



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

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

Date: 22 May 2026

Subject: - Scheme of Amalgamation involving Amalgamation of Kolte-Patil Lifespaces Private Limited and Kolte-Patil Smart Spaces Private Limited Wholly-Owned Subsidiaries of the Company with Company

**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,

Pursuant to Regulation 30, 51 and other applicable regulations of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (“Regulations”) as amended from time to time, read together with Schedule III of the Regulations, we wish to inform you that the Board of Directors of Kolte-Patil Developers Limited (“**Company**”) at their meeting held on **Friday, 22 May 2026**, has approved the Scheme of Amalgamation involving Amalgamation of Kolte-Patil Lifespaces Private Limited (“KPLPL” or “Transferor Company 1”) and Kolte-Patil Smart Spaces Private Limited (“KPSPL” or “Transferor Company 2”), a Wholly-Owned Subsidiaries of the Company with Kolte-Patil Developers Limited (“KPDL” or “Transferee Company”) (hereinafter referred as “Scheme”) under Section 230 to 232 of the Companies Act, 2013 read with applicable rules made thereunder.

The Scheme is conditional upon and subject to necessary statutory and regulatory approvals/permissions and approval of the Members and consent from the creditors of Transferor Companies and Transferee Company. The required details are annexed as **Annexure A**.

Page 1 of 6

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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



The details as per Regulation 30 read with Schedule III of the Regulations read with SEBI HO/49/14/14(7)2025-CFD-POD2/1/3762/2026 dated January 30, 2026 are provided in the Annexure to this letter.

This is for your information and record.

Thanking you,

For Kolte-Patil Developers Limited

Vinod Patil
Company Secretary and Compliance Officer
Membership No. A13258

Page 2 of 6

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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

Annexure A

The details, as required under the Regulation 30 read with Schedule III of the SEBI Listing Regulations read with the SEBI Master Circular No. SEBI HO/49/14/14(7)2025-CFDPOD2/1/3762/2026 dated January 30, 2026:

Sr. No.	Details	Particulars	Particulars
1.	Name of the entity(ies) forming part of the amalgamation/merger, details in brief such as, size, turnover etc.;	<p>The scheme of amalgamation (hereinafter referred as 'Scheme') provides for Amalgamation of Kolte-Patil Lifespaces Private Limited ("KP Lifespaces" or "Transferor Company 1"), a Wholly-Owned Subsidiary Company of the Company, with Kolte-Patil Developers Limited ("KPDL" or "Transferee Company").</p> <p>Kolte-Patil Developers Limited is a listed company whose securities are listed on National Stock Exchange of India (NSE) and BSE Limited (BSE).</p> <p>The turnover of Kolte-Patil Developers Limited, the Transferee Company, on standalone basis, for the quarter and year ended on 31 March 2026 is Rs. 23,634 and Rs. 65,834 Lakhs (on the basis of audited Financial Results).</p> <p>Kolte-Patil Lifespaces Private Limited is a wholly-owned subsidiary of the Transferee Company.</p> <p>The turnover of the Transferor Company 1, on standalone</p>	<p>The scheme of amalgamation (hereinafter referred as 'Scheme') provides for Amalgamation of Kolte-Patil Smart Spaces Private Limited ("KP Smart Spaces" or "Transferor Company 2"), a Wholly-Owned Subsidiary Company of the Company, with Kolte-Patil Developers Limited ("KPDL" or "Transferee Company").</p> <p>Kolte-Patil Developers Limited is a listed company whose securities are listed on National Stock Exchange of India (NSE) and BSE Limited (BSE).</p> <p>The turnover of Kolte-Patil Developers Limited, the Transferee Company, on standalone basis, for the quarter and year ended on 31 March 2026 is Rs. 23,634 and Rs. 65,834 Lakhs (on the basis of audited Financial Results).</p> <p>Kolte-Patil Smart Spaces Private Limited is a wholly-owned subsidiary of the Transferee Company.</p> <p>The turnover of the Transferor Company 2, on standalone</p>

Page 3 of 6

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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

		basis, for the quarter and year ended on 31 March 2026 is Rs. Nil and Nil Lakhs (on the basis of audited Financial Results).	basis, for the quarter and year ended on 31 March 2026 is Rs. Nil and Nil Lakhs (on the basis of audited Financial Results).
2.	Whether the transaction would fall within related party transactions? If yes, whether the same is done at “arm’s length”	<p>The Transferor Company 1 is the wholly-owned subsidiary of the Transferee Company and is therefore the related party of the Transferee Company.</p> <p>However, the Scheme does not fall within the purview of related party transaction pursuant to the provisions of circular no. 30/2014 dated July 17, 2014 issued by the Ministry of Corporate Affairs. Also, pursuant to Regulation 23(5)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the related party provisions are not applicable for the Scheme.</p>	<p>The Transferor Company 2 is the wholly-owned subsidiary of the Transferee Company and is therefore the related party of the Transferee Company.</p> <p>However, the Scheme does not fall within the purview of related party transaction pursuant to the provisions of circular no. 30/2014 dated July 17, 2014 issued by the Ministry of Corporate Affairs. Also, pursuant to Regulation 23(5)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the related party provisions are not applicable for the Scheme.</p>
3.	Area of business of the entity(ies);	<p>The Transferor Company 1 is primarily engaged in the business of real estate development.</p> <p>The Transferee Company is engaged in the business of construction and development of residential and commercial complexes, IT Parks, etc.</p>	<p>The Transferor Company 2 is primarily engaged in the business of real estate development.</p> <p>The Transferee Company is engaged in the business of construction and development of residential and commercial complexes, IT Parks, etc.</p>
4.	Rationale for amalgamation/ merger	a) The Transferor Company 1 is wholly-owned subsidiary company of the Transferee Company. The proposed amalgamation of the Transferor Company 1 with	a)The Transferor Company 2 is wholly-owned subsidiary company of the Transferee Company. The proposed amalgamation of the Transferor Company 2 with

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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

		<p>the Transferee Company would therefore lead to a more efficient utilization of resources of both the entities, cash flows of the Transferor Company 1, synergies, cost savings, increase in net worth of Transferee Company and create a stronger base for future growth.</p> <p>b) The proposed merger would result in further integration in business strategies, greater financial strength and improved competitive position and flexibility for the Transferee Company. These would consequently result in increased shareholder value.</p> <p>c) This amalgamation will improve the organizational capability arising from the pooling of human capital that has diverse skills, talent and vast experiences.</p>	<p>the Transferee Company would therefore lead to a more efficient utilization of resources of both the entities, cash flows of the Transferor Company 2, synergies, cost savings, increase in net worth of Transferee Company and create a stronger base for future growth.</p> <p>b)The proposed merger would result in further integration in business strategies, greater financial strength and improved competitive position and flexibility for the Transferee Company. These would consequently result in increased shareholder value.</p> <p>c)This amalgamation will improve the organizational capability arising from the pooling of human capital that has diverse skills, talent and vast experiences.</p>
5.	In case of cash consideration – amount or otherwise share exchange ratio	The Transferor Company 1 is wholly-owned subsidiary of the Transferee Company. Consequently, pursuant to the Scheme becoming effective, all shares held by the Transferee Company in the Transferor Company 1 shall stand cancelled and no new shares shall be issued by the Transferee Company to the shareholders of the Transferor Company 1.	The Transferor Company 2 is wholly-owned subsidiary of the Transferee Company. Consequently, pursuant to the Scheme becoming effective, all shares held by the Transferee Company in the Transferor Company 2 shall stand cancelled and no new shares shall be issued by the Transferee Company to the shareholders of the Transferor Company 2.

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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

		Also, no other consideration shall pass from the Transferee Company to the Transferor Company 1.	Also, no other consideration shall pass from the Transferee Company to the Transferor Company 2.
6.	Brief details of change in shareholding pattern (if any) of listed entity.	Since there will be no issue of shares, there will be no change in the shareholding pattern of the Transferee Company (Listed Company) pursuant to the Scheme.	Since there will be no issue of shares, there will be no change in the shareholding pattern of the Transferee Company (Listed Company) pursuant to the Scheme.

KOLTE-PATIL DEVELOPERS LTD.

CIN : L45200PN1991PLC129428

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