,39,456	798	99.98	0.02
Total	7,57,74,909			6,02,18,551	798		

DISCLOSURES :

(A) Subsidiary Companies

The Company has one material non-listed Indian subsidiaries (namely Kolte-Patil Real Estate Private Limited) whose turnover exceeds 20% of the consolidated turnover of the listed holding and its subsidiaries in the immediately preceding accounting year.

The Company has complied with the Clause 49 of the Listing Agreement mainly:

- i) The Company has appointed one independent director on the Board of Directors of Kolte-Patil Real Estate Private Limited
- ii) The Audit Committee of the Company has also review the financial statements, in particular, the investments made by Kolte-Patil Real Estate Private Limited.
- iii) The minutes of Kolte-Patil Real Estate Private Limited have been placed at the Board meeting of the Company. The management has periodically brought to the attention of the Board of Directors of the Company, a statement of all significant transactions and arrangements entered into by Kolte-Patil Real Estate Private Limited.

The company has formulated a policy for determining 'material' subsidiaries. The said policy can be accessed at <http://www.koltepatil.com/investors/corporate-governance>.

(B) Insider Trading Code

The Securities and Exchange Board of India vide its Notification dated 15 January 2015 has notified The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 (New Regulations). The New Regulations has come into effect from 15 May 2015 and The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992 shall stand repealed from that date. Under the New Regulations, the requirements of initial disclosures are applicable to promoter, key managerial personnel and director of a company and requirements of continual disclosures are applicable to promoter, employee and director of a company.

The company has formulated Code of fair disclosure. The said code can be accessed at http://www.koltepatil.com/docs/Code-of-Fair-Disclosure-Kolte-Patil_Developers_Limited.pdf

The Company regularly monitors the transactions in terms of the Code undertaken by the employees of the Company. The Company also informs the stock exchange(s) periodically about the transaction(s) undertaken by the designated employees and their share holdings as per the regulations.

(C) Materially Significant Related Party Transactions

During the financial year 2014-15, the Company had not entered into any material transaction with any of its related parties.

There were no materially significant related party transactions with its promoters, directors or its management, their subsidiaries or relatives, etc. that had a potential conflict with the interest of the Company.

The disclosure of transactions with related parties set out in Note No. 41 of Standalone Financial Statements, forming part of the Annual Report.

The most of the related party transactions are generally with its subsidiaries and associates.

All related party transactions are done on arms' length basis, and are intended to further the Company's interests.

The company has formulated a policy on Related Party transaction. The said policy can be accessed at <http://www.koltepatil.com/investors/corporate-governance>.

(D) Accounting Treatment

No treatment different from that prescribed in an Accounting Standards has been followed by the Company.

(E) Non-compliance/strictures/penalties

There was no instance of non-compliance by the Company on any matter related to capital markets and therefore, no penalties and/or strictures have been imposed on the Company by any Stock Exchange or SEBI or any statutory authority during the last three years.

(F) Whistle Blower Mechanism/Vigil Mechanism

The Vigil Mechanism of the Company, which also incorporates a whistle blower policy in terms of the Listing Agreement, includes an Ethics & Compliance Task Force comprising senior executives of the Company. Protected disclosures can be made by a whistle blower through an e-mail, or dedicated telephone line or a letter to the Task Force or to the Chairman of the Audit Committee.

The Company seeks to maintain the highest ethical and business standards in the course of its business and has put in place mechanism of reporting illegal or unethical behavior. Directors, employees, vendors or customers may report violations of the laws, rules, regulations or unethical conducting by writing to the notified person. The report received from employees will be reviewed by Audit Committee. The Directors and Management Personnel are obligated to maintain confidentiality of such reporting and ensure that the whistle blowers are not subjected to any discriminatory practices. No person has been denied access to the Audit Committee.

The said policy can be accessed at <http://www.koltepatil.com/investors/corporate-governance>.

(G) Adoption of Mandatory Requirements

The Company has complied with all the mandatory requirements of Clause 49 of the Listing Agreement.

(H) Code of Conduct

The Board of Directors of your Company have laid down its code of conduct and ethics for all Board Members and Senior Management personnel of the Company and the same has been posted on the website of the Company. All Board Members and Senior Management Personnel have affirmed compliance with the code. A declaration signed by the Chairman and Managing Director is annexed to this report.

(I) Details of Debenture Trustee:

The Company has entered into Debt Listing Agreement with Bombay Stock Exchange and under clause 2A of the Debt Listing Agreement. The details of Debenture Trustee are as follows:

Name of the Debenture Trustee: IL&FS Trust Company Limited

Address - The IL&FS Financial Centre, Plot C- 22, G Block, Bandra Kurla Complex, Bandra(E), Mumbai 400 051

Contact Person/ Number - Ms. Sapna Choksi - 022 - 2659 3612

Email Address - itcl@ilfsindia.com

MEANS OF COMMUNICATION

The quarterly, half yearly and annual financial results of the

Company are published in leading newspapers in India which include Maharashtra Times, Business Standard and Economic Times. The results are also displayed on Company's website www.koltepatil.com.

Presentations to Institutional Investors / Analysts

The Detailed presentations are made to institutional investors and financial analysts on the Company's unaudited quarterly as well as audited annual financial results. These presentations are disseminated after submission with the stock Exchanges i.e. NSE and BSE. These presentations are also uploaded on the website of the Company.

The "Investors" section on the Company's website keeps the investors updated on the material developments in the Company by providing key and timely information like details of Directors, Financial Results, Shareholding Pattern, Annual Reports and procedure and forms for transfer/ transmission of shares and request of NECS etc.

Electronic Filing with NSE and BSE

All periodical compliance filings like shareholding pattern, corporate governance report, financial results, media releases, presentation and others are also filed electronically on the NSE Electronic Application Processing System and BSE Listing Centre.

The Management Discussion and Analysis Statement is part of the Company's Annual Report.

GENERAL SHAREHOLDER INFORMATION

a) Corporate Identification Number (CIN)

The Corporate Identification Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is L45200PN1991PLC129428.

b) AGM Information and Financial Year

Day, Date and Time of AGM : Wednesday, 16 September 2015 at 10.30 A.M.

Venue : Maharashtra Chamber of Commerce Industries & Agriculture, Sumant Moolgaokar Auditorium, Ground Floor, A Wing, MCCA Trade Tower, Senapati Bapat Road, Pune 411 016, Maharashtra, India.

Financial Year : 1 April 2014 to 31 March 2015.

Date of Book Closure : Thursday, 10 September 2015 to Wednesday, 16 September 2015 (both days inclusive).

Dividend Payment Date : Within 30 days from the date of declaration.

c) Listing on Stock Exchanges and Scrip Code

The Company's shares have been listed on the following exchanges:

- i. National Stock Exchange of India Limited (NSE), Exchange Plaza, Bandra-Kurla Complex, Bandra (East), Mumbai – 400051
- ii. Bombay Stock Exchange Limited (BSE), Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai – 400001.

Scrip Code	BSE Code: 532924 NSE Code: KOLTEPATIL
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d) Payment of annual listing fees and custodian charges

Annual listing fees have been paid for the financial year 2015 – 16 to NSE & BSE.

Annual custodian charges/issuers fees will be paid for the financial year 2015 – 16 to NSDL & CDSL, once the bills are received.

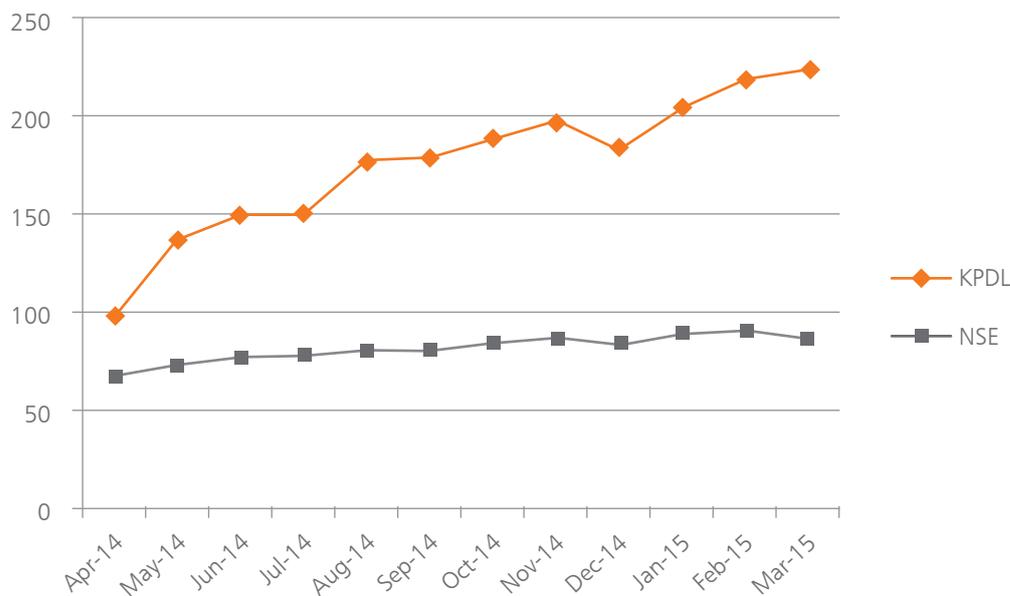
e) Market Price Data

The monthly high and low quotations and volume of shares traded on BSE and NSE from 1 April 2014 up to 31 March 2015 is as follows:

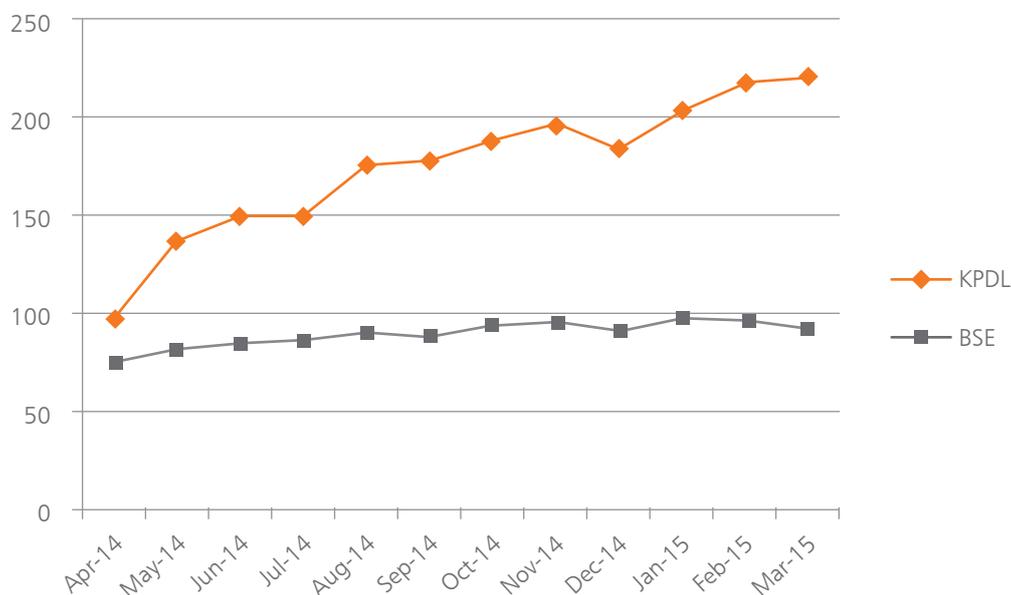
Month	National Stock Exchange (NSE)				Bombay Stock Exchange (BSE)			
	High (₹)	Low (₹)	Close Price (₹)	No. of Shares traded	High (₹)	Low (₹)	Close Price (₹)	No. of Shares traded
April 2014	112.50	98.00	98.30	63,34,812	114.30	88.80	98.15	17,74,347
May 2014	164.15	97.30	136.45	97,61,430	164.00	97.05	136.65	28,80,698
June 2014	168.80	134.55	149.30	60,50,087	168.65	134.45	149.70	17,20,041
July 2014	171.00	121.10	150.00	67,11,922	170.95	123.00	149.90	20,00,966
Aug- 2014	180.95	134.30	176.40	44,89,578	183.85	134.20	175.95	13,22,429
Sept- 2014	195.95	163.85	179.00	71,09,969	196.30	163.50	178.50	21,10,938
Oct- 2014	196.90	170.55	188.25	40,20,659	198.00	165.00	188.15	9,60,680
Nov- 2014	214.85	186.60	196.80	72,54,496	220.95	187.00	196.50	18,44,466
Dec- 2014	204.40	179.70	183.50	24,48,001	204.35	180.20	183.65	6,51,379
Jan-2015	210.80	184.00	203.45	44,23,378	210.80	183.45	203.95	9,14,500
Feb- 2015	224.40	192.10	218.25	63,65,950	224.00	192.10	217.55	16,63,750
Mar- 2015	235.95	198.10	222.95	32,14,615	235.55	195.00	221.15	9,94,918

f) Performance in comparison to the Board-based Indices

Performance in comparison to NSE Nifty



Performance in comparison to BSE Sensex



g) Registrar & Share Transfer Agent and Share Transfer System

Bigshare Services Private Limited is the Registrar & Share Transfer Agent (RTA) of the Company in respect of the equity capital in demat and physical mode. They process share transfer and transmission on fortnightly basis. Their address is as follows:

Bigshare Services Private Limited,
 Unit: Kolte-Patil Developers Limited,
 E/2& 3, Ansa Industrial Estate, Sakivihar Road,
 Sakinaka, Andheri (E), Mumbai - 400 072
 Tel: +91-22-40430200
 Fax: +91-22-28475207
 Website: www.bigshareonline.com
 E-Mail: investor@bigshareonline.com

Our Registrar & Transfer Agent M/s Bigshare Services Private Limited has been using the Gen-Next Investor Module "i'Boss" the most advanced tool to interact with shareholders. Please login into "i'Boss" (www.bigshareonline.com) and help them to serve you better.

h) Distribution of Shareholding / Shareholding Pattern as on 31 March 2015

i. The distribution of shareholding of the Company as on 31 March 2015 is as follows:

Shareholding of nominal value (₹)	Total Holders	% of Total Holders	Total Holding (₹)	% of Total Capital
0001 - 5000	40,509	96.03	2,83,93,160	3.75
5001 - 10000	838	1.99	67,27,090	0.89
10001 - 20000	362	0.86	55,23,660	0.73
20001 - 30000	127	0.30	32,77,760	0.43
30001 - 40000	80	0.19	29,09,180	0.38
40001 - 50000	59	0.14	27,94,360	0.37
50001 - 100000	86	0.20	62,31,410	0.82
100001 - 999999999	124	0.29	70,18,92,470	92.63
TOTAL	42,185	100	75,77,49,090	100

ii. The Shareholding pattern as on 31 March 2015 is as follows:

Category	No. of shares	Percentage (%)
Promoters (including Persons Acting In Concert)	5,64,79,095	74.54
Public	74,84,027	9.88
Bodies Corporate	17,90,091	2.36
Non-Resident Indians	10,52,210	1.39
Foreign Institutional Investors	81,87,044	10.88
Foreign Company	365,919	0.48
Financial Institutions, Banks and Mutual Funds	243,289	0.32
Employees	91,360	0.12
Clearing Members & Trusts	81,874	0.11
TOTAL	7,57,74,909	100

i) Dematerialization of shares and liquidity

On 17 December, 2007, the Company got listed on the stock exchanges with 100% dematerialized shares. The shares of your Company are under the compulsory demat settlement mode and can be traded only in the demat form. International Securities Identification Number (ISIN) allotted to the Company by NSDL and CDSL is INE094I01018.

Equity shares of the Company representing 99.99% of the Company share capital are dematerlised as on 31 March 2015.

j) Outstanding GDRs/ ADRs/ Warrants or any Convertible Instruments, conversion date and likely impact on equity

The Company has not issued any GDRs/ ADRs/ Warrants or other instruments, which are pending for conversion.

k) Employee Stock Options

The information on Options granted by the Company during the financial year 2014-15 and other particulars with regard to Employees' Stock Options are set out under Annexure VI to the Directors' Report.

l) Nomination :

Every holder of securities of a company may, at any time, nominate, in the prescribed manner, any person to whom his securities shall vest in the event of his death. Members can avail nomination facility. Blank nomination forms will be supplied on request.

m) Address of Correspondence

Mr. Vinod Patil

Company Secretary and Compliance Officer
Kolte-Patil Developers Limited
2nd Floor, City Point,
Dhole Patil Road,
Pune - 411001.

Tel No.: +9120 66226500
Fax No.: +9120 66226511
E-mail: investorrelation@koltepatil.com
Website :www.koltepatil.com

DECLARATIONS:

CMD / CFO Certification

As required by sub clause V of the Clause 49 of the Listing Agreement entered with the Stock Exchanges, we have certified to the Board that for the financial year ended 31 March, 2015, the Company has complied with the requirements of the said sub clause.

For Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director
DIN 00381866

26 May 2015
Pune

For Kolte-Patil Developers Limited

Shraddha Jain
Chief Financial Officer

Compliance with Code of Business Conduct and Ethics

As provided under Clause 49 of the Listing Agreement entered with the Stock Exchanges, the Board Members and the Senior Management Personnel have confirmed compliance with the Code of Conduct and Ethics for the financial year ended 31 March 2015. The Code of Conduct of the Company is available on the Website of the Company.

For Kolte-Patil Developers Limited

Rajesh Patil
Chairman and Managing Director
DIN 00381866

26 May 2015
Pune

CERTIFICATE ON CORPORATE GOVERNANCE

To
The Members of
Kolte-Patil Developers Limited

We have examined the compliance of conditions of Corporate Governance by KOLTE-PATIL DEVELOPERS LIMITED (“the Company”), for the year ended on 31 March 2015, as stipulated in Clause 49 of the Listing Agreement of the company with the stock exchanges.

The compliance of conditions of Corporate Governance is the responsibility of the management. Our examination was limited to a review of the procedures and implementation thereof, adopted by the company for ensuring the compliance with the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the company.

In our opinion and to the best of our information and according to the explanations given to us and the representations made by the Directors and the management, we certify that the company has complied with the conditions of Corporate Governance as stipulated in the above mentioned Listing Agreement.

We state that such compliance is neither an assurance as to the future viability of the company nor of the efficiency or effectiveness with which the management has conducted the affairs of the company.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm’s Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 26 May 2015

STANDALONE FINANCIAL STATEMENTS

INDEPENDENT AUDITORS' REPORT

To
The Members of
KOLTE-PATIL DEVELOPERS LIMITED

Report on the Standalone Financial Statements

We have audited the accompanying standalone financial statements of KOLTE-PATIL DEVELOPERS LIMITED ("the Company"), which comprise the Balance Sheet as at 31 March 2015, the Statement of Profit and Loss and the Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information.

Management's Responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134 (5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgements and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these standalone financial statements based on our audit.

We have taken into account the provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143 (10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Company's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on whether the Company has in place an adequate internal financial controls system over financial reporting and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Company's Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act in the manner so required and give a true and fair view in

conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2015, and its profit and its cash flows for the year ended on that date.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2015 ("the Order") issued by the Central Government in terms of Section 143 (11) of the Act, we give in the Annexure a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by Section 143 (3) of the Act, we report that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
 - (c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - (e) On the basis of the written representations received from the directors as on 31 March 2015 taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2015 from being appointed as a director in terms of Section 164(2) of the Act.
- (f) With respect to other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements - Refer Note 29 of the financial statements.
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 26 May 2015

ANNEXURE TO THE INDEPENDENT AUDITORS' REPORT

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

- (i) In respect of its fixed assets:
- (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
 - (b) The fixed assets were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanation given to us, the management is in the process of reconciling the results of such physical verification with the fixed assets register. Management believes that the differences if any, arising out of such reconciliation are not expected to be material.
- (ii) Inventory comprise of stock of raw material, project under construction / development (work-in-progress) and finished flats. In respect of its inventories:
- (a) As explained to us, the inventories were physically verified during the year by the management at reasonable intervals.
 - (b) In our opinion and according to the information and explanation given to us, having regard to the nature of inventory, the procedures of physical verification by way of verification of title deeds and site visits by the Management, are reasonable and adequate in relation to the size of the Company and the nature of its business.
 - (c) In our opinion and according to the information and explanations given to us, the Company has maintained proper records of its inventories and no material discrepancies were noticed on physical verification.
- (iii) According to the information and explanations given to us, the Company has granted loans, secured or unsecured, to companies, firms or other parties covered in the Register maintained under Section 189 of the Companies Act, 2013. In respect of such loans:
- (a) In the absence of stipulations, the regularity of the receipts of principal amounts and interest has not been commented upon.
 - (b) The loans granted are repayable on demand and there are no overdue amounts outstanding as at year end.
- (iv) In our opinion and according to the information and explanations given to us, having regard to the explanations that land/development rights purchased are of special nature and alternate sources are not available for obtaining comparable quotations, there is an adequate internal control system commensurate with the size of the Company and the nature of its business for the purchases of inventory and fixed assets and for the sale of goods and services. During the course of our audit, we have not observed any major weakness in such internal control system.
- (v) According to the information and explanations given to us, the Company has not accepted any new deposit during the year. In respect of unclaimed deposits, the Company has complied with the provisions of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013.
- (vi) We have broadly reviewed the cost records maintained by the Company pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended and prescribed by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013, and are of the opinion that, *prima facie*, the prescribed cost records have been made and maintained. We have, however, not made a detailed examination of the cost records with a view to determine whether they are accurate or complete.
- (vii) According to the information and explanations given to us, in respect of statutory dues:
- (a) The Company has generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.
Having regard to the operations of the Company during the year ended 31 March 2015, dues relating to Excise Duty were not applicable to the Company.
 - (b) There were no undisputed amounts payable in respect of Provident Fund, Employees' State Insurance, Income-Tax, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Value Added Tax, Cess and other material statutory dues in arrears as at 31 March 2015 for a period of more than six months from the date they became payable.

(c) Details of dues of Income-tax, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Value Added Tax and Cess which have not been deposited as on 31 March 2015 on account of disputes are given below:

Name of Statute	Nature of Dues	Forum where Dispute is Pending	Period to which the Amount Relates	Amount Involved (₹ lakhs)
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2005-06	3
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2008-09	154
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2009-10	279
Income Tax Act, 1961	Income tax	Commissioner of Income Tax (Appeals) - II	Assessment Year 2010-11	146
Income Tax Act, 1961	Income tax	Commissioner of Income Tax (Appeals) - II	Assessment Year 2011-12	152
Income Tax Act, 1961	Income tax	Commissioner of Income Tax (Appeals) - II	Assessment Year 2012-13	202
Total				936

(d) The Company has been regular in transferring amounts to the Investor Education and Protection Fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and Rules made thereunder within time.

(viii) The Company does not have accumulated losses at the end of the financial year and the Company has not incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.

(ix) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of dues to financial institutions, banks and debenture holders.

(x) In our opinion and according to the information and explanations given to us, the terms and conditions of the guarantees given by the Company for loans taken by others from banks and financial institutions are not, *prima facie*, prejudicial to the interests of the Company.

(xi) In our opinion and according to the information and explanations given to us, the term loans have been applied

by the Company during the year for the purposes for which they were obtained, other than temporary deployment pending application.

(xii) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company and no material fraud on the Company has been noticed or reported during the year.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 26 May 2015

Balance Sheet As At 31 March 2015

(₹ Lakhs)

Particulars	Note No.	As at 31 March 2015	As at 31 March 2014
I. EQUITY AND LIABILITIES			
(1) Shareholders' funds			
(a) Share capital	3	7,577	7,577
(b) Reserves and surplus	4	70,347	67,862
		77,924	75,439
(2) Non-current liabilities			
(a) Long-term borrowings	5	10,448	10,633
(b) Other long-term liabilities	6	108	139
(c) Long-term provisions	7	283	200
		10,839	10,972
(3) Current liabilities			
(a) Short-term borrowings	8	7,455	6,410
(b) Trade payables	9	5,679	6,009
(c) Other current liabilities	10	35,028	23,466
(d) Short term provisions	11	2,444	1,964
		50,606	37,849
Total		1,39,369	1,24,260
II. ASSETS			
(1) Non-current assets			
(a) Fixed assets			
i Tangible assets	12.1	1,549	1,397
ii Intangible assets	12.2	757	50
iii Capital work-in-Progress		-	457
(b) Non-current investments	13	40,386	40,955
(c) Deferred tax assets (net)	14	70	27
(d) Long-term loans and advances	15	23,771	23,420
(e) Other non-current assets	16	1,670	128
		68,203	66,434
(2) Current assets			
(a) Current investments	17	562	1,541
(b) Inventories	18	53,817	43,778
(c) Trade receivables	19	3,792	5,240
(d) Cash and cash equivalents	20	1,627	1,192
(e) Short-term loans and advances	21	9,541	5,698
(f) Other current assets	22	1,827	377
		71,166	57,826
Total		1,39,369	1,24,260

See accompanying notes forming part of the financial statements

In terms of our report attached.

For DELOITTE HASKINS & SELLS LLP

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi

Partner

(Membership No. 38019)

Place : Pune

Date : 26 May 2015

For and on behalf of the Board of Directors

Rajesh Patil

Chairman and Managing Director

Naresh Patil

Vice Chairman

Milind Kolte

Sunita Kolte

Vandana Patil

Executive Directors

Prakash Gaurav

Achyut Watve

Jayant Pendse

G L Vishwanath

Manasa Vishwanath

Independent Directors

Shraddha Jain

Chief Financial Officer

Vinod Patil

Company Secretary

Statement of Profit and Loss For The Year Ended 31 March 2015

(₹ Lakhs)

Particulars	Note No.	For the year ended 31 March 2015	For the year ended 31 March 2014
I. Revenue from operations	23	16,837	18,723
II. Other income	24	4,278	4,403
III. Total Revenue (I + II)		21,115	23,126
IV. Expenses			
(a) Cost of construction/development, land, plots and development rights	25	6,461	11,191
(b) Employee benefits expenses	26	2,835	1,807
(c) Finance costs	27	3,160	2,729
(d) Depreciation and amortisation expenses	12. 1 & 12.2	392	175
(e) Other expenses	28	3,252	2,061
Total expenses		16,100	17,963
V. Profit before tax (III - IV)		5,015	5,163
VI. Tax expense :			
(a) Current tax expenses		650	620
(b) Deferred Tax charge/ (credit)		2	(95)
Net tax expense		652	525
VII. Profit for the year (V - VI)		4,363	4,638
VIII. Earnings per share (Face value ₹10/- per equity share)			
Basic	37	5.76	6.12
Diluted	37	5.75	6.12

See accompanying notes forming part of the financial statements

In terms of our report attached.

For DELOITTE HASKINS & SELLS LLP

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi

Partner

(Membership No. 38019)

Place : Pune

Date : 26 May 2015

For and on behalf of the Board of Directors

Rajesh Patil*Chairman and Managing Director***Naresh Patil***Vice Chairman***Milind Kolte****Sunita Kolte****Vandana Patil***Executive Directors***Prakash Gaurav****Achyut Watve****Jayant Pendse****G L Vishwanath****Manasa Vishwanath***Independent Directors***Shraddha Jain***Chief Financial Officer***Vinod Patil***Company Secretary*

Cash Flow Statement For The Year Ended 31 March 2015

(₹ Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	5,015	5,163
Adjustment for:		
Depreciation/Amortisation	392	175
Finance Cost	3,160	2,729
Interest & Dividend received on Investments	(4,251)	(4,360)
Share of Profit from Firms and LLP	(1,719)	(1,125)
Liabilities Written back	-	(16)
Expenses employee stock option scheme	35	-
Other non-cash charges: Adjustment on account of amalgamation of Oakwood during the previous year	-	(2,483)
Operating profit before Working Capital changes	2,632	83
Adjustments for changes in Working capital		
(Increase)/Decrease in Inventories	(10,039)	(18,386)
(Increase)/Decrease in Trade Receivables	1,448	(1,007)
(Increase)/Decrease in Short term Loans and advances	(3,842)	(1,297)
(Increase)/Decrease in Long term Loans and advances	972	(1,112)
(Increase)/Decrease in Other current assets	(240)	-
(Increase)/Decrease in Other non-current assets	(32)	(13)
(Increase)/Decrease in Restricted Cash Balances (e.g. Dividend A/c)	5	(7)
Increase/(Decrease) in Long term Provisions	83	6
Increase/(Decrease) in Trade Payables	(330)	4,260
Increase/(Decrease) in Other current liabilities	7,950	10,727
Increase/(Decrease) in Other Long Term Liabilities	(31)	84
Increase/(Decrease) in Short term Provisions	73	(277)
Cash generated from / (used in) operations	(1,351)	(6,939)
Income taxes (paid)/refund received	(1,275)	(1,758)
Net Cash from / (used in) operating activities	(2,626)	(8,697)
B CASH FLOW FROM INVESTING ACTIVITIES		
Capital expenditure on fixed assets,CWIP including capital advances	(928)	(850)
Non Current Investments made	(2,023)	(4,259)
Proceeds from sale of /redemption of Non-current investments	2,594	10,225
Amounts received/(Invested) from partnership firms & LLPs	2,243	(4,003)
(Investments in) /Proceeds from Current investments	979	(984)
Fixed Deposits placed not considered as cash and cash equivalents	(1,512)	-
Interest & Dividend received on Investments	3,040	4,294
Net Cash from/(used in) investing activities	4,393	4,423

(₹ Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
C CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of Long term borrowings	(8,443)	(3,660)
Proceeds from Long term borrowings	10,062	10,874
Net increase / decrease in working capital borrowings	1,045	(1,597)
Dividend & Tax on dividend Paid	(1,424)	(2,593)
Finance cost paid	(2,569)	(2,730)
Net Cash from/(used in) financing activities	(1,329)	294
D NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	438	(3,980)
Cash and Cash Equivalents (Opening balance)	1,151	5,131
Cash and Cash Equivalents (Closing balance)	1,589	1,151
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	438	(3,980)

Notes :

	As at 31 March 2015	As at 31 March 2014
1 Reconciliation of Cash and Cash equivalents with balance sheet		
Cash and cash equivalents as per Cash Flow Statement	1,589	1,151
Add: balance in fixed deposit for more than 3 months and less than 12 months	2	-
Add: balance in bank account earmarked for payment of unpaid dividend	36	41
Cash and bank balance as per Balance Sheet (Refer Note 20)	1,627	1,192

- 2 Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

In terms of our report attached.
For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place : Pune
Date : 26 May 2015

For and on behalf of the Board of Directors

Rajesh Patil	<i>Chairman and Managing Director</i>
Naresh Patil	<i>Vice Chairman</i>
Milind Kolte	} <i>Executive Directors</i>
Sunita Kolte	
Vandana Patil	
Prakash Gaurav	
Achyut Watve	
Jayant Pendse	
G L Vishwanath	
Manasa Vishwanath	
Shraddha Jain	<i>Chief Financial Officer</i>
Vinod Patil	<i>Company Secretary</i>

Notes forming part of the financial statements

1. BACKGROUND

Kolte-Patil Developers Limited ("the Company") is a Company registered under the Companies Act, 1956. It was incorporated on 25th November 1991. The Company is primarily engaged in business of construction of residential, commercial; IT Parks along with renting of immovable properties and providing project management services for managing and developing real estate projects.

2. SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Preparation of Financial Statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act")/ the Companies Act, 1956 ("the 1956 Act"), as applicable. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

B. Use of Estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

C. Inventories

Inventory comprises of stock of raw materials, completed properties for sale and properties under construction (Work in Progress). Work In Progress comprises cost of land, development rights, TDR, construction and development cost, cost of material, services and other overheads related to projects under construction. Inventory is valued at cost or net realizable value whichever is lower.

D. Cash Flow Statement

Cash flow statement is prepared under the 'Indirect Method' Prescribed under Accounting Standard 3 'Cash Flow Statements' prescribed under the Companies (Accounts) Rules, 2014. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information.

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

E. Fixed Assets

Fixed assets are carried at cost less accumulated depreciation/amortisation. The cost of fixed assets comprises its purchase price, directly attributable expenditure on making the asset ready for its intended use, other incidental expenses and interest on borrowings attributable to acquisition of qualifying fixed assets up to the date the asset is ready for its intended use. Subsequent expenditure on fixed assets after its purchase / completion is capitalised only if such expenditure results in an increase in the future benefits from such asset beyond its previously assessed standard of performance.

Capital work-in-progress:

Projects under which tangible fixed assets are not yet ready for their intended use are carried at cost, comprising direct cost, related incidental expenses and attributable interest.

F. Depreciation/Amortization

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Depreciation on tangible fixed assets has been provided on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013.

Intangible Assets

Computer Software is amortized over a period of six years.

Notes forming part of the financial statements

G. Revenue Recognition

- i. Revenue from real estate projects including integrated townships is recognised on the 'Percentage of Completion Method' of accounting. Revenue is recognized, in relation to the sold areas only, on the basis of percentage of actual cost incurred thereon including land as against the total estimated cost of the project under execution subject to construction costs being 25% or more of the total estimated cost. The estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined.

In accordance with Revised Guidance Note issued by the Institute of Chartered Accountants of India (ICAI), on 'Accounting for Real Estate Transactions (Revised 2012)', revenue recognition for all real estate projects commencing on or after 1 April, 2012 or where the revenue is recognised for the first time on or after 1 April, 2012, revenue is recognised on percentage of completion method if (a) actual construction and development cost (excluding land cost) incurred is 25% or more of the estimated cost, (b) At least 25% of the saleable project area is secured by contracts or agreements with buyers and (c) At least 10% of the total revenue as per sales agreement or any other legally enforceable document are realised as at the reporting date.

- ii. In case of joint development projects, revenue is recognised to the extent of company's percentage share of the underlying real estate development project.
- iii. Revenue from sale of land is recognised when the agreement to sell is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer.
- iv. Facility charges, management charges, project management fees, rental, hire charges, sub lease and maintenance income are recognized on accrual basis as per the terms and conditions of relevant agreements.
- v. Interest income is accounted on accrual basis on a time proportion basis.
- vi. Dividend income is recognized when right to receive is established.
- vii. Share of profit (Loss) from partnership firms/LLPs in which the Company is partner is recognized based on the financial information provided and confirmed by the respective firms.

H. Cost of Construction / Development

Cost of Construction/Development (including cost of land) incurred is charged to the statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not achieved reasonable level of development is carried over as construction work-in-progress.

I. Unbilled Receivables

Unbilled receivables represent revenue recognised on 'Percentage of Completion Method' less amount due from customers as per payment plans adopted by them.

J. Foreign Currency Transactions

(i) Initial recognition

Transactions in foreign currencies entered into by the Company are accounted at the exchange rates prevailing on the date of the transaction.

(ii) Measurement at the balance sheet date

Foreign currency monetary items of the Company, outstanding at the balance sheet date are restated at the year-end rates.

(iii) Treatment of exchange differences

Exchange differences arising on settlement / restatement of short-term foreign currency monetary assets and liabilities of the Company are recognised as income or expense in the Statement of Profit and Loss.

K. Investments

Long-term investments are carried individually at cost less provision for diminution, other than temporary, in the value of such investments. Current investments are carried individually, at the lower of cost and fair value. Cost of investments include acquisition charges such as brokerage, fees and duties.

Notes forming part of the financial statements

L. Employee Benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity fund, compensated absences.

a) Defined contribution plans

The Company's contribution to provident fund and employee state insurance scheme are considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made and when services are rendered by the employees.

b) Defined benefit plans

For defined benefit plans in the form of gratuity fund, the cost of providing benefits is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each balance sheet date. Actuarial gains and losses are recognised in the Statement of Profit and Loss in the period in which they occur. Past service cost is recognised immediately to the extent that the benefits are already vested and otherwise is amortised on a straight-line basis over the average period until the benefits become vested. The retirement benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost, as reduced by the fair value of scheme assets. Any asset resulting from this calculation is limited to past service cost, plus the present value of available refunds and reductions in future contributions to the scheme.

c) Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under :

- (a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- (b) in case of non-accumulating compensated absences, when the absences occur.

d) Long-term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of the defined benefit obligation as at the balance sheet date less the fair value of the plan assets out of which the obligations are expected to be settled.

M. Employee Stock Option Scheme

The Company has formulated Employee Stock Option Schemes (ESOS) in accordance with the SEBI (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999. The Schemes provide for grant of options to employees of the Company to acquire equity shares of the Company that vest in a graded manner and that are to be exercised within a specified period. The Company accounts the employee stock based compensation under intrinsic value method. In accordance with the SEBI Guidelines; the excess, if any, of the closing market price on the day prior to the grant of the options under ESOS over the exercise price is amortised on a straight-line basis over the vesting period.

N. Borrowing Cost

Borrowing costs that are directly attributable to the acquisition or construction of a qualifying asset are considered as part of the cost of that asset. Other borrowing costs are recognized as an expense in the year in which they are incurred.

O. Operating Leases

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. Lease rentals receipts / payments under operating leases are recognised in the statement of profit and loss on a straight-line basis.

Notes forming part of the financial statements

P. Earnings Per Share

Basic earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti-dilutive.

Q. Taxes On Income

Tax expenses comprise both current and deferred tax. Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the provisions of the Income Tax Act, 1961.

Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets are recognised for timing differences of items other than unabsorbed depreciation and carry forward losses only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. However, if there are unabsorbed depreciation and carry forward of losses, deferred tax assets are recognised only if there is virtual certainty that there will be sufficient future taxable income available to realise the assets. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each balance sheet date for their realisability.

R. Impairment

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment. If any indication of impairment exists, the recoverable amount of such assets is estimated and impairment is recognized, if the carrying amount of these assets exceeds their recoverable amount. The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognized for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognized in the Statement of Profit and Loss, except in case of revalued assets.

S. Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

Contingent liabilities are disclosed in the Notes.

Contingent assets are not recognised in the financial statements.

T. Operating Cycle

Based on the nature of products / activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

Notes forming part of the financial statements

NOTE 3 | SHARE CAPITAL

Particulars	(₹ Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(a) Authorised		
112,000,000 (previous year 112,000,000) Equity Shares of ₹10/ each	11,200	11,200
	11,200	11,200
(b) Issued, subscribed and fully paid up		
75,774,909 (previous year 75,774,909) Equity Shares of ₹10/ each	7,577	7,577
Total	7,577	7,577

3A: Terms, rights & restrictions attached to equity shares

The Company has only one class of equity shares having a face value of ₹10 per share. Accordingly, all equity shares rank equally with regards to dividends & share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amount. The distribution will be in proportion to the number of equity shares held by the shareholders.

3B: Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at 31 March 2015		As at 31 March 2014	
	Number of shares	Amount (₹ in Lakhs)	Number of shares	Amount (₹ in Lakhs)
Shares at the beginning of the year	7,57,74,909	7,577	7,57,74,909	7,577
Issued during the year	-	-	-	-
Outstanding at the end of the year	7,57,74,909	7,577	7,57,74,909	7,577

3C: Details of shares held by each shareholder holding more than 5% equity shares:

Particulars	As at 31 March 2015		As at 31 March 2014	
	Number of shares	% holding in that class of shares	Number of shares	% holding in that class of shares
Rajesh Anirudha Patil	1,54,86,031	20.44%	1,54,86,031	20.44%
Naresh Anirudha Patil	1,49,49,148	19.73%	1,49,49,148	19.73%
Milind Digambar Kolte	64,42,156	8.50%	64,42,156	8.50%
Sunita Milind Kolte	55,39,553	7.31%	55,39,553	7.31%
Sunita Rajesh Patil	70,21,861	9.27%	70,21,861	9.27%
Vandana Naresh Patil	70,39,319	9.29%	70,39,319	9.29%

3D The Company declares and pays dividend in Indian ₹. A final dividend of ₹2.00 per share has been recommended by the Board of Directors in their meeting held on 26 May 2015, for the financial year 2014-15, subject to the approval of shareholder in the ensuing annual General meeting. The total dividend appropriation for the year ended 31 March 2015 amounted to ₹1,825 lakhs including Corporate Dividend Distribution Tax of ₹309 lakhs (Previous year ₹2,697 lakhs including Corporate Dividend Distribution Tax of ₹348 lakhs).

Notes forming part of the financial statements

NOTE 4 | RESERVES AND SURPLUS

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
(a) Securities Premium Account		
Opening balance	31,060	31,060
Add : Addition / (Utilisation) during the year	-	-
Closing Balance	31,060	31,060
(b) Debenture Redemptin Reserve		
Opening balance	-	-
Add: Transferred from surplus in Statement of Profit and Loss	583	-
Closing Balance	583	-
(c) Share Option Outstanding Account		
Opening balance	-	-
Add: Amount Recorded on grants during the year	35	-
Closing Balance	35	-
(d) General Reserve		
Opening balance	3,847	3,383
Add: Transferred from surplus in Statement of Profit and Loss	-	464
Closing Balance	3,847	3,847
(e) Surplus in Statement of Profit and Loss		
Opening balance	32,955	33,961
Less: Depreciation on transition to Schedule II of the Companies Act, 2013 on tangible fixed assets with nil remaining life (Net of Deffered tax ₹45 lakhs) (Refer note 42)	(88)	-
Add: Profit for the year	4,363	4,638
Less: Allocations/Appropriations		
Transferred to:		
-Transferred to Debenture Redemption Reserve	(583)	-
-Transferred to General reserve	-	(464)
-Adjustment for excess amount of Investment in Oakwoods carried in Company's Accounts over the amount of Networth acquired from Oakwoods on amalgamation during the previous year	-	(2,483)
-Interim dividend (₹ Nil per share (previous year ₹1.5 per share))	-	(1,137)
-Tax on Interim dividend	-	(142)
- Final dividend proposed to be distributed to equity shareholders (₹2.00 per share (previous year ₹1.60 per share))	(1,516)	(1,212)
-Tax on Final dividend	(309)	(206)
Closing Balance	34,822	32,955
Total	70,347	67,862

Notes forming part of the financial statements

NOTE 5 | LONG TERM BORROWINGS

(₹ in Lakhs)

Particulars	Non Current		Current	
	As at 31 March 2015	As at 31 March 2014	As at 31 March 2015	As at 31 March 2014
Secured				
Non Convertible Debentures				
700 (previous year Nil) 12.25% Non Convertible Redeemable Debentures of ₹1,000,000 each	7,000	-	-	-
Term Loan				
from Banks	3,350	5,171	3,766	1,570
from Financial Institutions/Others	-	5,345	3,071	2,105
Vehicle loan				
from Banks	86	103	114	112
from Financial Institutions/Others	12	14	22	18
Unsecured				
Public Deposits	-	-	-	1,365
	10,448	10,633	6,973	5,170
Amount disclosed under other current liabilities (Refer note 10)	-	-	(6,973)	(5,170)
Total	10,448	10,633	-	-

Details of terms of repayment and securities provided in respect of secured term loans are as under:

- i) 700 (previous year Nil) 12.25% Non-Convertible Debentures of ₹1,000,000/- each fully paid carrying interest at 12.25% p.a.

Name of Debenture Holder	Series	Date of allotment	Number of Debentures	Amount ₹in lakhs
Tata Capital Limited	Series I	11 December 2014	400	4,000
L & T Housing Finance Limited	Series II	16 January 2015	300	3,000

Security:

The NCDs shall be secured by an exclusive first ranking charge in favour of the Debenture Trustee (on behalf of the NCD holders) over:

- Charge by way of Mortgage over land and Project Assets of Jazz 2 located at Pimple Nilakh to which clear and marketable title is held by Issuer.
- Charge on all Cash flows and Receivables pertaining to the Project ("Receivables").
- Charge on the Escrow Account for the Project.
- Minimum asset cover of 1.50 times the total principal amount of the NCDs outstanding and aggregate interest accrued but not paid on the NCDs as on the relevant date to be maintained, throughout the tenor of the NCDs

Repayment Terms : The non-convertible secured Debentures are redeemable at the end of 3 years from the Deemed Date of Allotment. The interest is to be paid out quarterly as per the Debenture Information Memorandum.

The Company has created Debenture Redemption Reserve of ₹583 lakhs pursuant to the Section 71(4) of the Companies Act, 2013

ii) Term Loan from Banks :

- IDBI Loan Against property (Sanctioned ₹1,000 lakhs): Outstanding Balance ₹824 lakhs (PY - ₹1,000 lakhs)
 Primary Security: Office No 101-B,102,105D,106,107AB,112C,201-203-204-205-206-207-208,First & Second Floor, City Point S.no 347B, 347A, Hissa No 3C/1A/1, 348A hissa no 1/1/, 348A hissa no 1/2A, Final Plot no 188 CST No 14(part) 14/1, 14/2 Dhole Patil Road Pune 01.
 Collateral Security: Extension of Regd. Mortgage of Boat club road land, Final plot no 188, S no. 347/B, 347/A, 3C/1A/1, 348A/1/1 and 348A/1/2A, Total area 113883 sq. ft. at Pune
 Rate of Interest : BBR Plus 525 bps (i.e.effective 15.50% p.a.)
 Repayment Terms : In 23 Quarterly Installments commencing from 1 April 2014 (22 instalments of ₹44 lakhs and last 23rd installment of ₹32 lakhs)
- IDBI Project Term Loan - 24 K Glitterati (Sanctioned ₹2,500 lakhs): Outstanding Balance ₹2,226 lakhs (PY - ₹681 lakhs)

Notes forming part of the financial statements

Primary Security: Mortgage of land at survey no 14 Hissa No 14/3/1/1, 14/4/1, 14/5/12 to 4 admeasuring 34400 sq. mtr. located at Pimple Nilakh in Pune.

Collateral Security: 1) Extension of Regd. mortgage of boat club Road Land, Final Plot no 188 S.no 347B, 347/A 3C/1A/1, 348A/1/1 and 348A/1/2A total area 113883 Sq Ft. at Pune 2) Office No.101B, 102, 105D, 106, 107AB, 112C, 201-202-203-204-205-206-207-208, First and second floors, "City Point" S. No. 347B, 347A, Hissa No. 3C/1A/1, 348 A Hissa No. 1/1, 348A Hissa No. 1/2A, final plot no.188 CST No. 14(part) 14/1, 14/2 Dhole Patil Road Pune -01

The Company has provided personal guarantees of Mr. Rajesh Patil, Mr. Naresh Patil, Mr. Milind Kolte and Mrs. Sunita Kolte, directors of the Company.

Rate of Interest : BBR Plus 325 bps (effective 13.50% p.a.)

Repayment Terms : Term Loan of ₹25 crores for the said project would be repayable in 9 quarterly installment commenced from 30 June 2015, the first 8 quarterly installment would consist of ₹2.80 crores and the last installment would be of ₹2.60 crores. Hence the loan fully repaid maximum by 30th June 2017.

- c) IDBI Project Term Loan - City Bay (Sanctioned ₹1,000 lakhs) : Outstanding Balance Nil (PY - ₹712 lakhs)

Primary Security: Floor No - Ground to 5th floor of Building named City Bay Situated at plot no 188, Tower 3 admeasuring 3606.55 Sq. Mtr.

Collateral Security: Extension of Regd. Mortgage of Boat Club Road Land Final Plot no 188, S.no 347-B, 347/A,3C/1A/1,348/1/1 and348A/1/2A, Total area113883 Sq. Ft. at Pune and Office No 101B,102,105D,106,107AB,112C,201-202-203-204-206-207-208, first and second floors city Point s.no 347B,347A Hissa No 3C/1A/1,348A Hissa No 1/1, 348A hissa No 1/2A, final Plot No 188CTS No 14(part)14/1,14/2 Dhole Patil Road Pune-01

Rate of Interest : BBR plus 300 bps (i.e. effective 13.25% p.a.)

Repayment Terms : 14 monthly installments commencing from 1 Dec 2013 and ending on January 2015.

- d) Vijaya Bank Construction Finance - City Bay (Sanctioned ₹2,000 lakhs): Outstanding Balance ₹1,929 lakhs (PY - ₹1,499 lakhs)

Security : Exclusive Charge by way of equitable Mortgage on proposed sixth, seventh, eighth and ninth floor admeasuring 36149 sq.ft. of proposed Building, City Bay

Rate of Interest : Base Rate +2.75%+0.25% p.a.(floating) (i.e. 13.45% p.a. at present)

Repayment Terms : The Principal is to be repaid in 72 equal monthly installments after a moratorium period of 24months from the date of first disbursement. Interest is to be serviced as and when debited.

- e) State Bank of India Projects Term Loan - Raaga - Bangalore (Sanctioned ₹4,300 lakhs): Outstanding Balance ₹1,850 lakhs (PY - ₹2,849 lakhs)

Primary Security: Land admeasuring 6 acres 29 Guntas i.e. 292,941 sq. ft. for phase I and II and buildings to be constructed at s.no 33, Kannur Village, Bidarahalli Hobli Nr Yelakhanka, Bangalore East Taluka.

Collateral Security : land admeasuring 5,400 sq. ft. and house property (basement +g+2 admeasuring 9200 sq.ft. built up)at No 978 (amalgamation of 978 &979) HAL 2nd stage indiranagar Bangalore. Prime: Negative lien on unsold flats.

The Company has provided personal guarantees of Mr. Rajesh Patil, Mr. Naresh Patil, Mr. Milind Kolte and Mrs. Vandana Patil, directors of the the Company.

Rate of Interest : Base Rate 9.75% + Spread 3.75% (i.e. 13.50%)

Repayment Terms : Quarter ending Dec 2014 ₹1,000 lakhs, March 2015 ₹1,000 lakhs, June 2015 ₹1,000 lakhs and Sept 15 ₹1,000 lakhs

- f) Axis Bank Project term Loan (Sanctioned ₹1000 lakhs) : Outstanding - ₹287 Lakhs (PY - ₹ Nil)

Primary Security: Excusive registered mortgage of land Development agreemet located at S no. 76 to 88 (P) and 91(p)admg 74321.81 Sqmtr located at Bhavdhan Pune (including proposed building construced thereon and other assets associated to the project.

Notes forming part of the financial statements

Collateral Security: All receivable from the project including sale proceed, Security deposit, any other payment and termination repayment should be routed through a designated Account in Axis Bank Limited. The bank to have lien on the account.

Rate of Interest : Basic rates Plus 3.00% i.e. currently 13.25% P.A. payable at monthly interval.

Repayment Terms : In 9 Quarterly Installments commencing immediately after moratorium of 1st Year from the date of 1st Disbursement.

iii) Term Loan from others:

- a) Capital First Limited - (Sanctioned ₹7,500 lakhs): Outstanding Balance ₹3,071 lakhs (PY - ₹5,850 Lakhs)

Security : Exclusive Charge on the escrow on all the receivable credited to KPDL after payment is made to the respective construction finance lender from Glitterati Project. Exclusive charge by way of Mortgage of all unsold projects assets and exclusive mortgage on land, hypothecation over all the project receivable and inventory of giga residency Projects. Escrow of all projects cash flow accruing from sale of projects, including but not limited to deposits/ rentals/sale proceeds/ any other receipts of any nature in such form and manner as may be required by the lender from the projects mentioned above till our facility is fully repaid.

Rate of Interest : 18% p.a. payable quarterly fixed for entire term of the facility

Repayment Terms : Repayment in 9 quarterly installments after the moratorium period of 12 months i.e. Repayment of loan shall commence from the last day of the 12th Month from drawdown; but subject to mandatory prepayment.

- b) Aditya Birla Finance Limited - (Sanctioned ₹1,600 lakhs): Outstanding Balance ₹ Nil (PY - ₹1600 Lakhs)

Security: First and Exclusive charge by way of Registered MoE on the Commercial Property Alyssa (area approx. 19,600 sq.ft.) having New no 23 old No 28 Richmond Road, Richmond Town Bangalore - 560025 and hypothecation of receivables from M/s Mirabilis Project.

The Company has provided personal guarantees of Mr. Naresh Patil and Mrs. Vandana Patil, Directors of the the Company.

Rate of Interest : Facility 14.50% P.a. floating which is linked to ABFL long term reference Rate (i.e. ABFL LTRR+/-Margin) LTRR of ABFL at Present is 16.50 % P.a. Margin offered is -2% for Facility

Repayment Terms : Month -0 to Month 06 interest on the draw down amount to be serviced on monthly basis Month 07 to Month 48 installment of ₹48.80 lakhs

iv) Vehicle Loans: Outstanding Balance ₹234 lakhs (PY - ₹247 lakhs)

Security: All the Vehicle loans are secured by the respective vehicles only.

Rate of Interest : The Rate of interest are between 10 to 18%

NOTE 6 | OTHER LONG TERM LIABILITIES

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
Security Deposits Received	32	67
Maintenance Deposit	76	72
Total	108	139

NOTE 7 | LONG TERM PROVISIONS

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
Provision for Employee Benefits (Refer note 34)		
Provision for compensated absences	283	200
Total	283	200

Notes forming part of the financial statements

NOTE 8 | SHORT TERM BORROWINGS

(₹ in Lakhs)

Particulars	As at	
	31 March 2015	31 March 2014
Secured		
Loans Payable on demand		
From Banks - Cash Credit Facility	1,977	932
From Banks - Overdraft facility	343	343
Unsecured repayable on demand		
Loans from related party (Refer note 41)	5,135	5,135
Total	7,455	6,410

1 Axis Bank : ₹1,977 Lakhs (PY - ₹932 Lakhs)

Primary: Exclusive first hypothecation charge on Current assets (construction Material WIP and receivables) of all the real estate projects of the company present and future excluding the project for which the company has availed project specific funding from any other bank.

Collateral :Exclusive registered mortgage of land located at S.no. 171/1and 171/2and 172 1/2 admeasuring 9460 sq mtr at tal Mulshi, Wakad Pune in the name of Bouvardia Develoers LLP (group company of KPDL).Extension of charge on the Commercial premises Showroom no 6 on the Ground floor of Building Delta Giga Space admeasuring 5300 sq ft standing in the name of the Company .

Interim addition security : Exclusive mortgage of property at unit nos 12,13, 30 at Biz Bay project in the in the name of the company admeasuring 3,750 sq ft of salable area.

The Company has provided personal guarantees of Mr. Rajesh Patil, Mr. Naresh Patil, Mr. Milind Kolte and Mrs. Sunita Kolte, Directors of the Company.

Repayment Terms: On demand

2 IDBI Bank - Overdraft Facility

Security - Bank Fixed Deposit

Rate of Interest : Bank FD plus 1.5%

NOTE 9 | TRADE PAYABLE

(₹ in Lakhs)

Particulars	As at	
	31 March 2015	31 March 2014
Trade Payables (Refer note 39)	5,679	6,009
Total	5,679	6,009

Notes forming part of the financial statements

NOTE 10 | OTHER CURRENT LIABILITIES

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(a) Current maturities of long-term debt (Refer note 5)	6,973	5,170
(b) Interest accrued but not due on borrowings	592	-
(c) Unclaimed dividends	33	38
(d) Other Payables		
(i) Advance from customers	20,276	13,361
(ii) Statutory remittances (Contribution to PF, ESIC, Withholding taxes, VAT, Service Tax etc.)	403	146
(iii) Advance from Partnership Firms and LLPs	5,956	4,734
(iv) Bookoverdraft- Bank	539	-
(v) Project management fees received in advance	94	-
(vi) Others (Stamp duty and registration fees)	135	17
(vii) Security Deposit	27	-
Total	35,028	23,466

NOTE 11 | SHORT TERM PROVISIONS

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
a. Provision for Employee Benefits (Refer note 34)		
Provision for gratuity	181	112
Provision for compensated absences	28	24
b. Provision- Others		
Provision for Income Tax (Net of advance tax of ₹2,443 Lakhs (previous year ₹2,443 Lakhs))	410	410
Provision for Proposed Dividend	1,516	1,212
Provision for Tax on Proposed Dividend	309	206
Total	2,444	1,964

Notes forming part of the financial statements

NOTE 12.1 | FIXED ASSETS - TANGIBLE

SR. No.	PARTICULARS	GROSS			DEPRECIATION / AMORTISATION			NET BLOCK				
		As at 1 April 2014	Additions	Deletions / Adjustments	As at 31 March 2015	Up to 1 April 2014	For the Year	Transition adjustment recorded against Surplus balance in Statement of Profit and Loss	On deletions/ Adjustments	As at 31 March 2015	As at 31 March 2014	
1.	Building	401	147	-	548	30	9	-	-	39	509	371
		(401)	-	-	(401)	(23)	(7)	-	-	(30)	(371)	(378)
2.	Furniture and Fixtures	210	90	-	300	66	36	1	-	103	197	144
		(182)	(28)	-	(210)	(55)	(11)	-	-	(66)	(144)	(127)
3.	Plant and Machinery	3	21	-	24	1	1	0	-	2	22	2
		(2)	(1)	-	(3)	(1)	(0)	-	-	(1)	(2)	(1)
4.	Office Equipment	265	71	-	336	78	43	88	-	209	127	187
		(229)	(36)	-	(265)	(66)	(12)	-	-	(78)	(187)	(163)
5.	Vehicles	1,055	165	-	1,220	437	141	28	-	606	614	618
		(768)	(287)	-	(1,055)	(349)	(88)	-	-	(437)	(618)	(419)
6.	Computers	270	69	-	339	195	48	16	-	259	80	75
		(233)	(37)	-	(270)	(165)	(30)	-	-	(195)	(75)	(68)
	TOTAL (A)	2,204	563	-	2,767	807	278	133	-	1,218	1,549	1,397
	TOTAL (Previous Year)	(1,815)	(389)	-	(2,204)	(659)	(148)	-	-	(807)	(1,397)	

NOTE 12.2 | INTANGIBLE ASSETS

SR. No.	PARTICULARS	GROSS			DEPRECIATION / AMORTISATION			NET BLOCK				
		As at 1 April 2014	Additions	Deletions / Adjustments	As at 31 March 2015	Up to 1 April 2014	For the Year	Transition adjustment recorded against Surplus balance in Statement of Profit and Loss	On deletions/ Adjustments	As at 31 March 2015	As at 31 March 2014	
1	Computer Software	169	821	-	990	119	114	-	-	233	757	50
		(165)	(4)	-	(169)	(92)	(27)	-	-	(119)	(50)	(73)
	TOTAL (B)	169	821	-	990	119	114	-	-	233	757	50
	GRND TOTAL (A+B)	2,373	1,384	-	3,757	926	392	133	-	1,451	2,306	1,447
	TOTAL (Previous Year)	(1,980)	(393)	-	(2,373)	(751)	(175)	-	-	(926)	(1,447)	

Note : Previous year figures are in brackets

Notes forming part of the financial statements

NOTE 13 | NON CURRENT INVESTMENTS

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
A. Trade Investments (Unquoted, at cost)		
I. Investments in equity shares of		
a. Subsidiaries		
i) Tuscan Real Estate Private Limited 51000 (previous year 51000) fully paid up shares of ₹100 Each	51	51
ii) Bellflower Properties Private Limited 500,000 (previous year 500,000) fully paid up shares of ₹10 each	50	50
iii) Kolte-Patil Real Estate Private Limited 18,939 (previous year 18,939) fully paid up shares of ₹10 each 2,391,716 (previous year 4,734,866) fully paid up shares of ₹10 each at ₹90 premium 9,012,000 (previous year 9,012,000) fully paid up shares of ₹10 each at ₹15 premium 2,316,120 (previous year 2,316,120) fully paid up shares of ₹10 each at ₹21.5625 premium	5,378	7,721
iv) Yashowardhan Promoters and Developers Private Limited 111,000 (previous year 111,000) fully paid up shares of ₹10 each 74,000 (previous year 74,000) fully paid up shares of ₹10 each at ₹1,098.11 premium	831	831
v) Regenesi Facility Management Company Private Limited 20,000 (previous year 20,000) fully paid up shares of ₹10 each	2	2
vi) Regenesi Project Management Co. Private Limited 499,998 (previous year 499,998) fully paid up shares of ₹100 each	500	500
vii) Lilac Hospitality Private Limited 500,000 (previous year 500,000) fully paid up shares of ₹10 each	50	50
viii) Jasmine Hospitality Private Limited 14,366,200 (previous year 14,366,200) fully paid up shares of ₹10 each 13,802,820 (previous year 13,802,820) fully paid up shares of ₹10 each at premium of ₹12.82 2,000,000 (previous year 2,000,000) fully paid up shares of ₹10 each at Premium of ₹35.89	5,520	5,520
ix) Olive Realty Private Limited 1,000,000 (previous year 1,000,000) fully paid up shares of ₹10 each	100	100
x) Snowflower Properties Private Limited 50,000 (previous year 50,000) fully paid up shares of ₹10 each	5	5
xi) PNP Retail Private Limited 19,683,389 (previous year 8,000,000) fully paid up shares of ₹10 each	1,968	800
xii) PNP Agrotech Private Limited 93,25,239 (previous year 4,183,500) fully paid up shares of ₹10 each	933	418
xiii) Sylvan Acres Realty Private Limited 450,000 (previous year 450,000) fully paid up shares of ₹100 each 50,000 (previous year 50,000) fully paid up shares of ₹100 each at a premium of ₹900	951	951

Notes forming part of the financial statements

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
b. Joint Ventures - Jointly Controlled Entities		
i) Kolte-Patil I-ven Townships (Pune) Limited. 4,500,000 (previous year 4,500,000) fully paid up shares of ₹10 each	450	450
ii) Corolla Realty Limited 10,000 (previous year 10,000) fully paid up shares of ₹10 each 204,356 (previous year 204,356) fully paid up shares of ₹10 each at ₹531.53 premium	1,108	1,108
II. Investment in Preference shares of		
a. Subsidiaries		
Sylvan Acres Realty Private Limited 4,500,000 (previous year 4,500,000) 0.0001% fully paid up Redemable Preference shares of ₹10 each at Premium of ₹90 500,000 (previous year 500,000) 0.0001% fully paid up Redemable Preference shares of ₹10 each at Premium of ₹90	5,001	5,001
b. Joint Ventures - Jointly Controlled Entities		
Kolte-Patil I-ven Townships (Pune) Limited 3,294,666 (previous year 3,294,666) 0.0001% fully paid up Redemable Preference shares of ₹10 each at Premium of ₹90	3,295	3,295
III. Investment in Debentures/Bonds of		
a. Subsidiaries		
i) Tuscan Real Estate Private Limited 8,482,333 (previous year 23,482,333) 15% OCD of ₹10 each 12,500,000 (previous year Nil) 15% NCD of ₹10 each	2,098	2,348
ii) Jasmine Hospitality Private Limited 1,656,100 (previous year 1,656,100) 15% OCD of ₹10 each	166	166
iii) Snowflower Properties Private Limited 3,500,961 (previous year 31,61,370) 15% OCD of ₹100 each	3,501	3,161
b. Joint Ventures - Jointly Controlled Entities		
Kolte-Patil I-ven Townships (Pune) Limited. 15,754,500 (previous year 15,754,500) 15% OCD of ₹10 each 65,874,987 (previous year 65,874,987) 15% CCD of ₹10 each	8,163	8,163
IV. Investment in Partnership firm (Fixed Capital)		
Ankit Enterprises *	_*	_*
Kolte-Patil Homes	-	-
V. Investment in Limited Liability Partnerships (Fixed Capital)		
KP-Rachana Real Estate LLP	212	212
Sanjivani Integrated Township LLP	51	51
Ruturang Developers LLP	1	-
Bouvardia Developers LLP	1	1
KP-SK Project Management LLP	_*	-
VI. Other Investments		
a. Investment in government or trust securities		
National Savings Certificates*	_*	_*
b. Other non-current investments		
20 (previous year 20) Equity shares of Rupee Bank of ₹25 each *	_*	_*
Total	40,386	40,955

* Amount less than ₹1 lakh

Notes forming part of the financial statements

Note 13A

The details of all partners, capital and profit sharing ratio in partnership firms where company is a partner

Name of the firm/Partners	2014-15		2013-14	
	Profit Sharing Ratio	Fixed Capital (₹ in Lakhs)	Profit Sharing Ratio	Fixed Capital (₹ in Lakhs)
Ankit Enterprises				
Kolte-Patil Developers Limited	75.00%	0.38	75.00%	0.38
Mr. Rajesh Patil	5.00%	0.03	5.00%	0.03
Mr. Naresh Patil	5.00%	0.03	5.00%	0.03
Mr. Milind Kolte	5.00%	0.03	5.00%	0.03
Mrs. Sunita Kolte	5.00%	0.03	5.00%	0.03
Mrs. Sunita Patil	2.50%	0.01	2.50%	0.01
Ms. Ankita Patil	2.50%	0.01	2.50%	0.01
Kolte-Patil Homes				
Kolte-Patil Developers Limited	60.00%	-	60.00%	-
Mr. Naresh Patil	30.00%	-	30.00%	-
Mrs. Vandana Patil	10.00%	-	10.00%	-

Note 13B

The details of all partners, capital and profit sharing ratio in LLPs where company is a partner

Name of the firm/Partners	2014-15		2013-14	
	Profit Sharing Ratio	Fixed Capital (₹ in Lakhs)	Profit Sharing Ratio	Fixed Capital (₹ in Lakhs)
KP-Rachana Real Estate LLP				
Kolte-Patil Developers Limited	50.00%	212.46	50.00%	212.46
Rachana International Private Limited	50.00%	708.21	50.00%	708.21
Sanjivani Integrated Township LLP				
Kolte-Patil Developers Limited	50.50%	50.50	50.50%	50.50
Mr. Nitin Govind Sable	24.75%	24.75	24.75%	24.75
Mrs. Surekha Rajiv Sable	24.75%	24.75	24.75%	24.75
Bouvardia Developers LLP				
Kolte-Patil Developers Limited	99.00%	0.99	99.00%	0.99
Yashowardhan Promoters & Developers Private Limited	1.00%	0.01	1.00%	0.01
KP-SK PROJECTS MANAGEMENT LLP				
Kolte-Patil Developers Limited	55.00%	0.55	-	-
Sky Lux Cityscapes Private Limited	45.00%	0.45	-	-
RUTURANG DEVELOPERS LLP				
Kolte-Patil Developers Limited	75.00%	0.75	-	-
Sudhir Kolte	25.00%	0.25	-	-

NOTE 14 | DEFERRED TAX ASSET / LIABILITY (NET)

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
i) Break up of deferred tax liability as at year end:		
Difference between book balance and tax balance of fixed assets	118	87
Total	118	87
ii) Break up of deferred tax asset as at year end:		
a. Provision for compensated absences	106	76
b. Provision for Gratuity	61	38
c. Provision for Bonus	21	-
Total	188	114
iii) Deferred tax asset/(liability) net	70	27
iv) Net Deferred Tax charge/(credit)	(43)	(95)
Deferred tax credit pertaining to depreciation adjusted in reserves	45	-
v) Deferred tax charge / (credit)	2	(95)

Notes forming part of the financial statements

NOTE 15 | LONG TERM LOANS AND ADVANCES

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
(Unsecured, considered good)		
(a) Loans and advances to related parties (Refer note 41)		
-Loans to Subsidiary and Associate group company	2,603	3,994
(b) Security deposits	1,202	756
(c) Current account in LLP	12,769	12,071
(d) Advances given for real estate development	3,894	3,852
(e) Advance income tax (Net of Provisions ₹13,877 lakhs (Previous Year ₹13,226 lakhs))	3,123	2,498
(f) Balances with government authorities	180	249
Total	23,771	23,420

Note: Long Term Advances includes amount due from:

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
Private companies in which any director is a director or member		
Lilac Hospitality Private Limited	17	15
Olive Reality Private Limited	2,474	2,759
PNP Retail Private Limited	95	825
PNP Agro Tech Private Limited	5	395
Jasmine Hospitality Private Limited	12	-
	2,603	3,994

NOTE 16 | OTHER NON CURRENT ASSETS

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
(Unsecured, considered good)		
Other Advances (including Maintenance Charges Recoverable)	160	128
Fixed Deposit with Bank held for more than 12 Months (Balance held as security against borrowing)	1,510	-
Total	1,670	128

NOTE 17 | CURRENT INVESTMENT

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
(a) Investment in equity instruments	3	3
13,200 (Previous year 13,200) Eq Shares of ₹24 each - Vijaya Bank		
(b) Investment in Mutual Funds- Quoted	559	1,538
(All the investment in mutual fund are of Daily Dividend Reinvestment Plan)		
Total	562	1,541

NOTE 18 | INVENTORIES

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
(At lower of cost and net realisable value)		
Closing Stock of Raw Material	756	216
Land, plots and construction work-in-progress	51,712	42,053
Completed Finished Properties	1,349	1,509
Total	53,817	43,778

Notes forming part of the financial statements

NOTE 19 | TRADE RECEIVABLES

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(unsecured, considered good)		
Trade receivables outstanding for a period exceeding six months from the date they were due for payment	2,340	1,573
Other Trade receivables (less than six months)	1,452	3,667
Total	3,792	5,240

Note: Trade receivables include debts due from:

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
Private companies in which any director is a director or member		
Kolte Patil Real Estate Private Limited	49	50
Tuscan Real Estate Private Limited	41	-
Bellflower Properties Private Limited	37	-
	127	50

NOTE 20 | CASH AND CASH EQUIVALENTS

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
A. Cash and cash equivalents		
i) Cash on hand	14	13
ii) Cheques, drafts on hand	-	2
iii) Balances with Banks:		
-Current Account	1,029	572
-Demand deposit accounts (Original Maturity of 3 months or less)	546	564
Total	(A) 1,589	1,151
B. Other bank balances		
i) In other Deposit accounts		
Fixed Deposit as a security against borrowing (Original Maturity of more than 3 months and less than 12 months)	2	-
ii) In earmarked accounts		
- Unpaid dividend accounts	36	41
Total	(B) 38	41
Total	(A+B) 1,627	1,192

NOTE 21 | SHORT TERM LOANS AND ADVANCES

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(Unsecured, considered good)		
(a) Loans and advances to related parties (Refer note 41)	156	44
(b) Prepaid Expenses	33	48
(c) Loans and advances to employees	84	81
(d) Other short term loans and advances		
Advances to suppliers, contractors & Land Vendors	6,156	5,525
Advance given to India Advantage Fund III	3,100	-
Other Advances	12	-
Total	9,541	5,698

Notes forming part of the financial statements

Note: Short term advances includes amount due from:

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
Directors	156	44
	156	44

NOTE 22 | OTHER CURRENT ASSETS

(₹ in Lakhs)

Particulars	As at 31 March 2015	For year ended 31 March 2014
Interest accrued on deposits	53	49
Interest and dividend receivable	1,534	328
Unbilled Revenue	240	-
Total	1,827	377

NOTE 23 | REVENUE FROM OPERATIONS

(₹ in Lakhs)

Particulars	For year ended 31 March 2015	For year ended 31 March 2014
(a) Revenue from :		
Sale of Properties/ Flats (Residential and commercial)	14,092	13,379
Sale of Land	-	2,650
(b) Revenue from sale of services		
Rent Income	129	118
Project Management Fee	897	1,451
(c) Other operating revenues		
Share of profit from partnership firms (Net)	1,556	1,002
Share of profit from LLPs (Net)	163	123
Total	16,837	18,723

NOTE 23-A | SHARE OF PROFIT/(LOSS) FROM PARTNERSHIP FIRMS & LLPs:

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
1. Ankit Enterprises	1,562	1,033
2. Kolte-Patil Homes	(6)	(31)
3. KP Rachana Real Estate LLP	25	125
4. Bouvardia Developers LLP	102	(2)
5. KP-SK Project Management LLP	36	-
Total	1,719	1,125

NOTE 24 | OTHER INCOME

(₹ in Lakhs)

Particulars	For year ended 31 March 2015	For year ended 31 March 2014
(a) Interest Income from		
Deposits with banks	67	57
Customers/employees	1	3
Interest income from long term investments in subsidiaries and joint ventures	2,792	1,875
(b) Dividend income from :		
Current investments (Mutual funds)	74	22
Long-term investments (shares in subsidiaries and joint ventures)	1,317	2,236
(c) Net gain on sale of long term investments in joint venture	-	167
(d) Miscellaneous Income	27	27
(e) Liabilities Written back	-	16
Total	4,278	4,403

Notes forming part of the financial statements

NOTE 25 | COST OF CONSTRUCTION/ DEVELOPMENT, LAND, PLOTS AND DEVELOPMENT RIGHTS

(₹ in Lakhs)

Particulars	For year ended 31 March 2015	For year ended 31 March 2014
(a) Opening stock	43,778	25,392
Add : Inventory of Amalgamated Company - Oakwoods	-	1,258
Less : Completed unit transferred to fixed assets	(147)	-
(A)	43,631	26,650
(b) Add: Cost incurred during the year		
Cost of land/ development rights	2,499	16,636
Purchase of material & transportation	3,647	3,757
Contract cost, labour and other charges	3,734	2,589
Other construction expenses	5,998	4,657
Personnel costs	769	680
(B)	16,647	28,319
(c) Less : Closing stock	(C)	53,817
Total	(A+B-C)	6,461
		11,191

NOTE 26 | EMPLOYEE BENEFITS EXPENSES

(₹ in Lakhs)

Particulars	For year ended 31 March 2015	For year ended 31 March 2014
(a) Salaries and wages	2,409	1,590
(b) Contributions to provident and other funds	353	182
(c) Expenses on employee stock option scheme	35	-
(d) Staff welfare expenses	38	35
Total	2,835	1,807

NOTE 27 | FINANCE COST

(₹ in Lakhs)

Particulars	For year ended 31 March 2015	For year ended 31 March 2014
(a) Interest expense on Borrowings	3,055	2,579
(b) Other borrowing costs	105	150
Total	3,160	2,729

NOTE 28 | OTHER EXPENSES

(₹ in Lakhs)

Particulars	For year ended 31 March 2015	For year ended 31 March 2014
(a) Advertisement and Selling Expenses	1,439	634
(b) Rent including lease rentals	492	278
(c) Repair and Maintenance		
Building	22	61
Machinery	30	41
others	66	52
(d) Insurance	85	37
(e) Rates and Taxes	32	32
(f) Communication	74	58
(g) Travelling and conveyance	250	250
(h) Printing and Stationery	20	29
(i) Legal and professional	452	397
(j) Payments to Auditors (Refer note 30)	21	14
(k) Miscellaneous Expenses	269	178
Total	3,252	2,061

Notes forming part of the financial statements

NOTE 29 | CONTINGENT LIABILITIES (TO THE EXTENT NOT PROVIDED FOR)

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
(a) Claims against the Company not acknowledged as debt *	2,133	2,152
(b) Income Tax matters (pending in Appeal)	936	2,142
(c) Guarantees issued by the Company on behalf of Subsidiary and joint venture companies**(Refer Note 47)	21,800	15,600
(d) In relation to the Company's interests in joint ventures and its share in each of the contingent liabilities which have been incurred jointly with other venturers * (Refer Note 38)	35	36
Total	24,904	19,930

*in the opinion of the management the above claims are not sustainable and the Company does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.

**The Company does not expect any outflow of resources in respect of the Guarantees issued.

NOTE 30 | AUDITORS REMUNERATION (NET OF SERVICE TAX)

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
Audit Fees including fees for quarterly limited reviews	20	14
Other services	1	-
Reimbursement of expenses	-*	-
Total	21	14

* Amount is less than ₹1 lakh

NOTE 31 | EXPENDITURE IN FOREIGN CURRENCY

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
Travelling expense	54	36
Advertisement Expenditure	4	-
Professional Fees	118	-
Salary	17	-
Rent	89	-
Total	282	36

NOTE 32 | CIF VALUE OF IMPORTS

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
Raw Material	-	163
Total	-	163

Notes forming part of the financial statements

NOTE 33 | DISCLOSURE AS REQUIRED BY "GUIDANCE NOTE ON ACCOUNTING FOR REAL ESTATE TRANSACTIONS (REVISED 2012)

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
- Project revenue recognised as revenue for the year ended 31 March	14,092	13,379
- Methods used to determine the project revenue	Percentage of completion	Percentage of completion
- Method used to determine the stage of completion of the Project	% of actual cost to budgeted cost	% of actual cost to budgeted cost
- Aggregate amount of costs incurred and profits recognised to date as at 31 March	90,981	68,907
- Advances received as at 31 March	20,275	13,361
- Amount of work in progress as at 31 March	53,061	43,561
- Amount of Construction Materials as at 31 March	756	216
- Unbilled revenue as at 31 March	241	-
- Sundry Debtors as at 31 March	1,989	3,956

NOTE 34 | EMPLOYEE BENEFITS

The details of employee benefits as required under Accounting Standard 15 'Employee Benefits' is given below

(A) Defined Contribution Plan:

Amount recognized as an expense in the Statement of Profit and Loss in respect of Defined Contribution Plans (Provident and other funds) is ₹167 lakhs (31 March 2014 - ₹106 lakhs)

(B) Defined benefit plan:

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Disclosure as required under Accounting Standard – 15 (Revised) on "Employee Benefits" in respect of defined benefit plan is as under:

- Changes in the present value of defined obligation (DBO) during the year representing reconciliation of opening and closing balances thereof are as follows:

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
Present value of benefit obligation at the beginning of the year	234	206
Acquisition Cost	2	-
Current service cost	77	50
Past service cost	-	-
Interest cost	21	17
Curtailed cost / (credit)	-	-
Settlement cost / (credit)	-	-
Actuarial (gains) / losses	(4)	(31)
Benefits paid	(7)	(8)
Present value of Defined Benefit Obligation as on Balance Sheet date.	323	234

Notes forming part of the financial statements

- ii. Changes in the fair value of plan assets during the year representing reconciliation of opening and closing balances thereof are as follows:

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Fair value of Plan Assets at the beginning of the year	122	78
Acquisition adjustment	2	-
Expected return on plan assets	11	9
Actual company contributions	16	56
Actuarial gains and (losses)	(2)	(14)
Benefits paid	(7)	(8)
Plan assets as on the end of the year	142	122
Actual Returns on Plan Assets	10	(5)

- iii. Analysis of Defined Benefit Obligations:

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Defined benefit obligations as at 31 March	323	234
Fair value of plan assets at the end of the year	142	122
Net Asset/(Liability) recognised in Balance sheet as at 31 March	(181)	(112)

- iv. Reconciliation of present value of Defined Benefit Obligations and fair value of Plans assets showing amounts recognised in Balance sheet

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Present value of defined benefit obligation at End of the year	323	234
Fair value of plan assets	142	122
Funded status [Surplus/(Deficit)]	(181)	(112)
Unrecognized Past Service Costs	-	-
Net asset / (liability) recognised in the Balance Sheet	(181)	(112)

- v. In respect of Funded Benefits with respect to gratuity, the fair value of Plan assets represents the amounts invested through "Insurer Managed Funds"

- vi. Expenses recognized in the statement of profit and loss

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Current service cost	77	50
Interest cost	21	17
Past service cost	-	-
Expected return on plan assets	(11)	(9)
Net actuarial loss/(Gain) recognized in the year	(2)	(17)
Total expense recognised in the Statement of Profit and Loss	85	41

- vii. Actual Contribution and benefit payments for the year

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Actual benefit paid directly by the company	-	-
Actual contributions	16	56

Notes forming part of the financial statements

viii. Principal Actuarial Assumptions for gratuity

Particulars	(₹ in Lakhs)	
	Year ended 31 March 2015	Year ended 31 March 2014
Discount Rate	7.80%	9.20%
Rate of Increase in compensation levels of covered employees	9.00%	9.00%
Rate of Return on Plan Assets	9.00%	9.00%
Expected Average Remaining working lives of employees (Years)	16.36	16.46

- The discount rate is based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.
- Expected Rate of Return of Plan Assets: This is based on the expectation of the average long term rate of return expected on investments of the Fund during the estimated term of obligations.
- Salary Escalation Rate : The estimates of future salary increases considered takes into account the inflation, seniority, promotion and other relevant factors

ix. Experience Adjustments

Experience History	(₹ in Lakhs)				
	31 March 2015	31 March 2014	31 March 2013	31 March 2012	31 March 2011
Defined Benefit Obligation at the end of the period	323	233	206	161	179
Plan Assets at the end of the period	142	121	78	14	32
Funded Status surplus / (deficit)	(181)	(112)	(128)	(147)	(147)
Experience adjustments on Plan Liabilities Loss / (Gain)	(50)	(3)	(25)	19	(27)
Experience adjustments on Plan Assets Loss / (Gain)	2	14	(1)	1	1

x. Actuarial assumptions for long-term compensated absences (Leave Salary)

Particulars	(₹ in Lakhs)	
	Year ended 31 March 2015	Year ended 31 March 2014
Discount Rate	7.80%	9.20%
Rate of Increase in compensation levels of covered employees	9.00%	9.00%
Expected Average Remaining working lives of employees (Years)	16.36	16.46

The discount rate is based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.

NOTE 35 | SEGMENT INFORMATION

The Company is predominantly engaged in Real Estate. The operations of the company do not qualify for reporting as business segments as per the criteria set out under Accounting Standard 17 (AS-17) on "Segment Reporting". The Company is operating in India hence there is no reportable geographic segment. Accordingly no disclosure is required under AS-17.

NOTE 36 | OPERATING LEASES

Where the Company is Lessee:

The Company has entered into operating lease arrangements for certain facilities and office premises. The leases are non-cancellable and range over a period of 2 years to 5 years and may be renewed for a further period based on mutual agreement of the parties. The lease agreements provide for an increase in the lease payments by 10% to 15% in few cases.

Rental expense for operating leases included in the Statement of Profit and Loss for the year is ₹492 lakhs [Previous Year - ₹278 Lakhs].

Notes forming part of the financial statements

The future minimum lease payments under non-cancellable operating lease

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Not later than one year	439	304
Later than one year but not later than five years	638	374
Later than five years	-	-

Where the Company is Lessor:

The Company has entered into operating lease arrangements for certain surplus facilities. The lease is non-cancellable for a period of 1 year to 7 years and may be renewed for a further periods based on mutual agreement of the parties. The lease agreements provide for an increase in the lease receipts by 5% to 15% in few cases.

Rental income from operating leases included in the Statement of Profit and Loss for the year is ₹129 lakhs [Previous Year - ₹118 Lakhs].

The future minimum lease receipts under non-cancellable operating lease

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Not later than one year	24	22
Later than one year but not later than five years	123	112
Later than five years	148	183

NOTE 37 | EARNINGS PER SHARE

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Net Profit attributable to shareholders (₹ in Lakhs)	4,363	4,638
Nominal value of equity shares – ₹	10	10
Weighted average number of equity shares for basic EPS (in lakhs)	758	758
Weighted average number of equity shares for diluted EPS (in lakhs)	759	758
Basic earnings per share – ₹	5.76	6.12
Diluted earnings per share – ₹	5.75	6.12

NOTE 38 | PARTICULARS OF JOINT VENTURES

The Company has interests in the following Jointly controlled entities (JCE):

Sr. No	Joint Venture Entity	Location	Principal activities	Ownership interest
1	Kolte-Patil I-Ven Townships (Pune) Limited (Township)	Pune, India	Development and construction of townships	45%
2	Corolla Realty Limited (Corolla)	Pune, India	Development and construction of townships	37%

Financial interest of the Company in jointly controlled entities is as under

(₹ in Lakhs)

Particulars	Township		Corolla	
	Year 2015	Year 2014	Year 2015	Year 2014
Assets	25,131	22,708	6,806	5,433
Liabilities	19,550	17,534	3,011	2,251
Income	8,428	20,454	2,702	6,043
Expenses	7,816	15,471	1,765	3,483
Contingent Liabilities	-	-	35	36

Note: The Company's share of assets, liabilities, income and expenditure has been included on the basis of audited financial statements of the above mentioned Joint venture entities

Notes forming part of the financial statements

NOTE 39 | DISCLOSURES REQUIRED UNDER SECTION 22 OF THE MICRO, SMALL AND MEDIUM ENTERPRISES DEVELOPMENT ACT, 2006

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	-	1
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	-	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the year	-	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	-	-
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid	-	-

Dues to Micro and Small Enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management. This has been relied upon by the auditor

NOTE 40 | DISCLOSURE AS PER CLAUSE 32 OF THE LISTING AGREEMENTS WITH THE STOCK EXCHANGES

Loans and advances in the nature of loans given to entities in which directors are interested:

(₹ in Lakhs)

Name of the party	Relationship	Amount outstanding	Maximum balance outstanding during the year
Olive Realty Private Limited	Subsidiary	2,474	2,951
		(2759)	(3,321)
Lilac Hospitality Private Limited	Subsidiary	17	17
		(15)	(25)
PNP Retail Private Limited	Subsidiary	95	1,114
		(825)	(825)
PNP Agrotech Private Limited	Subsidiary	5	482
		(395)	(395)
Jasmine Hospitality Private Limited	Subsidiary	12	12
		(-)	(-)

Note: Figures in bracket relate to the previous year.

NOTE 41 | RELATED PARTY TRANSACTIONS

A. List of related Parties

Related Parties (as identified by the Management) are classified as:

i. Subsidiary Companies

- Bellflower Properties Private Limited
- Tuscan Real Estate Private Limited
- Jasmine Hospitality Private Limited
- Lilac Hospitality Private Limited
- Olive Realty Private Limited
- Regenesis Project Management Company Private Limited
- Sylvan Acres Realty Private Limited
- Yashowardhan Promoters and Developers Private Limited
- Regenesis Facility Management Company Private Limited
- Kolte-Patil Real Estate Private Limited
- PNP Retail Private Limited
- Snowflower Properties Private Limited
- PNP Agrotech Private Limited

Notes forming part of the financial statements

ii. Joint Ventures

1. Kolte-Patil I-Ven Townships (Pune) Limited
2. Corolla Realty Limited

iii. Key Management Personnel and relatives of Key Management Personnel

a. Key Management Personnel

1. Mr. Rajesh Patil
2. Mr. Naresh Patil
3. Mr. Milind Kolte
4. Mrs. Sunita Kolte
5. Mrs. Vandana Patil
6. Mr. Sujay Kalele
7. Mr. Vastant Gaikwad
8. Mrs. Shradhha Jain

b. Relatives of Key Management Personnel

1. Mrs. Sunita Patil
2. Ms. Ankita Patil
3. Mr. Digambar Kolte
4. Mrs. Pramila Kolte
5. Mr. Nirmal Kolte
6. Mr. Pradeep Kolte

iv. Entities over which the Company, Subsidiary Companies or key management personnel or their relatives, exercise significant influence

1. Ankit Enterprises
2. Kolte-Patil Homes
3. KP-Rachana Real Estate LLP
4. Sanjivani Integrated Township LLP
5. Bouvardia Developers LLP
6. Raturang Developers LLP
7. KP-SK Management LLP
8. Kolte-Patil Enterprises

B. Related Party Transactions and Balance Outstanding

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Joint Venture Entities	Key Management Personnel and their Relatives	Firms, LLPs, Entities under Significant influence
I. Transactions during the year:				
Unsecured Loan Received	238	-	-	-
	(277)	-	-	-
Unsecured Loan Repaid	212	-	-	-
	(846)	-	-	-
Advances / Loans Given	1,512	-	-	-
	(3,881)	-	-	-
Advance / Loans received back during the year	1,306	-	-	-
	(4,040)	-	-	-
Investment made in Debentures	340	-	-	-
	(3,161)	-	-	-
Redemption of Investment in Debentures	250	-	-	-
	(2,833)	(335)	-	-
Investments made in equity shares	1,682	-	-	-
	(918)	(50)	-	-
Buyback of equity shares	2,343	-	-	-
	(2,550)	-	-	-

Notes forming part of the financial statements

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Joint Venture Entities	Key Management Personnel and their Relatives	Firms, LLPs, Entities under Significant influence
Dividend Received	1,317	-	-	-
	(327)	(1,890)	-	-
Interest on Debentures	861	1,288	-	-
	(488)	(1,240)	-	-
Interest on Capital Invested / ICD	349	-	-	295
	(5)	-	-	(142)
Interest on Loan Paid	556	-	-	-
	(-)	-	-	-
Share of Profit from Firms/ LLP	-	-	-	1,725
	-	-	-	(1,158)
Share of loss from Firms/ LLP	-	-	-	6
	-	-	-	(33)
Interest Paid on fixed Deposits	-	-	3	-
	-	-	(3)	-
Acceptance of Fixed Deposits	-	-	-	-
	-	-	(7)	-
Repayment of Fixed Deposits	-	-	22	-
	-	-	(9)	-
Project Management fees Received	412	485	-	-
	(420)	(1,031)	-	-
Amount paid for purchase of land	-	-	205	-
	-	-	(9)	-
Managerial remuneration	-	-	498	-
	-	-	(465)	-
II. Balances at year end				
Trade Receivables (Project Management Fees)	127	925	-	-
	(50)	(1,080)	-	-
Project Management Fees Received in Advance	-	94	-	-
	-	(-)	-	-
Advances given for land purchase	-	-	156	-
	-	-	(44)	-
Advances received for land purchase	-	100	112	-
	-	(100)	(93)	-
Interest Receivable	1,534	-	-	-
	(328)	-	-	-
Loans / Advances Given	2,603	-	-	-
	(3,994)	-	-	-
Loans (Borrowings) / Advances Taken	5,135	-	-	-
	(5,135)	-	(22)	-
Investments held				
Investments in Equity Share	16,339	1,558	-	-
	(16,999)	(1,558)	-	-
Investments in Preference share	5,001	3,295	-	-
	(5,001)	(3,295)	-	-
Investment in Debentures	5,765	8,163	-	-
	(5,675)	(8,163)	-	-
Investment in Partnership & Limited Liability Partnerships (Fixed Capital and Current Capital)	-	-	-	13,034
	-	-	-	(12,336)
Advance from Partnership & Limited Liability Partnerships	-	-	-	5,956
	-	-	-	(4,733)

Notes forming part of the financial statements

C. Details of material related party transactions:

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Joint Venture Entities	Key Management Personnel and their Relatives	Firms, LLPs, Entities under Significant influence
I. Transactions during the year:				
Unsecured Loan Received				
Yashowardhan Promoters & Developers Private Limited	238 (227)	-	-	-
Sylvan Acres Realty Private Limited	- (50)	-	-	-
Unsecured Loan Repaid				
Yashowardhan Promoters & Developers Private Limited	212 (517)	-	-	-
Sylvan Acres Realty Private Limited	- (329)	-	-	-
Advances / Loans Given				
PNP Agrotech Private Limited	109 (78)	-	-	-
PNP Retail Private Limited	379 (336)	-	-	-
Olive Realty Private Limited	49 (42)	-	-	-
Snowflower Properties Private Limited	958 (3,423)	-	-	-
Advance / Loans received back during the year				
Olive Realty Private Limited	333 (485)	-	-	-
Snowflower Properties Private Limited	958 (3,445)	-	-	-
PNP Retail Private Limited	1,169 (-)	-	-	-
Investment made in Debentures				
Snowflower Properties Private Limited	340 (3,161)	-	-	-
Redemption of Investment in Debentures				
Bellflower Properties Private Limited	- (2,333)	-	-	-
Tuscan Real Estate Private Limited	250 (500)	-	-	-
Corolla Realty Limited	- -	(335)	-	-
Investments made in equity shares				
Jasmine Hospitality Private Limited	- (918)	-	-	-
PNP Agrotech Private Limited	514 (-)	-	-	-
PNP Retail Private Limited	1,168 (-)	-	-	-
Kolte-Patil I-ven Townships (Pune) Limited	- -	(50)	-	-
Buyback of equity shares				
Kolte-Patil Real Estate Private Limited	2,343 (2,550)	-	-	-
Dividend on investments				
Yashowardhan Promoters & Developers Private Limited	42 (292)	-	-	-
Olive Realty Private Limited	350 (-)	-	-	-

Notes forming part of the financial statements

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Joint Venture Entities	Key Management Personnel and their Relatives	Firms, LLPs, Entities under Significant influence
Bellflower Properties Pvt Ltd	925 (-)	-	-	-
Kolte-Patil I-ven Townships (Pune) Limited	-	-	-	-
Regenesis Facility Management Company Private Limited	- (35)	(1,890)	-	-
Interest on Debentures				
Bellflower Properties Private Limited	- (123)	-	-	-
Tuscan Real Estate Private Limited	338 (365)	-	-	-
Kolte-Patil I-Ven Townships (Pune) Limited	-	1,288 (1,224)	-	-
Corolla Realty Limited	-	- (16)	-	-
Snowflower Properties Private Limite	523 (-)	-	-	-
Interest on Capital Invested / ICD				
Lilac Hospitality Pvt Ltd	2 (-)	-	-	-
Yashowardhan Promoters & Developers Private Limited	3 (-)	-	-	-
Olive Realty Private Limited	256 (-)	-	-	-
PNP Agrotech Private Limited	28 (-)	-	-	-
PNP Retail Private Limited	60 (-)	-	-	-
Kolte-Patil Real Estate Private Limited (ICD)	- (5)	-	-	-
KP-Rachana Real Estate LLP	-	-	-	30 (20)
Sanjivani Integrated Township LLP	-	-	-	265 (122)
Interest on borrowings				
Sylvan Acres Realty Private Limited	556 (-)	-	-	-
Share of Profit from Firms/ LLP				
Ankit Enterprises	-	-	-	1,562 (1,033)
KP-Rachana Real Estate LLP	-	-	-	25 (125)
Bouvardia Developers LLP	-	-	-	102 (-)
KP-SK Project Management LLP	-	-	-	36 (-)
Share of loss from Firms/ LLP				
Kolte-Patil Homes	-	-	-	6 (31)
Bouvardia Developers LLP	-	-	-	- (2)
Project Management fees				
Bellflower Properties Private Limited	152 (183)	-	-	-
Kolte-Patil Real Estate Private Limited	178 (145)	-	-	-

Notes forming part of the financial statements

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Joint Venture Entities	Key Management Personnel and their Relatives	Firms, LLPs, Entities under Significant influence
Tuscan Real Estate Private Limited	82 (92)	-	-	-
Kolte-Patil I-Ven Townships (Pune) Limited	-	396 (857)	-	-
Corolla Realty Limited	-	89 (174)	-	-
Amount for purchase of land				
Mr. Pradeep Kolte	-	-	205 (9)	-
Managerial remuneration				
Mr. Rajesh Patil	-	-	69 (61)	-
Mr. Naresh Patil	-	-	60 (60)	-
Mr. Milind Kolte	-	-	61 (61)	-
Mrs. Sunita Kolte	-	-	60 (60)	-
Mrs. Vandana Patil	-	-	60 (60)	-
Mr. Sujay Kalele	-	-	126 (104)	-
Mr. Vasant Gaikwad	-	-	39 (59)	-
Mrs. Shraddha Jain	-	-	23 (-)	-
II. Balances at year end				
Trade Receivables (Project Management Fees)				
Bellflower Properties Private Limited	37 (-)	-	-	-
Kolte-Patil Real Estate Private Limited	49 (50)	-	-	-
Tuscan Real Estate Private Limited	41 (-)	-	-	-
Kolte-Patil I-Ven Townships (Pune) Limited	-	925 (525)	-	-
Corolla Realty Limited	-	-	-	-
	-	(555)	-	-
Project Management Fees Received in Advance				
Corolla Realty Limited - Project Management Fees	-	94 (-)	-	-
Advances given for land purchase				
Mr. Milind Kolte	-	-	17 (17)	-
Mr. Pradeep Kolte	-	-	112 (-)	-
Mr. Nirmal Kolte	-	-	27 (27)	-
Advances received for land purchase				
Mr. Pradeep Kolte	-	-	- (93)	-
Kolte-Patil I-Ven Townships (Pune) Limited	-	100 (100)	-	-

Notes forming part of the financial statements

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Joint Venture Entities	Key Management Personnel and their Relatives	Firms, LLPs, Entities under Significant influence
Interest Receivable				
Tuscan Real Estate Private Limited (Debentures)	145 (328)	-	-	-
Kolte-Patil I-Ven Townships (Pune) Limited (Debentures)	1,159 (-)	-	-	-
Olive Realty Pvt Ltd (Inter corporate Loan)	230 (-)	-	-	-
Loans / Advances Given				
Lilac Hospitality Private Limited	17 (15)	-	-	-
Olive Realty Private Limited	2,474 (2,759)	-	-	-
PNP Agrotech Private Limited	5 (395)	-	-	-
PNP Retail Private Limited	95 (825)	-	-	-
Jasmine Hospitality Private Limited	12 (-)	-	-	-
Loans (Borrowings) / Advances				
Sylvan Acres Realty Private Limited	5,135 (5,135)	-	-	-
Investments held				
Investments in Equity Share				
Tuscan Real Estate Private Limited	51 (51)	-	-	-
Bellflower Properties Private Limited	50 (50)	-	-	-
Kolte-Patil Real Estate Private Limited	5,378 (7,721)	-	-	-
Yashowardhan Promoters & Developers Private Limited	831 (831)	-	-	-
Regenesis Facility Management Company Private Limited	2 (2)	-	-	-
Regenesis Project Management Company Private Limited	500 (500)	-	-	-
Lilac Hospitality Private Limited	50 (50)	-	-	-
Jasmine Hospitality Private Limited	5,520 (5,520)	-	-	-
Olive Realty Private Limited	100 (100)	-	-	-
Snowflower Properties Private Limited	5 (5)	-	-	-
PNP Retail Private Limited	1,968 (800)	-	-	-
PNP Agrotech Private Limited	933 (418)	-	-	-
Sylvan Acres Realty Private Limited	951 (951)	-	-	-
Kolte-Patil I-ven Townships (Pune) Limited		450 (450)	-	-
Corolla Realty Limited		1,108 (1,108)	-	-

Notes forming part of the financial statements

(₹ in Lakhs)

Transaction / Outstanding Balances	Subsidiary Companies	Joint Venture Entities	Key Management Personnel and their Relatives	Firms, LLPs, Entities under Significant influence
Investments in Preference share				
Sylvan Acres Realty Private Limited	5,001 (5,001)	-	-	-
Kolte-Patil I-Ven Townships (Pune) Limited	-	3,295 (3,295)	-	-
Investment in Debentures				
Tuscan Real Estate Private Limited	2,098 (2,348)	-	-	-
Jasmine Hospitality Private Limited	166 (166)	-	-	-
Kolte-Patil I-Ven Townships (Pune) Limited	-	8,163 (8,163)	-	-
Snowflower Properties Private Limited	3,501 (3,161)	-	-	-
Investment in Partnership & Limited Liability Partnerships (Fixed Capital and Current Capital)				
KP-Rachana Real Estate LLP	-	-	-	536 (222)
Sanjivani Integrated Township LLP	-	-	-	3,564 (1,532)
Bouvardia Developers LLP	-	-	-	8,835 (10,582)
Ruturang Developers LLP	-	-	-	97 (-)
Advance from Partnership & Limited Liability Partnerships				
KP-SK Project Management LLP	-	-	-	12 (-)
Kolte-Patil Homes	-	-	-	874 (891)
Ankit Enterprises	-	-	-	5,070 (3,842)

Note: Figures in bracket relate to the previous year.

NOTE 42 | DEPRECIATION RATES

During the year, pursuant to the notification of Schedule II to the Companies Act, 2013 with effect from 1 April 2014, the Company has revised the estimated useful life of its assets to align the useful life with those specified in Schedule II.

The details of previously applied depreciation rates and revised useful lives are as follows-

Asset	Depreciation Method	Previous depreciation rate	Revised Useful Life based on SLM
Building	SLM	1.63%	60
Plant & Machinery	SLM	4.75%	15
Furniture & Fixtures	SLM	6.33%	10
Office Equipment	SLM	4.75%	5
Vehicles (Two wheeler)	SLM	9.50%	10
Vehicles (Four Wheeler)	SLM	9.50%	8
Computer and data processing equipments	SLM	16.21%	3
Computer Software	SLM	16.21%	6

Pursuant to the transition provisions prescribed in Schedule II to the Companies Act, 2013, the Company has fully depreciated the carrying value of assets, net of residual value, where the remaining useful life of the asset was determined to be nil as on 1 April 2014, and has adjusted an amount of ₹88 lakhs (net of deferred tax of ₹45 lakhs) against the opening Surplus balance in the Statement of Profit and Loss under Reserves and Surplus.

The depreciation expense in the Statement of Profit and Loss for the year is higher by ₹116 lakhs consequent to the change in the useful life of the assets.

Notes forming part of the financial statements

NOTE 43 | DETAILS OF CSR EXPENDITURE

- a) Gross amount required to be spend by the Company during the year is ₹115 lakhs.
b) Amount spend during the year ₹ Nil

NOTE 44 | AGING OF RECEIVABLES

Trade receivables outstanding as at the balance sheet date include amounts of ₹2,340 lakhs relating to dues from certain parties that are outstanding for more than 6 months from the date they became due. As the Company continues to have business relationship and arrangements with these parties, the Company is confident of recovering these dues in the normal course of business. All these dues are considered good for recovery and hence no provision is considered necessary.

NOTE 45 | DOMESTIC TRANSFER PRICING

The Company enters into “domestic transactions” with specified parties that are subject to the Transfer Pricing regulations under the Income Tax Act, 1961 (“regulations”). The pricing of such domestic transactions will need to comply with the Arm’s length principle under the regulations. These regulations, inter alia, also required the maintenance of prescribed documents and information including furnishing a report from an accountant which is to be filed with the Income tax authorities.

The Company has undertaken necessary steps to comply with the regulations. The management is of the opinion that the domestic transactions are at arm’s length, and hence the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

NOTE 46 | EMPLOYEE STOCK OPTION SCHEME

- a) Employee stock option scheme (ESOS 2014)

The ESOS was approved by Board of Directors of the Company on 13 August 2014 and thereafter by the shareholders on 13 September 2014. A Nomination and Remuneration committee comprising of independent directors of the company administers the ESOS plan. Each option carries with it the right to purchase one equity share of the company. 835,000 options have been granted at a predetermined rate of ₹141/- per share and 20,000 options are granted at ₹145/-per share. The maximum exercise period is 5 year from the date of vesting.

- b) Number of options granted , exercised , cancelled / lapsed during the financial year are as follows :

Particulars	31 March 2015	31 March 2014
Options granted, beginning of the year	-	-
Granted during the year	855,000	-
Exercised during the year	-	-
Cancelled/lapsed during the year	-	-
Options granted, end of the year	855,000	-
Weighted Average remaining life	2.74 - 6.74 years	-

- c) The compensation cost of stock option granted to employees has been accounted by the Company using the intrinsic value method.

The guidance note on accounting of employee share based payments issued by the Institute of Chartered Accountants of India requires the disclosure of pro forma net results and EPS both basic & diluted, had the Company adopted the fair value method. Had the Company accounted these options under fair value method, amortizing the stock compensation expense thereon over the vesting period, the reported profit for the year ended 31 March 2015 would have been lower by ₹43 lakhs (Previous year: ₹Nil) and Basic and diluted EPS would have been revised to ₹5.70 per share (Previous year ₹6.12 per share) and ₹5.69 per share (Previous year ₹6.12 per share) respectively as compared to ₹5.76 per share (Previous year ₹6.12 per share) and ₹5.75 per share (Previous year ₹6.12 per share) without such impact.

Notes forming part of the financial statements

- d) The fair value of the stock option is calculated through the use of option pricing models, requiring subjective assumptions which greatly affect the calculated values. The said fair value of the options have been calculated using Binomial lattice option pricing model, considering the expected weighted average term of the options to be 1 year from the date of vesting, an expected dividend rate of 2% on the underlying equity shares, a risk free rate in the range of 7.70% - 8.50% and weighted average volatility in the share price in the range of 69.36% - 71.14%. The expected volatility is based on historical volatility of the share price after eliminating the abnormal price fluctuations. The forfeiture/lapse estimated rate is based on historical employee turnover rates and future lapse expectations.

NOTE 47 | PARTICULARS OF LOANS GIVEN \ GUARANTEES GIVEN, AS REQUIRED BY CLAUSE (4) OF SECTION 186 OF THE COMPANIES ACT, 2013

Name	Nature	Amount (₹ in Lakhs)	Period	Rate of interest	Purpose
Lilac Hospitality Private Limited	Loan	17	Repayable on Demand	12%	General Corporate Loan
Olive Reality Private Limited	Loan	2,474	Repayable on Demand	10%	General Corporate Loan
PNP Retail Private Limited	Loan	95	Repayable on Demand	12%	General Corporate Loan
PNP Agro Tech Private Limited	Loan	5	Repayable on Demand	12%	General Corporate Loan
Jasmine Hospitality Private Limited	Loan	12	Repayable on Demand	12%	General Corporate Loan
Total		2,603			
Kolte-Patil I-Ven Townships (Pune) Limited	Corporate Guarantee	13,500	NA	NA	Working Capital Facility
Corolla Realty Limited	Corporate Guarantee	3,000	NA	NA	General Corporate Loan
Tuscan Real Estate Private Limited	Corporate Guarantee	1,300	NA	NA	General Corporate Loan
Kolte-Patil Real Estate Private Limited	Corporate Guarantee	4,000	NA	NA	General Corporate Loan
Total		21,800			

Note: The corresponding figures of the previous year has not been given as section 186 of the Companies Act, 2013 is applicable with effect from 1 April 2014.

NOTE 48 | DISCLOSURES UNDER ACCOUNTING STANDARDS 14 - AMALGAMATION : DETAILS OF AMALGAMATION OF OAKWOOD IN THE PREVIOUS YEAR

In terms of the Scheme of Arrangement (the Scheme), Oakwoods Hospitality Private Limited, wholly owned subsidiary of the Company (referred to as 'Transferor Company'), was merged with the Company (Transferee Company) in the previous year. Upon which the undertaking and the entire business, including all assets and liabilities of the Transferor Company were transferred to and vested in the Transferee Company. The amalgamation was accounted under the pooling of interest method and the assets and liabilities transferred were recorded at their book value. Oakwoods Hospitality Private Limited was engaged in the business of establishing, developing, setting up, managing, furnishing, providing various types of hospitality services

The Scheme filed by the Company was approved by the Honorable High Courts of Judicature at Mumbai, with an appointed date of 1 April 2013 and an effective date of 18 March 2014 ('the Effective Date'), being the date on which all the requirements under the Companies Act, 1956 were completed.

The Transferor Company was a wholly owned subsidiary of the Transferee Company and its entire share capital was held by the Transferee Company in its own name and/or jointly with its nominees. Accordingly, there was no issue of shares of the Transferee Company to the shareholders (including those holding the shares as nominees of the Transferee Company) of the Transferor Company. Pursuant to the merger of the Transferor Company with the Transferee Company, the investment in the shares of the transferor Company, appearing in the books of account of the Transferee Company stand cancelled.

Notes forming part of the financial statements

Details of assets and liabilities acquired on amalgamation and treatment of the difference between the net assets acquired and cost of investment in the Transferee Company by the Transferor Company:

Particulars	(₹ in Lakhs)
	Year ended 31 March 2014
Value of assets and liabilities acquired:	
Fixed assets	41
Net current assets	2,001
Secured loans	(218)
Unsecured loans	(1)
Total	1,823
Less: Carrying value of investments in the Transferor Company	4,306
Excess amount of Investment in Oakwoods carried in Transferee Company's accounts over the amount of Networth acquired from transferor company (Oakwoods) on amalgamation during the previous year has been adjusted in Reserves	2,483

NOTE 49 | PREVIOUS YEAR'S FIGURES

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

For and on behalf of the Board of Directors

Rajesh Patil	<i>Chairman and Managing Director</i>
Naresh Patil	<i>Vice Chairman</i>
Milind Kolte	} <i>Executive Directors</i>
Sunita Kolte	
Vandana Patil	
Prakash Gaurav	} <i>Independent Directors</i>
Achyut Watve	
Jayant Pendse	
G L Vishwanath	
Manasa Vishwanath	
Shraddha Jain	<i>Chief Financial Officer</i>
Vinod Patil	<i>Company Secretary</i>

Place : Pune

Date : 26 May 2015

CONSOLIDATED FINANCIAL STATEMENTS

INDEPENDENT AUDITORS' REPORT

To
The Members of
KOLTE-PATIL DEVELOPERS LIMITED

Report on the Consolidated Financial Statements

We have audited the accompanying consolidated financial statements of KOLTE PATIL DEVELOPERS LIMITED (hereinafter referred to as "the Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") its jointly controlled entities, comprising of the Consolidated Balance Sheet as at 31 March 2015, the Consolidated Statement of Profit and Loss, the Consolidated Cash Flow Statement for the year then ended, and a summary of the significant accounting policies and other explanatory information (hereinafter referred to as "the consolidated financial statements").

Management's Responsibility for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation of these consolidated financial statements in terms of the requirements of the Companies Act, 2013 (hereinafter referred to as "the Act") that give a true and fair view of the consolidated financial position, consolidated financial performance and consolidated cash flows of the Group including its Jointly controlled entities in accordance with the accounting principles generally accepted in India, including the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014. The respective Board of Directors of the companies included in the Group and of its jointly controlled entities are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; the selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the consolidated financial statements by the Directors of the Holding Company, as aforesaid.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit.

While conducting the audit, we have taken into account the

provisions of the Act, the accounting and auditing standards and matters which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.

We conducted our audit in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and the disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal financial control relevant to the Holding Company's preparation of the consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on whether the Holding Company has an adequate internal financial controls system over financial reporting in place and the operating effectiveness of such controls. An audit also includes evaluating the appropriateness of the accounting policies used and the reasonableness of the accounting estimates made by the Holding Company's Board of Directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence obtained by us and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the consolidated financial statements.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the consolidated state of affairs of the Group and its jointly controlled entities as at 31 March 2015, and their consolidated profit and their consolidated cash flows for the year ended on that date.

Other Matters

We did not audit the financial statements of 18 subsidiaries,

whose financial statements reflect total assets of ₹38,250 lakhs as at 31 March 2015, total revenues of ₹33,303 lakhs and net cash outflows amounting to ₹3,006 lakhs for the year ended on that date, as considered in the consolidated financial statements. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, and our report in terms of sub-sections (3) and (11) of Section 143 of the Act, insofar as it relates to the aforesaid subsidiaries is based solely on the reports of the other auditors.

Our opinion on the consolidated financial statements, and our report on Other Legal and Regulatory

Requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the reports of the other auditors.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2015 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, based on the comments in the auditors' reports of the Holding company, subsidiary companies and jointly controlled companies incorporated in India, we give in the Annexure a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
2. As required by Section 143 (3) of the Act, we report, to the extent applicable, that:
 - (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid consolidated financial statements.
 - (b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.
 - (c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and Loss, and the Consolidated Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements.
- (d) In our opinion, the aforesaid consolidated financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- (e) On the basis of the written representations received from the directors of the Holding Company as on 31st March, 2015 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditors of its subsidiary companies and jointly controlled companies incorporated in India, none of the directors of the Group companies and its jointly controlled companies incorporated in India is disqualified as on 31 March 2015 from being appointed as a director in terms of Section 164 (2) of the Act.
- (f) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group and jointly controlled entities— Refer Note 29 to the consolidated financial statements.
 - ii. The Group and jointly controlled entities did not have any material foreseeable losses on long-term contracts including derivative contracts.
 - iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company and its subsidiary companies and jointly controlled companies incorporated in India.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 26 May 2015

ANNEXURE TO THE INDEPENDENT AUDITORS' REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

Our reporting on the Order includes 11 subsidiary companies incorporated in India, to which the Order is applicable, which have been audited by other auditors, and our report in respect of these entities is based solely on the reports of the other auditors, to the extent considered applicable for reporting under the Order in the case of the consolidated financial statements.

(i) In respect of the fixed assets:

- (a) The Holding Company, subsidiary companies and jointly controlled companies incorporated in India have maintained proper records showing full particulars, including quantitative details and situation of fixed assets.
- (b) The fixed assets of the Holding Company were physically verified during the year by the Management in accordance with a regular programme of verification which, in our opinion, provides for physical verification of all the fixed assets at reasonable intervals. According to the information and explanation given to us, the management of the holding company is in the process of reconciling the results of such physical verification with the fixed assets register. Management believes that the differences if any, arising out of such reconciliation are not expected to be material. In respect of subsidiary and jointly control companies incorporated in India, the fixed assets were physically verified during the year by the management of the respective entities in accordance with regular programme of verification which, in our opinion and the opinion of the other auditors, provides for physical verification of all fixed assets at reasonable intervals. According to the information and explanations given to us and the other auditors, no material discrepancies were noted on such verification.

(ii) Inventory comprise of stock of raw material, project under construction / development (work-in-progress) and finished flats. In respect of the inventories of the Holding Company, subsidiary companies and jointly controlled companies incorporated in India:

- (a) As explained to us and the other auditors, the inventories were physically verified during the year by the Management of the respective entities at reasonable intervals.
- (b) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, having regard to the nature of inventory, the procedures of physical verification by way of verification of title deeds, site visits by the Management of the respective entities, are reasonable and adequate in relation to the size of the respective entities and the nature of their business.
- (c) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, the respective

entities have maintained proper records of their inventories and no material discrepancies were noticed on physical verification.

(iii) According to the information and explanations given to us, the Holding Company has granted loans, secured or unsecured, to companies, firms or other parties covered in the Register maintained under Section 189 of the Companies Act, 2013. In respect of such loans:

- (a) In the absence of stipulations, the regularity of the receipts of principal amounts and interest has not been commented upon.
- (b) The loans granted are repayable on demand and there are no overdue amounts outstanding as at year end.

According to the information and explanations given to us and to the other auditors, the subsidiary companies and jointly controlled companies incorporated in India have not granted any loans, secured or unsecured, to companies, firms or other parties covered in the Register maintained under Section 189 of the Companies Act, 2013.

(iv) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, having regard to the explanations that land / development rights purchased are of special nature and alternate sources are not available for obtaining comparable quotations, there is an adequate internal control system in the Holding Company, subsidiary companies and jointly controlled companies incorporated in India, commensurate with the size of the respective entities and the nature of their business for the purchases of inventory and fixed assets and for the sale of goods and services. During the course of our audit and the other auditors audit, no major weakness in such internal control system has been observed.

(v) According to the information and explanations given to us, the Holding Company has not accepted any new deposit during the year. In respect of unclaimed deposits, the Holding Company has complied with the provisions of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013.

In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, the subsidiary companies and jointly controlled companies incorporated in India have not accepted any deposit in terms of the provisions of Sections 73 and 76 or any other relevant provisions of the Act. Therefore, the provisions of clause (v) of paragraph 3 of the Order are not applicable to the subsidiary companies and jointly controlled companies incorporated in India.

(vi) According to the information and explanations given to us and the other auditors, in our opinion and the opinion of the other auditors, the Holding Company, subsidiary companies and jointly controlled companies incorporated

in India have, *prima facie*, made and maintained the prescribed cost records pursuant to the Companies (Cost Records and Audit) Rules, 2014, as amended prescribed by the Central Government under sub-section (1) of Section 148 of the Companies Act, 2013. Neither we nor the other auditors have, however, made a detailed examination of the cost records with a view to determine whether they are accurate or complete.

(vii) According to the information and explanations given to us, in respect of statutory dues of the Holding Company, subsidiary companies and jointly controlled companies incorporated in India:

(a) The respective entities have generally been regular in depositing undisputed statutory dues, including Provident Fund, Employees' State Insurance, Income-Tax, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Excise Duty, Value Added Tax, Cess and other material statutory dues applicable to the respective entities with the appropriate authorities except in respect of deposit

of for Income Tax Deducted at Source and Service Tax dues where there have been delays in large number of cases in respect of two subsidiary companies.

- (b) Dues of Income Tax Deducted at Source and Service Tax aggregating to ₹15 lakhs and ₹2 lakhs, respectively were due by two subsidiary companies incorporated in India for a period of more than Six months. There were no undisputed amounts payable by the respective entities in respect of Provident Fund, Employees' State Insurance, Sales Tax, Wealth Tax, Customs Duty, Excise Duty, Value Added Tax, Cess and other material statutory dues in arrears as at 31 March 2015 for a period of more than six months from the date they became payable.
- (c) Details of dues of Income-Tax, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Excise Duty, Value Added Tax, Cess which have not been deposited as on 31 March 2015 on account of disputes by the aforesaid entities are given below:

Name of Statute	Nature of Dues	Forum where Dispute is Pending	Period to which the Amount Relates	Amount Involved (₹ In lakhs)
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2004-05	38
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2005-06	3
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2007-08	94
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2008-09	154
Income Tax Act, 1961	Income tax	Income Tax Appellate Tribunal, Pune	Assessment Year 2009-10	387
Income Tax Act, 1961	Income tax	Commissioner of Income Tax (Appeals) - II	Assessment Year 2010-11	414
Income Tax Act, 1961	Income tax	Commissioner of Income Tax (Appeals) - II	Assessment Year 2011-12	355
Income Tax Act, 1961	Income tax	Commissioner of Income Tax (Appeals) - II	Assessment Year 2012-13	203
Income Tax Act, 1961	Income tax	Commissioner of Income Tax (Appeals)	Assessment Year 2012-13	9
Total				1,657

(d) The aforesaid entities have been regular in transferring amounts to the Investor Education and Protection Fund in accordance with the relevant provisions of the Companies Act, 1956 (1 of 1956) and Rules made thereunder within time.

(viii) The Group and its jointly controlled entities does not have consolidated accumulated losses at the end of the financial year and the Group and its jointly controlled entities have not incurred cash losses on a consolidated basis during the financial year covered by our audit and in the immediately preceding financial year.

(ix) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, the Holding Company, subsidiary companies and jointly controlled companies incorporated in India have not defaulted in the repayment of dues to financial institutions, banks and debenture holders.

(x) In our opinion and according to the information and explanations given to us and the other auditors, the Holding Company, subsidiary companies and jointly controlled companies incorporated in India have not given guarantees for loans taken by others from banks and financial institutions.

(xi) In our opinion and the opinion of the other auditors and according to the information and explanations given to us and the other auditors, the term loans have been applied by the Holding Company, subsidiary companies and jointly controlled companies incorporated in India during the year for the purposes for which they were obtained other than temporary deployment pending application.

(xii) To the best of our knowledge and according to the information and explanations given to us and the other auditors, no fraud by the Holding Company, its subsidiary companies and jointly controlled companies incorporated in India and no material fraud on the Holding Company, subsidiary companies and jointly controlled companies incorporated in India has been noticed or reported during the year.

For DELOITTE HASKINS & SELLS LLP
Chartered Accountants
(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi
Partner
(Membership No. 38019)

Place: Pune
Date: 26 May 2015

Consolidated Balance Sheet As At 31 March 2015

(₹ in Lakhs)

Particulars	Note No.	As at 31 March 2015	As at 31 March 2014
I. EQUITY AND LIABILITIES			
(1) Shareholders' funds			
(a) Share capital	3	7,577	7,577
(b) Reserves and surplus	4	76,574	72,975
		84,151	80,552
(2) Minority Interest		19,256	17,402
(3) Non-current liabilities			
(a) Long-term borrowings	5	24,964	25,174
(b) Deferred tax liabilities (net)	6	54	13
(c) Other long-term liabilities	7	744	515
(d) Long-term provisions	8	8,774	449
		34,536	26,151
(4) Current liabilities			
(a) Short-term borrowings	9	3,979	2,351
(b) Trade payables	10	11,752	11,046
(c) Other current liabilities	11	56,085	44,432
(d) Short term provisions	12	4,570	5,336
		76,386	63,165
Total		2,14,329	1,87,270
II. ASSETS			
(1) Non-current assets			
(a) Fixed assets			
i Tangible assets	13.1	8,794	8,887
ii Intangible assets	13.2	925	146
iii Capital work-in-Progress		1,091	1,498
(b) Goodwill on Consolidation		2,175	2,175
(c) Non-current investments	14	-	-
(d) Deferred tax assets (net)	6	656	386
(e) Long-term loans and advances	15	20,028	20,783
(f) Other non-current assets	16	1,770	210
		35,439	34,085
(2) Current assets			
(a) Current investments	17	610	1,541
(b) Inventories	18	1,46,719	1,26,940
(c) Trade receivables	19	10,089	8,513
(d) Cash and cash equivalents	20	4,050	6,906
(e) Short-term loans and advances	21	16,673	9,234
(f) Other current assets	22	749	51
		1,78,890	1,53,185
Total		2,14,329	1,87,270

See accompanying notes forming part of the consolidated financial statements

In terms of our report attached.

For DELOITTE HASKINS & SELLS LLP

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi

Partner

(Membership No. 38019)

Place : Pune

Date : 26 May 2015

For and on behalf of the Board of Directors

Rajesh Patil

Chairman and Managing Director

Naresh Patil

Vice Chairman

Milind Kolte

Sunita Kolte

Vandana Patil

Executive Directors

Prakash Gaurav

Achyut Watve

Jayant Pendse

G L Vishwanath

Manasa Vishwanath

Independent Directors

Shraddha Jain

Chief Financial Officer

Vinod Patil

Company Secretary

Consolidated Statement of Profit and Loss For The Year Ended 31 March 2015

(₹ in Lakhs)

Particulars	Note No.	Year ended 31 March 2015	Year ended 31 March 2014
I. Revenue from Operations	23	69,664	76,422
II. Other Income	24	1,171	1,516
III. Total Revenue (I + II)		70,835	77,938
IV. Expenses			
(a) Cost of construction/development, land, plots and development rights	25	37,980	46,173
(b) Employee benefits expense	26	4,283	2,922
(c) Finance costs	27	4,396	4,567
(d) Depreciation and amortisation expense	13.1&13.2	1,006	708
(e) Other expenses	28	6,964	5,245
Total expenses		54,629	59,615
V. Profit before tax (III - IV)		16,206	18,323
VI. Tax expense :			
(a) Current tax expense		5,919	6,344
(b) Short provision for tax relating to prior years		284	476
(c) Deferred Tax charge/ (credit)		(182)	(188)
Net tax expense		6,021	6,632
VII. Profit after tax before share of profit attributable to minority interest (V - VI)		10,185	11,691
VIII. Less - Share of Profit attributable to Minority Interest		3,653	2,487
IX. Profit for the year attributable to shareholders of the company (V - VI - VII)		6,532	9,204
X. Earnings per share (Face value ₹10/- per equity share)			
Basic (₹)	35	8.62	12.15
Diluted (₹)	35	8.61	12.15
See accompanying notes forming part of the consolidated financial statements			

In terms of our report attached.

For DELOITTE HASKINS & SELLS LLP

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi

Partner

(Membership No. 38019)

Place : Pune

Date : 26 May 2015

For and on behalf of the Board of Directors

Rajesh Patil*Chairman and Managing Director***Naresh Patil***Vice Chairman***Milind Kolte****Sunita Kolte****Vandana Patil***Executive Directors***Prakash Gaurav****Achyut Watve****Jayant Pendse****G L Vishwanath****Manasa Vishwanath***Independent Directors***Shraddha Jain***Chief Financial Officer***Vinod Patil***Company Secretary*

Consolidated Cash Flow Statement For The Year Ended 31 March 2015

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	16,206	18,323
Adjustment for:		
Depreciation/Amortisation	1,006	708
Finance Cost	4,396	4,567
Interest & Dividend received on Investments	(1,095)	(1,346)
Amounts written off	-	21
Liabilities written back	-	(35)
Expenses employee stock option scheme	35	-
Operating profit before Working Capital changes	20,548	22,238
Adjustments for change in Working capital :		
(Increase)/Decrease in Inventories	(18,431)	(28,684)
(Increase)/Decrease in Trade receivables	(1,576)	(802)
(Increase)/Decrease in Short-term loans and advances	(7,439)	39
(Increase)/Decrease in Long-term loans and advances	(724)	(12,787)
(Increase)/Decrease in Other current assets	(694)	-
(Increase)/Decrease in Other non-current assets	(25)	(38)
(Increase)/Decrease in Restricted Cash Balances (e.g. Dividend A/c)	5	(7)
Increase/(Decrease) in Long-term provisions	8,325	229
Increase/(Decrease) in Trade payables	706	1,904
Increase/(Decrease) in Other current liabilities	8,408	13,225
Increase/(Decrease) in Other long-term liabilities	229	452
Increase/(Decrease) in Short-term provisions	58	(295)
Cash generated from/ (used in) operations	9,390	(4,526)
Income taxes (paid)/refund received	(5,954)	(7,173)
Net Cash from / (used in) operating activities	3,436	(11,699)
B CASH FLOW FROM INVESTING ACTIVITIES		
Capital expenditure on fixed assets,CWIP including capital advances	(1,438)	(2,726)
(Increase in)/Proceeds from Current investment	931	(952)
Fixed Deposits not considered as cash and cash equivalent		
Placed	(1,535)	(1,293)
Matured	996	-
Interest & Dividend received on investments	1,091	1,316
Net Cash from/(used in) investing activities	45	(3,655)

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
C CASH FLOW FROM FINANCING ACTIVITIES		
Repayment of long-term borrowings	(8,499)	(4,567)
Proceed from long-term borrowings	11,063	23,093
Net increase / decrease in working capital borrowings	1,628	(2,202)
Capital contribution/(withdrawal) by minority	(1,799)	672
Dividend & Tax on dividend paid	(2,461)	(2,948)
Finance cost paid	(5,268)	(4,252)
Net Cash from/(used in) financing activities	(5,336)	9,796
D NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(1,855)	(5,558)
Cash and Cash Equivalents (Opening balance)	5,623	11,181
Cash and Cash Equivalents (Closing balance)	3,768	5,623
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(1,855)	(5,558)

Notes :

	As at 31 March 2015	As at 31 March 2014
1 Reconciliation of Cash and Cash equivalents with balance sheet		
Cash and cash equivalents as per Cash Flow Statement	3,768	5,623
Add: balance in fixed deposit for more than 3 months and less than 12 months	246	1,242
Add: balance in bank account earmarked for payment of unpaid dividend	36	41
Cash and bank balance as per Balance Sheet (Refer Note 20)	4,050	6,906

- 2 Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

In terms of our report attached.

For DELOITTE HASKINS & SELLS LLP

Chartered Accountants

(Firm's Registration No. 117366W/W-100018)

Hemant M. Joshi

Partner

(Membership No. 38019)

Place : Pune

Date : 26 May 2015

For and on behalf of the Board of Directors

Rajesh Patil

Chairman and Managing Director

Naresh Patil

Vice Chairman

Milind Kolte

Sunita Kolte

Vandana Patil

Executive Directors

Prakash Gaurav

Achyut Watve

Jayant Pendse

G L Vishwanath

Manasa Vishwanath

Independent Directors

Shraddha Jain

Chief Financial Officer

Vinod Patil

Company Secretary

Notes forming part of the consolidated financial statements

1. PRINCIPLES OF CONSOLIDATION AND ENTITIES CONSIDERED IN CONSOLIDATED FINANCIALS.

1.1 PRINCIPLES OF CONSOLIDATION

The consolidated financial statements relate to Kolte-Patil Developers Limited (the 'Company'), its subsidiaries and jointly controlled entities. The consolidated financial statements have been prepared on the following basis:

- (i) The financial statements of the subsidiaries and jointly controlled entities used in the consolidation are drawn upto the same reporting date as that of the Company i.e. year ended 31 March 2015.
- (ii) The financial statements of the Company and its subsidiary companies have been combined on a line-by-line basis by adding together like items of assets, liabilities, income and expenses, after eliminating intra-group balances, intra-group transactions and unrealised profits on intra-group transactions.
- (iii) Share of profit / loss, assets and liabilities in the jointly controlled entities, which are not subsidiaries, have been consolidated on a line-by-line basis by adding together the book values of like items of assets, liabilities, incomes and expenses on a proportionate basis to the extent of the Group's equity interest in such entity as per AS-27 'Financial Reporting of Interests in Joint Ventures'. The intra-group balances, intra-group transactions and unrealised profits or losses have been eliminated to the extent of the Group's share in the entity. Jointly controlled entities that are considered subsidiaries under AS-21 'Consolidated Financial Statements' are consolidated similar to the manner of consolidating subsidiaries (Refer (ii) above) and the share of interest of the other venturers in such entities is included as part of minority interest.
- (iv) The excess of cost to the Group of its investments in the subsidiary companies / jointly controlled entities over its share of equity of the subsidiary companies / jointly controlled entities, at the dates on which the investments in the subsidiary companies / jointly controlled entities were made, is recognised as 'Goodwill' being an asset in the consolidated financial statements. On the other hand, where the share of equity in the subsidiary companies / jointly controlled entities as on the date of investment is in excess of cost of investments of the Group, it is recognised as 'Capital Reserve' and shown under the head 'Reserves & Surplus', in the consolidated financial statements.
- (v) Minority Interest in the net assets of the consolidated subsidiaries consist of the amount of equity attributable to the minority shareholders at the date on which investments in the subsidiary companies were made and further movements in their share in the equity, subsequent to the dates of investments. Net profit / loss for the year of the subsidiaries attributable to minority interest is identified and adjusted against the profit after tax of the Group in order to arrive at the income attributable to shareholders of the Company.
- (vi) Goodwill arising on consolidation is not amortised but tested for impairment.
- (vii) As far as possible the consolidated financial statements have been prepared using uniform accounting policies for like transactions and other events in similar circumstances and are presented to the extent possible, in the same manner as the Company's separate financial statements.

1.2 The Companies/ entities considered in the consolidated financial statements are as follows

(A) Corporate entities

Name of the company / entity	Proportion of ownership interest as at 31 March 2015	Proportion of ownership interest as at 31 March 2014
I Subsidiaries		
a. Tuscan Real Estate Private Limited	51%	51%
b. Bellflower Properties Private Limited	50.0001%	50.0001%
c. Kolte-Patil Real Estate Private Limited	51%	51%
d. Yashowardhan Promoters and Developers Private Limited	100%	100%
e. Regenesis Facility Management Company Private Limited	100%	100%
f. Regenesis Project Management Company Private Limited	100%	100%
g. Lilac Hospitality Private Limited	100%	100%
h. Jasmine Hospitality Private Limited	100%	100%
i. Olive Realty Private Limited	100%	100%
j. Snowflower Properties Private Limited	100%	100%
k. PNP Retail Private Limited	100%	100%
l. PNP Agrotech Private Limited	100%	100%
m. Sylvan Acres Realty Private Limited	100%	100%
II Joint Ventures		
a. Kolte-Patil I-ven Townships (Pune) Limited	45%	45%
b. Corolla Realty Limited	37%	37%

Notes forming part of the consolidated financial statements

(B) Partnership Firms & LLPs

Name of the Partnership Firms / Limited Liability Partnership	Capital As at 31 March 2015 (₹ In Lakhs)	Capital As at 31 March 2014 (₹ In Lakhs)	Profit Sharing Ratio As at 31 March 2015	Profit Sharing Ratio As at 31 March 2014
a. Ankit Enterprises	0.37	0.37	75.00%	75.00%
b. Kolte-Patil Homes	-	-	60.00%	60.00%
c. KP-Rachana Real Estate LLP	212.46	212.46	50.00%	50.00%
d. Sanjivani Integrated Township LLP	50.50	50.50	50.50%	50.50%
e. Bouvardia Developers LLP	0.99	0.99	100.00%	100.00%
f. Ruturang Developers LLP	0.75	-	75.00%	-
g. KP-SK Project Management LLP	0.55	-	55.00%	-

2. SIGNIFICANT ACCOUNTING POLICIES

A. Basis of Preparation of Financial Statements

The financial statements of the group have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act") / the Companies Act, 1956 ("the 1956 Act") as applicable. The financial statements have been prepared on accrual basis under the historical cost convention. The accounting policies adopted in the preparation of the financial statements are consistent with those followed in the previous year.

B. Use of Estimates

The preparation of the financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognized in the periods in which the results are known / materialize.

C. Inventories

In case of Real Estate Business, Inventory comprises of stock of raw materials, completed properties for sale and properties under construction (Work in Progress). Work In Progress comprises cost of land, development rights, TDR, construction and development cost, cost of material, services and other overheads related to projects under construction. Inventory is valued at cost or net realizable value whichever is lower.

In case of other business, Inventories are valued at the lower of cost and the net realisable value after providing for obsolescence and other losses, if any. Cost includes all charges in bringing the goods to the point of sale.

D. Cash Flow Statement

Cash flow statement is prepared under the 'Indirect Method' Prescribed under Accounting Standard 3 'Cash Flow Statements' prescribed under the Companies (Accounting Standard) Rules, 2006. The cash flows from operating, investing and financing activities of the Company are segregated based on the available information

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

E. Fixed Assets

Fixed assets are carried at cost less accumulated depreciation/amortisation. The cost of fixed assets comprises its purchase price, directly attributable expenditure on making the asset ready for its intended use, other incidental expenses and interest on borrowings attributable to acquisition of qualifying fixed assets up to the date the asset is ready for its intended use. Subsequent expenditure on fixed assets after its purchase / completion is capitalised only if such expenditure results in an increase in the future benefits from such asset beyond its previously assessed standard of performance.

Capital work-in-progress

Projects under which tangible fixed assets are not yet ready for their intended use are carried at cost, comprising direct cost, related incidental expenses and attributable interest.

F. Depreciation/Amortization

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value.

Notes forming part of the consolidated financial statements

Depreciation on assets has been provided on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013.

Intangible Assets

Computer Software is amortized over a period of six years.

G. Revenue Recognition

- i. Revenue from real estate projects including integrated townships is recognised on the 'Percentage of Completion Method' of accounting. Revenue is recognized, in relation to the sold areas only, on the basis of percentage of actual cost incurred thereon including land as against the total estimated cost of the project under execution subject to construction costs being 25% or more of the total estimated cost. The estimates of saleable area and costs are revised periodically by the management. The effect of such changes to estimates is recognised in the period such changes are determined.

In accordance with Revised Guidance Note issued by the Institute of Chartered Accountants of India (ICAI), on 'Accounting for Real Estate Transactions (Revised 2012)', revenue recognition for all real estate projects commencing on or after 1 April 2012 or where the revenue is recognised for the first time on or after 1 April 2012, revenue is recognised on percentage of completion method if (a) actual construction and development cost (excluding land cost) incurred is 25% or more of the estimated cost, (b) At least 25% of the saleable project area is secured by contracts or agreements with buyers and (c) At least 10% of the total revenue as per sales agreement or any other legally enforceable document are realised as at the reporting date.

- ii. In case of joint development projects, revenue is recognised to the extent of company's percentage share of the underlying real estate development project.
- iii. Revenue from sale of land is recognised when the agreement to sell is executed resulting in transfer of all significant risk and rewards of ownership and possession is handed over to the buyer.
- iv. Facility charges, management charges, project management fees, rental, hire charges, sub lease and maintenance income are recognized on accrual basis as per the terms and conditions of relevant agreements.
- v. Interest income is accounted on accrual basis on a time proportion basis.
- vi. Dividend income is recognized when right to receive is established.
- vii. Sales of goods are recognised, net of returns and trade discounts, on transfer of significant risks and rewards of ownership to the buyer, which generally coincides with the delivery of goods to customers.

H. Cost of Construction / Development

Cost of Construction/Development (including cost of land) incurred is charged to the statement of profit and loss proportionate to project area sold. Costs incurred for projects which have not achieved reasonable level of development is carried over as construction work-in-progress.

I. Unbilled Receivables

Unbilled receivables represent revenue recognised on 'Percentage of Completion Method' less amount due from customers as per payment plans adopted by them.

J. Foreign Currency Transactions

(i) Initial recognition

Transactions in foreign currencies entered into by the Company are accounted at the exchange rates prevailing on the date of the transaction

(ii) Measurement at the balance sheet date

Foreign currency monetary items (other than derivative contracts) of the Company, outstanding at the balance sheet date are restated at the year-end rates

(iii) Treatment of exchange differences

Exchange differences arising on settlement / restatement of short-term foreign currency monetary assets and liabilities of the Company are recognised as income or expense in the Statement of Profit and Loss.

K. Investments

Long-term investments are carried individually at cost less provision for diminution, other than temporary, in the value of such investments. Current investments are carried individually, at the lower of cost and fair value. Costs of investments include acquisition charges such as brokerage, fees and duties.

Notes forming part of the consolidated financial statements

L. Employee Benefits

Employee benefits include provident fund, employee state insurance scheme, gratuity fund, and compensated absences.

a) Defined contribution plans

The Company's contribution to provident fund and employee state insurance is considered as defined contribution plans and are charged as an expense based on the amount of contribution required to be made and when services are rendered by the employees.

b) Defined benefit plans

For defined benefit plans in the form of gratuity fund, the cost of providing benefits is determined using the Projected Unit Credit method, with actuarial valuations being carried out at each balance sheet date. Actuarial gains and losses are recognised in the Statement of Profit and Loss in the period in which they occur. Past service cost is recognised immediately to the extent that the benefits are already vested and otherwise is amortised on a straight-line basis over the average period until the benefits become vested. The retirement benefit obligation recognised in the Balance Sheet represents the present value of the defined benefit obligation as adjusted for unrecognised past service cost, as reduced by the fair value of scheme assets. Any asset resulting from this calculation is limited to past service cost, plus the present value of available refunds and reductions in future contributions to the scheme. For Certain Entities viz, Bellflower Properties Private Limited, Yashowardhan Promoters and Developers Private Limited, Regensis Project Management Company Private Limited, Lilac Hospitality Private Limited, Jasmine Hospitality Private Limited, Olive Realty Private Limited, Sylvan Acres Realty Private Limited, Kolte-Patil Homes, KP-Rachana Real Estate LLP, Sanjivani Integrated Township LLP, Bouvardia Developers LLP provision for gratuity has been calculated on arithmetical basis in view of the limited number of employees in those entities.

c) Short-term employee benefits

The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees are recognised during the year when the employees render the service. These benefits include performance incentive and compensated absences which are expected to occur within twelve months after the end of the period in which the employee renders the related service.

The cost of short-term compensated absences is accounted as under:

- (a) in case of accumulated compensated absences, when employees render the services that increase their entitlement of future compensated absences; and
- (b) in case of non-accumulating compensated absences, when the absences occur.

d) Long-term employee benefits

Compensated absences which are not expected to occur within twelve months after the end of the period in which the employee renders the related service are recognised as a liability at the present value of the defined benefit obligation as at the balance sheet date less the fair value of the plan assets out of which the obligations are expected to be settled

M. Employee Stock Option Scheme

The Company has formulated Employee Stock Option Schemes (ESOS) in accordance with the SEBI (Employee Stock Option Scheme and Employee Stock Purchase Scheme) Guidelines, 1999. The Schemes provide for grant of options to employees of the Company to acquire equity shares of the Company that vest in a graded manner and that are to be exercised within a specified period. The Company accounts the employee stock based compensation under intrinsic value method. In accordance with the SEBI Guidelines; the excess, if any, of the closing market price on the day prior to the grant of the options under ESOS over the exercise price is amortised on a straight-line basis over the vesting period.

N. Borrowing Cost

Borrowing costs that are directly attributable to the acquisition or construction of a qualifying asset are considered as part of the cost of that asset. Other borrowing costs are recognized as an expense in the year in which they are incurred.

O. Operating Leases

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. Lease rentals receipts / payments under operating leases are recognised in the statement of profit and loss on a straight-line basis.

P. Earnings Per Share

Basic earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity

Notes forming part of the consolidated financial statements

shares except where the results are anti-dilutive.

Q. Taxes On Income

Tax expenses comprise both current and deferred tax. Current tax is the amount of tax payable on the taxable income for the year as determined in accordance with the provisions of the Income Tax Act, 1961.

Deferred tax is recognised on timing differences, being the differences between the taxable income and the accounting income that originate in one period and are capable of reversal in one or more subsequent periods. Deferred tax is measured using the tax rates and the tax laws enacted or substantively enacted as at the reporting date. Deferred tax liabilities are recognised for all timing differences. Deferred tax assets are recognised for timing differences of items other than unabsorbed depreciation and carry forward losses only to the extent that reasonable certainty exists that sufficient future taxable income will be available against which these can be realised. However, if there are unabsorbed depreciation and carry forward of losses, deferred tax assets are recognised only if there is virtual certainty that there will be sufficient future taxable income available to realise the assets. Deferred tax assets and liabilities are offset if such items relate to taxes on income levied by the same governing tax laws and the Company has a legally enforceable right for such set off. Deferred tax assets are reviewed at each balance sheet date for their realisability.

R. Impairment

The carrying values of assets / cash generating units at each balance sheet date are reviewed for impairment. If any indication of impairment exists, the recoverable amount of such assets is estimated and impairment is recognized, if the carrying amount of these assets exceeds their recoverable amount. The recoverable amount is the greater of the net selling price and their value in use. Value in use is arrived at by discounting the future cash flows to their present value based on an appropriate discount factor. When there is indication that an impairment loss recognized for an asset in earlier accounting periods no longer exists or may have decreased, such reversal of impairment loss is recognized in the Statement of Profit and Loss, except in case of revalued assets.

S. Provisions, Contingent Liabilities and Contingent Assets

A provision is recognised when the Company has a present obligation as a result of past events and it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions (excluding retirement benefits) are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

Contingent liabilities are disclosed in the Notes.

Contingent assets are not recognised in the financial statements.

T. Operating Cycle

Based on the nature of products / activities of the Company and the normal time between acquisition of assets and their realisation in cash or cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

Notes forming part of the consolidated financial statements

NOTE 3 | SHARE CAPITAL

(₹ in Lakhs)

Particulars	As at	
	31 March 2015	31 March 2014
(a) Authorised		
112,000,000 (PY 112,000,000) Equity Shares of ₹10/ each	11,200	11,200
	11,200	11,200
(b) Issued, subscribed and fully paid up		
75,774,909 (PY 75,774,909) Equity Shares of ₹10/ each	7,577	7,577
Total	7,577	7,577

3A: Terms, rights & restrictions attached to equity shares

The Company has only one class of equity shares having a face value of ₹10 per share. Accordingly, all equity shares rank equally with regards to dividends & share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amount. The distribution will be in proportion to the number of equity shares held by the shareholders.

3B: Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at 31 March 2015		As at 31 March 2014	
	Number of shares	Amount (₹ in Lakhs)	Number of shares	Amount (₹ in Lakhs)
Shares at the beginning of the year	7,57,74,909	7,577	7,57,74,909	7,577
Issued during the year	-	-	-	-
Outstanding at the end of the year	7,57,74,909	7,577	7,57,74,909	7,577

3C: Details of shares held by each shareholder holding more than 5% equity shares:

Particulars	As at 31 March 2015		As at 31 March 2014	
	Number of shares held	% holding	Number of shares held	% holding
Rajesh Anirudha Patil	1,54,86,031	20.44%	1,54,86,031	20.44%
Naresh Anirudha Patil	1,49,49,148	19.73%	1,49,49,148	19.73%
Milind Digambar Kolte	64,42,156	8.50%	64,42,156	8.50%
Sunita Milind Kolte	55,39,553	7.31%	55,39,553	7.31%
Sunita Rajesh Patil	70,21,861	9.27%	70,21,861	9.27%
Vandana Naresh Patil	70,39,319	9.29%	70,39,319	9.29%

3D The Company declares and pays dividend in Indian ₹. A final dividend of ₹2.00 per share has been recommended by the Board of Directors in their meeting held on 26 May 2015, for the financial year 2014-15, subject to the approval of shareholder in the ensuing annual General meeting. The total dividend appropriation for the year ended 31 March 2015 amounted to ₹1,825 lakhs including Corporate Dividend Distribution Tax of ₹309 lakhs (Previous year ₹2,697 lakhs including Corporate Dividend Distribution Tax of ₹348 lakhs)

Notes forming part of the consolidated financial statements

NOTE 4 | RESERVES AND SURPLUS

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(a) Securities Premium Account		
Opening balance	29,385	29,385
Add : Addition / (Utilisation) during the year	-	-
Closing Balance	29,385	29,385
(b) Capital Redemption Reserves		
Opening balance	635	135
Add: Transferred from surplus in Statement of Profit and Loss	459	500
Closing Balance	1,094	635
(c) Capital Reserve on consolidation		
Opening balance	74	74
Less: Adjustment during the year	-	-
Closing Balance	74	74
(d) Debenture Redemption Reserve		
Opening balance	560	644
Add: Transferred from surplus in Statement of Profit and Loss	895	-
Less: Utilised during the year	-	(84)
Closing Balance	1,455	560
(e) Share Option Outstanding Account		
Opening balance	-	-
Add: Amount Recorded on grants during the year	35	-
Closing Balance	35	-
(f) General Reserve		
Opening balance	4,465	3,520
Add: Transferred from surplus in Statement of Profit and Loss	-	945
Closing Balance	4,465	4,465
(g) Surplus in Statement of Profit and Loss		
Opening balance	37,856	35,715
Less: Depreciation on transition to Schedule II of the Companies Act, 2013 on tangible fixed assets with nil remaining life (Net of Deffered tax ₹48 lakhs) (Refer note 39)	(105)	-
Add : Profit for the year	6,532	9,204
Less: Allocations/Appropriations		
-Transferred to General Reserve	-	(945)
-Transferred to Debenture redemption reserve	(895)	-
-Transferred to Capital Redemption Reserves	(459)	(500)
-Adjustment for excess amount of Investment in Oakwoods carried in Company's Accounts over the amount of Networth acquired from Oakwoods on amalgamation during the previous year	-	(2,483)
-Interim dividend paid	(700)	(1,267)
-Tax on Interim dividend	(338)	(366)
-Final Dividend proposed to be distributed to equity shareholders (₹2.00 per share (Previous Year ₹1.60 per share))	(1,516)	(1,212)
-Tax on final dividend proposed	(309)	(206)
-Premium paid on Redemption of Debenutures	-	(84)
Closing balance	40,066	37,856
Total	76,574	72,975

Notes forming part of the consolidated financial statements

NOTE 5 | LONG TERM BORROWINGS

(₹ in Lakhs)

Particulars	Note No.	Non Current		Current	
		As at 31 March 2015	As at 31 March 2014	As at 31 March 2015	As at 31 March 2014
Secured					
Debentures					
700 (previous year Nil) 12.25% Non Convertible Redeemable Debentures of ₹1,000,000 each	5A(i)	7,000	-	-	-
8,168,909 (Previous year 8,168,909) 15% Optionally Convertible Debentures of ₹100/- each	5A(ii)	8,169	8,169	-	-
Term Loans					
from Banks	5B	6,195	8,078	5,161	2,313
from Financial Institutions /Others	5B	12	5,344	3,071	2,105
Vehicle Loans					
from Banks	5C	-	103	434	113
from Financial Institutions /Others	5C	-	13	22	18
Unsecured					
Debentures					
19,669,300 (Previous year 32,169,300) 15% Compulsorily Convertible Debentures (CCDs) of ₹10/- each	5D(i)	1,967	3,217	-	-
2,169,300 (Previous year 2,169,300) Optionally Convertible Debentures (OCDs) of ₹10/- each	5D(ii)	-	-	217	217
Term Loans					
from Financial Institutions /Others		1,621	250	-	-
Public Deposits					
		-	-	-	1,365
		24,964	25,174	8,905	6,131
Amount disclosed under other current liabilities (Refer Note 11)		-	-	(8,905)	(6,131)
		24,964	25,174	-	-

5A. Secured Debentures

i) 700 (previous year Nil) 12.25% Non-Convertible Debentures of ₹1,000,000/- each fully paid carrying interest at 12.25% p.a.

Name of Debenture Holder	Series	Date of allotment	Number of Debentures	Amount ₹ in lakhs
Tata Capital Limited	Series I	11 December 2014	400	4,000
L & T Housing Finance Limited	Series II	16 January 2015	300	3,000

Security: The NCDs shall be secured by an exclusive first ranking charge in favour of the Debenture Trustee (on behalf of the NCD holders) over:

- Charge by way of Mortgage over land and Project Assets of Jazz 2 located at Pimple Nilakh to which clear and marketable title is held by Issuer.
- Charge on all Cash flows and Receivables pertaining to the Project ("Receivables").
- Charge on the Escrow Account for the Project.
- Minimum asset cover of 1.50 times the total principal amount of the NCDs outstanding and aggregate interest accrued but not paid on the NCDs as on the relevant date to be maintained, throughout the tenor of the NCDs.

Repayment Terms : The non-convertible secured Debentures are redeemable at the end of 3 years from the Deemed Date of Allotment. The interest is to be paid out quarterly as per the Debenture Information Memorandum.

The Company has created Debenture Redemption Reserve pursuant to the Section 71(4) of the Companies Act, 2013.

Notes forming part of the consolidated financial statements

- ii) 8,168,909 (Previous Year - 8,168,909) 15% Optionally Convertible Debentures of ₹100 each.
Security: The debentures are secured by mortgage of certain immovable properties situated at village Kondhwa Budruk within the limits of Pune Municipal Corporation, Pune.

Repayment Terms : The OCDs Series shall have a term of 10 years from the date of allotment. The Company may redeem the OCDs before the term.

5B. Term Loan:

Security: Term loan from bank and others is secured by way of

- i. Mortgage of Immovable Property owned by Company/ Subsidiary/ group companies.
- ii. Mortgage of land of the respective Project for which term Loan has taken along with escrow arrangement.
- iii. Personal guarantees of directors.
- iv. Charge on collection / receivables of respective projects for which term loan has taken.

Repayment Terms: Repayable within 8 to 72 monthly installments

These Loans are subject to interest rate ranging from 13.5% to 18.0% per annum

5C. Vehicle Loans:

Security: All the Vehicle loans are secured by the respective vehicles only.

Rate of Interest : The Rate of Interest is between 10% to 18% per annum

5D. Unsecured Convertible Debentures

- i) 19,669,300 (Previous Year - 32,169,300) 15 % Compulsory Convertible Debentures (CCD) of ₹10 each.

The CCDs shall have a term of 10 (ten) years to be computed from the date of issue (15 October 2011). As per the terms of allotment of CCDs, the CCDs may be converted in whole or in part, at the option of the holder at any time during the period between the date of issue till Conversion Date. Every 100 CCDs shall be convertible into 2 Equity Shares.

- ii) 2,169,300 (Previous year 2,169,300) Optionally Convertible Debentures (OCDs) of ₹10/- each (Non Interest Bearing)(Series B & Series C)

The OCD's shall have a term of 30 (thirty) months from the date of issue . If OCDs are not redeemed in accordance with terms of issue, OCDs shall be mandatorily converted into 1 equity share on Mandatorily conversion date.

Series B -

In accordance with the terms of the Debenture Redemption Agreement dated 6 October 2011, if "Additional FSI" was not received till 5 April 2014, the Series B OCDs issued to India Advantage Fund III were to be redeemed or converted to equity shares. Based on legal opinion and architect's certificate additional FSI was not received and therefore, the Company has communicated vide letter dated 5 April 2014 to India Advantage Fund III that the additional FSI is not available and requested to submit the debenture certificate for further actions.

Series C -

In accordance with the terms of the Debenture Redemption Agreement dated 6 October 2011, if "Refund of IT Premium" was not received till 5 April 2014, the Series C OCDs issued to India Advantage Fund III were to be converted in to equity shares. The Company is in the process of converting OCD Series C into 1 equity share.

The Company has created Debenture Redemption Reserve pursuant to the Section 71(4) of the Companies Act, 2013.

Notes forming part of the consolidated financial statements

NOTE 6 | DEFERRED TAX ASSET AND LIABILITY

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
A. Deferred Tax Liability (Net)		
i) Break up of deferred tax liability as at year end:		
Differences in book balances and tax balances of fixed assets	98	22
	98	22
ii) Break up of deferred tax asset as at year end:		
a. Provision for compensated absences	24	3
b. Provision for Gratuity	13	2
c. Provision for Bonus	7	4
	44	9
Total	54	13
B. Deferred Tax Assets (Net)		
i) Break up of deferred tax asset as at year end:		
a. Provision for compensated absences	115	89
b. Provision for Gratuity	66	56
c. Provision for Bonus	25	-
d. Carried forward tax losses	563	361
	769	506
Break up of deferred tax liability as at year end:		
Differences in book balances and tax balances of fixed assets	113	120
	113	120
Total	656	386

NOTE 7 | OTHER LONG TERM LIABILITIES

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
Security Deposits Received	115	146
Retention Money Payable	629	369
Total	744	515

NOTE 8 | LONG TERM PROVISIONS

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
(a) Provision for Employee Benefits (Refer note 32)		
Provision for Gratuity	32	39
Provision for leave encashment	408	229
(b) Provision for cost of Development	8,168	-
(c) Others long term provisions	166	181
Total	8,774	449

NOTE 9 | SHORT TERM BORROWINGS

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
Secured:		
Loans repayable on demand from Banks		
Cash Credit	1,977	932
Overdraft	793	353
Other Loan	20	-
Unsecured:		
Loans repayable on demand from others	91	-
Loans repayable on demand from related parties (Refer note 37)	1,098	1,066
Total	3,979	2,351

Notes forming part of the consolidated financial statements

Bank Loans are secured by way of

- i. Mortgage of immovable property owned by Company/ Subsidiary/ Group Companies.
- ii. Mortgage of land of the respective Project for which term loan has taken along with escrow arrangement.
- iii. Personal guarantees of directors.
- iv. Charge on current assets (construction Material WIP and receivables) of respective projects for which term loan has taken.
- v. Bank fixed deposit.

NOTE 10 | TRADE PAYABLE

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
Trade Payables	11,752	11,046
Total	11,752	11,046

NOTE 11 | OTHER CURRENT LIABILITIES

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(a) Current maturities of long-term debt (Refer note 5)	8,905	6,131
(b) Interest accrued but not due on borrowings	915	439
(c) Unclaimed dividends	33	38
(d) Other Payables		
(i) Advance from customers	44,499	37,302
(ii) Statutory remittances (Contribution to PF, ESIC, Withholding taxes, VAT, Service Tax etc.)	853	432
(iii) Book overdraft- Bank	547	-
(iv) Others (Stamp duty and registration fees)	333	90
Total	56,085	44,432

NOTE 12 | SHORT TERM PROVISIONS

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(a) Provision for Employee Benefits: (Refer note 32)		
Provision for Gratuity	275	179
Provision for Leave encashment	70	108
(b) Provision- Others :		
Provision for Income Tax (net of advance tax and TDS)	2,400	3,631
Provision for proposed dividend	1,516	1,212
Provision for tax on proposed dividend	309	206
Total	4,570	5,336

Notes forming part of the consolidated financial statements

NOTE 13.1 | FIXED ASSETS - TANGIBLE

SR. No.	PARTICULARS	GROSS			As at 1 April 2014	As at 31 March 2015	As at 1 April 2014	For the Year	DEPRECIATION / AMORTISATION			NET BLOCK	
		Additions	Deletions / Adjustments	As at 31 March 2015					On deletions/ Adjustments	Transition adjustment recorded against Surplus balance in Statement of Profit and Loss	As at 31 March 2015	As at 31 March 2014	
1.	Land	3,402	-	-	3,402	-	-	-	-	-	3,402	3,402	
		(3,402)	(3)	(3)	(3,402)	(-)	(-)	(-)	(-)	(-)	(3,402)	(3,402)	
2.	Building	439	149	-	588	30	12	-	-	42	546	409	
		(401)	(38)	(-)	(439)	(23)	(7)	(-)	(-)	(30)	(409)	(378)	
3.	Furniture and Fixtures	515	121	-	636	126	92	-	-	1	417	389	
		(462)	(53)	(-)	(515)	(96)	(31)	(1)	(1)	(126)	(389)	(366)	
4.	Plant and Machinery	3,721	282	-	4,003	696	306	-	-	1,002	3,001	3,025	
		(2,734)	(1,046)	(59)	(3,721)	(322)	(390)	(16)	(-)	(696)	(3,025)	(2,412)	
5.	Office Equipment	692	100	1	791	111	120	1	99	329	462	581	
		(381)	(312)	(1)	(692)	(81)	(30)	(-)	(-)	(111)	(581)	(300)	
6.	Vehicles	1,392	168	13	1,547	525	189	10	28	732	815	867	
		(1,184)	(247)	(39)	(1,392)	(434)	(130)	(39)	(-)	(525)	(867)	(750)	
7.	Computers	514	96	2	608	300	132	-	25	457	151	214	
		(495)	(66)	(47)	(514)	(241)	(68)	(9)	(-)	(300)	(214)	(254)	
	TOTAL (A)	10,675	916	16	11,575	1,788	851	11	153	2,781	8,794	8,887	
	TOTAL (Previous Year)	(9,059)	(1,765)	(149)	(10,675)	(1,197)	(656)	(65)	(-)	(1,788)	(8,887)		

NOTE 13.2 | INTANGIBLE ASSETS

SR. No.	PARTICULARS	GROSS			As at 1 April 2014	As at 31 March 2015	As at 1 April 2014	For the Year	DEPRECIATION / AMORTISATION			NET BLOCK	
		Additions	Deletions / Adjustments	As at 31 March 2015					On deletions/ Adjustments	Transition adjustment recorded against Surplus balance in Statement of Profit and Loss	As at 31 March 2015	As at 31 March 2014	
1	Computer Software	303	934	-	1,237	157	155	-	-	312	925	146	
		(207)	(96)	(-)	(303)	(105)	(52)	(-)	(-)	(157)	(146)	(102)	
	TOTAL (B)	303	934	-	1,237	157	155	-	-	312	925	146	
	TOTAL (Previous Year)	(207)	(96)	(-)	(303)	(105)	(52)	(-)	(-)	(157)	(146)		
	GRAND TOTAL (A+B)	10,978	1,850	16	12,812	1,945	1,006	11	153	3,093	9,719	9,033	
	TOTAL (Previous Year)	(9,266)	(1,861)	(149)	(10,978)	(1,302)	(708)	(65)	(-)	(1,945)	(9,033)		

Note : Previous year figures are in brackets

Notes forming part of the consolidated financial statements

NOTE 14 | NON CURRENT INVESTMENTS

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(a) Investment in government or trust securities		
National Savings Certificates (₹25,200/- (Previous Year ₹25,200/-))	-*	-*
(b) Other non-current investments		
20 (Previous Year 20) Equity shares of Rupee Bank of ₹25 each (₹500/- (Previous Year ₹500/-))	-*	-*
Total	-*	-*

* Amount less than ₹1 Lakh

NOTE 15 | LONG TERM LOANS AND ADVANCES

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(Unsecured, considered good)		
(a) Security deposits	12,553	11,642
(b) Prepaid expenses	3	20
(c) Advances given for real estate development	3,894	3,852
(d) Advance income tax (net of provisions)	3,398	4,877
(e) Balances with government authorities (cenvat credit receivable)	180	392
Total	20,028	20,783

NOTE 16 | OTHER NON CURRENT ASSETS

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(Unsecured, considered good)		
Fixed Deposit with Bank held for more than 12 months (Balance held as security against borrowing)	1,586	51
Other Advances (including Maintenance Charges Recoverable)	184	159
Total	1,770	210

NOTE 17 | CURRENT INVESTMENT

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(a) Investment in equity instruments	3	3
13,200 (previous year 13,200) Eq Shares of ₹24 each - Vijaya Bank		
(b) Investment in Mutual Funds- Quoted (All the investment in mutual fund are of Daily Dividend Reinvestment Plan)	607	1,538
Total	610	1,541

NOTE 18 | INVENTORIES

Particulars	(₹ in Lakhs)	
	As at 31 March 2015	As at 31 March 2014
(At lower of cost and net realisable value)		
Raw Material	3,207	1,678
Land, plots and construction work-in-progress	1,41,816	1,23,753
Completed Finished Properties	1,696	1,509
Total	1,46,719	1,26,940

Notes forming part of the consolidated financial statements

NOTE 19 | TRADE RECEIVABLES

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
(Unsecured, considered good)		
Trade receivables outstanding for a period exceeding six months from the date they were due for payment	3,088	2,819
Other Trade receivables (Less than six months)	7,001	5,694
Total	10,089	8,513

NOTE 20 | CASH AND CASH EQUIVALENTS

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
A. Cash and cash equivalents		
i) Cash on hand	40	44
ii) Cheques, drafts on hand	2	2
iii) Balances with Banks:		
-Current Account	3,139	4,973
-Demand deposit accounts (Original Maturity of 3 months or less)	587	604
	3,768	5,623
B. Other bank balances		
i) In other Deposit accounts		
Fixed Deposit as a security against borrowing (Original Maturity of more than 3 months and less than 12 months)	246	1,242
ii) In earmarked accounts		
- Unpaid dividend accounts	36	41
	282	1,283
Total	4,050	6,906

NOTE 21 | SHORT TERM LOANS AND ADVANCES

(₹ in Lakhs)

Particulars	As at 31 March 2015	As at 31 March 2014
(Unsecured, considered good)		
(a) Loans and advances to related parties (Refer note 37)	738	626
(b) Security deposits	157	231
(c) Prepaid Expenses	74	66
(d) Loans and advances to employees	114	114
(e) Balances with government authorities (Cenvat credit receivable)	1,014	775
(f) Other short term loans and advances		
Advances to suppliers, contractors & Land Vendors	11,424	7,343
Advance given to India Advantage Fund III	3,100	-
Other Advances	52	79
Total	16,673	9,234

Note: Short term advances includes amount due from:

Particulars	As at 31 March 2015	As at 31 March 2014
Directors	738	626
	738	626

Notes forming part of the consolidated financial statements

NOTE 22 | OTHER CURRENT ASSETS

(₹ in Lakhs)

Particulars	As at 31 March 2015	For year ended 31 March 2014
Interest accrued on deposits	55	51
Unbilled Revenue	694	-
Total	749	51

NOTE 23 | REVENUE FROM OPERATIONS

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
(a) Revenue from:		
Sale of Properties/ Flats (Residential and commercial)	63,797	71,755
Sale of Land	3,956	3,087
(b) Other Operating Revenue		
Rent Income	130	122
Project Management Fees	369	473
Sale of Services	1,188	800
Modification & Extra Work Receipts	224	185
Total	69,664	76,422

NOTE 24 | OTHER INCOME

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
(a) Interest Income from		
Deposits with banks and other Investments	865	1,060
Customers/employees	11	32
(b) Dividend income from current investments (Mutual Fund)	219	254
(c) Miscellaneous Income	76	135
(d) Liabilities written back	-	35
Total	1,171	1,516

NOTE 25 | COST OF CONSTRUCTION/ DEVELOPMENT, LAND, PLOTS AND DEVELOPMENT RIGHTS

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
(a) Opening stock	1,26,940	98,256
Add : Inventory of Amalgamated Company - Oakwoods	-	1,258
Less : Completed unit transferred to Fixed Assets	(147)	-
A	1,26,793	99,514
(b) Add: Cost incurred during the year		
Cost of land/ development rights	12,439	27,488
Purchase of material & transportation	14,318	16,288
Contract cost, labour and other charges	15,993	13,987
Other construction expenses	12,219	14,523
Personnel costs (Contract cost, labour and other charges)	1,589	1,313
Finance Cost (Refer note 27)	1,348	-
B	57,906	73,599
(c) Less : Closing stock	C	1,26,940
Cost of construction / development	(A+B-C)	46,173

Notes forming part of the consolidated financial statements

NOTE 26 | EMPLOYEE BENEFITS EXPENSES

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
(a) Salaries and wages	3,878	2,688
(b) Contributions to provident and other funds	256	159
(c) Expenses on employees stock option scheme	35	-
(d) Staff Welfare Expenses	114	75
Total	4,283	2,922

NOTE 27 | FINANCE COST

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
(a) Interest expense on Borrowings	5,597	4,316
(b) Other borrowing costs	147	251
Total	5,744	4,567
Less: Transferred to cost of construction (Refer note 25)	1,348	-
Total	4,396	4,567

NOTE 28 | OTHER EXPENSES

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
(a) Advertisement and Selling Expenses	4,057	2,576
(b) Lease rent	586	371
(c) Repair & Maintenance		
-Building	23	87
-Machinery	31	67
-Others	143	107
(d) Insurance	112	100
(e) Rates & Taxes	61	235
(f) Communication	114	96
(g) Travelling and conveyance	340	306
(h) Printing and Stationery	32	46
(i) Legal and professional	652	642
(j) Audit Fees (Refer note 30)	67	46
(k) Amount Written Off	1	21
(l) Net loss on foreign currency transactions and translation (other than considered as finance costs)	48	-
(m) Miscellaneous Expenses	697	545
Total	6,964	5,245

NOTE 29 | CONTINGENT LIABILITIES (TO THE EXTENT NOT PROVIDED FOR)

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
(a) Claims against the Company not acknowledged as debt *	2,134	2,152
(b) Income Tax matters (pending in Appeal)	1,599	2,592
(c) Guarantees issued by the Company on behalf of Subsidiary and joint venture companies**	21,800	15,600
(d) In relation to the Company's interests in joint ventures and its share in each of the contingent liabilities which have been incurred jointly with other ventures * (Refer Note 36)	35	36
Total	25,568	20,380

*in the opinion of the management the above claims are not sustainable and the Company does not expect any outflow of economic resources in respect of above claims and therefore no provision is made in respect thereof.

**The Company does not expect any outflow of resources in respect of the Guarantees issued.

Notes forming part of the consolidated financial statements

NOTE 30 | AUDITORS REMUNERATION (NET OF SERVICE TAX)

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
Audit Fees including fees for quarterly limited reviews	66	46
Other services	1	-
Reimbursement of expenses	.*	-
Total	67	46

*Amount is less than ₹1 Lakh

NOTE 31 | DISCLOSURE AS REQUIRED BY "GUIDANCE NOTE ON ACCOUNTING FOR REAL ESTATE TRANSACTIONS (REVISED 2012)

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
-Project revenue recognised as revenue for the year ended 31 March	63,797	71,755
- Methods used to determine the project revenue	Percentage of completion	Percentage of completion
- Method used to determine the stage of completion of the Project	% of actual cost to budgeted cost	% of actual cost to budgeted cost
- Aggregate amount of costs incurred and profits recognised to date as at 31 March	335,277	253,981
- Advances received as at 31 March	44,485	30,007
- Amount of work in progress as at 31 March	143,371	125,114
- Amount of Construction Materials as at 31 March	3,207	1,678
- Unbilled revenue as at 31 March	694	-
- Sundry Debtors as at 31 March	8,192	8,302

NOTE 32 | EMPLOYEE BENEFITS

The details of employee benefits as required under Accounting Standard 15 'Employee Benefits' is given below

(A) Defined Contribution Plan:

Amount recognized as an expense in the Statement of Profit and Loss in respect of Defined Contribution Plans (Provident and other funds) is ₹256 lakhs (31 March 2014 ₹159 lakhs)

(B) Defined benefit plan:

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Disclosure as required under Accounting Standard – 15 (Revised) on "Employee Benefits" in respect of defined benefit plan is as under:

- Changes in the present value of defined obligation (DBO) during the year representing reconciliation of opening and closing balances thereof are as follows:

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
Present value of benefit obligation at the beginning of the year	413	310
Acquisition Cost	-	-
Current service cost	127	94
Past service cost	-	-
Interest cost	32	69
Curtailement cost / (credit)	-	-
Settlement cost / (credit)	-	-
Actuarial (gains) / losses	(13)	(48)
Benefits paid	(8)	(12)
Present value of Defined Benefit Obligation as on Balance Sheet date.	551	413

Notes forming part of the consolidated financial statements

- ii. Changes in the fair value of plan assets during the year representing reconciliation of opening and closing balances thereof are as follows

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Fair value of Plan Assets at the beginning of the year	195	96
Acquisition adjustment	4	-
Expected return on plan assets	19	52
Actual company contributions	29	72
Actuarial gains and (losses)	(3)	(15)
Benefits paid	-	(10)
Plan assets as on the end of the year	244	195
Actual Returns on Plan Assets	16	96

- iii. Analysis of Defined Benefit Obligations

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Defined benefit obligations as at 31 March	551	413
Fair value of plan assets at the end of the year	244	195
Net Asset/(Liability) recognised in Balance sheet as at 31 March	(307)	(218)

- iv. Reconciliation of present value of Defined Benefit Obligations and fair value of Plans assets showing amounts recognised in Balance sheet

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Present value of defined benefit obligation at End of the year	551	413
Fair value of plan assets	244	195
Funded status [Surplus/(Deficit)]	(307)	(218)
Unrecognized Past Service Costs	-	-
Net asset / (liability) recognised in the Balance Sheet	(307)	(218)

- v. In respect of Funded Benefits with respect to gratuity, the fair value of Plan assets represents the amounts invested through "Insurer Managed Funds"

- vi. Expenses recognized in the statement of profit and loss

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Current service cost	127	94
Interest cost	32	69
Past service cost	-	-
Expected return on plan assets	(19)	(52)
Net actuarial loss/(Gain) recognized in the year	(10)	(33)
Total expense recognised in the Statement of Profit and Loss	130	78

- vii. Actual Contribution and benefit payments for the year

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Actual benefit paid directly by the company	-	(10)
Actual contributions	29	72

Notes forming part of the consolidated financial statements

viii. Principal Actuarial Assumptions for gratuity

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Discount Rate	7.80%	9.20%
Rate of Increase in compensation levels of covered employees	9.00%	9.00%
Rate of Return on Plan Assets	9.00%	9.00%
Expected Average Remaining working lives of employees (Years)	16.36	16.46

- The discount rate is based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.
- Expected Rate of Return of Plan Assets: This is based on the expectation of the average long term rate of return expected on investments of the Fund during the estimated term of obligations.
- Salary Escalation Rate : The estimates of future salary increases considered takes into account the inflation, seniority, promotion and other relevant factors.

ix. Experience Adjustments

(₹ in Lakhs)

Experience History	31 March				
	2015	2014	2013	2012	2011
Defined Benefit Obligation at the end of the period	551	413	310	188	196
Plan Assets at the end of the period	244	195	96	22	33
Funded Status surplus / (deficit)	(307)	(218)	(214)	(167)	(163)
Experience adjustments on Plan Liabilities Loss / (Gain)	(55)	(13)	(23)	21	(27)
Experience adjustments on Plan Assets Loss / (Gain)	3	14	(1)	1	1

x. Actuarial assumptions for long-term compensated absences (Leave Salary)

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Discount Rate	7.80%	9.20%
Rate of Increase in compensation levels of covered employees	9.00%	9.00%
Expected Average Remaining working lives of employees (Years)	16.36	16.46

The discount rate is based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.

NOTE 33 | SEGMENT INFORMATION

The Group is predominantly engaged in Real Estate. The operations of the company do not qualify for reporting as business segments as per the criteria set out under Accounting Standard 17 (AS-17) on "Segment Reporting". The Group is operating in India hence there is no reportable geographic segment. Accordingly no disclosure is required under AS-17.

NOTE 34 | OPERATING LEASES

Where the Company is Lessee:

The Group has entered into operating lease arrangements for certain facilities and office premises. The leases are non-cancellable and range over a period of 2 years to 5 years and may be renewed for a further period based on mutual agreement of the parties. The lease agreements provide for an increase in the lease payments by 10% to 15% in few cases.

Rental expense for operating leases included in the Statement of Profit and Loss for the year is ₹586 lakhs [Previous Year - ₹371 Lakhs].

The future minimum lease payments under non-cancellable operating lease

(₹ in Lakhs)

Particulars	Year ended	Year ended
	31 March 2015	31 March 2014
Not later than one year	555	402
Later than one year but not later than five years	861	711
Later than five years	-	-

Notes forming part of the consolidated financial statements

Where the Company is Lessor:

The Group has entered into operating lease arrangements for certain surplus facilities. The lease is non-cancellable for a period of 1 year to 7 years and may be renewed for a further periods based on mutual agreement of the parties. The lease agreements provide for an increase in the lease receipts by 5% to 15% in few cases.

Rental income from operating leases included in the Statement of Profit and Loss for the year is ₹130 lakhs [Previous Year - ₹122 Lakhs].

The future minimum lease receipts under non-cancellable operating lease

(₹ in Lakhs)

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
Not later than one year	27	24
Later than one year but not later than five years	137	124
Later than five years	160	200

NOTE 35 | EARNINGS PER SHARE

Particulars	Year ended 31 March 2015	Year ended 31 March 2014
Net Profit attributable to shareholders (₹ in Lakhs)	6,533	9,204
Nominal value of equity shares – ₹	10	10
Weighted average number of equity shares for basic EPS (in lakhs)	758	758
Weighted average number of equity shares for diluted EPS (in lakhs)	759	758
Basic earnings per share – ₹	8.62	12.15
Diluted earnings per share – ₹	8.61	12.15

NOTE 36 | PARTICULARS OF JOINT VENTURES

The Group has interests in the following jointly controlled entities (JCE):

Sr. No	Joint Venture Entity	Location	Principal activities	Ownership interest
1	Kolte-Patil I-Ven Townships (Pune) Limited (Township)	Pune, India	Development and construction of townships	45%
2	Corolla Realty Limited (Corolla)	Pune, India	Development and construction of townships	37%

Financial interest of the Group in jointly controlled entities is as under

(₹ in Lakhs)

Particulars	Township		Corolla	
	Year 2015	Year 2014	Year 2015	Year 2014
Assets	25,131	22,708	6,806	5,433
Liabilities	19,550	17,534	3,011	2,251
Income	8,428	20,454	2,702	6,043
Expenses	7,816	15,471	1,765	3,483
Contingent Liabilities	-	-	35	36

Note: The Group's share of assets, liabilities, income and expenditure has been included on the basis of audited financial statements of the above mentioned Joint venture entities.

Notes forming part of the consolidated financial statements

NOTE 37 | RELATED PARTY TRANSACTIONS

A. List of related Parties

Related Parties (as identified by the Management) are classified as:

- i. Investing parties or joint venturers / Entities which can exercise significant influence over the Subsidiary/Joint ventures
 1. IDBI Trusteeship Services Limited through India Advantage Fund -III & IV
 2. Balakor Holdings Limited
 3. Portman Advisory Private Limited
 4. K2A Residential Limited
 5. ASK Trusteeship Services Private Limited(Trustees of ASK Real Estate Special Opportunities Fund)
 6. Kolte-Patil Enterprises
 7. Portman Holding (Hyderabad) Limited
- ii. Key Management Personnel and relatives of Key Management Personnel
 - a. Key Management Personnel
 1. Mr. Rajesh Patil
 2. Mr. Naresh Patil
 3. Mr. Milind Kolte
 4. Mrs. Sunita Kolte
 5. Mrs. Vandana Patil
 6. Mr. Sujay Kalele
 7. Mr. Vasant Gaikwad
 8. Mrs. Shraddha Jain
 - b. Relatives of Key Management Personnel
 1. Mrs. Sunita Patil
 2. Ms. Ankita Patil
 3. Mr. Digambar Kolte
 4. Mrs. Pramila Kolte
 5. Mr. Nirmal Kolte
 6. Mr. Pradeep Kolte

B. Transactions with Related Parties

i. Related Party Transactions and Balance Outstanding

(₹ in Lakhs)

Transaction / Outstanding Balances	Investing parties or joint venturers / Entities which can exercise significant influence over the Subsidiary/Joint ventures	Key Management Personnel and their Relatives
I. Transactions during the year:		
Interest Paid on fixed Deposits	-	3 (3)
Acceptance of Fixed Deposits	-	- (7)
Repayment of Fixed Deposits	-	22 (9)
Amount paid for purchase of land	-	- (189)
Cancellation of Land acquired in earlier years	-	- (79)
Advances given for land purchase	-	205 (9)

Notes forming part of the consolidated financial statements

(₹ in Lakhs)

Transaction / Outstanding Balances	Investing parties or joint venturers / Entities which can exercise significant influence over the Subsidiary/Joint ventures	Key Management Personnel and their Relatives
Advances returned/repaid for land purchase	-	- (243)
Managerial Remuneration	-	498 (465)
Interest on Debentures	3,064 (1,859)	-
Redemption of Debentures	1,250 (335)	-
Premium on Redemption of Debentures	- (167)	-
Interim Dividend paid on Equity Share Capital	700 (1,100)	-
Project Management fees	26 (36)	-
Sale of Property	-	- (335)
Buyback of equity shares	225 (2,450)	-
Premium on Buy back of Equity Shares	2,026 (2,205)	-
Issue of Debentures	- (8,169)	-
Repayment of loans	-	- (1)
II. Balances at year end		
Advances given for land purchase	-	738 (626)
Advances received for land purchase	-	79 (172)
Fixed Deposit	-	- (22)
Interest on Debentures payable	712 (386)	-
Receivable for sale of Property	-	- (262)
Service charges payable	9 (-)	-
Loan Payable	1,027 (995)	71 (71)
Investment in Debentures	10,353 (11,603)	-

Notes forming part of the consolidated financial statements

ii. Details of material related party transactions:

(₹ in Lakhs)

Transaction / Outstanding Balances	Investing parties or joint venturers / Entities which can exercise significant influence over the Subsidiary/Joint ventures	Key Management Personnel and their Relatives
I. Transactions during the year:		
Purchase of Land		
Mr. Rajesh Patil	-	(108)
Mr. Milind Kolte	-	(81)
Advance Given for Land Purchase		
Mr. Pradeep Kolte	-	205 (9)
Advances returned/repaid for land purchase		
Mr. Rajesh Patil	-	(164)
Mr. Milind Kolte	-	(79)
Managerial Remuneration		
Mr. Rajesh Patil	-	69 (61)
Mr. Naresh Patil	-	60 (60)
Mr. Milind Kolte	-	61 (61)
Mrs. Sunita Kolte	-	60 (60)
Mrs. Vandana Patil	-	60 (60)
Mr. Sujay Kalele	-	126 (104)
Mr. Vasant Gaikwad	-	39 (59)
Mrs. Shraddha Jain	-	23 (-)
Interest on Debenture		
IDBI Trusteeship Services Limited through India Advantage Fund – III	859 (816)	-
IDBI Trusteeship Services Limited through India Advantage Fund – IV	572 (544)	-
Balakor Holdings Limited	408 (483)	-
ASK Trusteeship Services Private Limited	1,225 (20)	-
Redemption of Debenture		
IDBI Trusteeship Services Limited through India Advantage Fund – III	- (335)	-
Balakor Holdings Limited	1,250 (-)	-
Premium on redemption of Debenture		
IDBI Trusteeship Services Limited through India Advantage Fund – III	- (167)	-
Interim Dividend on Equity Share Capital		
IDBI Trusteeship Services Limited through India Advantage Fund – III	- (660)	-

Notes forming part of the consolidated financial statements

(₹ in Lakhs)

Transaction / Outstanding Balances	Investing parties or joint venturers / Entities which can exercise significant influence over the Subsidiary/Joint ventures	Key Management Personnel and their Relatives
IDBI Trusteeship Services Limited through India Advantage Fund – IV	(440)	-
Portman Holdings (Hydrabad) Limited	700 (-)	-
Sale of Property		
Mr. Rajesh Patil	-	(335)
Buy Back of Equity shares		
K2A Residential Limited	225 (2,450)	-
Premium paid on Buy Back of Equity shares		
K2A Residential Limited	2,026 (2,205)	-
Issue of Debentures		
ASK Trusteeship Services Private Limited	- (8,169)	-
II. Balances at year end		
Advances for land purchase		
Mr. Rajesh Patil	-	171 (171)
Mr. Naresh Patil	-	68 (68)
Mr. Milind Kolte	-	360 (360)
Mr. Pradeep Kolte	-	112 (-)
Mr. Nirmal Kolte	-	27 (27)
Payable for land purchases		
Mr. Naresh Patil	-	79 (79)
Mr. Pradeep Kolte	-	- (93)
Interest on Debenture - Payable		
Balakor Holdings Ltd	116 (386)	-
IDBI Trusteeship Services Limited through India Advantage Fund – III	358 (-)	-
IDBI Trusteeship Services Limited through India Advantage Fund – IV	239 (-)	-
Loans payable		
Kolte-Patil enterprises	1,027 (995)	-
Debentures Investments		
Balakor Holdings Limited	1,967 (3217)	-
ASK Trusteeship Services Private Limited	8,169 (8,169)	-
Receivables for sale of Property		
Mr. Rajesh Patil	-	(262)

Note: Figures in bracket relate to the previous year.

Notes forming part of the consolidated financial statements

NOTE 38 | DOMESTIC TRANSFER PRICING

The Group enters into “domestic transactions” with specified parties that are subject to the Transfer Pricing regulations under the Income Tax Act, 1961 (‘regulations’). The pricing of such domestic transactions will need to comply with the Arm’s length principle under the regulations. These regulations, inter alia, also required the maintenance of prescribed documents and information including furnishing a report from an accountant which is to be filed with the Income tax authorities.

The Group has undertaken necessary steps to comply with the regulations. The management is of the opinion that the domestic transactions are at arm’s length, and hence the aforesaid legislation will not have any impact on the financial statements, particularly on the amount of tax expense and that of provision for taxation.

NOTE 39 | DEPRECIATION RATES

During the year, pursuant to the notification of Schedule II to the Companies Act, 2013 with effect from 1 April 2014, the Company has revised the estimated useful life of its assets to align the useful life with those specified in Schedule II.

The details of previously applied depreciation rates and revised useful lives are as follows-

Asset	Depreciation Method	Previous depreciation rate	Revised Useful Life based on SLM
Building	SLM	1.63%	60
Plant & Machinery	SLM	4.75%	15
Furniture & Fixtures	SLM	6.33%	10
Office Equipment	SLM	4.75%	5
Vehicles (Two wheeler)	SLM	9.50%	10
Vehicles (Four Wheeler)	SLM	9.50%	8
Computer and data processing equipments	SLM	16.21%	3
Computer Software	SLM	16.21%	6

Pursuant to the transition provisions prescribed in Schedule II to the Companies Act, 2013, the Company has fully depreciated the carrying value of assets, net of residual value, where the remaining useful life of the asset was determined to be nil as on 1 April 2014 and has adjusted an amount of ₹105 lakhs (net of deferred tax of ₹48 lakhs) against the opening Surplus balance in the Statement of Profit and Loss under Reserves and Surplus.

The depreciation expense in the Statement of Profit and Loss for the year is higher by ₹149 lakhs consequent to the change in the useful life of the assets.

NOTE 40 | DETAILS OF CSR EXPENDITURE

- Gross amount required to be spent by the Company during the year is ₹409 lakhs.
- Amount spend during the year ₹Nil

NOTE 41 | AGING OF TRADE RECEIVABLES

Trade receivables outstanding as at the balance sheet date include amounts of ₹3,088 lakhs relating to dues from certain parties that are outstanding for more than 6 months from the date they became due. As the Company continues to have business relationship and arrangements with these parties, the Company is confident of recovering these dues in the normal course of business. All these dues are considered good for recovery and hence no provision is considered necessary.

NOTE 42 | PROVISIONS, CONTINGENT LIABILITIES AND ASSETS

Details of provision and movement in each class of provisions as required by Accounting Standard on ‘Provisions, Contingent Liabilities and Contingent Assets’ (Accounting Standard - 29):-

Provision for Cost of Development Right	(₹ in Lakhs)	
	Year ended 31 March 2015	Year ended 31 March 2014
Carrying amount at the beginning of the year	-	-
Additional provision made during the year	8,168	-
Amount used during the year	-	-
Unused amount reversed during the year	-	-
Carrying amount at the end of the year	8,168	-

The above provision will be discharged during the construction of phase III of project in Snowflower Properties Private Limited, which will take 24 to 30 months to commence.

Notes forming part of the consolidated financial statements

NOTE 43 | EMPLOYEE STOCK OPTION SCHEME

a) Employee stock option scheme (ESOS 2014)

The ESOS was approved by Board of Directors of the Company on 13 August 2014 and thereafter by the shareholders on 13 September 2014. A Nomination and Remuneration committee comprising of independent directors of the company administers the ESOS plan. Each option carries with it the right to purchase one equity share of the company. 835,000 options have been granted at a predetermined rate of ₹141/- per share and 20,000 options are granted at ₹145/-per share. The maximum exercise period is 5 year from the date of vesting.

b) Number of options granted , exercised , cancelled / lapsed during the financial year are as follows:

Particulars	31 March 2015	31 March 2014
Options granted, beginning of the year	-	-
Granted during the year	855,000	-
Exercised during the year	-	-
Cancelled/lapsed during the year	-	-
Options granted, end of the year	855,000	-
Weighted Average remaining life	2.74 - 6.74 years	-

c) The compensation cost of stock option granted to employees has been accounted by the Company using the intrinsic value method.

The guidance note on accounting of employee share based payments issued by the Institute of Chartered Accountants of India requires the disclosure of pro forma net results and EPS both basic & diluted, had the Company adopted the fair value method. Had the Company accounted these options under fair value method, amortizing the stock compensation expense thereon over the vesting period, the reported profit for the year ended 31 March 2015 would have been lower by ₹43 lakhs (Previous year: ₹Nil) and Basic and diluted EPS would have been revised to ₹8.56 per share (Previous year ₹12.15 per share) and ₹8.55 per share (Previous year ₹12.15 per share) respectively as compared to ₹8.62 per share (Previous year ₹12.15 per share) and ₹8.61 per share (Previous year ₹12.15 per share) without such impact..

d) The fair value of the stock option is calculated through the use of option pricing models, requiring subjective assumptions which greatly affect the calculated values. The said fair value of the options have been calculated using Binomial lattice option pricing model, considering the expected weighted average term of the options to be 1 year from the date of vesting, an expected dividend rate of 2% on the underlying equity shares, a risk free rate in the range of 7.70% - 8.50% and weighted average volatility in the share price in the range of 69.36% - 71.14%. The expected volatility is based on historical volatility of the share price after eliminating the abnormal price fluctuations. The forfeiture/lapse estimated rate is based on historical employee turnover rates and future lapse expectations.

NOTE 44 | ADDITIONAL INFORMATION AS REQUIRED BY PARAGRAPH 2 OF THE GENERAL INSTRUCTIONS FOR PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS TO SCHEDULE III TO THE COMPANIES ACT, 2013

Name of the entity in the	Net assets, i.e., total assets minus total liabilities		Share of profit or loss	
	As % of consolidated net assets	Amount (₹ in Lakhs)	As % of consolidated profit or loss	Amount (₹ in Lakhs)
Parent				
Kolte-Patil Developers Limited	72.01%	74,464	20.84%	2,123
Subsidiaries				
Indian				
Tuscan Real Estate Private Limited	0.95%	981	3.56%	363
Bellflower Properties Private Limited	1.33%	1,371	4.76%	485

Notes forming part of the consolidated financial statements

Name of the entity in the	Net assets, i.e., total assets minus total liabilities		Share of profit or loss	
	As % of consolidated net assets	Amount (₹ in Lakhs)	As % of consolidated profit or loss	Amount (₹ in Lakhs)
Kolte-Patil Real Estate Private Limited	3.87%	4,005	22.97%	2,339
Yashowardhan Promoters and Developers Private Limited	(0.30%)	(307)	(0.12%)	(12)
Regenesis Facility Management Company Private Limited	0.08%	86	0.38%	39
Regenesis Project Management Company Private Limited	(0.40%)	(413)	(0.54%)	(55)
Lilac Hospitality Private Limited	(0.01%)	(14)	(0.05%)	(5)
Jasmine Hospitality Private Limited	0.00%	(1)	(0.01%)	(1)
Olive Realty Private Limited	0.42%	435	3.88%	395
Snowflower Properties Private Limited	(0.07%)	(72)	(1.03%)	(105)
PNP Retail Private Limited	(1.04%)	(1,071)	(3.66%)	(373)
PNP Agrotech Private Limited	(0.05%)	(54)	(0.70%)	(71)
Sylvan Acres Realty Private Limited	(0.56%)	(574)	3.77%	384
Ankit Enterprises*	0.00%	-	0.00%	-
Kolte-Patil Homes*	0.00%	-	0.00%	-
KP Rachana Real Estate LLP*	0.00%	-	0.00%	-
Sanjivani Integrated Township LLP*	0.00%	-	0.00%	-
Bouvardia Developers LLP*	0.00%	-	0.00%	-
Ruturang Developers LLP*	0.00%	-	0.00%	-
KP-SK Project Management LLP*	0.00%	-	0.00%	-
Minority Interests in all subsidiaries	18.62%	19,256	35.87%	3,653
Joint Ventures (as per proportionate consolidation)				
Indian				
Kolte-Patil I-Ven Townships (Pune) Limited	2.51%	2,594	4.01%	408
Corolla Realty Limited	2.63%	2,721	6.07%	618
Total	100.00%	103,407	100.00%	10,185

* The Profit / Loss for the year and the Net Assets as at the end of the year of the Partnership Firm's and LLP's are included in the Stand alone financials of the Company.

Notes forming part of the consolidated financial statements

NOTE 45 | DISCLOSURES UNDER ACCOUNTING STANDARDS 14 - AMALGAMATION : DETAILS OF AMALGAMATION OF OAKWOOD IN THE PREVIOUS YEAR

In terms of the Scheme of Arrangement (the Scheme), Oakwoods Hospitality Private Limited, wholly owned subsidiary of the Company (referred to as 'Transferor Company'), was merged with the Company (Transferee Company) in the previous year. Upon which the undertaking and the entire business, including all assets and liabilities of the Transferor Company were transferred to and vested in the Transferee Company. The amalgamation was accounted under the pooling of interest method and the assets and liabilities transferred were recorded at their book value. Oakwoods Hospitality Private Limited was engaged in the business of establishing, developing, setting up, managing, furnishing, providing various types of hospitality services.

The Scheme filed by the Company was approved by the Honorable High Courts of Judicature at Mumbai, with an appointed date of 1 April 2013 and an effective date of 18 March 2014 ('the Effective Date'), being the date on which all the requirements under the Companies Act, 1956 were completed.

The Transferor Company was a wholly owned subsidiary of the Transferee Company and its entire share capital was held by the Transferee Company in its own name and/or jointly with its nominees. Accordingly, there was no issue of shares of the Transferee Company to the shareholders (including those holding the shares as nominees of the Transferee Company) of the Transferor Company. Pursuant to the merger of the Transferor Company with the Transferee Company, the investment in the shares of the transferor Company, appearing in the books of account of the Transferee Company stand cancelled.

Details of assets and liabilities acquired on amalgamation and treatment of the difference between the net assets acquired and cost of investment in the Transferee Company by the Transferor Company:

Particulars	(₹ in Lakhs)
	Year ended 31 March 2014
Value of assets and liabilities acquired:	
Fixed assets	41
Net current assets	2,001
Secured loans	(218)
Unsecured loans	(1)
Total	1,823
Less: Carrying value of investments in the Transferor Company	4,306
Excess amount of Investment in Oakwoods carried in Transferee Company's accounts over the amount of Networth acquired from transferor company (Oakwoods) on amalgamation during the previous year has been adjusted in Reserves	2,483

NOTE 46 | PREVIOUS YEAR'S FIGURES

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / disclosure.

For and on behalf of the Board of Directors

Rajesh Patil	<i>Chairman and Managing Director</i>
Naresh Patil	<i>Vice Chairman</i>
Milind Kolte	} <i>Executive Directors</i>
Sunita Kolte	
Vandana Patil	
Prakash Gaurav	} <i>Independent Directors</i>
Achyut Watve	
Jayant Pendse	
G L Vishwanath	
Manasa Vishwanath	
Shraddha Jain	<i>Chief Financial Officer</i>
Vinod Patil	<i>Company Secretary</i>

Place : Pune

Date : 26 May 2015

Caution regarding forward-looking statements

This document contains statements about expected future events and financial and operating results of Kolte-Patil Developers Limited, which are forward-looking. By their nature, forward-looking statements require the Company to make assumptions and are subject to inherent risks and uncertainties. There is significant risk that the assumptions, predictions and other forward-looking statements will not prove to be accurate. Readers are cautioned not to place undue reliance on forward-looking statements as a number of factors could cause assumptions, actual future results and events to differ materially from those expressed in the forward-looking statements. Accordingly, this document is subject to the disclaimer and qualified in its entirety by the assumptions, qualifications and risk factors referred to in the management's discussion and analysis of the Kolte-Patil Developers Limited Annual Report 2014-15.



Registered office

Kolte-Patil Developers Limited

CIN: L45200PN1991PLC129428

2nd Floor, City Point, Dhole Patil Road, Pune – 411001

Tel. No.: +91-20-66226500, Fax No.: +91-20-66226511

Website: www.koltepatil.com



KOLTE-PATIL DEVELOPERS LIMITED

Corporate Identity No. (CIN): L45200PN1991PLC129428

Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune – 411001.

Tel. No. +91 20 66226500 Fax No. +91 20 66226511 Email ID: investorrelation@koltepatil.com

Website: www.koltepatil.com

NOTICE

Notice is hereby given that the 24th ANNUAL GENERAL MEETING of KOLTE-PATIL DEVELOPERS LIMITED will be held at Mahratta Chamber of Commerce Industries & Agriculture, Sumant Moolgaokar Auditorium, Ground Floor, A Wing, MCCA Trade Tower, Senapati Bapat Road, Pune – 411016, Maharashtra, India, on Wednesday, 16 September 2015 at 10.30 A.M. to transact the following business:

ORDINARY BUSINESS:

- To consider and adopt :
 - The audited financial statement of the Company for the year ended 31 March 2015 and the Report of the Board of Directors' and Auditors' thereon and
 - the audited consolidated financial statement of the Company for the financial year ended 31 March 2015 and Report of the Auditors' thereon.
- To declare a final dividend on Equity Shares for the financial year 2014-15.

"RESOLVED THAT the final dividend of ₹2.00 per share on 7,57,74,909 equity shares of ₹10 each fully paid as recommended by the Board of Directors of the Company for the financial year 2014-15 be and is hereby declared."
- To appoint a Director in place of Mr. Naresh Patil (DIN 00881077) who retires by rotation and being eligible, offers himself for re-appointment.
- To ratify the appointment of auditors of the Company and to fix their remuneration and to pass the following resolution as an **Ordinary Resolution** thereof :

"RESOLVED THAT pursuant to the provisions of Section 139, 142 and other applicable provisions, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force) and pursuant to the resolution passed by the Members at 23rd Annual General Meeting (AGM) held on 13 September 2014, the appointment of M/s. Deloitte Haskins & Sells LLP [LLP Registration No. AAB-8737, FRN - 117366W/W-100018] as

Statutory Auditors of the Company, has been made to hold the office till the conclusion of Annual General Meeting (AGM) of the Company to be held in the year 2018, be and is hereby ratified for the financial year 2015-16 at such remuneration plus Service Tax at the applicable rates and reimbursement of out of pocket and travelling expenses etc. as may be mutually agreed between the Board of Directors of the Company and the Auditors, based on the recommendation of the Audit Committee."

SPECIAL BUSINESS:

- To consider and if thought fit, to pass with or without modifications, the following resolution as an **Ordinary Resolution**:

"RESOLVED THAT pursuant to the provisions of Section 148(3) and other applicable provisions, if any, of the Companies Act, 2013 and The Companies (Audit and Auditors) Rules, 2014 (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), the remuneration payable for the financial year 2014-15 to M/s Varsha S. Limaye, Cost Accountants having Membership No. 12358 appointed by the Board of Directors of the Company to conduct the audit of the cost records of the Company for the financial year 2014-15, amounting to ₹150,000/- (Rupees One Lakh Fifty Thousand only) plus service tax as applicable and reimbursement of out of pocket expenses incurred by them in connection with the aforesaid audit be and is hereby ratified and confirmed."

- To consider and if thought fit, to pass with or without modifications, the following resolution as a **Special Resolution**:

"RESOLVED THAT pursuant to the applicable provisions of Section 188 and any other provisions of the Companies Act, 2013 and Rules thereunder and in terms of the revised Clause 49 of the Listing Agreement (including statutory modification(s) or re-enactment thereof for the time being in force) and subject to such other statutory approvals as may be necessary, consent of the Company be and is hereby

accorded to the Board of Directors to provide Corporate Guarantee up to ₹150 Crores (Rupees One Hundred Fifty Crores only) for the loan/credit facility availed/to be availed during the financial year 2015-16 by Kolte-Patil I-Ven Townships (Pune) Limited, an associate company - Related Party, in a manner and on such terms and conditions as may be mutually agreed upon between the Board of Directors of the Company and bankers/financial institutions.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorized to negotiate and finalise other terms and conditions and to do all such acts, deeds and things including delegation of powers as may be necessary, proper or expedient to give effect to this Resolution."

7. To consider and if thought fit, to pass with or without modifications, the following resolution as a **Special Resolution**:

"RESOLVED THAT pursuant to the applicable provisions of Section 188 and any other provisions of the Companies Act, 2013 and Rules thereunder and in terms of the revised Clause 49 of the Listing Agreement (including statutory modification(s) or re-enactment thereof for the time being in force) and subject to such other statutory approvals as may be necessary, consent of the Company be and is hereby

accorded to the Board of Directors to provide Corporate Guarantee up to ₹100 Crores (Rupees One Hundred Crores only) for the loan/credit facility to be availed during the financial year 2015-16 by Corolla Realty Limited, an associate company - Related Party, in a manner and on such terms and conditions as may be mutually agreed upon between the Board of Directors of the Company and bankers/financial institutions.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorized to negotiate and finalise other terms and conditions and to do all such acts, deeds and things including delegation of powers as may be necessary, proper or expedient to give effect to this Resolution."

By Order of the Board
For Kolte-Patil Developers Limited

Vinod Patil
Company Secretary
(Membership No. ACS 13258)

Place: Pune
Date: 24 July 2015

NOTES:

1. A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote, on a poll, instead of himself and the proxy need not be a member of the Company. The proxy form, in order to be effective should be deposited at the Registered Office of the Company not later than 48 hours before the commencement of the meeting. Blank proxy form is attached to the Annual Report.
2. The relevant Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 in respect of the Special Business in the notice is annexed hereto.
3. The Profile of Director seeking re-appointment, as required in terms of Clause 49 of the Listing Agreement entered into with Stock Exchanges, is annexed to this Notice.
4. The Register of Members and Share Transfer Books of the Company will remain closed from Thursday, 10 September 2015 to Wednesday, 16 September 2015 (both days inclusive).
5. Pursuant to Section 171 of the Companies Act, 2013, the Register of Directors and Key Managerial Personnel and their Shareholding, maintained under Section 170 of the Companies Act, 2013 will be available for inspection by the members at the Annual General Meeting.
6. The Register of Contracts or arrangements, maintained under section 189 of the Companies Act, 2013 will be available for inspection by the members at the Registered Office of the Company.

7. The Dividend would be payable within 30 days from date of declaration to the shareholders whose names appear in the Register of Members on 9 September 2015.
8. The Corporate members intending to send their authorized representatives to attend the Annual General Meeting are requested to send a duly certified copy of their Board Resolution authorizing their representatives to attend and vote at the Annual General Meeting.
9. The Members holding shares in physical form are requested to intimate the following directly to the Company's Registrar and Share Transfer Agent:
 - (a) Change if any, in their address with Pin Code Number.
 - (b) Quote their Ledger Folio No. in all their correspondence.
 - (c) Send their Share Certificates for consolidation.
 - (d) Request for nomination forms for making nominations as per Section 72 of the Companies Act, 2013, if not already intimated.
10. The Beneficial Owner(s) of dematerialized shares are requested to intimate change in their address to the concerned Depository Participant.
11. The Members are requested to note that dividend not encashed or not claimed within seven years from the date of transfer to the Company's Unpaid Account will, as per Section 205C of the Companies Act, 1956, be transferred to the Investor Education and Protection Fund (IEPF).

The details of unclaimed amounts are as follows:-

Unclaimed Accounts	Date of transfer to unclaimed account	Unclaimed amount as on 31 March 2015 (Amount in INR)	Date of transfer to IEPF
Final dividend for FY 07-08	16 September 2008	4,88,068	15 September 2015
Final dividend for FY 08-09	16 September 2009	4,70,195	15 September 2016
Final dividend for FY 09-10	16 September 2010	2,87,859	15 September 2017
Final dividend for FY 10-11	16 September 2011	4,19,561	15 September 2018
Final dividend for FY 11-12	16 September 2012	4,36,476	15 September 2019
Interim dividend for FY 12-13	30 November 2012	6,39,558	29 November 2019
Final dividend for FY 12-13	9 September 2013	3,05,402	8 September 2020
Interim dividend for FY 13-14	31 December 2013	5,23,245	30 December 2020
Final dividend for FY 13-14	22 October 2014	3,89,073	21 October 2021

The list of investors or shareholders, who have not claimed dividend is available on the Company's website www.koltepatil.com under Investor Section.

The applicants/Members wishing to claim the unclaimed dividend are requested to correspond with the Compliance Officer or Registrar and Share Transfer Agent of the Company i.e. M/s. Bigshare Services Private Limited.

12. For registering/changing email address, Shareholders are requested to complete the online registration form – "Form for Registering/Changing E-mail Address" on the website of the Company www.koltepatil.com under the Investors section.

PROCEDURE FOR E-VOTING

In compliance with provisions of Section 108 of the companies Act, 2013 and Rule 20 of the Companies (Management and Administration) Rules, 2014, the Company is required to provide the e-voting facility to the members of the Company for the business to be transacted at the General Meeting of the Company. In this regards, the Company entered into agreement with Central Depository Services (India) Limited for providing the e-voting facility to the members of the Company.

The e-voting will commence on Sunday, 13 September 2015 at 09.00 A.M. and will close on Tuesday, 15 September 2015 at

05.00 P.M. The Company has appointed Mr. Devesh Tudekar, Partner of SVD & Associates, Company Secretary, Pune as the Scrutinizer to scrutinize the e-voting process in a fair and transparent manner.

Shareholders who have already voted prior to the meeting date would not be entitled to vote at the meeting venue.

The procedure and instructions for the same are as follows:

- (i) The shareholders should log on to the e-voting website www.evotingindia.com
- (ii) Click on Shareholders
- (iii) Now Enter your User ID
 - a. For CDSL: 16 digits beneficiary ID,
 - b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
 - c. Members holding shares in Physical Form should enter Folio Number registered with the Company.
- (iv) Next enter the Image Verification as displayed and Click on Login.
- (v) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier voting of any company, then your existing password is to be used.

- (vi) If you are a first time user follow the steps given below:

	For Members holding shares in Demat Form and Physical Form
PAN*	Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) <ul style="list-style-type: none"> • Members who have not updated their PAN with the Company/Depository Participant are requested to use the first two letters of their name and the 8 digits of the sequence number in the PAN field. • In case the sequence number is less than 8 digits enter the applicable number of 0's before the number after the first two characters of the name in CAPITAL letters. Eg. If your name is Ramesh Kumar with sequence number 1 then enter RA00000001 in the PAN field.
Dividend Bank Details OR Date of Birth (DOB)	Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login. <ul style="list-style-type: none"> • If both the details are not recorded with the depository or company please enter the member id / folio number in the Dividend Bank details field as mentioned in instruction (iii).

- (vii) After entering these details appropriately, click on "SUBMIT" tab.
- (viii) Members holding shares in physical form will then reach directly the Company selection screen. However, members holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.
- (ix) For Members holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.
- (x) Click on the EVSN for Kolte-Patil Developers Limited to vote.
- (xi) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.
- (xii) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.
- (xiii) After selecting the resolution you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.
- (xiv) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.
- (xv) You can also take out print of the voting done by you by clicking on "Click here to print" option on the Voting page.
- (xvi) If Demat account holder has forgotten the changed password then Enter the User ID and the image verification code and click on Forgot Password & enter the details as prompted by the system.
- (xvii) **Note for Non – Individual Shareholders and Custodians**
- Non-Individual shareholders (i.e. other than Individuals,

HUF, NRI etc.) and Custodian are required to log on to www.evotingindia.com and register themselves as Corporates.

- A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk.evoting@cdslindia.com.
- After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
- The list of accounts linked in the login should be mailed to helpdesk.evoting@cdslindia.com and on approval of the accounts they would be able to cast their vote.
- A scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.

In case you have any queries or issues regarding e-voting, you may refer the Frequently Asked Questions ("FAQs") and e-voting manual available at www.evotingindia.co.in under help section or write an email to helpdesk.evoting@cdslindia.com.

The Scrutinizer shall within a period not exceeding three (3) working days from the conclusion of the e-voting period, unblock the votes in the presence of at least (2) witnesses not in the employment of the Company and make a Scrutinizer's report of the votes cast in favour or against, if any, to the chairman of the Company.

The Results declared along with Scrutinizer's Report shall be placed on the Company's website www.koltepatil.com within two (2) working days of passing of the resolutions at the AGM of the Company and shall be communicated to National Stock Exchange of India Limited and BSE Limited.

REQUEST TO MEMBERS

Members desirous of getting any information/clarification on the Accounts and operations of the Company or intending to raise any query are requested to forward the same at least 10 days in advance of the meeting to the Compliance Officer so that, the same may be attended appropriately.

Members are requested to bring the Attendance Slip duly filled in for attending the meeting, with identity proof.

Explanatory Statement pursuant to Section 102 of the Companies Act, 2013

Item No. 5

The Board of Directors of the Company on the recommendation of the Audit Committee, approved the appointment and remuneration of M/s Varsha S. Limaye, Cost Accountants, to conduct the audit of the cost records of the Company for the financial year ended 31 March 2015. In terms of the provisions of Section 148(3) of the Companies Act, 2013 read with Rule 14(a)(ii) of The Companies (Audit and Auditors) Rules, 2014, the remuneration payable to the Cost Auditor is to be ratified by the Members of the Company. Accordingly, the Members are requested to ratify the remuneration payable to the Cost Auditors for the year ended 31 March 2015 as set out in the Resolution for the aforesaid services to be rendered by them.

None of the Directors, Key Managerial Personnel of the Company and their relatives, is in any way concerned or interested in the said Resolution.

The Board of Directors recommend the Ordinary Resolution set out at Item No. 5 of the Notice for approval by the Members.

Item No. 6 and 7

Pursuant to the applicable provisions of Section 188 and any other provisions of the Companies Act, 2013 and Rules thereunder, revised Clause 49 of the Equity Listing Agreement, all material Related Party Transactions shall require approval of the shareholders by a Special Resolution.

Looking at the nature of business of the Company, the approval of shareholders is sought for providing the corporate guarantee for the loan/credit facility to be availed by Kolte-Patil I-Ven Townships (Pune) Limited and Corolla Realty Limited as specified in the resolution at item no. 6 and 7.

The key details as required under Rule 15 of the Companies (Meetings of Board and its Powers) Rules, 2014 are as below:

- a. Name of the related party, nature of relationship and name of director who is related:

Kolte-Patil I-Ven Townships (Pune) Limited and Corolla Realty Limited, an associate companies of the Company (Joint Venture Companies)

Mr. Rajesh Patil – Chairman and Managing Director and Mr. Milind Kolte- Executive Director are Directors in Kolte-Patil I-Ven Townships (Pune) Limited

Mr. Milind Kolte- Executive Director is Director in Corolla Realty Limited

- b. Nature, material terms, monetary value and particulars of the contract or arrangement:

Kolte-Patil I-Ven Townships (Pune) Limited and Corolla Realty Limited, an associate companies of the Company are also engaged in real estate development and developing township projects at Pune.

For availing credit facility by associate companies, the banker/lender sanctions the credit facility on the term that Kolte-Patil Developers Limited will provide the corporate Guarantee.

The Corporate Guarantee will be provided for the amount of loan/credit facility availed by the associate company.

Pursuant to the revised Clause 49 of the Equity Listing Agreement, the proposed transaction, if done during the financial year 2015-16, will be material related party transaction. Hence the approval of the shareholders is sought by way of Special Resolution.

Except as mentioned above, none of the Directors, Key Managerial Personnel of the Company and their relatives, is in any way concerned or interested in the said Resolution.

The Board of Directors recommend the Special Resolution set out at Item No. 6 and 7 of the Notice for approval by the Members.

By Order of the Board
For Kolte-Patil Developers Limited

Vinod Patil
Company Secretary
(Membership No. ACS 13258)

Place: Pune
Date: 24 July 2015

The Profile of Director seeking re-appointment as required in terms of Clause 49 of the Listing Agreement entered with the Stock Exchanges

Name of the Director	Mr. Naresh Patil
Designation	Vice Chairman
Director Identification Number	00881077
Age (in years)	50
Date of appointment	25 November 1991
Qualification	B. Com
Expertise in specific functional area	Total experience of more than 24 years in Real Estate industry and his role and responsibilities includes handling of the day to day business operations of the Company's business in Bangalore.
Number of other public limited companies (in India) in which Directorship held	3
Relationship with other Directors	Husband of Mrs. Vandana Patil - Executive Director Brother of Mr. Rajesh Patil – Chairman and Managing Director and Mrs. Sunita Kolte- Executive Director
Number of shares held in the Company	1,49,49,148



KOLTE-PATIL DEVELOPERS LIMITED

(CIN – L45200PN1991PLC129428)

Registered Office: 2nd Floor, City Point, Dhole- Patil Road, Pune-411001

Tel. No. + 91 20 66226500 Fax No. +91 20 66226511 Email id: investorrelation@koltepatil.com

Website: www.koltepatil.com

Form No. MGT-11

Proxy form

[Pursuant to section 105(6) of the Companies Act, 2013 and rule 19(3) of the Companies (Management and Administration) Rules, 2014]

CIN: L45200PN1991PLC129428

Name of the company: KOLTE-PATIL DEVELOPERS LIMITED

Registered office: 2nd Floor, City Point, Dhole- Patil Road, Pune – 411001

Name of the Member(s):

Registered Address:

Email ID:

Folio No/Client Id:

DP ID:

I/We, being Member(s) of _____ shares of the above named company, hereby appoint

1. Name:

Address:

Email ID:

Signature:

or failing him/her

2. Name:

Address:

Email ID:

Signature:

or failing him/her

3. Name:

Address:

Email ID:

Signature:

or failing him/her

as my/our Proxy to attend and vote (on a poll) for me/us and on my/or behalf at the 24th Annual General Meeting of the Company, to be held on Wednesday, 16 September 2015 at 10.30 A.M. at Mahratta Chamber of Commerce Industries & Agriculture, Sumant Moolgaokar Auditorium, Ground Floor, A Wing, MCCIA Trade Tower, Senapati Bapat Road, Pune - 411 016, Maharashtra, India, or any adjournment thereof in respect of such resolutions as are indicated below:



Please Cut Here



Item No.	Description
ORDINARY BUSINESS:	
1	To consider and adopt : (a) The audited financial statement of the Company for the year ended 31 March 2015 and the Report of the Board of Directors' and Auditors' thereon and (b) the audited consolidated financial statement of the Company for the financial year ended 31 March 2015 and Report of Auditors' thereon.
2	To declare a final dividend on Equity Shares for the financial year 2014-15
3	To appoint a Director in place of Mr. Naresh Patil (DIN 00881077) who retires by rotation and being eligible, offers himself for re-appointment
4	Appointment of M/s. Deloitte Haskins & Sells LLP as Statutory Auditors of the Company
SPECIAL BUSINESS:	
5	To approve the remuneration of the Cost Auditor of the Company for the financial year 2014-15
6	To consider and approve the related party transaction with Kolte-Patil I-Ven Townships (Pune) Limited for giving corporate guarantee up to ₹150 Crores
7	To consider and approve the related party transaction with Corolla Realty Limited for giving corporate guarantee up to ₹100 Crores

Signed this ____ day of _____ 2015.

Signature of the shareholder

Signature of Proxy holder(s)

Note:

This form of Proxy Form in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the meeting.



BALLOT FORM
(In lieu of E-voting)

KOLTE-PATIL DEVELOPERS LIMITED

CIN: L45200PN1991PLC129428

Registered Office: 2nd Floor, City Point, Dhole Patil Road, Pune – 411001

Phone: +91 20 66226500 Fax: +91 20 66226511 Email: investorrelation@koltepatil.com Website:www.koltepatil.com

- 1 Name :
Registered Address of the sole/first
named shareholder :
2 Name(s) of the Joint Shareholder(s), if any :
3 Registered Folio No./DPID & Client ID No. :
4 No. of Shares held :

I/We, hereby exercise my/our vote in respect of the Resolution(s) to be passed for the business stated in the Notice of 24th Annual General Meeting of the Company to be held on Wednesday, 16 September 2015, by conveying my/our assent or dissent to the said Resolution(s) by placing the tick (✓) mark at the appropriate box below.

Item No.	Description	No. of equity shares	I/We assent to the resolution (For)	I/We dissent to the resolution (Against)
ORDINARY BUSINESS:				
1	To consider and adopt : (a) The audited financial statement of the Company for the year ended 31 March 2015 and the Report of the Board of Directors' and Auditors' thereon and (b) the audited consolidated financial statement of the Company for the financial year ended 31 March 2015 and Report of Auditors' thereon			
2	To declare a final dividend on Equity Shares for the financial year 2014-15			
3	To appoint a Director in place of Mr. Naresh Patil (DIN 00881077) who retires by rotation and being eligible, offers himself for re-appointment			
4	Appointment of M/s. Deloitte Haskins & Sells LLP as Statutory Auditors of the Company			
SPECIAL BUSINESS:				
5	To approve the remuneration of the Cost Auditor of the Company for the financial year 2014-15			
6	To consider and approve the related party transaction with Kolte-Patil I-Ven Townships (Pune) Limited for giving corporate guarantee up to ₹150 Crores			
7	To consider and approve the related party transaction with Corolla Realty Limited for giving corporate guarantee up to ₹100 Crores			

Place:

Date:

.....
Signature of the member

Note: Kindly read the instructions printed overleaf before filling the form. Valid Ballot Forms received by the Scrutinizer by 5.00 P.M. on 15 September 2015 shall only be considered.

INSTRUCTIONS

1. Members may fill up the Ballot Form printed overleaf and submit the same in a sealed envelope to the Scrutinizer, Mr. Devesh Tudekar, Partner of M/s. SVD & Associates, Company Secretaries at 4th Floor, Vedwati Apartments, Shivaji Nagar, Pune – 411 005 so as to reach by 5.00 P.M. on 15 September 2015. Ballot Form received thereafter will strictly be treated as if not received.
2. The Company will not be responsible if the envelope containing the Ballot Form is lost in transit.
3. Unsigned, incomplete or incorrectly ticked forms are liable to be rejected and the decision of the Scrutinizer on the validity of the forms will be final.
4. A Member can opt for only one mode of voting i.e. either through e-voting or by the Ballot. If a Member casts votes by both modes, then voting done through e-voting shall prevail and the Ballot Form shall be treated as invalid.
5. The right of voting by Ballot Form shall not be exercised by a proxy.
6. To avoid fraudulent transactions, the identity/signature of the Members holding shares in electronic/demat form is verified with the specimen signatures furnished by NSDL/CDSL and that of Members holding shares in physical form is verified as per the records of the of the Company. Members are requested to keep the same updated.
7. There will be only one Ballot Form for every Folio/ DP ID Client ID irrespective of the number of joint holders.
8. In case of joint holders, the Ballot Form should be signed by the first named shareholder and in his/her absence by the next named shareholder. Ballot form signed by a joint holder shall be treated valid if signed as per records available with the Company and the Company shall not entertain any objection on such Ballot Form signed by other joint holders.
9. Where the Ballot Form has been signed by an authorized representative of the body corporate/Trust/Society, etc., a certified copy of the relevant authorization/Board resolution to vote should accompany the Ballot Form.
10. The voting rights of Members shall be in proportion to their shares of the paid up equity share capital of the Company as on 9 September 2015.
11. Instructions for e-voting procedure are available in the Notice of Annual General Meeting and are also placed on the website of the Company.



KOLTE-PATIL DEVELOPERS LIMITED

(CIN – L45200PN1991PLC129428)

Registered Office: 2nd Floor, City Point, Dhole- Patil Road, Pune-411001

Tel. No. + 91 20 66226500 Fax No. +91 20 66226511 Email id: investorrelation@koltepatil.com

Website: www.koltepatil.com

ATTENDANCE SLIP

24th Annual General Meeting

Wednesday, 16 September 2015 at 10.30 A.M.

DP ID No.	L.F No
Client ID No.	No. of Shares held

I/We hereby record my/our presence at the 24th Annual General Meeting of the Company held at Mahratta Chamber of Commerce Industries & Agriculture, Sumant Moolgaokar Auditorium, Ground Floor, A Wing, MCCA Trade Tower, Senapati Bapat Road, Pune - 411 016, Maharashtra, India, on Wednesday, 16 September 2015 at 10.30 A.M.

.....
Name of Attending Member/Proxy

.....
Signature of the Attending Member/Proxy

Note:

Please fill up this attendance slip and hand it over at the entrance of the meeting hall. Members are requested to bring this slip for the meeting.

