



SOBHA

PASSION AT WORK

April 27, 2010

To,

The Bombay Stock Exchange Ltd, Dept. of Corporate Services, Floor 25, P.J Towers, Dalal Street, Mumbai – 400 001 Scrip Code: 532784	The National Stock Exchange of India Ltd, Exchange Plaza, Plot No. C/1, G Block, Bandra Kurla Complex, Bandra East, Mumbai – 400 051 Scrip Code: SOBHA
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Dear Sir / Madam,

Sub: Outcome of Board Meeting held on April 27, 2010

This is to inform that the Board of Directors of the Company at their meeting held on April 27, 2010 at the Corporate Office of the Company situated at Neeladri Plaza, Raja Rammohan Roy Road, Richmond Circle, Bangalore have:

1. Approved the audited results for the financial year ended 31st March 2010.
2. Recommended a dividend at the rate of 25% (Rupees Two and Fifty Paise per equity share of Rs. 10/- each).
3. Fixed the date of annual Book Closure and for the purpose of payment of Dividend, if declared by the shareholders as June 05, 2010.
4. Scheduled the Annual General Meeting of the Company on June 11, 2010 at Sobha Academy, Sobha Suburbia, 107/108, Behind Jakkur Flying Club, Jakkur Bangalore – 560 064 at 10.00 AM
5. Recommended the following matters for the approval of the members in the ensuing Annual General Meeting scheduled on June 11, 2010 at Sobha Academy, Sobha Suburbia, 107/108, Behind Jakkur Flying Club, Jakkur Bangalore – 560 064.
 - i. Appointment of Mr. M. Damodaran as a Director of the Company.
 - ii. Re-appointment of Mr. P N C Menon as Chairman of the Company and to fix remuneration.

SOBHA DEVELOPERS LTD.

- iii. Re-appointment of Mr. Ravi Menon as Vice Chairman of the Company and to fix remuneration.
- iv. Re-appointment of Mr. J. C. Sharma as Managing Director of the Company and to fix remuneration.
- v. Appointment of Mr. P. Ramakrishnan as Deputy Managing Director of the Company.

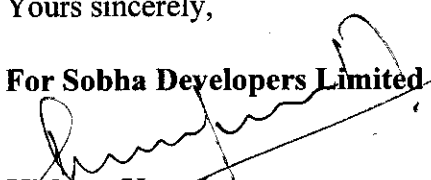
In this connection please find enclosed the Financial Advertisement in terms of Clause 41 of the Listing Agreement and the Press Release which the company intends to disseminate through media.

We request you to kindly take the aforesaid information on record for dissemination through your website.

Thanking you.

Yours sincerely,

For Sobha Developers Limited


Kishore Kayarat
Company Secretary and Compliance Officer



SOBHA DEVELOPERS LIMITED

Regd. Office: E-106, Sunrise Chambers, 22, Ulsoor Road, Bangalore - 560 042

Audited financial results for the year ended on March 31, 2010

(Rs. in million)

	Particulars	Year ended 31. 03. 2010 [Audited]	Previous accounting year ended 31. 03. 2009 [Audited]
1	Net sales/Income from operations	11,072	9,679
2	Share of profits in a partnership firm ['Subsidiary']	68	68
3	Total operating income (1+2)	11,140	9,747
4	Expenditure		
	(a) (Increase)/decrease in stock in trade and work in progress	306	(2,697)
	(b) Land cost	1,292	2,453
	(c) Consumption of materials and construction cost	4,726	4,748
	(d) Employee cost	768	1,009
	(e) Depreciation / amortization	323	360
	(f) Other expenditure	1,503	1,537
	Total	8,918	7,410
5	Profit from operations before other income, interest and exceptional items (3-4)	2,222	2,337
6	Other income	45	157
7	Profit before interest and exceptional items (5+6)	2,267	2,494
8	Interest (net)	664	1,039
9	Profit after interest but before exceptional items (7-8)	1,603	1,455
10	Exceptional items	-	-
11	Profit from ordinary activities before tax (9+10)	1,603	1,455
12	Tax expenses		
	- Current tax	261	374
	- Deferred tax	(21)	(20)
	- Fringe benefits tax	-	4
	- MAT credit entitlement	(4)	-
13	Net profit from ordinary activities after tax (11-12)	1,367	1,097
14	Extraordinary items (net of tax expenses)	-	-
15	Net profit for the period (13-14)	1,367	1,097
16	Paid-up equity share capital (Face value per share - Rs.10)	981	729
17	Reserves excluding revaluation reserves as per balance sheet	16,104	10,166
18	Earnings Per Share (EPS) - (Rs.)		
	a) Basic and diluted EPS before extraordinary items	14.92	15.04
	b) Basic and diluted EPS after extraordinary items	14.92	15.04
19	Public shareholding		
	- Number of equity shares	38,642,488	9,480,353
	- Percentage of shareholding	39%	13%
20	Promoters and promoter group shareholding		
	a) Pledged/encumbered		
	- Number of shares	10,700,000	20,700,000
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	18%	33%
	- Percentage of shares (as a % of the total share capital of the company)	11%	28%
	b) Non-encumbered		
	- Number of shares	48,721,380	42,721,380
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	82%	67%
	- Percentage of shares (as a % of the total share capital of the Company)	50%	59%

Notes :

- (1) There were no complaints from investors outstanding at the beginning of the quarter. The Company had received 3 complaints from investors during the quarter and 2 complaints were resolved/ replied during the quarter. There was 1 complaint pending to be resolved/ replied at the end of the quarter.
- (2) As the Company's business activity primarily falls within a single business and geographical segment, there are no additional disclosures to be provided under Accounting Standard 17 'Segment Reporting'.
- (3) During July 2009, the Company has allotted to qualified institutional buyers, 25,162,135 equity shares of face value of Rs.10 each at a price of Rs.209.40 per share, issued under Chapter XIII-A of Securities and Exchange Board of India (Disclosure and Investor Protection) Guidelines, 2000, as amended.
- (4) Details of utilisation of net proceeds from issue of equity shares of the Company to qualified institutional buyers

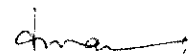
Particulars	March 31, 2010
Gross proceeds	5,269
Less: Expenses incurred (gross of service tax)	175
Net proceeds	5,094
Utilisation	
Loan repayments	3,995
Working capital	935
Interest payments	144
Refund of share application money	20
	5,094

- (5) The figures of consolidated financial results are as follow:

Particulars	Year ended on 31. 03. 2010 [Audited]	Previous accounting year ended on 31. 03. 2009 [Audited]
Net sales/Income from operations	11,299	9,740
Profit after tax	1,383	1,099
Profit after tax, minority interest and share of loss of associate	1,341	1,078
Basic and diluted EPS (in Rs.)	14.63	14.78

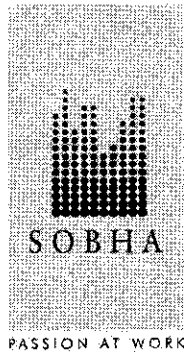
- (6) The Board of Directors of the Company have recommended a dividend of Rs 2.50 per equity share of Rs.10 each for the year ended March 31, 2010.
- (7) This statement has been reviewed by the Audit Committee and taken on record at the meeting of the Board of Directors of the Company held on April 27, 2010.
- (8) The figures of the previous year have been regrouped/ reclassified, wherever necessary.

For and on behalf of the
Board of Directors



Bengaluru, India
April 27, 2010

J. C. Sharma
Managing Director



Press Release
For immediate publication

**SOBHA DEVELOPERS LTD ANNOUNCES FINANCIAL RESULTS FOR
Q4 and FY 2009 –10**

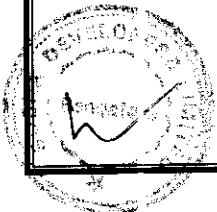
Highlights of Q4 FY 09-10:

- Revenues at Rs. 4, 030 Million, Up 146% % from Q4 FY 08-09
- PAT at Rs.557 Million, Up 696 % from Q4 FY 08-09
- Recognized as the Best Contractor by Bayer Technologies for safety practices

Highlights for FY 2009-10

- Revenues at Rs. 11,185 Millions, Up 13% from FY 2008-09
- PAT at Rs. 1,367 Million, Up 25% from FY 2008-09
- Dividend recommended of Rs. 2.5 per share
- Completed 2.08 Million sq. ft. as against 0.87 Million sq. ft. in FY 08-09
- Delivered 10 residential projects and launched 2 new projects
- Completed 26 contractual projects
- Completed Infosys Global Education Center II

Bangalore, April 27th, 2010: Sobha Developers Limited, one of India's leading Real Estate Company known for its quality, delivery and customer orientation, today declared



its financial results for the 4th Quarter ended March 31, 2010 and for the overall financial year 2009-10, at its Board meeting held in Bangalore.

Financial Performance:

For the 4th Quarter ended March 31, 2010, the Company clocked a turnover of **Rs. 4,030 Million compared to Rs. 1,635 Million in Q4 of FY 08-09, up 146%**. The Profit after tax stood at **Rs. 557 Million compared to Rs. 70 Million in Q4 of FY 08-09, up 696 %**.

For the overall FY 2009-10, the Company had a turnover of **Rs.11,185 Million compared to Rs.9,905 Million in 2008-09, up 13%**. The Profit after tax stood at **Rs. 1,367 Million compared to Rs 1,097 Million in 2008-09, up 25 %**.

Based on the impressive performance the board has recommended a dividend of Rs. 2.5 per share.

From the volume point of view this quarter the Company achieved 635,147 sq. ft. of sales, and an overall sale of 2.08 Million sq. ft. for FY 2009-10 which is much higher than the volumes achieved during last financial year (876,117 sq. ft.), a growth of 137%. Bangalore contributes 65% of the sales volume followed by Coimbatore 17%, Thrissur 13% and the rest coming from Pune.

The Company in FY 2009-10, completed and delivered 10 residential projects aggregating to 1.82 Million sq. ft. In addition, two new residential projects have been launched in Bangalore and one Commercial project at Thrissur, totally aggregating to 1.39 Million sq. ft. During the same time, the Company has completed 26 Contractual projects aggregating to 3.75 Million sq. ft. in Bangalore, Mysore, Chennai, Hyderabad, Chandigarh, Trivendrum, Pune, Kolkata and Roorkee.

Commenting on the results for the FY 2009-10, **Mr. J C Sharma, Managing Director, Sobha Developers Limited**, said: "We have performed better than what we had expected in the beginning of the financial year. While there has been an overall revival

in the economy and market sentiments, the various proactive steps taken by the Company have resulted in marked improvement in its performance. Concrete actions like enhancing operational efficiency, reducing fixed costs, Debt restructuring, land monetization, investment in marketing, and continuous emphasis to bring down Debt Equity Ratio has yielded remarkable results.”

In order to face the challenging economic environment over the last year Company adopted a strategy which allowed it to be in a comfortable liquidity position as it managed to effectively service on its debts and interest obligations. Company, also reduced debt by initiating Qualified Institutional Placements (QIP) and restructured its Debt wherever possible. Company also continued its focus on cost reduction in all areas and maintained positive operational cash flows.

The Company raised Rs 2250 Million by way of SPV and Rs 5100 Million through a QIP. The Debt Equity Ratio has been brought down from one time high of 1.92 to current 0.8 levels.

Growth Plans:

In the year 2010-11 the Company plans to launch about 7.72 Million sq. ft. across various market segments. These will be approximately 6.22 Million sq. ft. in Bangalore, 0.2 Million sq. ft. in Coimbatore, 0.5 Million sq. ft. in Chennai, and 0.3 Million sq. ft. in Pune. The land required for proposed launches has been fully paid up and the infrastructure needed for development is in place.

Expressing his optimism for FY 2010-11, Mr. J C Sharma, Managing Director, said, “We see more stability in volumes as well as an improving demand environment. Our diversified portfolio of services, residential plus contractual, and quality delivery continues to position us as a developer of choice for our customers. We are targeting 3 Million sq. ft. of sales in residential business and above 30% growth in contractual business.”

Impeccable Execution:

As of 31 March 2010, in the past 14 years since its inception, Sobha has completed 60 residential projects and 166 contractual projects covering about 36.34 Million sq. ft. of area in 18 cities across India. The Company currently has 27 ongoing residential projects aggregating to 9.08 Million sq. ft., while 4.24 Million sq. ft. volume of contractual projects is under various stages of construction.

"The Company is constantly executing about 6 Million sq. ft. of work on average basis for the past 5 years. In the current year, which will be Company's 15th year of establishment, it will enter into execution of 50 Million sq. ft. of area, something which will be a landmark in the industry." **said Mr. Sharma.**

Sobha in the current financial year also completed Infosys Global Education Center II (GEC II) which is the largest monolithic structure to be constructed in Independent India. It has a built-up area of 1,002,095 sq. ft. GEC II has eighty four 100-seater, six 60-seater, three 200-seater, and two 36-seater class rooms, five examination halls, 19 meeting rooms, and 302 faculty cabins. It also has an induction hall which can seat 400 trainees, a state-of-the-art library which can accommodate 80,000 books, a food court with a seating capacity of 1772 and a 40 seat Management Council room. The seating capacity of the cyber café is 236. The overall structure surpasses Rashtrapati Bhavan in size and equals it in grandeur.

Sobha believes that environment for sustainable growth in Real Estate in India is increasingly become attractive and the company is well poised to take full advantage of the same given its large land bank and unparallel execution capability supported by quality product.

Recognition:

Sobha in Q4 of FY 10-11 has been recognized in the twin areas of design and safety.

Sobha received Special Mention for its project 'The Terminal Building - Bangalore Infosys Food court' in the Recreational Architecture category of Architecture + Design &



Spectrum Foundation Architecture Awards 2009. This award-winning steel structure stands out in the Infosys campus due to its simplicity of form, intricate details, modern design elements and material - like the usage of imported roofing material, stainless steel, colorful vinyl flooring, and glazing.

The Eco Commercial building for Bayer Technology services is a prestigious project executed by Sobha Developers and is one of the first LEED platinum rated building in India. Bayer Technology selected Sobha as "The Best Contractor, working with safe practices at the site". The Eco Commercial building site is a zero accident site and the Sobha team has put in their best efforts to maintain the record till date.

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About Sobha Developers Ltd.:

Founded in 1995, Sobha Developers Ltd is one of the largest and only backward integrated real estate player in the country.

Sobha is primarily focused on residential and contractual projects. Company's residential projects include presidential apartments, villas, row houses, super luxury apartments, luxury apartments, moderately priced apartments and plotted development. In all its residential projects Company lays strong emphasis on environment management, water harvesting and high safety standards.

On the contractual side, the Company has constructed a variety of structures for corporates including corporate offices, convention centres, software development blocks, multiplex theatres, hostel facilities, guest houses, food courts, restaurants, research centres and club houses. Infosys is one of its leading clients.

One of the key competitive strengths of the Company is its backward integration model, which means that it has the key competencies and in-house resources to deliver a project from its conceptualization to completion. Backward integration includes architectural, structural and interior studio, concrete block making plant, metal and glazing factory and interiors and wood working factory.

The Company also strongly believes in returning back to the society through comprehensive and sustainable development of rural India. It has launched, Graamasobha, a unique social developmental program in two gram panchayats in Palakkad district of Kerala to take care of the educational, healthcare, and other basic requirements of over 2500 BPL families.

For further information, please contact:

Sobha Developers Ltd.

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