



August 11, 2011

To,

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

**Sub: Limited Review Report for the quarter ended June 30, 2011**

With reference to the above captioned subject and pursuant to Clause 41 of the Listing Agreement, please find enclosed the Limited Review Report for the quarter ended June 30, 2011.

We request you to kindly take the information on record and oblige.

Thanking you.

Yours sincerely,

**FOR SOBHA DEVELOPERS LIMITED**

*Sapna Ramesh*

**SAPNA RAMESH  
AUTHORISED SIGNATORY**

**SOBHA DEVELOPERS LTD.**

Limited Review Report

Review Report to the Board of Directors,  
Sobha Developers Limited

1. We have reviewed the accompanying statement of unaudited financial results of Sobha Developers Limited ("the Company") for the quarter ended June 30, 2011, being submitted by the Company pursuant to the requirement of Clause 41 of the Listing Agreement, except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the Company's management and have not been audited by us. This statement is the responsibility of the Company's management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial statements based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. Without qualifying our conclusion, we draw attention to certain transactions entered by the Company for purchase of material and services in the prior years from private limited companies/ firms, covered under section 297 of the Companies Act, 1956 ("the Act"), which require prior approval of the Central Government under Section 297(1) of the Act. In this regard, the Company has filed an application for compounding and obtaining approval from the Company Law Board under Section 621A of the Act. The Company is confident of obtaining the approvals, and pending obtaining such approvals, no adjustments have been made to the financial results.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with recognition and measurement principles laid down in Accounting Standard 25 "Interim Financial Reporting" [notified pursuant to the Companies (Accounting Standards) Rules, 2006 (as amended)] and other recognised accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

*S.R. Batliboi & Associates*

For S.R. BATLIBOI & ASSOCIATES  
Firm registration number: 101049W  
Chartered Accountants



per Adarsh Ranka  
Partner  
Membership No.: 209567

Bengaluru, India  
August 09, 2011



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

Unaudited financial results for the quarter ended on June 30, 2011

(Rs. in million)

	Particulars	Quarter ended 30.06.2011 [Unaudited]	Quarter ended 30.06.2010 [Unaudited]	Previous accounting year ended 31.03.2011 [Audited]
1	Net sales/Income from operations	3,167	3,097	14,292
2	Share of profits in a partnership firm ['Subsidiary']	12	24	77
3	<b>Total operating income (1+2)</b>	<b>3,179</b>	<b>3,121</b>	<b>14,369</b>
4	Expenditure			
	(a) (Increase)/decrease in stock in trade and work in progress	2	(657)	467
	(b) Land cost	398	959	1,713
	(c) Consumption of materials and construction cost	1,419	1,576	6,428
	(d) Employee cost	306	250	1,035
	(e) Depreciation / amortization	74	67	278
	(f) Other expenditure	431	396	1,665
	<b>Total</b>	<b>2,630</b>	<b>2,591</b>	<b>11,586</b>
5	Profit from operations before other income, interest and exceptional items (3-4)	549	530	2,783
6	Other income	5	10	66
7	Profit before interest and exceptional items (5+6)	554	540	2,849
8	Interest (net)	101	105	413
9	Profit after interest but before exceptional items (7-8)	453	435	2,436
10	Exceptional items	-	-	-
11	Profit from ordinary activities before tax (9+10)	453	435	2,436
12	Tax expenses			
	- Current tax	88	91	630
	- Deferred tax	106	(3)	(22)
	- MAT credit utilisation/(entitlement)	(50)	4	4
13	<b>Net profit from ordinary activities after tax (11-12)</b>	<b>309</b>	<b>343</b>	<b>1,824</b>
14	Extraordinary items (net of tax expenses)	-	-	-
15	Net profit for the period	309	343	1,824
16	Paid-up equity share capital (Face value per share - Rs 10)	981	981	981
17	Reserves excluding revaluation reserves as per balance sheet			17,585
18	Earnings Per Share (EPS) - (Rs.)			
	a) Basic and diluted EPS before extraordinary items	3.15	3.50	18.61
	b) Basic and diluted EPS after extraordinary items	3.15	3.50	18.61
19	Public shareholding			
	- Number of equity shares	38,687,488	38,642,488	38,687,488
	- Percentage of shareholding	39.45%	39.41%	39.45%
20	Promoters and promoter group shareholding			
	a) Pledged/encumbered			
	- Number of shares	10,700,000	10,700,000	10,700,000
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	18.02%	18.01%	18.02%
	- Percentage of shares (as a % of the total share capital of the company)	10.91%	10.91%	10.91%
	b) Non-encumbered			
	- Number of shares	48,676,380	48,721,380	48,676,380
	- Percentage of shares (as a % of the total shareholding of promoter and promoter group)	81.98%	81.99%	81.98%
	- Percentage of shares (as a % of the total share capital of the Company)	49.64%	49.68%	49.64%



Notes :

- (1) There were no complaints from investors outstanding at the beginning of the quarter. The Company has not received any complaints from investors during the quarter. There were no complaints 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) Subsequent to June 30, 2011, Sobha Developers (Pune) Private Limited (SDPPL) has become a subsidiary of the Company as it has increased its equity share holding in SDPPL from 19% as at June 30, 2011 to 59.50%.
- (4) Net sales/Income from operations is net of registration expense, amounting to Rs.67 million for the current quarter ended June 30, 2011 (June 30 2010: Rs.59 million) and Rs.192 million for the year ended March 31, 2011 respectively.
- (5) The figures of the previous year/ periods have been regrouped/ reclassified, wherever necessary.

Bengaluru, India  
August 09, 2011



For and on behalf of the  
Board of Directors

A handwritten signature in blue ink, appearing to read "J. C. Sharma".

J. C. Sharma  
Managing Director