SOBHA

PASSION AT WORK

October 07, 2011

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**

Dear Sir/Madam,

Sub: Half Yearly Real Estate Operations Update

With reference to the above captioned subject, pleased find enclosed herewith the statement containing the update on the Real Estate Operations of the Company for the half year ended 30th September 2011.

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

Thanking you.

Yours sincerely,

FOR SOBHA DEVELOPERS LIMITED

KISHORE KAYARAT
COMPANY SECRETARY AND COMPLIANCE OFFICER

SOBHA DEVELOPERS LIMITED - HALF YEARLY REAL ESTATE OPERATIONS UPDATE

The global economic outlook remained challenging during the first half of the financial year 2011-12. While the sovereign rating of USA was downgraded, debt remains a problem for Europe and developed economies. India, on the other hand, had witnessed a tightened monetary policy to rein the inflationary forces resulting in the hardening of the interest rates and reduction in capital expenditure spending.

Sobha Developers is one of the leading real estate and construction majors in India with a unique business model and delivery mechanism. The Company with its strong focus on quality, customer centric approach, robust engineering and in house research and development has been able to create an enviable brand in all the segments and regions of its operations.

In spite of the challenging economic environment, the Company had launched about 8 mn square feet of new projects in NCR, Bangalore, Pune and Mysore during the first half of the financial year 2011-12. NCR and Mysore are the two regions where the Company launched projects for the first time thereby increasing its geographical spread in the real estate space. The entry into NCR region which happens to be the largest real estate market in India is another milestone for the Company. The Company also plans to enter the Chennai market during this fiscal year.

The break up of the new launches during the H1 financial year 12 is summarized below:

Location	Project	Type	Total Area	No of Units	Area for Sale	No of Units for Sale
Mysore	Sobha Garden	Plotted Development	215,235	83	215,235	83
Bangalore	Sobha Signature	Presidential Apartments	221,725	32	221,725	32

Bangalore	Sobha City-Aristos	Row Houses	300,079	80	104,988	28
	Mykonos	Luxury Apartments	697,592	448	348,796	224
	Casa Serenita	Luxury Apartments	937,383	478	235,352	126
	Casa Paradiso	Super Luxury Apartments	1,107,687	523	322,712	148
NCR	International City	Township Development	4,378,832	834	1046,838	199
Pune	Sobha Garnet	Super Luxury Apartments	349,715	198	349,715	198
Bangalore	Sobha Canvas	Plotted Development	224,197	77	224,197	77
Bangalore	Sobha Pristine	Super Luxury Apartments	175,592	44	175,592	44
	Total		**7,980,041**	**2,797**	**3,245,150**	**1,159**

During the first half of the financial year 2011-12, the Company was able to sell 1.6 Million Square Feet comprising of the following locations:

Location	**Q2 12**	**Q 1 12**	**H1- 12**	**H1-11**	**FY 11**
Bangalore	644,116	477,362	1,121,478	1,007,053	2,113,836
Thrissur	101,876	58,198	160,074	264,211	382,305

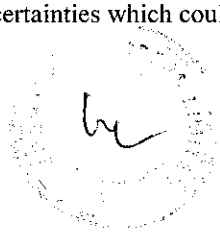
Coimbatore	18,906	43,645	62,551	69,248	134,748
Pune	46,603	27,912	74,515	75,049	145,926
Mysore	17,438	58,542	75,980	-	-
NCR	107,380	-	107,380	-	-
Total	**936,319**	**665,659**	**1,601,978**	**1,415,561**	**2,778,615**

The summarized real estate performance for the half year ended 30th September 2011 is given as under.

Particulars	**Q2 12**	**Q 1 12**	**H1-12**	**H1- 11**	**% growth H1-12 over H1-11**	**FY 11**
SBA sold in square feet	936,319	665,659	1,601,978	1,415,561	13%	2,778,615
Price Realization (rs per sqft)	5,196/-	4,547/-	4,926/-	3,767	31%	4.082/-
Sales Value (rs in mn)	4,865	3,027	7,892	5,332	48%	11,342

Taking into account the current macro economic environment and the performance of the Company, the management is confident of achieving the earlier guidance estimated annual new sales of Rs. 1,500 Crores. The company is also equally confident of achieving an annual real estate space sales between 3 to 3.5 mn square feet.

Disclaimer: The information in this update contains certain forward-looking statements. These include statements regarding outlook on future development schedules, business plans and expectations of capital expenditure. These statements are based on current expectations that involve a number of risks and uncertainties which could cause actual results to differ from those anticipated by the Company.



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