



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

To,  
The General Manager,  
BSE Limited,  
Corporate Relationship Department,  
1<sup>st</sup> Floor, Phiroze Jeejeebhoy Towers,  
Dalal Street,  
Mumbai – 400001

Date: 05 February 2026

**Sub: Q3 FY26 Financial Results Presentation of Kolte-Patil Developers Limited**

**ISIN: Equity: INE094I01018 and  
Debt: INE094I07049, INE094I07064, INE094I07072, INE094I07080 and INE094I07098.**

**Ref: NSE Symbol and Series: KOLTEPATIL and EQ  
BSE Code and Scrip Code - Equity: 9624 and 532924  
BSE Security Code and Security Name – Debt: 974771 and KPDLZC33  
BSE Security Code and Security Name – Debt: 975276 and KPDL221223  
BSE Security Code and Security Name – Debt: 976030 and 0KPDL34  
BSE Security Code and Security Name – Debt: 977231 and KPDL161025  
BSE Security Code and Security Name – Debt: 977351 and 0KPDL35**

Dear Sir/Madam,

Please find enclosed herewith softcopy of “**Q3FY26 Financial Results Presentation**” of the Company and the presentation also being posted on the company’s website: - [www.koltepatil.com](http://www.koltepatil.com).

This is for your information and record.

Thanking you,

**For Kolte-Patil Developers Limited**

**Vinod Patil  
Company Secretary and Compliance Officer  
Membership No. A13258**

Encl: As above

**KOLTE-PATIL DEVELOPERS LTD.**

CIN : L45200PN1991PLC129428

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

Web.: [www.koltepatil.com](http://www.koltepatil.com) Email id: info.kpdl@koltepatil.com



24K Manor, Pune – Artist's impression



# Kolte-Patil Developers Limited

Investor Presentation  
Q3 & 9M FY26

# Disclaimer

Certain statements in this communication may be 'forward looking statements' within the meaning of applicable laws and regulations. These forward-looking statements involve a number of risks, uncertainties and other factors that could cause actual results to differ materially from those suggested by the forward-looking statements. Important developments that could affect the Company's operations include changes in the industry structure, significant changes in political and economic environment in India and overseas, tax laws, import duties, litigation and labor relations

Kolte-Patil Developers Limited (KPDL) will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances



24K Manor, Pune – Artist's impression

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24K Manor, Pune - Artist's impression



24K Altura, Pune - Artist's impression

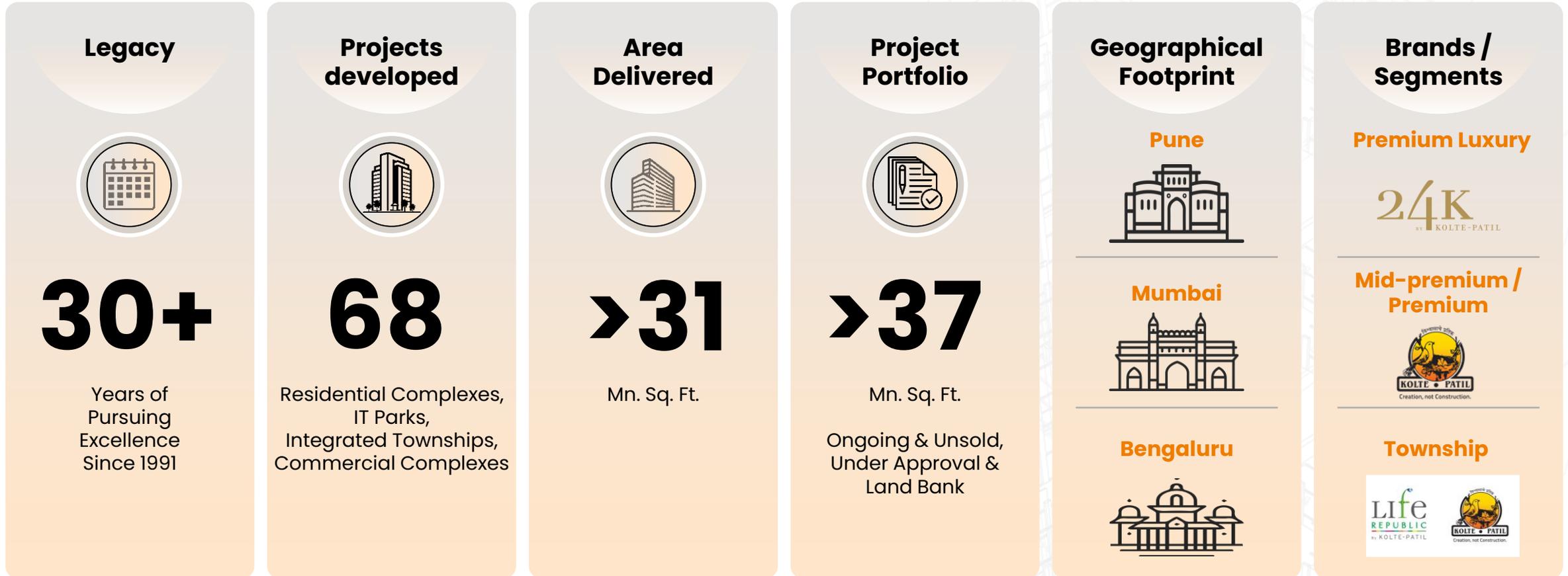


24K Altura, Pune - Artist's impression

# KPDL Overview

# Kolte-Patil At a Glance

'Redefining Living' Across Geographies and Customer Segments



# Strategic Pillars



**Diversified  
Product Portfolio  
across  
Geographies**



**Strategic  
Partnerships**



**Customer  
Centricity**

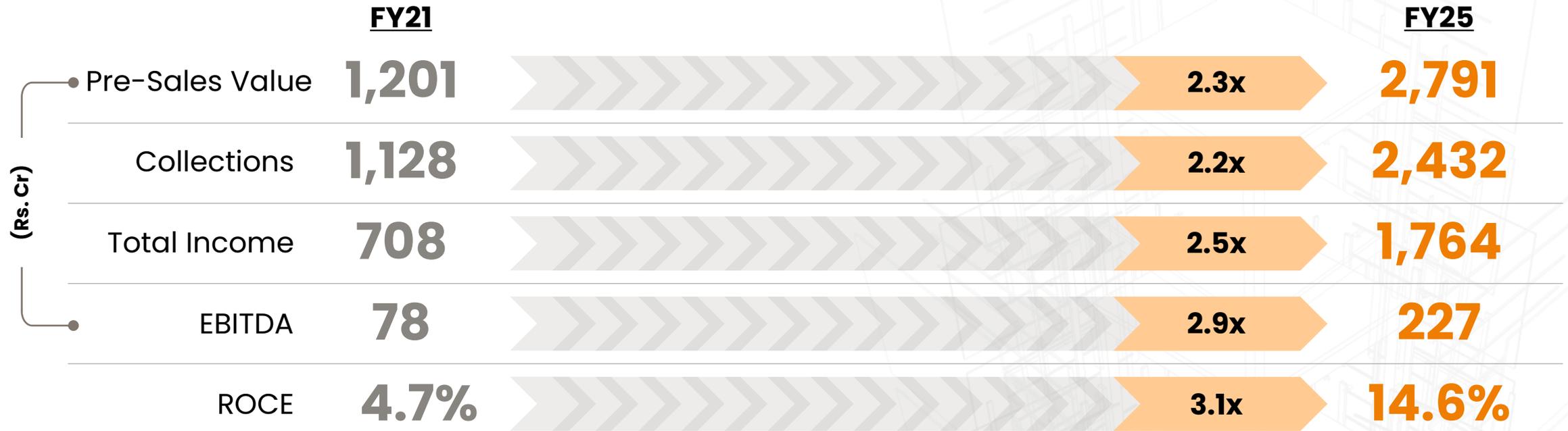


**Process and  
Product  
Innovation**

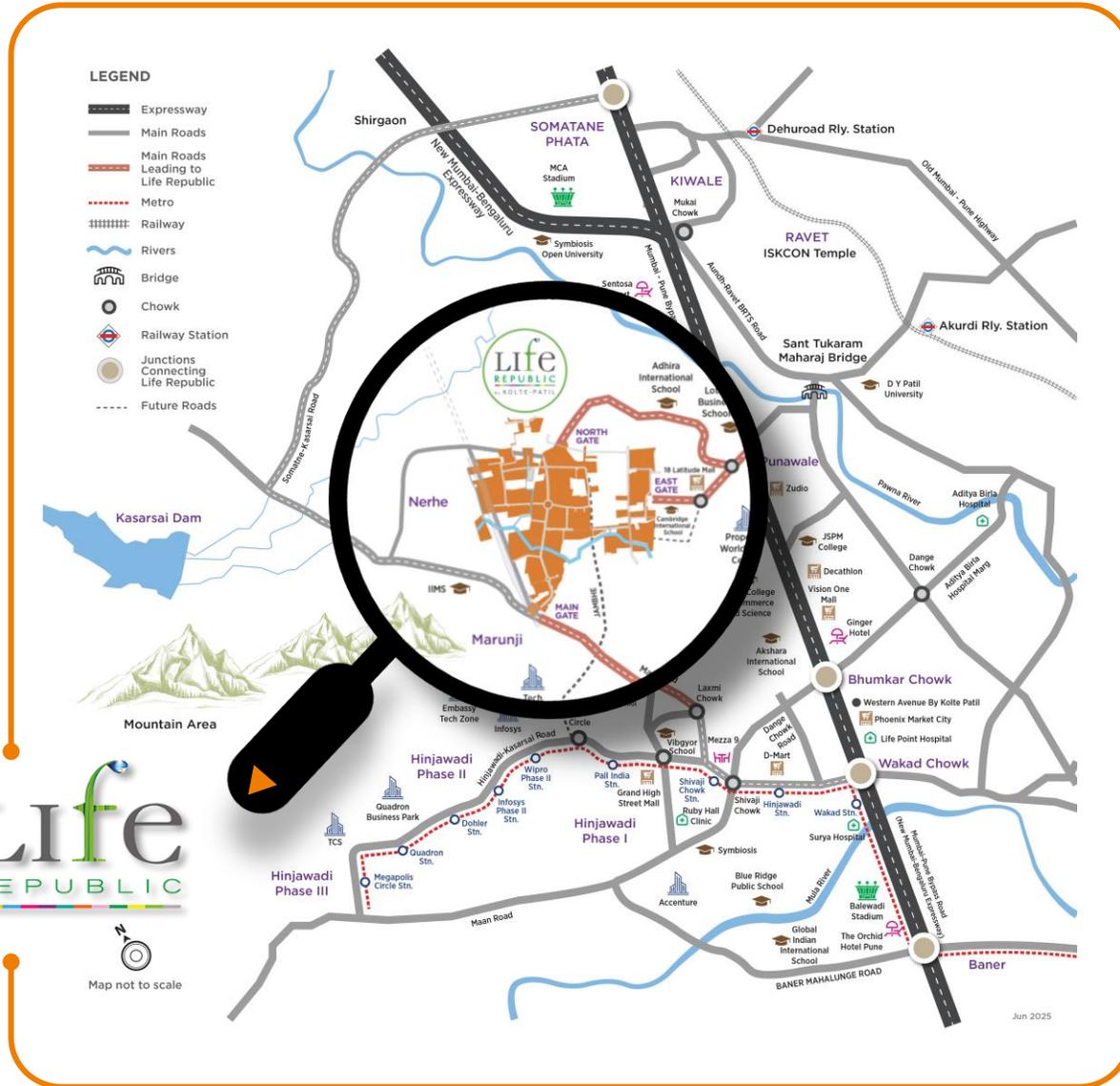


**Prudent  
Financial  
Policy**

# Performance Trend



# Life Republic Township



Land Parcel

403 Acre

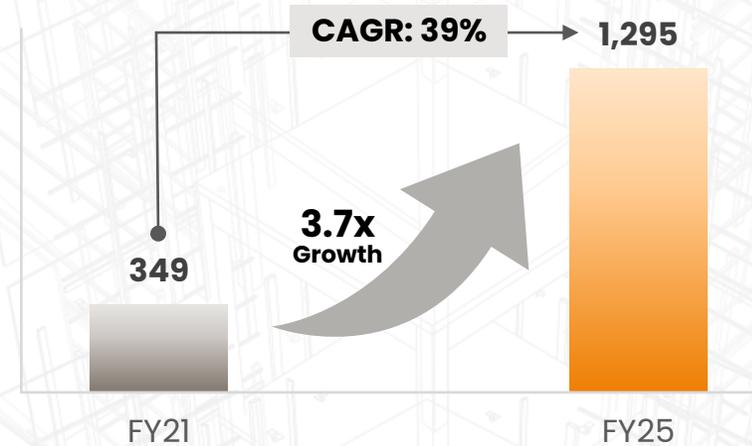
Total Area Sold

14.8 Mn. Sq. Ft.

Balance Potential  
(Ongoing & Unsold + Under Approval + Land Bank)

16.7 Mn. Sq. Ft.

Pre-Sales (Rs. Cr)





Alora, Mumbai – Artist's impression



Alora, Mumbai – Artist's impression



Canvas, LR, Pune – Artist's impression

# Operational Highlights

# Key Highlights – Q3 FY26

**Rs.605 cr**

## Pre-sales

Q3 FY25 – Rs.680 Cr

**Rs.709 cr**

## Collections\*

Q3 FY25 – Rs.567 Cr

**0.69 Mn. Sq. Ft.**

## Volume

Q3 FY25 – 0.81 Mn. Sq. Ft.

**Rs.205 cr**

## Operating Cash-Flow

Q3 FY25 – Rs.197 Cr

**GDV~Rs.1,400 cr**

## Business Development#

**Rs.8,726 Rs./Sq. Ft.**

## Average Price Realization

Q3 FY25 – Rs.8,394 Rs./Sq. Ft.

**2.19 Mn. Sq. Ft.**

## Launches\*\*

\* Achieved highest ever quarterly collections

\*\*Launched towards the latter part of the quarter, resultantly large part of the sales from new launches will be recorded in Q4 FY26

#Oct. 2025 – Acquired a ~7.5 acre land parcel in Bhugaon (Sector 1A), Pune, with an estimated saleable area of ~1.9 Mn. Sq. Ft. and GDV of ~Rs.1,400 cr

# Key Highlights – 9M FY26

**Strategic Investment:** In Q2FY26, funds affiliated with Blackstone completed a phased equity investment and currently hold a **40%** stake in the Company.

**Rs.1,891 cr**

**Pre-sales**

9M FY25 – Rs.2,161 Cr

**Rs.1,855 cr**

**Collections\***

9M FY25 – Rs.1,729 Cr

**2.39 Mn. Sq. Ft.**

**Volume**

9M FY25 – 2.80 Mn. Sq. Ft.

**Rs.560 cr**

**Operating Cash-Flow**

9M FY25 – Rs.641 Cr

**GDV~Rs.2,250 cr**

**Business Development\*\***

**Rs.7,914 (Rs./Sq. Ft.)**

**Average Price Realization**

9M FY25 – Rs.7,716 (Rs./Sq. Ft.)

**3.71 Mn. Sq. Ft.**

**Launches**

\*Collections includes DMA collection; Achieved highest ever 9 monthly collections

\*\*Oct. 2025 – Acquired a ~7.5 acre land parcel in Bhugaon (Sector 1A), Pune, with an estimated saleable area of ~1.9 Mn. Sq. Ft. and GDV of ~Rs.1,400 cr

Jan. 2026 – Signed a joint development agreement for the development of a ~5 acre residential project in Bhugaon (Sector 1B), Pune, with an estimated saleable area of ~1.1 Mn. Sq. Ft. and GDV of ~Rs.850 cr

# Pre-Sales & Collections Summary Q3 FY26

Projects	Location	Area Sold (Mn. Sq. Ft.)	Pre-Sales Value (Rs. Cr)	Collections (Rs. Cr)
Life Republic	Hinjewadi	0.38	280	280
24K Altura	Baner	0.05	56	88
24k Manor	Pimple Nilakh	0.03	36	78
Springshire	Wagholi	0.08	47	55
Little Earth	Kiwale	0.05	29	55
Little Earth(Planet)	Kiwale	0.03	20	38
Other Projects	Pune	0.01	8	36
<b>Total (Pune Projects) (A)</b>		<b>0.63</b>	<b>476</b>	<b>630</b>
Golden Pebbles (Alora)	Kalina	0.01	20	23
La-Vita (B3)	Vashi	0.01	24	18
Laxmi Ratan (Serenova)	Versova	0.02	61	9
Sukh Niwas (K52)	Khar	0.01	16	21
<b>Total (Mumbai Projects) (B)</b>		<b>0.05</b>	<b>121</b>	<b>71</b>
Lakeside 24 (Raaga 3)	Hennur Road	0.01	8	8
<b>Total (Bengaluru Projects) (C)</b>		<b>0.01</b>	<b>8</b>	<b>8</b>
<b>Total (A+B+C)</b>		<b>0.69</b>	<b>605</b>	<b>709</b>

# Pre-Sales & Collections Summary 9M FY26

Projects	Location	Area Sold (Mn. Sq. Ft.)	Pre-Sales Value (Rs. Cr)	Collections (Rs. Cr)
Life Republic	Hinjewadi	1.39	999	768
24K Altura	Baner	0.15	164	230
24k Manor	Pimple Nilakh	0.13	146	211
Springshire	Wagholi	0.20	125	115
Little Earth	Kiwale	0.18	107	100
Little Earth(Planet)	Kiwale	0.14	83	110
Other Projects	Pune	0.10	69	145
<b>Total (Pune Projects) (A)</b>		<b>2.29</b>	<b>1,693</b>	<b>1,679</b>
Golden Pebbles (Alora)	Kalina	0.02	52	56
La-Vita (B3, Vashi)	Vashi	0.02	44	59
Serenova	Versova	0.03	61	9
Other Mumbai Projects*	Mumbai	0.01	23	34
<b>Total (Mumbai Projects) (B)</b>		<b>0.08</b>	<b>180</b>	<b>158</b>
Bengaluru Projects**	Bengaluru	0.02	18	18
<b>Total (Bengaluru Projects) (C)</b>		<b>0.02</b>	<b>18</b>	<b>18</b>
<b>Total (A+B+C)</b>		<b>2.39</b>	<b>1,891</b>	<b>1,855</b>

\*Other Mumbai Projects include K52, Vaayu & Verve

\*\*Bengaluru Projects include Lakeside 24 & Exente



Canvas, LR, Pune – Artist's impression



Canvas, LR, Pune – Artist's impression

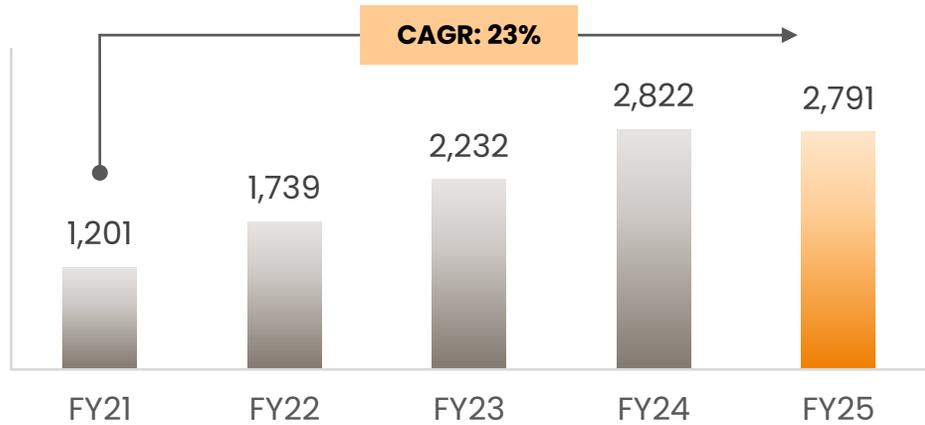


24K Altura, Pune – Artist's impression

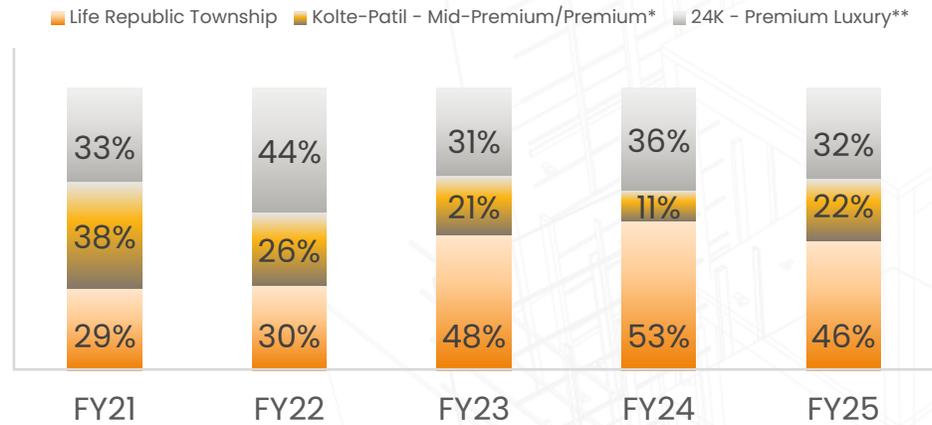
# Performance Trend

# Operational Performance Trend - Annual

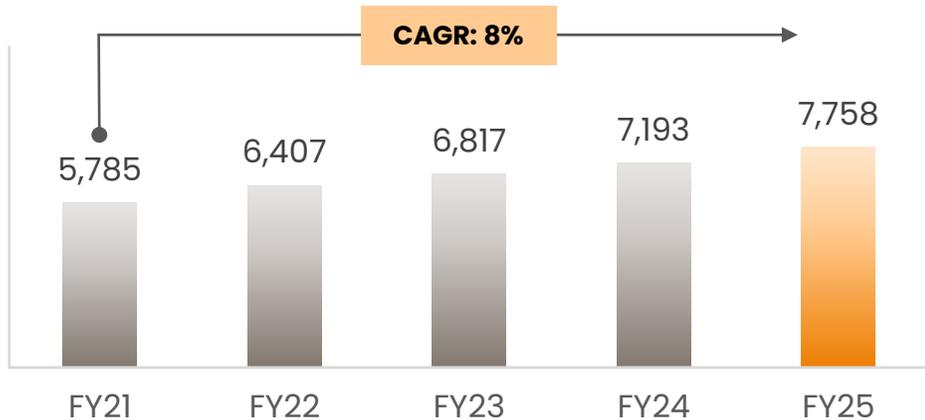
Pre-Sales Value (Rs. Cr)



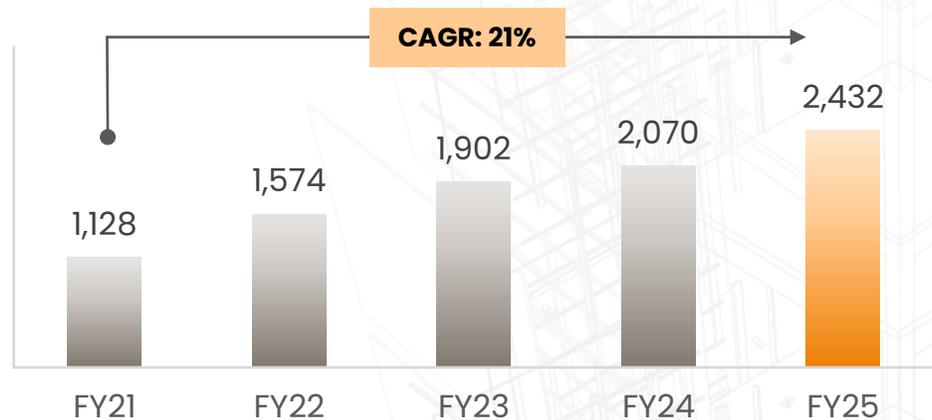
Segmental Sales Mix (%)



Average Price Realization (Rs./Sq.Ft.)



Collections\*\*\* (Rs. Cr)



## FY25 Highlights

↑ **18% YoY**

Highest-ever Collection

↑ **8% YoY**

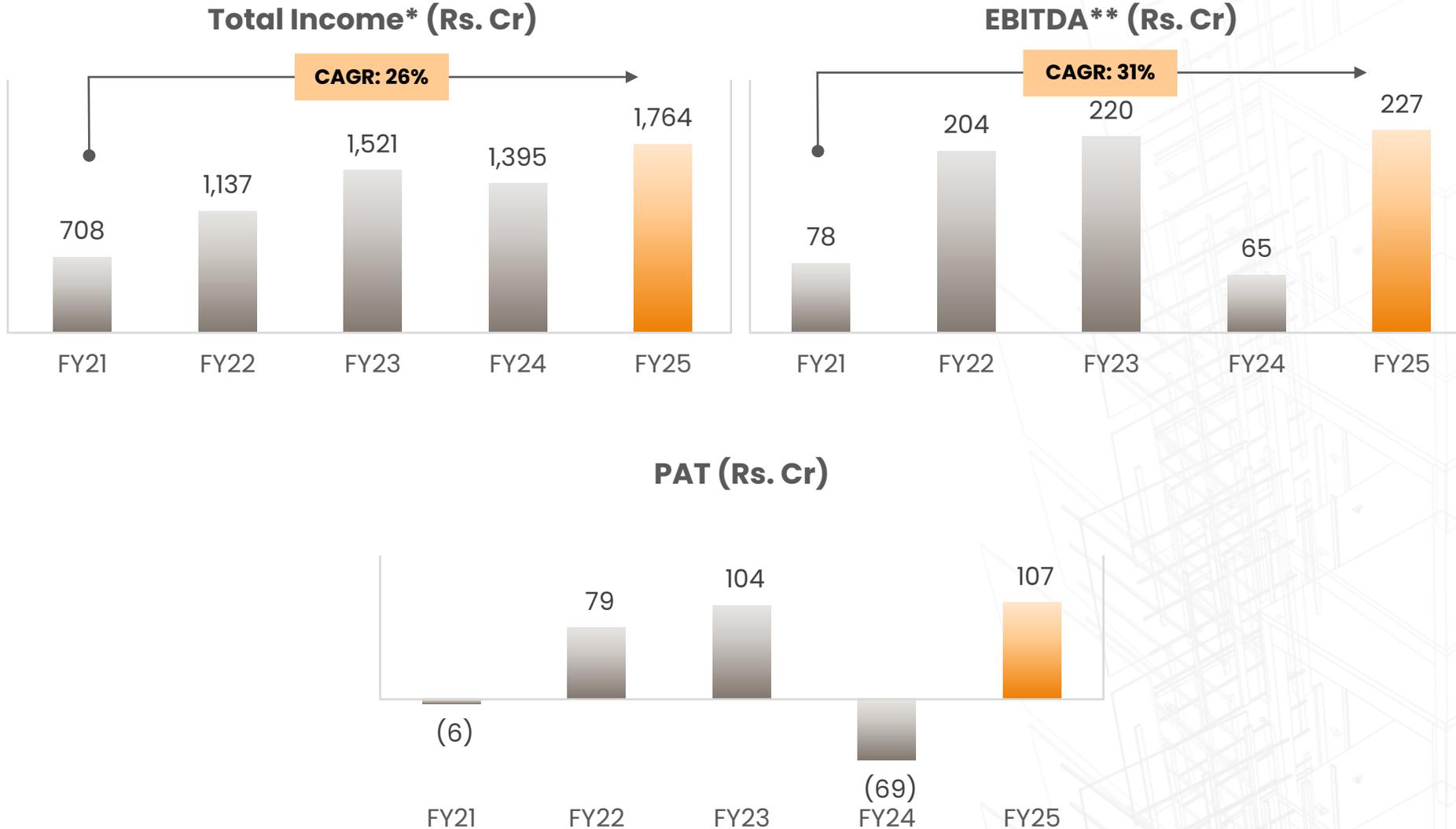
Highest-ever Realization

\*Kolte-Patil - Mid-Premium/ Premium - Little Earth, Centria, Raaga, Exente, Downtown, Springshire, Ivy estate, Three Jewels, Equa

\*\*24K-Premium Luxury - 24K Luxury, Mumbai & DMA- Giga, Evara, Stargaze, Verve, Vaayu, Alora, K52, Manor, Altura, La-Vita, Sereno

\*\*\*Collections includes DMA collection

# Financial Performance Trend – Annual



## FY25 Highlights

↑ **27% YoY**  
Highest-ever Total Income

↑ **249% YoY**  
EBITDA

\*Total Income = Revenue from Operations + Other income ;

\*\* EBITDA = PBT after share of profit/(loss) of associates, joint ventures for the period/year + Finance Cost + Deprecation + Goodwill



# Project Portfolio

# Summary of our projects

A promising multi-year growth story with **37.2 Mn. Sq. Ft.** project portfolio (ongoing and unsold, under approval and land bank) with a top-line potential of **~ Rs.29,800# Cr**

(in Mn. Sq. Ft.)

	<b>*Owned Projects</b>	<b>Ongoing and unsold</b>	<b>Under approval</b>	<b>Lank Bank</b>
	<b>Pune</b>	<b>4.8</b>	<b>6.5</b>	<b>23.6</b>
	<b>Mumbai</b>	<b>0.3</b>	<b>0.9</b>	<b>0.8</b>
	<b>Bengaluru</b>	<b>0.1</b>	<b>0.2</b>	<b>-</b>
	<b>Total</b>	<b>5.2</b>	<b>7.6</b>	<b>24.4</b>

\* Gross details (including partner's share)

# Top-line potential is based on current estimate

# KPDL Project Portfolio – Pune – As on 31.12.25

Projects – Pune	KPDL Share	Ongoing & Unsold	Under Approval	Land Bank	Total
Life Republic, Hinjewadi	100%*	3.6	1.3	11.8	16.7
24K Altura, Baner	100%	0.4	-	-	0.4
24K Manor, Pimple Nilakh	100%	0.2	-	-	0.2
Little Earth, Kiwale**	100%	0.3	0.6	-	0.9
Giga Platinum, Viman Nagar	100%	-	0.7	-	0.7
Springshire, Wagholi	100%	0.3	-	-	0.3
NIBM	67%	-	1.0	-	1.0
Ghotawade	50%	-	-	3.2	3.2
Downtown, Kharadi	100%	-	1.1	-	1.1
Aundh	100%	-	-	1.0	1.0
Kalyani Nagar	100%	-	-	1.0	1.0
Wadgoan Khurd	72%	-	1.8	3.2	5.0
Bhugaon 1A	100%	-	-	1.9	1.9
Bhugaon 1B#	70%	-	-	1.1	1.1
Boat Club Road	100%	-	-	0.4	0.4
<b>Pune Total:</b>		<b>4.8</b>	<b>6.5</b>	<b>23.6</b>	<b>34.9</b>

**Total (Top-Line Potential) – Rs. ~25,800 Cr**

Saleable area in million square feet based on current FSI norms and subject to change; Top-line potentials are based on current estimates

\*With effect from Oct. 2023

\*\* Little Earth, Kiwale includes 0.04 million square feet area of Little Earth, Kiwale (Planet)

#Acquired in Jan. 2026

# KPDL Project Portfolio - Mumbai & B'lore - As on 31.12.25

Projects - Mumbai	KPDL Share	Ongoing & Unsold	Under Approval	Land Bank	Total
Golden Pebbles (Alora), Kalina	100%	0.1	-	-	0.1
La-Vita (B3), Vashi	50%	0.1	-	-	0.1
Laxmi Ratan (Serenova), Versova	100%	0.1	-	-	0.1
Vishwakarmanagar, Mulund	100%	-	0.6	-	0.6
Jal Mangal Deep , Goregaon	100%	-	0.3	-	0.3
Jal Nidhi, Goregaon	100%	-	-	0.2	0.2
Nand Dham, Dahisar	100%	-	-	0.2	0.2
Shree Avadhoot, Dahisar	100%	-	-	0.4	0.4
<b>Mumbai Total:</b>		<b>0.3</b>	<b>0.9</b>	<b>0.8</b>	<b>2.0</b>

**Total (Top-Line Potential) – Rs. ~3,800 Cr**

Projects - Bengaluru	KPDL Share	Ongoing & Unsold	Under Approval	Land Bank	Total
24K Grazio , Koramangala	100%	-	0.2	-	0.2
Lakeside 24 (Raaga 3), Hennur Road	100%	0.1	-	-	0.1
<b>Bengaluru Total:</b>		<b>0.1</b>	<b>0.2</b>	<b>-</b>	<b>0.3</b>

**Total (Top-Line Potential) – Rs. ~200 Cr**

Saleable area in million square feet based on current FSI norms and subject to change  
Top-line potentials are based on current estimates



24K, Manor, Pune – Artist's impression



24K, Manor, Pune – Artist's impression



Springshire, Wagholi, Pune – Artist's impression

# Annexures

# Financial Highlights – 9M FY26 & Q3 FY26

Particulars	9M FY26	9M FY25	Q3 FY26	Q3 FY25
(Rs. Cr)				
<b>Total Income*</b>	<b>540.3</b>	<b>1,040.5</b>	<b>281.8</b>	<b>369.3</b>
<b>Adj. EBITDA**</b>	<b>6.9</b>	<b>115.5</b>	<b>24.7</b>	<b>45.4</b>
<b>Adj. EBITDA (%)</b>	<b>1.3%</b>	<b>11.1%</b>	<b>8.8%</b>	<b>12.3%</b>
<b>PAT (Post MI)</b>	<b>(22.9)</b>	<b>41.3</b>	<b>4.5</b>	<b>25.3</b>
<b>PAT Post MI (%)</b>	<b>(4.2%)</b>	<b>4.0%</b>	<b>1.6%</b>	<b>6.9%</b>
<b>Networth</b>	<b>1,223</b>	<b>745</b>		
Gross Debt	1,238	1,181		
Less: OCD/Zero Coupon NCDs	725	665		
Less: Cash & Cash Equivalents & Current Investments	1,113	634		
<b>Net Debt</b>	<b>(600)</b>	<b>(117)</b>		

**The Company has been assigned 'CRISIL AA-/Stable' rating; enhances KPDL's rating profile and highlights its focus on corporate governance**

\*Total Income = Revenue from Operations + Other income

\*\* EBITDA = PBT after share of profit/(loss) of associates, joint ventures for the period/year + Finance Cost + Depreciation + Goodwill

# Abridged Cash Flows – 9M FY26 & Q3 FY26

Abridged Cash flows	9M FY26	Q3 FY26
(Rs. Cr)	(Un-audited)	(Un-audited)
<b>Opening Balance** – A</b>	<b>690</b>	<b>1,102</b>
Operating Activities:		
Collections	1,849	709
Construction Cost	(904)	(356)
Other Expenses	(216)	(82)
Direct & Indirect Taxes	(169)	(66)
<b>Operating Cashflow – B</b>	<b>560</b>	<b>205</b>
Financing Activities:		
Interest	(43)	(14)
OD/CC Movement	36	11
OCD/Zero Coupon NCD (Redemption)/Subscription	7	169
Dividend	(37)	(34)
Equity Subscription	397	0
<b>Financing Cashflow – C</b>	<b>360</b>	<b>132</b>
Investing Activities:		
TDR/Premium Costs/Approval Cost/New Business Development	(118)	(54)
JV Partner/Land Cost/PE Payout	(214)	(107)
<b>Investing Cashflow – D</b>	<b>(332)</b>	<b>(161)</b>
<b>Closing Balance** (A+B+C+D)</b>	<b>1,278</b>	<b>1,278</b>

\*The inflows and outflows for associate companies are considered in the above cash flow. Accordingly, the closing balance includes Rs.61.59 cr pertaining to associate companies which are not consolidated in the consolidated financial statements. Further, this also includes Rs. 114.29 cr pertaining to Bank deposits having maturities of more than 12 months from the Balance Sheet date.

#Balance related to Divested Entities excluded from opening balance viz. Amco Landmarks Realty, Regensis Project Mgt LLP & KP Realtors

# Business Outlook

## Strengthening Leadership Position

- **Strategic Partnership with Blackstone** marks a pivotal milestone, combining KPDL's 30+ years of execution legacy with Blackstone's global financial expertise to accelerate expansion and drive innovation in the Indian Real Estate sector

## Operational Excellence

- Prioritizing **faster sales, approvals and construction** to enhance liquidity and project turnover
- Supported by **prudent investments in technology** aimed at reducing construction timelines
- **A Strong Digital Connect** acts as an incremental sales channel
- Strengthening the **leadership team and Board** to drive governance, execution, and long-term growth

## Efficient Capital Deployment

- **Prudent Financial Policies** enable KPDL to diversify its project portfolio across geographies while maintaining one of the lowest debt levels in the sector
- **Capital Deployed** selectively within predefined thresholds to maximize project recall, revenue visibility, capital efficiency and reinvestment capacity

## Diversifying Geographical Presence

- **Targeting Growth** across Pune, Mumbai and Bengaluru through outright deals, redevelopment and capital efficient JVs/JDAs. Current project portfolio has a salable potential of **37.2 Mn. Sq. Ft.**
- **Launched** projects with **3.71 Mn. Sq. Ft.** of salable area during 9M FY26
- **Acquired projects** with an aggregate GDV of ~Rs.2,250 crore (~3 Mn. Sq. Ft. salable area) during 9M FY2026

## Demand Drivers

- **Softer interest rates** and **pro-growth policies** such as rationalization of GST, are expected to sustain housing demand in 2025.
- Mid-premium and luxury segments to drive momentum amid **rising incomes and infrastructure push.**
- **Urbanization Beyond Metros:** A clear government focus on Tier-2 and Tier-3 cities is broadening the economic base and unlocking new investment opportunities

## Sector Consolidation

- **Regulatory reforms** and **greater transparency** are accelerating the shift toward organized players
- KPDL, backed by strong **execution capabilities** and **financial prudence**, is well placed to benefit from the ongoing industry shift toward organized players

# Board of Directors



**Mr. Girish Vanvari**

**Chairman of the Board**  
**Non-Executive - Independent Director**



**Mr. Asheesh Mohta**

**Non-Executive - Non-Independent**  
**Director**



**Mr. Rajesh Patil**

**Managing Director**



**Mr. Dalip Sehgal**

**Non-Executive - Non-Independent**  
**Director**



**Ms. Avani Davda**

**Non-Executive - Independent**  
**Director**



**Mr. Mohit Arora**

**Non-Executive - Non-Independent**  
**Director**

# Life Republic Township – Locational Advantages

## Infrastructure & Connectivity

- 2.1 km from the Pune-Bangalore Highway
- 10 km from the Pune-Mumbai Expressway
- 12 Km from the PCMC railway Station
- 25 km from the Pune Railway Station
- 29 km from the Pune International Airport
- Travel time to Navi Mumbai Airport which is currently 2 hrs 20 mins will reduce by 30 mins by end of 2025 after missing link completion

## Lifestyle & Retail Amenities

- Easy access to Grand Highstreet (5.4 km) & Phoenix Mall of the Millennium (9 km)

## Industrial & Logistics Hub Development

- Significant increase in industrial & warehousing space in Talegaon & Chakhan regions

## Proximity to Major IT Hubs

- 4.5 km from the Hinjawadi Rajiv Gandhi Infotech Park (Asia's biggest IT hub)
- Within 12-15 Km Radius of the Balewadi & Baner IT Parks

## Educational & Healthcare Facilities

- 0-10 km from the township – Crimson Anisha, Symbiosis, Indira Institute of Management, DY Patil University, Poddar School
- 5 –10 km from the township – Aditya Birla Hospital, Ruby Hall Clinic & top hospitals





# Awards and Recognitions – KPDL received 60+ awards in the last five years

## KPDL Awards

- Legacy Brand in Real Estate – Pune, Times Power Brands, 2023
- India’s Top Challengers, Construction World Global Award, 2020–21
- Developer of the Year Residential, CNN NNEWS18, 2019–20
- Luxury Developer of the Year – 24K, Times Network, 2017–18
- Most Iconic Luxury Brand in Real Estate, 24K, ET Business Awards, 2022
- Best Realtor, Times Realty, 2019–20
- Most Trusted brand, ET Now, 2019–20
- India’s Top Challengers, Construction World 2017–18
- Trusted Brand of the Year, Times Realty, 2021–22
- Brand Excellence in Real Estate Sector, ABP News, 2019–20
- Brand of the Year, Economic Times, 2018–19
- Most Trusted Real Estate Brand, Times Network, 2017–18
- Top Developer of the year, Times Real Estate Icons, 2020–21
- India’s Most Trusted Real Estate Brand, TRA’s Brand Trust Report 2020
- Game Changer of Maharashtra, Economic Times, 2017–18
- Developer of the Year, Realty Plus, 2016–17

## Project Awards

- Architecture Residential High Rise Architecture India – 24K Manor – Asia Pacific Property Awards – ‘25-’26
- Luxury Project Of The Year – 24k Manor – The Golden Brick Awards, Dubai – May 2024
- Luxury Project of the year – K52, Real Estate Business Excellence, Zee Business, 2023
- Integrated Marketing Campaign (360 Degree) Canvas at Life Republic; ET Real Estate Awards ‘25
- Best Township Project, Pune (Life Republic), Times Power Brands, 2023
- Residential Property India – 24K Stargaze By Kolte Patil Developers Limited, Asia Pacific Property Awards (IPA) 2022–23`
- Residential Project – High-End (Ongoing: West) – 24K Manor – The ET Real Estate Awards 2025
- Residential Project – Township (Metro : Ongoing)– LIFE Republic, ET Real Estate Awards 2023 – WEST
- Top Mid-segment Homes, Project Little Earth, Pune Mirror (Real Estate Icons), 2022
- Residential Project Villa – 24K Espada Project at Life Republic – The ET Real Estate Awards 2025
- Residential Project – Mid Segment (Metro : Ongoing)– AROS, ET Real Estate Awards 2023 – WEST
- Top Township projects (above 350 acres), Times Real Estate Icons, 2020–21
- Marketing Campaign of the Year for Qrious – Golden Bricks Awards Dubai 2025
- Luxury Project of the year – K52, Real Estate Business Excellence, Zee Business, 2023
- Residential High Rise Architecture India, Asia Pacific Property Awards (IPA), 2020–21
- Best residential development 20+ units India – 24K Atria, Asia Pacific Property Awards FY 2024–25
- Best Township Project – Pune, Life Republic by Kolte Patil, Times Power Brands, 2023
- Innovative marketing campaign of the year – Life Republic, ET Now, 2019–20
- Best Design Apartment project of the Year – Mirabiils, Times Business Awards, 2018
- Luxury Project of the year – 24K Stargaze, Times Network, 2017–18
- Integrated Township of the year, CNN News18, 2019–20
- Integrated Township Project of the year – IVY Estate, Realty Plus, 2019
- Best High Rise Project of the Year – I-Towers Exente, Times Business Awards, 2018

# About Kolte-Patil Developers Ltd.

*Kolte-Patil Developers Ltd. (BSE: 532924, NSE: KOLTEPATIL; KPDL), incorporated in 1991, is a leading real estate company with a dominant presence in the Pune residential market and a diversified presence in Mumbai and Bengaluru. In FY26, the Company entered into a strategic partnership with global investment firm Blackstone with the latter acquiring a 40% stake in the Company following a two-phase transaction involving the preferential allotment of equity shares and a secondary equity share acquisition from existing promoters.*

*Kolte-Patil is a trusted name with a reputation for high quality standards, design-uniqueness, corporate governance, transparency, and timely delivery of projects. The Company has developed and constructed over 68 projects, including residential complexes, integrated townships, commercial complexes, and IT Parks covering a saleable area of >31 million square feet across Pune, Mumbai and Bengaluru. The Indian Green Building Council (IGBC) has certified several of the Company's projects. KPDL markets its projects under two brands: 'Kolte-Patil' (addressing the mid-premium/premium segment) and '24K' (addressing the premium luxury segment).*

*Consolidating its leadership position in Pune, the Company forayed into the Mumbai market in 2013, focusing on society redevelopment projects that have lower capital intensity. The company has signed fourteen projects (six completed, three on-going, five future projects) till date at prime locations across the city.*

*KPDL has seamlessly navigated varied economic cycles enabled by one of the lowest debt levels in the sector. The Company's long-term bank debt has been rated 'AA-/Stable', short-term bank loan facilities as A1+ and non-convertible debentures as AA-/Stable by CRISIL.*

*The Company's growth trajectory, internal processes and corporate governance practices have benefitted from partnerships with marquee financial institutions like KKR, JP Morgan Asset Management, Portman Holdings, ASK Capital, Motilal Oswal, ICICI Ventures, IL&FS, Planet Smart City and Marubeni Corporation.*

*Over the years, KPDL has received multiple awards and recognitions including The ET Real Estate Awards 2025-Residential Project – High-End (Ongoing: West) for 24K Manor, The ET Real Estate Awards 2025-Residential Project Villa for 24K Espada Project at Life Republic, Times Power Brands, 2023-Legacy Brand in Real Estate – Pune, Most Iconic Luxury Brand in Real Estate-24K, ET Business Awards, 2022*

For more details on Kolte-Patil Developers Ltd., visit [www.koltepatil.com](http://www.koltepatil.com)

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