



Date: May 17, 2024

To The Deputy Manager Department of Corporate Services BSE Limited PJ Towers, Dalal Street Mumbai – 400 001 <b>Scrip Code: 532784</b>	To The Manager The National Stock Exchange of India Limited Exchange Plaza, Plot No C/1, G Block Bandra Kurla Complex Mumbai – 400 051 <b>Scrip Code: SOBHA</b>
---	---

Dear Sir / Madam,

**Sub: Outcome of Board Meeting held on May 17, 2024**

- A. This is to inform that the Board of Directors of the Company, at the meeting held today, i.e. Friday, May 17, 2024, has inter alia transacted the following items of business:
1. Approved the Audited Financial Statements (Standalone and Consolidated) for the financial year 2023-24 and Audited Financial Results for the quarter and financial year ended March 31, 2024, as recommended by the Audit Committee.
  2. Recommended a dividend of Rs. 3.00/- (30%) per equity share for the financial year ended March 31, 2024, subject to the approval of the members in the forthcoming Annual General Meeting (AGM).
  3. Approved the convening of the Twenty-Ninth Annual General Meeting of the Company on August 07, 2024.
  4. Approved the appointment of Mr. Nagendra D Rao as the Secretarial Auditor of the Company.
  5. Approved the appointment of Mr. Vikram Kumar as the Executive Vice President – Legal and Land Purchase
- B. In this connection, please find enclosed herewith the Audited Financial Results (Standalone and Consolidated) for the quarter and financial year ended March 31, 2024, along with the Statutory Audit Report.
- C. Pursuant to Regulation 33(3)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, we hereby declare that the Auditors of the



**SOBHA LIMITED**

Company have issued their reports with unmodified (i.e., unqualified) opinion on the Financial Statements (Standalone & Consolidated) for the year ended March 31, 2024.

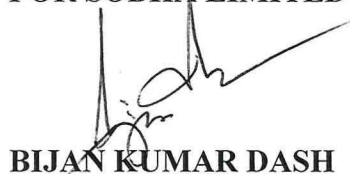
- D. The details as required under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, are given in "Annexure A" attached to this letter.

The Board Meeting commenced at 02.48 PM and concluded at 05:20 P.M.

Kindly take the aforesaid information on record in compliance of SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015.

Yours sincerely,

**FOR SOBHA LIMITED**



**BIJAN KUMAR DASH**  
**COMPANY SECRETARY AND COMPLIANCE OFFICER**  
**MEMBERSHIP NO.: 17222**

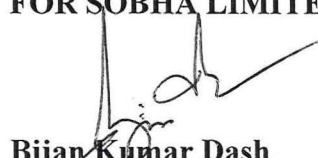


## ANNEXURE A

**Details of Mr. Vikram Kumar as required under Para A (7) of Part A of Schedule III of the Listing Regulations and SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated 13<sup>th</sup> July, 2023:**

Sr. No.	Details of Events that need to be provided	Information of such event(s)
a)	Reason for change viz. appointment, <del>resignation, cessation, removal, death or otherwise</del>	Appointment - Executive Vice President– Legal and Land Purchase
b)	Date of joining to work/ <del>cessation (as applicable) &amp; term of appointment</del>	May 17, 2024
c)	Brief profile (in case of appointment)	Mr. Vikram Kumar is a Law Graduate from Delhi University and has approx. 23 years of experience of working for various industries including Real Estate, Infrastructure, Hospitality and FMCG. He has excellent experience and skills of management and leadership. Prior to joining SOBHA, he was associated with Central Park Group as legal Head - VP, M3M India as legal Head, Unitech as Manager, Reckitt Benckiser India as in-house Counsel and Madan & Associates (a law firm) as Associate Advocate.
d)	Disclosure of relationships between directors (in case of appointment of a director)	Not Applicable

**FOR SOBHA LIMITED**

  
**Bijan Kumar Dash**  
**Company Secretary and Compliance Officer**  
**ACS No. 17222**





# Walker Chandio & Co LLP

Walker Chandio & Co LLP  
5th Floor, No.65/2, Block "A",  
Bagmane Tridib, Bagmane  
Tech Park, C V Raman Nagar,  
Bengaluru 560093  
T +91 80 4243 0700  
F +91 80 4126 1228

## Independent Auditor's Report on Standalone Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

### To the Board of Directors of Sobha Limited

#### Opinion

1. We have audited the accompanying standalone annual financial results ('the Statement') of Sobha Limited ('the Company') for the year ended 31 March 2024, attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. In our opinion and to the best of our information and according to the explanations given to us, and based on the consideration of the reports of the other auditor as referred to in paragraph 13 below, the Statement:
  - (i) presents financial results in accordance with the requirements of Regulation 33 of the Listing Regulations; and
  - (ii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') specified under section 133 of the Companies Act, 2013 ('the Act'), read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India, of the standalone net profit after tax and other comprehensive income and other financial information of the Company for the year ended 31 March 2024.

#### Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Statement section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us together with the audit evidence obtained by the other auditor, in terms of their report referred to in paragraph 13 of the Other Matter section below, is sufficient and appropriate to provide a basis for our opinion.



# Walker Chandio & Co LLP

## Emphasis of Matters

4. We draw attention to Note 5 to the accompanying Statement that explains that during the previous years, the Company had entered into a joint development agreement (JDA) in which the counter party, i.e. land owners had obtained a license for setting up a residential township on land parcels. The license is based on the Bilateral Agreement which was entered into between the land owners and District Town and Country Planner (DTCP), Haryana and is governed under the development policy of Haryana Development and Regulation of Urban Areas Act, 1975 (HDRUAA).

In respect of this transaction, the Enforcement Directorate ('ED') after due investigation has filed a complaint with Adjudicating Authority, Prevention of Money Laundering ('AA-PML'), alleging certain irregularities in the manner of allotment and pricing of certain plots under this project by the Company, with respect to the terms and conditions of the license and HDRUAA regulations and also non-payment of concerned charges pursuant to the change in beneficial interest, resulting in provisional attachment under the Prevention of Money Laundering Act, 2002 ('PMLA') of land parcels with value of ₹ 2,016.05 million held by Technobuild Developers Private Limited (TDPL) over which the Company has absolute rights through a Memorandum of Understanding entered with TDPL as explained in the said note.

During the current year, AA-PML has passed an order confirming the provisional attachment of aforesaid land parcels and the Company has duly filed an appeal before The Appellate Tribunal against the AA-PML order under Section 26 of the PMLA. The management, based on its overall assessment and independent legal opinion obtained, believes that these transactions have been carried out in accordance with all the applicable laws and regulations and the said bilateral agreement. Pending outcome of the ongoing regulatory proceedings including the duration of such proceedings and recoverability of land advance given against such provisionally attached ₹ 2,016.05 million land parcels is presently uncertain.

Our opinion is not modified in respect of this matter.

5. We draw attention to Note 8 of the accompanying Statement regarding the search operation carried out by the Income Tax Department ('the department') at various business premises of the Company and certain other group companies during March 2023. During the current year, the Company has received demand orders from the department for AY 2016-17 and AY 2022-23, in respect of disallowances of certain expenses and addition of certain incomes, against which subsequent to the year end the Company has filed an appeal before the Hon'ble Commissioner of Income Tax (Appeals), Bengaluru. Given the uncertainty and pending outcome of the legal proceedings, the Company, considering all available records and facts known to it including the independent legal review and opinion from external legal counsels obtained by it, has determined that no adjustments are required to the standalone financial results in respect of the aforesaid demand orders.

Our opinion is not modified in respect of this matter.

## Responsibilities of Management and Those Charged with Governance for the Statement

6. This Statement has been prepared on the basis of the standalone annual financial statements and has been approved by the Company's Board of Directors. The Company's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the net profit/loss and other comprehensive income and other financial information of the Company in accordance with the Ind AS specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India, and in compliance with Regulation 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that gives a true and fair view and is free from material misstatement, whether due to fraud or error.



# Walker Chandio & Co LLP

7. In preparing the Statement, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern, and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
8. The Board of Directors is also responsible for overseeing the Company's financial reporting process.

## **Auditor's Responsibilities for the Audit of the Statement**

9. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing, specified under section 143(10) of the Act, will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.
10. As part of an audit in accordance with the Standards on Auditing, specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
  - Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
  - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Company has in place an adequate internal financial controls with reference to financial statements and the operating effectiveness of such controls;
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors;
  - Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern; and
  - Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation.
11. We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
12. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

# Walker Chandiook & Co LLP

## Other Matter

13. The Statement includes the Company's share of net profit after tax of ₹ 43.40 million and total comprehensive income of ₹ 43.40 million for the year ended 31 March 2024 in respect of one partnership firm, whose annual financial statements have not been audited by us. These annual financial statements have been audited by another auditor whose audit report has been furnished to us by the management, and our opinion in so far as it relates to the amounts and disclosures included in respect of this partnership firm is based solely on the audit report of such other auditor.

Our opinion is not modified in respect of this matter with respect to our reliance on the work done by and the report of other auditor.

14. The Statement includes the standalone financial results for the quarter ended 31 March 2024, being the balancing figures between the audited figures in respect of the full financial year and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subject to limited review by us.

## For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No.: 001076N/N500013

MANISH

Digitally signed by  
MANISH KUMAR

KUMAR

AGRAWAL

AGRAWAL

Date: 2024.05.17  
16:49:45 +05'30'

**Manish Agrawal**

Partner

Membership No. 507000

UDIN: 24507000BKDHQ5816

New Delhi

17 May 2024



<b>SOBHA LIMITED</b> <b>Corporate Identity Number (CIN) : L45201KA1995PLC018475</b> Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru - 560 103 Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com Website: www.sobha.com						
Statement of standalone audited financial results for the quarter and year ended 31 March 2024						
		(₹ in millions)				
	Particulars	3 months ended 31.03.2024 [Refer note 1(b)]	Preceding 3 months ended 31.12.2023 [Unaudited]	Corresponding 3 months ended 31.03.2023 [Refer note 1(b)]	Year ended 31.03.2024 [Audited]	Year ended 31.03.2023 [Audited]
1	<b>Income</b>					
	(a) Revenue from operations	7,640.10	6,951.11	12,194.80	30,919.48	33,280.86
	(b) Other income	306.40	311.13	329.95	1,306.97	977.79
	<b>Total income</b>	<b>7,946.50</b>	<b>7,262.24</b>	<b>12,524.75</b>	<b>32,226.45</b>	<b>34,258.65</b>
2	<b>Expenses</b>					
	(a) Land purchase and related cost	1,165.43	154.11	4,202.40	2,325.52	10,493.24
	(b) Cost of materials consumed	640.48	737.93	1,128.56	2,890.49	3,659.79
	(c) Purchase of project materials	2,381.43	2,421.11	3,428.36	9,856.90	9,491.24
	(d) Changes in inventories of raw materials, land stock, work in progress and finished goods	(2,183.63)	(1,489.27)	(2,010.55)	(4,680.34)	(9,955.85)
	(e) Sub-contractor cost	2,483.61	2,413.23	1,922.80	9,198.16	8,100.68
	(f) Employee benefits expense	918.10	903.88	790.64	3,526.20	2,944.75
	(g) Finance costs	581.64	599.26	595.61	2,399.10	2,423.80
	(h) Depreciation and amortisation expense	194.69	190.97	168.85	741.83	638.71
	(i) Other expenses	1,673.70	1,088.84	1,672.27	5,284.95	5,145.19
	<b>Total expenses</b>	<b>7,855.45</b>	<b>7,020.06</b>	<b>11,898.94</b>	<b>31,542.81</b>	<b>32,941.55</b>
3	<b>Profit before tax (1-2)</b>	<b>91.05</b>	<b>242.18</b>	<b>625.81</b>	<b>683.64</b>	<b>1,317.10</b>
4	<b>Tax expense</b>					
	(a) Current tax	493.55	339.28	233.47	1,176.95	300.31
	(b) Tax adjustments relating to earlier year	-	-	-	11.87	-
	(c) Deferred tax (credit) / charge	(462.29)	(274.91)	(47.15)	(970.87)	63.90
	<b>Total tax expense</b>	<b>31.26</b>	<b>64.37</b>	<b>186.32</b>	<b>217.95</b>	<b>364.21</b>
5	<b>Profit for the period/year (3-4)</b>	<b>59.79</b>	<b>177.81</b>	<b>439.49</b>	<b>465.69</b>	<b>952.89</b>
6	<b>Other comprehensive income</b>					
	Items that will not be reclassified to profit or loss					
	Re-measurement gains / (losses) on defined benefit plan	1.84	2.43	(19.95)	(16.79)	(53.36)
	Income tax relating to above	(0.46)	(0.61)	5.02	4.23	13.43
	<b>Total other comprehensive income / (loss), net of tax</b>	<b>1.38</b>	<b>1.82</b>	<b>(14.93)</b>	<b>(12.56)</b>	<b>(39.93)</b>
7	<b>Total comprehensive income for the period/year (5+6)</b>	<b>61.17</b>	<b>179.63</b>	<b>424.56</b>	<b>453.13</b>	<b>912.96</b>
8	Paid-up equity share capital (Face value per share - ₹ 10)	948.46	948.46	948.46	948.46	948.46
9	Other equity				22,630.81	22,462.22
10	Earnings per share (EPS) - (In ₹) Basic and diluted EPS (not annualised for the quarters)	0.63	1.87	4.64	4.91	10.05



*Jagadish*

<p align="center"><b>SOBHA LIMITED</b>  Corporate Identity Number (CIN) : L45201KA1995PLC018475  Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabasanahalli, Bellandur Post, Bengaluru - 560 103  Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com  Website: www.sobha.com</p>		
Statement of standalone audited financial results for the quarter and year ended 31 March 2024		

**Standalone Balance Sheet**

Particulars	(₹ in millions)	
	As at 31.03.2024 [Audited]	As at 31.03.2023 [Audited]
<b>A. Assets</b>		
<b>(1) Non-current assets</b>		
Property, plant and equipment	2,838.54	2,315.59
Investment property	2,725.20	2,767.92
Intangible asset under development	54.36	17.62
Other intangible assets	-	0.06
Right of use assets	205.29	187.36
Financial assets		
(i) Investments	4,675.06	4,521.29
(ii) Trade receivables	393.45	795.18
(iii) Loans	230.02	229.52
(iv) Other financial assets	896.63	373.55
Income tax assets (net)	307.02	70.96
Deferred tax asset (net)	1,113.90	138.80
Other non-current assets	10,772.72	9,297.10
	<b>24,212.19</b>	<b>20,714.95</b>
<b>(2) Current assets</b>		
Inventories	88,485.10	82,866.90
Financial assets		
(i) Trade receivables	1,975.94	2,097.60
(ii) Cash and cash equivalents	1,046.30	2,723.51
(iii) Bank balance other than (ii) above	5,501.73	1,681.32
(iv) Loans	983.66	437.65
(v) Other financial assets	4,175.38	4,718.79
Other current assets	5,486.74	6,078.94
	<b>107,654.85</b>	<b>100,604.71</b>
<b>Total assets</b>	<b>131,867.04</b>	<b>121,319.66</b>
<b>B. Equity and liabilities</b>		
<b>(1) Equity</b>		
Equity share capital	948.46	948.46
Other equity	22,630.81	22,462.22
<b>Total equity</b>	<b>23,579.27</b>	<b>23,410.68</b>
<b>(2) Liabilities</b>		
<b>(a) Non-current liabilities</b>		
Financial liabilities		
(i) Borrowings	6,716.09	5,585.13
(ii) Lease liabilities	213.44	204.77
Provisions	245.54	228.85
	<b>7,175.07</b>	<b>6,019.75</b>
<b>(b) Current liabilities</b>		
Financial liabilities		
(i) Borrowings	11,870.51	13,808.23
(ii) Lease liabilities	48.80	28.04
(iii) Trade payables		
(A) Total outstanding dues of micro enterprises and small enterprises; and		
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	6,133.05	5,956.15
(iv) Other financial liabilities	5,670.92	8,585.15
Other current liabilities	76,578.62	63,308.89
Provisions	223.12	202.77
Current tax liabilities (net)	587.68	-
	<b>101,112.70</b>	<b>91,889.23</b>
<b>Total liabilities (a+b)</b>	<b>108,287.77</b>	<b>97,908.98</b>
<b>Total equity and liabilities</b>	<b>131,867.04</b>	<b>121,319.66</b>



*Jagadish*



<p align="center"><b>SOBHA LIMITED</b>  <b>Corporate Identity Number (CIN) : L45201KA1995PLC018475</b>  Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru - 560 103  Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com  Website: www.sobha.com</p>	
<b>Statement of standalone audited financial results for the quarter and year ended 31 March 2024</b>	

**Standalone Statement of Cash Flows**

(₹ in millions)

Particulars	Year ended 31.03.2024 [Audited]	Year ended 31.03.2023 [Audited]
<b>A. Cash flows from operating activities</b>		
Profit before tax	683.64	1,317.10
<b>Adjustments to reconcile profit before tax to net cash flows from operating activities</b>		
Depreciation and amortisation expense	741.83	638.71
Gain on sale of property, plant and equipment and investment property	(2.41)	(1.00)
Finance costs (including fair value change in financial instruments)	2,399.10	2,423.80
Finance income (including fair value change in financial instruments)	(742.27)	(329.53)
Reversal of impairment loss on financial assets	-	(50.55)
Share of profit from partnership firm	(43.40)	(19.06)
Impairment of property, plant and equipment	29.47	58.70
Allowance for credit losses	20.66	313.83
Provision for doubtful land advances	82.63	168.16
Liabilities written off	(197.63)	(327.56)
Other advances written off	50.21	60.95
<b>Operating profit before working capital changes</b>	<b>3,021.83</b>	<b>4,253.55</b>
<b>Working capital adjustments</b>		
Changes in trade receivables	502.73	959.16
Changes in inventories	(5,824.88)	(10,036.52)
Changes in other current and non-current financial assets	294.17	1,181.92
Changes in other current and non-current assets	(1,209.70)	880.00
Changes in trade payables	374.53	1,868.63
Changes in provisions	20.25	102.37
Changes in other current financial liabilities	(2,914.09)	1,602.26
Changes in other current liabilities	13,269.73	11,472.69
<b>Cash generated from operating activities</b>	<b>7,534.57</b>	<b>12,284.06</b>
Income tax paid (net of refund)	(694.11)	(557.35)
<b>Net cash flows from operating activities (A)</b>	<b>6,840.46</b>	<b>11,726.71</b>
<b>B. Cash flow from investing activities</b>		
Purchase of property, plant and equipment, investment property and intangible assets	(1,233.53)	(1,221.37)
Proceeds from sale of property, plant and equipment and investment property	7.96	68.00
Loans given to subsidiaries	(862.62)	(850.00)
Loans repaid by subsidiaries	378.26	549.84
Contribution to Partnership firm and LLP (net)	(110.40)	(103.69)
Investments in fixed deposits (net)	(3,820.38)	(1,304.97)
Interest income	356.07	98.24
<b>Net cash flows used in investing activities (B)</b>	<b>(5,284.64)</b>	<b>(2,763.95)</b>
<b>C. Cash flow from financing activities</b>		
Repayment of current borrowings (net)	(701.79)	(6,438.87)
Proceeds from non-current borrowings	6,645.38	2,723.80
Repayment of non-current borrowings	(6,751.35)	(1,311.45)
Repayment of principal portion of lease liabilities	(48.89)	(52.10)
Repayment of interest portion of lease liabilities	(25.12)	(27.26)
Interest paid	(2,066.72)	(2,194.55)
Dividend paid on equity shares	(284.54)	(284.86)
<b>Net cash flows used in financing activities (C)</b>	<b>(3,233.03)</b>	<b>(7,585.29)</b>
<b>Net (decrease) / increase in cash and cash equivalents (A+B+C)</b>	<b>(1,677.21)</b>	<b>1,377.47</b>
Cash and cash equivalents at the beginning of the year	2,723.51	1,346.04
<b>Cash and cash equivalents at the end of the year</b>	<b>1,046.30</b>	<b>2,723.51</b>
Less: Bank overdraft from scheduled banks	(427.28)	(1,025.86)
<b>Net Cash and cash equivalents at the end of the year</b>	<b>619.02</b>	<b>1,697.65</b>



*Jagadish*



<b>SOBHA LIMITED</b> <b>Corporate Identity Number (CIN) : L45201KA1995PLC018475</b> Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru - 560 103 Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com Website: www.sobha.com
<b>Statement of standalone audited financial results for the quarter and year ended 31 March 2024</b>

**Notes:**

- 1(a) The standalone audited financial results, for the quarter and year ended 31 March 2024 have been prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 ('The Act') read with relevant rules thereunder and in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These standalone audited financial results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at their meeting held on 17 May 2024.
- (b) The figures for the quarter ended 31 March 2024 and 31 March 2023 are the balancing figures between the audited figures in respect of the full financial years and the published unaudited year to date figures upto third quarter of the respective financial years. Also the figures upto the end of the third quarter were only reviewed and not subject to audit.
- (2) The Statutory auditors of the Company have carried out audit as required under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 of the above standalone audited financial results for the quarter and year ended 31 March 2024 and have issued an unmodified audit report.
- (3) The aforesaid standalone audited financial results are available on the Company's website [www.sobha.com](http://www.sobha.com) and on the website of BSE Limited ([www.bseindia.com](http://www.bseindia.com)) and National Stock Exchange of India Limited ([www.nseindia.com](http://www.nseindia.com)).
- (4) **Standalone segment wise revenue, results, segment assets and liabilities**  
Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Company's performance and allocates resources based on an analysis of various performance indicators by business segments. Accordingly, information has been presented along these business segments viz., Real estate and Contractual and manufacturing business. Details of standalone segment-wise revenue, results, assets and liabilities is given below:

Particulars	(₹ in millions)				
	3 months ended 31.03.2024 [Refer note 1(b)]	Preceding 3 months ended 31.12.2023 [Unaudited]	Corresponding 3 months ended 31.03.2023 [Refer note 1(b)]	Year ended 31.03.2024 [Audited]	Year ended 31.03.2023 [Audited]
<b>(I) Segment revenue</b>					
Real estate	5,896.83	5,133.77	9,511.43	23,504.30	24,542.91
Contractual and manufacturing	2,107.74	2,163.47	3,067.84	8,800.89	10,339.95
<b>Total</b>	<b>8,004.57</b>	<b>7,297.24</b>	<b>12,579.27</b>	<b>32,305.19</b>	<b>34,882.86</b>
Less: Inter segment revenues	(364.47)	(346.13)	(384.47)	(1,385.71)	(1,602.00)
<b>Net revenue from operations</b>	<b>7,640.10</b>	<b>6,951.11</b>	<b>12,194.80</b>	<b>30,919.48</b>	<b>33,280.86</b>
<b>(II) Segment results</b>					
Real estate	895.60	1,115.32	1,649.47	3,990.74	5,441.85
Contractual and manufacturing	255.46	83.84	(58.90)	767.14	131.10
<b>Profit before other adjustments</b>	<b>1,151.06</b>	<b>1,199.16</b>	<b>1,590.57</b>	<b>4,757.88</b>	<b>5,572.95</b>
Less: Finance costs	(581.64)	(599.26)	(595.61)	(2,399.10)	(2,423.80)
Less: Other unallocable expenditure	(749.91)	(682.75)	(652.26)	(2,648.70)	(2,528.00)
Add: Share of profit / (loss) in a subsidiary partnership	4.09	7.14	13.93	43.40	19.06
Add: Unallocable finance and other income	267.45	317.89	269.18	930.16	676.89
<b>Profit before tax</b>	<b>91.05</b>	<b>242.18</b>	<b>625.81</b>	<b>683.64</b>	<b>1,317.10</b>
<b>(III) Segment assets (#)</b>					
Real estate	108,030.86	104,994.17	99,713.48	108,030.86	99,713.48
Contractual and manufacturing	8,078.19	8,345.04	6,518.76	8,078.19	6,518.76
Unallocated assets	15,757.99	13,891.23	15,087.42	15,757.99	15,087.42
<b>Total assets</b>	<b>131,867.04</b>	<b>127,230.44</b>	<b>121,319.66</b>	<b>131,867.04</b>	<b>121,319.66</b>
<b>(IV) Segment liabilities (#)</b>					
Real estate	82,396.35	78,628.43	64,975.03	82,396.35	64,975.03
Contractual and manufacturing	6,124.60	6,279.68	6,239.37	6,124.60	6,239.37
Unallocated liabilities	19,766.82	18,803.73	26,694.58	19,766.82	26,694.58
<b>Total liabilities</b>	<b>108,287.77</b>	<b>103,711.84</b>	<b>97,908.98</b>	<b>108,287.77</b>	<b>97,908.98</b>

(#) Capital employed = Segment assets - Segment liabilities

- (5) The Company had entered into a Joint Development Arrangement with certain land owners in Gurugram, Haryana, in earlier years. In respect of this transaction, the Enforcement Directorate ('ED') after due investigation has filed a complaint with Adjudicating Authority, Prevention of Money Laundering ('AA-PML'), alleging certain irregularities in respect of the manner of allotment and pricing of certain plots under this project or payment of applicable fees and charges by the Company or the landowners, with respect to the terms and conditions mentioned in the development policy of Haryana Development and Regulation of Urban Areas Act (HDRUAA), 1975 and the bilateral agreement between the land owners and Directorate of Town and Country Planning, Haryana (DTCP) resulting in provisional attachment under the Prevention of Money Laundering Act, 2002 ('PMLA') of land parcels with value of ₹ 2,016.05 million, held by Technobuild Developers Private Limited ('TDPL'). The Company has entered into a Memorandum of Understanding ('MoU') with TDPL for acquiring land parcels using advances extended by the Company. As per the MoU, TDPL and its affiliates cannot transfer land parcels without prior approval of the Company and the Company has absolute rights over land parcels acquired by TDPL and its affiliates acquired from such advance given by the Company.

During the previous year, the Company was in receipt of Show Cause Notice (SCN) under the PMLA from AA-PML and the Company had duly filed detailed responses to allegations made in SCN. During the current year, AA-PML has passed an order confirming the provisional attachment of the aforesaid land parcels and the Company has duly filed an appeal before The Appellate Tribunal against the AA-PML order under Section 26 of the PMLA.

The management, based on its overall assessment and independent legal opinion obtained, believes that these transactions have been carried out in accordance with all the applicable laws and regulations and the said bilateral agreement and has not identified any adverse material impact to the standalone financial results as at 31 March 2024 or for earlier periods including the recoverability of land advance given against such provisionally attached ₹ 2,016.05 million land parcels held by TDPL.



*Jagadeesh*



**SOBHA LIMITED**

Corporate Identity Number (CIN) : L45201KA1995PLC018475

Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru - 560 103

Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com

Website: www.sobha.com

**Statement of standalone audited financial results for the quarter and year ended 31 March 2024**

- (6) During the previous year, one of the customers of Sobha Assets Private Limited (SAPL), a wholly owned subsidiary of the Company has terminated a project development contract entered by it and demanded compensation of ₹ 2,956.13 million in addition to forfeiture of ₹ 227.32 million performance guarantee and ₹ 26.00 million of deposits alleging that SAPL has not commenced the contract work. The carrying value of aforesaid project related assets/receivables as at 31 March 2024 in the book of the Company and SAPL is ₹ 24.10 million and ₹ 330.00 million respectively. SAPL has filed arbitration petition before the arbitrator challenging the termination and its grounds, against the customer towards business loss and other receivables. The Company based on its overall assessment and independent legal opinion, believes that the aforesaid termination is illegal and will not have any adverse impact to the standalone financial results and accordingly no provision has been made.
- (7) In earlier year, the Company, during the process of renewal of fire clearances for one of the project, procured by an entrusted person, found the fire NOC and fire clearances submitted to local municipal body to be defective. On becoming aware of this fact, the Company had immediately taken remedial steps and obtained renewed fire NOC and fire clearances, which were then resubmitted with the local municipal body for regularization. During the previous year, the local municipal body had passed an order dated 21 January 2023 revoking/cancelling the modified sanction plan ('Plan') and occupancy certificate ('OC') for the project, based on a complaint being filed upon by one of the unit holders of such project. The Company had immediately filed an appeal with Karnataka Appellate Tribunal ('KAT') challenging the above order, and KAT had passed an interim order dated 1 February 2023 granting stay of revocation/cancellation of Plan and OC.

During the current year, the Chief Civil Metropolitan Magistrate ('CMM'), Bengaluru, has passed an order dated 19 September 2023 ('impugned order') to register a calendar case for the offences punishable under Indian Penal Code ('IPC') against the Company and few employees of the Company, based on a separate complaint filed with the CMM by the aforementioned unit holder. The Company has filed a petition before Hon'ble High court of Karnataka praying for quashing of the complaint, the impugned order and the calendar case, wherein, the High court of Karnataka has passed an interim order dated 11 October 2023 staying the impugned order and the calendar case. The management, based on its overall assessment and independent legal opinion obtained, believes that allegations made by the unit holder are baseless, false and not sustainable and the impugned order suffers from arbitrariness and liable to be quashed under section 482 of the code of criminal procedure, 1973. Accordingly, the Company believes that outcome of the above proceedings will not result in any adverse impact on the standalone financial results.

- (8) The Income Tax Department ('the Department') conducted a Search under Section 132 of the Income Tax Act ('IT Act') ('the Search') on the Company and certain group companies during March 2023. The Company and certain group companies at the time of search and subsequently has co-operated with the department and responded to the necessary clarifications, data and details as sought by the Department. The Company has received notices under Section 148 of the IT Act requiring the management to re-file the Income Tax returns for the Assessment Years (AY) 2015-16, AY 2017-18, AY 2018-19, AY 2019-20, 2020-21 and AY 2021-22. The Company has filed the returns for AY 2020-21 and AY 2021-22, and is in the process of filing the returns for the other years.

Additionally, during the current year ended 31 March 2024, the Company has received demand orders for AY 2016-17 under Section 147 read with Section 143(3) and Section 148B of the IT Act, dated 29 March 2024 raising a demand of INR 131.23 million (subsequently reduced to Nil vide rectification order under Section 154 of the IT Act, dated 14 May 2024 on account of adjustment of credit under Section 115JAA of the IT Act of tax paid in earlier years) and AY 2022-23 under Section 143(3) of the IT Act, dated 30 March 2024 raising a demand of INR 326.83 million, by disallowing certain expenses and adding certain incomes during such periods, against which the Company has filed an appeal on 29 April 2024 before the Hon'ble Commissioner of Income Tax (Appeals), Bengaluru ('CIT appeals').

While the uncertainty exists regarding the outcomes of the legal proceedings, the management of the Company, has evaluated the demand orders after considering all available records and facts known to it and based on an independent legal review and opinion from external legal counsels and believes that the Company can succeed in the appeals filed against the aforesaid demand orders and accordingly has not identified any adjustments to the current or prior period standalone financial statements.

- (9) The Cash Flow statement has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS.7) - Statement of Cash Flow.
- (10) The Board of Directors, in their meeting held on 22 January 2024, have approved the issuance of equity shares of the Company for an amount not exceeding ₹ 20,000 million by way of a rights issue to the eligible equity shareholders of the Company as on the record date (to be determined and notified subsequently), in accordance with applicable laws, including the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, SEBI Listing Regulations, the Companies Act, 2013 and Rules made thereunder as amended from time to time, subject to such regulatory and statutory approvals, as may be required under the applicable laws.

For the purposes of giving effect to the rights issue, the detailed terms in relation to the rights issue, including but not limited to the issue price, rights entitlement ratio, record date, timing and terms of payment will be determined and disclosed to the exchange in due course by the Board and/ or the Rights Issue Committee of the Board of Directors authorised in this regard.

- (11) During the quarter ended 31 March 2024, the Company has acquired 51% equity shares in C.V.S Tech Park Private Limited (an Associate Company) on 7 February 2024, which has resulted into 100% wholly owned subsidiary of the Company.
- (12) The Board of Directors of the Company have recommended a final dividend of ₹ 3 per equity share amounting to ₹ 284.54 millions for the year ended 31 March 2024, in their meeting held on 17 May 2024, which will be placed for approval of the shareholders in the ensuing Annual General Meeting of the Company.
- (13) Previous period's / year's figures have been regrouped or reclassified wherever necessary to conform with the current period figures. The impact of such reclassification / regrouping is not material to the standalone financial results.

Bengaluru  
17 May 2024For and on behalf of the Board of Directors of  
Sobha Limited  
Jagadish Nangineni  
Managing Director



## Independent Auditor's Report on Consolidated Annual Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

To the Board of Directors of Sobha Limited

### Opinion

1. We have audited the accompanying consolidated annual financial results ('the Statement') of Sobha Limited ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), its associate and joint venture for the year ended 31 March 2024, attached herewith, being submitted by the Holding Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended) ('Listing Regulations').
2. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of other auditors on separate audited financial statements of the subsidiaries, associate, joint venture, as referred to in paragraph 14 below, the Statement:
  - (i) includes the annual financial results of the entities listed in Annexure 1;
  - (ii) presents financial results in accordance with the requirements of Regulation 33 of the Listing Regulations; and
  - (iii) gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ('Ind AS') prescribed under section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accounting Standards) Rules, 2015, and other accounting principles generally accepted in India, of the consolidated net profit after tax and other comprehensive income and other financial information of the Group, its associate and joint venture, for the year ended 31 March 2024.

### Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing specified under section 143(10) of the Act. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Statement section of our report. We are independent of the Group, its associate and joint venture, in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('the ICAI') together with the ethical requirements that are relevant to our audit of the financial results under the provisions of the Act, and the rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us together with the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph 14 of the Other Matter section below, is sufficient and appropriate to provide a basis for our opinion.



# Walker Chandio & Co LLP

## Emphasis of Matters

4. We draw attention to Note 6 of the accompanying Statement, that explains that during the previous years, the Holding Company had entered into a joint development agreement ('JDA') in which the counter party, i.e., land owners had obtained a license for setting up a residential township on land parcels. The license is based on the Bilateral Agreement which was entered into between the land owners and District Town and Country Planner (DTCP), Haryana and is governed under the development policy of Haryana Development and Regulation of Urban Areas Act, 1975 (HDRUAA).

In respect of this transaction, the Enforcement Directorate ('ED') after due investigation has filed a complaint with Adjudicating Authority, Prevention of Money Laundering ('AA-PML'), alleging certain irregularities in the manner of allotment and pricing of certain plots under this project by the Holding Company, with respect to the terms and conditions of the license and HDRUAA regulations and also non-payment of concerned charges pursuant to the change in beneficial interest, resulting in provisional attachment under the Prevention of Money Laundering Act, 2002 ('PMLA') of land parcels with value of ₹ 2,016.05 million held by Technobuild Developers Private Limited (TDPL) over which the Holding Company has absolute rights through a Memorandum of Understanding entered with TDPL as explained in the said note.

During the current year, AA-PML has passed an order confirming the provisional attachment of aforesaid land parcels and the Holding Company has duly filed an appeal before The Appellate Tribunal against the AA-PML order under Section 26 of the PMLA. The management, based on its overall assessment and independent legal opinion obtained, believes that these transactions have been carried out in accordance with all the applicable laws and regulations and the said bilateral agreement. Pending outcome of the ongoing regulatory proceedings including the duration of such proceedings and recoverability of land advance given against such provisionally attached ₹ 2,016.05 million land parcels is presently uncertain.

Our opinion is not modified in respect of this matter.

5. We draw attention to Note 9 of the accompanying Statement regarding the search operation carried out by the Income Tax Department ('the department') at various business premises of the Holding Company and certain other group companies during March 2023. During the current year, the Holding Company has received demand orders from the department for AY 2016-17 and AY 2022-23, in respect of disallowances of certain expenses and addition of certain incomes, against which subsequent to the year end, the Holding Company has filed an appeal before the Hon'ble Commissioner of Income Tax (Appeals), Bengaluru. Given the uncertainty and pending outcome of the legal proceedings, the Holding Company, considering all available records and facts known to it including the independent legal review and opinion from external legal counsels obtained by it, has determined that no adjustments are required to the consolidated financial results in respect of the aforesaid demand orders.

Our opinion is not modified in respect of this matter.

## Responsibilities of Management and Those Charged with Governance for the Statement

6. The Statement, which is the responsibility of the Holding Company's management and has been approved by the Holding Company's Board of Directors, has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors is responsible for the preparation and presentation of the Statement that gives a true and fair view of the consolidated net profit or loss and other comprehensive income, and other financial information of the Group including its associate and joint venture in accordance with the Ind AS prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. The Holding Company's Board of Directors is also responsible for ensuring accuracy of records including financial information considered necessary for the preparation of the Statement. Further, in terms of the provisions of the Act, the respective Board of Directors/ management of the companies included in the Group and its associate and joint venture, covered under the Act, are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act, for safeguarding of the assets of the Group, and its associate and joint venture, and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively, for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial results, that give a true and fair view and are free from material misstatement, whether due to fraud or error. These financial results have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.



## Walker Chandiok & Co LLP

7. In preparing the Statement, the respective Board of Directors/ management of the companies included in the Group and of its associate and joint venture, are responsible for assessing the ability of the Group and of its associate and joint venture, to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless the respective Board of Directors/ management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.
8. Those respective Board of Directors are responsible for overseeing the financial reporting process of the companies included in the Group and of its associate and joint venture.

### Auditor's Responsibilities for the Audit of the Statement

9. Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Standards on Auditing specified under section 143(10) of the Act will always detect a material misstatement, when it exists. Misstatements can arise from fraud or error, and are considered material if, individually, or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.
10. As part of an audit in accordance with the Standards on Auditing specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
  - Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
  - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3) (i) of the Act, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls;
  - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors;
  - Conclude on the appropriateness of Board of Directors's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its associate and joint venture, to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associate and joint venture to cease to continue as a going concern;
  - Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represents the underlying transactions and events in a manner that achieves fair presentation; and
  - Obtain sufficient appropriate audit evidence regarding the financial statements/financial information of the entities within the Group, and its associate and joint venture, to express an opinion on the Statement. We are responsible for the direction, supervision and performance of the audit of financial information of such entities included in the Statement, of which we are the independent auditors. For the other entities included in the Statement, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.
11. We communicate with those charged with governance of the Holding Company regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



## Walker ChandioK & Co LLP

12. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.
13. We also performed procedures in accordance with SEBI Circular CIR/CFD/CMD1/44/2019 dated 29 March 2019, issued by the SEBI under Regulation 33 (8) of the Listing Regulations, to the extent applicable.

### Other Matters

14. We did not audit the annual financial statements of 19 subsidiaries included in the Statement, whose financial information reflects total assets of ₹ 11,703.32 million as at 31 March 2024, total revenues of ₹ 1,044.32 million, total net profit after tax of ₹ 178.65 million, total comprehensive income of ₹ 178.65 million, and cash flows (net) of ₹ 20.35 million for the year ended on that date, as considered in the Statement. The Statement also includes the Group's share of net loss after tax of ₹ 0.05 million and total comprehensive loss of ₹ 0.05 million for the year ended 31 March 2024, in respect of 1 joint venture and 1 associate, whose annual financial information have not been audited by us. These annual financial information have been audited by other auditor whose audit report has been furnished to us by the management, and our opinion in so far as it relates to the amounts and disclosures included in respect of these subsidiaries, joint venture and associate is based solely on the audit report of such other auditor.

Our opinion is not modified in respect of these matters with respect to our reliance on the work done by and the reports of the other auditors.

15. The Statement includes the consolidated financial results for the quarter ended 31 March 2024, being the balancing figures between the audited consolidated figures in respect of the full financial year and the published unaudited year-to-date consolidated figures up to the third quarter of the current financial year, which were subject to limited review by us.

### For Walker ChandioK & Co LLP

Chartered Accountants

Firm Registration No.: 001076N/N500013

MANISH KUMAR  
Digitally signed by  
MANISH KUMAR  
AGRAWAL  
Date: 2024.05.17  
16:48:48 +05'30'

### Manish Agrawal

Partner

Membership No. 507000

UDIN: 24507000BKDHOR6073

New Delhi

17 May 2024



# Walker Chandiok & Co LLP

## Annexure 1

### List of subsidiaries, associate and joint venture included in the Statement

S. No.	Name of the Company/Entity	Relationship
1	Sobha City	Subsidiary
2	Sobha Highrise Ventures Private Limited	Subsidiary
3	Sobha Developers (Pune) Limited	Subsidiary
4	Sobha Assets Private Limited	Subsidiary
5	Sobha Tambaram Developers Limited	Subsidiary
6	Sobha Nandambakkam Developers Limited	Subsidiary
7	Sobha Construction Products Private Limited	Subsidiary
8	Vayaloor Properties Private Limited	Step-down subsidiary
9	Vayaloor Builders Private Limited	Step-down subsidiary
10	Vayaloor Developers Private Limited	Step-down subsidiary
11	Vayaloor Real Estate Private Limited	Step-down subsidiary
12	Vayaloor Realtors Private Limited	Step-down subsidiary
13	Valasai Vettikadu Realtors Private Limited	Step-down subsidiary
14	Sobha Contracting Private Limited	Step-down subsidiary
15	Kilai Builders Private Limited	Step-down subsidiary
16	Kuthavakkam Builders Private Limited	Step-down subsidiary
17	Kuthavakkam Realtors Private Limited	Step-down subsidiary
18	Sobha Interiors Private Limited	Step-down subsidiary
19	CVS Tech Park Private Limited	Subsidiary (effective 14 February 2024 until which Associate)
20	Kondhwa Projects LLP	Joint Venture

SOBHA LIMITED						
Corporate Identity Number (CIN) : L45201KA1995PLC018475						
Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru- 560 103						
Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com						
Website: www.sobha.com						
Statement of consolidated audited financial results for the quarter and year ended 31 March 2024						
(₹ in millions)						
	Particulars	3 months ended 31.03.2024 [Refer note 1(b)]	Preceding 3 months ended 31.12.2023 [Unaudited]	Corresponding 3 months ended 31.03.2023 [Refer note 1(b)]	Year ended 31.03.2024 [Audited]	Year ended 31.03.2023 [Audited]
1	Income					
	(a) Revenue from operations	7,628.63	6,849.32	12,099.32	30,969.46	33,101.14
	(b) Other income	283.87	288.16	302.13	1,209.36	923.19
	Total income	7,912.50	7,137.48	12,401.45	32,178.82	34,024.33
2	Expenses					
	(a) Land purchase and related cost	907.88	249.46	4,464.35	2,236.52	10,528.43
	(b) Cost of materials consumed	640.48	737.93	1,128.46	2,890.49	3,659.79
	(c) Purchase of project materials	2,388.07	2,439.71	3,453.60	9,907.75	9,554.69
	(d) Changes in inventories of raw materials, land stock, work in progress and finished goods	(2,148.09)	(1,836.66)	(2,689.38)	(5,216.51)	(11,013.29)
	(e) Sub-contractor cost	2,481.34	2,446.48	2,051.63	9,230.17	8,291.69
	(f) Employee benefits expense	918.10	903.88	790.64	3,526.30	2,944.75
	(g) Finance costs	590.45	614.49	611.66	2,455.06	2,490.24
	(h) Depreciation and amortisation expense	205.05	201.27	178.77	782.21	678.37
	(i) Other expenses	1,820.14	1,167.26	1,742.38	5,624.51	5,439.91
	Total expenses	7,803.42	6,923.82	11,732.11	31,436.50	32,574.58
3	Profit before tax and share of (loss) in associate / joint venture (1-2)	109.08	213.66	669.34	742.32	1,449.75
4	Share of (loss) in associate / joint venture *	(0.02)	(0.03)	-	(0.05)	-
5	Profit before tax (3+4)	109.06	213.63	669.34	742.27	1,449.75
6	Tax expense					
	(a) Current tax	529.88	342.71	236.31	1,245.40	360.46
	(b) Tax adjustments relating to earlier year	-	-	-	11.87	-
	(c) Deferred tax (credit) / charge	(491.11)	(279.90)	(52.72)	(1,006.13)	47.24
	Total tax expense	38.77	62.81	183.59	251.14	407.70
7	Profit for the period/year (5-6)	70.29	150.82	485.75	491.13	1,042.05
8	Other comprehensive income					
	Items that will not be reclassified to profit or loss					
	Re-measurement gains / (losses) on defined benefit plan	1.84	2.43	(19.95)	(16.79)	(53.36)
	Income tax relating to above	(0.46)	(0.61)	5.02	4.23	13.43
	Total other comprehensive income / (loss), net of tax	1.38	1.82	(14.93)	(12.56)	(39.93)
9	Total comprehensive income for the period / year (7+8)	71.67	152.64	470.82	478.57	1,002.12
	Profit attributable to:					
	Owners of the Holding Company	70.29	150.82	485.75	491.13	1,042.05
	Non-controlling interests	-	-	-	-	-
	Other comprehensive income / (loss) attributable to:					
	Owners of the Holding Company	1.38	1.82	(14.93)	(12.56)	(39.93)
	Non-controlling interests	-	-	-	-	-
	Total comprehensive income attributable to:					
	Owners of the Holding Company	71.67	152.64	470.82	478.57	1,002.12
	Non-controlling interests	-	-	-	-	-
10	Paid-up equity share capital (Face value per share - ₹ 10)	948.46	948.46	948.46	948.46	948.46
11	Other equity	-	-	-	24,192.28	23,998.25
12	Earnings per share (EPS) - (in ₹)					
	Basic and diluted EPS (Not annualised for the quarters)	0.74	1.59	5.13	5.18	10.99

\* Certain amounts that are required to be presented and do not appear due to rounding off are expressed as "0.00".



*Nagadish*



<p align="center"><b>SOBHA LIMITED</b>  <b>Corporate Identity Number (CIN) : L45201KA1995PLC018475</b>  Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru- 560 103  Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com  Website: www.sobha.com</p>		
<b>Statement of consolidated audited financial results for the quarter and year ended 31 March 2024</b>		

**Consolidated Balance Sheet**

Particulars	(₹ in millions)	
	As at 31.03.2024 [Audited]	As at 31.03.2023 [Audited]
<b>A. Assets</b>		
<b>(1) Non- current assets</b>		
Property, plant and equipment	4,652.74	4,129.98
Investment property	4,433.13	4,518.72
Investment property under construction	67.89	67.89
Intangible asset under development	54.36	17.62
Goodwill	171.67	171.67
Other intangible assets	2.39	2.55
Right of use assets	135.29	103.27
Investments accounted for using the equity method	1,149.33	1,149.38
Financial assets		
(i) Investments	-	0.08
(ii) Trade receivables	393.45	795.18
(iii) Other financial assets	907.48	382.60
Income tax assets (net)	531.73	217.46
Deferred tax asset (net)	1,256.31	222.38
Other non-current assets	10,781.67	9,297.99
	<b>24,537.44</b>	<b>21,076.77</b>
<b>(2) Current assets</b>		
Inventories	93,764.13	87,609.75
Financial assets		
(i) Trade receivables	1,645.25	1,580.16
(ii) Cash and cash equivalents	1,137.31	2,793.86
(iii) Bank balance other than (ii) above	5,595.64	1,720.18
(iv) Loans	-	9.00
(v) Other financial assets	4,161.42	4,711.51
Other current assets	6,123.72	6,381.20
	<b>112,427.47</b>	<b>104,805.66</b>
<b>Total assets</b>	<b>136,964.91</b>	<b>125,882.43</b>
<b>B. Equity and liabilities</b>		
<b>(1) Equity</b>		
Equity share capital	948.46	948.46
Other equity	24,192.28	23,998.25
<b>Equity attributable to owners of the Holding Company</b>	<b>25,140.74</b>	<b>24,946.71</b>
Non-controlling interest	-	-
<b>Total equity</b>	<b>25,140.74</b>	<b>24,946.71</b>
<b>(2) Liabilities</b>		
<b>(a) Non-current liabilities</b>		
Financial liabilities		
(i) Borrowings	7,163.49	6,134.59
(ii) Lease liabilities	213.44	204.77
Provisions	245.54	228.85
Deferred tax liabilities (net)	149.39	125.82
	<b>7,771.86</b>	<b>6,694.03</b>
<b>(b) Current liabilities</b>		
Financial liabilities		
(i) Borrowings	11,971.60	13,900.90
(ii) Lease liabilities	48.80	28.04
(iii) Trade payables		
(A) Total outstanding dues of micro enterprises and small enterprises; and	-	-
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	6,165.47	5,986.75
(iv) Other financial liabilities	6,001.84	8,970.44
Other current liabilities	78,984.68	65,152.80
Provisions	223.12	202.76
Current tax liabilities (net)	656.80	-
	<b>104,052.31</b>	<b>94,241.69</b>
<b>Total liabilities (a+b)</b>	<b>111,824.17</b>	<b>100,935.72</b>
<b>Total equity and liabilities</b>	<b>136,964.91</b>	<b>125,882.43</b>



*Jagadish*



<p align="center"><b>SOBHA LIMITED</b>  <b>Corporate Identity Number (CIN) : L45201KA1995PLC018475</b>  Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru- 560 103  Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com  Website: www.sobha.com</p>		
<b>Statement of consolidated audited financial results for the quarter and year ended 31 March 2024</b>		

**Consolidated Statement of Cash Flows**

Particulars	(₹ in millions)	
	Year ended 31.03.2024 [Audited]	Year ended 31.03.2023 [Audited]
<b>A. Cash flows from operating activities</b>		
Profit before tax	742.27	1,449.75
<b>Adjustments to reconcile profit before tax to net cash flows from operating activities</b>		
Depreciation and amortisation expense	782.21	678.37
Gain on sale of property, plant and equipment and investment property	(2.41)	(1.00)
Finance costs (including fair value change in financial instruments)	2,455.06	2,490.24
Finance income (including fair value change in financial instruments)	(686.84)	(293.32)
Reversal of impairment loss on financial assets	-	(50.55)
Impairment of property, plant and equipment	29.47	58.71
Allowance for credit losses	12.32	372.10
Provision for doubtful land advances	82.63	168.16
Other advances written off	50.21	60.85
Liabilities written back	(198.52)	(327.96)
<b>Operating profit before working capital changes</b>	<b>3,266.40</b>	<b>4,605.35</b>
<b>Working capital adjustments</b>		
Changes in trade receivables	324.32	1,412.63
Changes in inventories	(6,361.06)	(11,093.95)
Changes in other current and non-current financial assets	299.05	1,098.10
Changes in other current and non-current assets	(1,543.55)	766.56
Changes in trade payables	377.24	1,844.86
Changes in provisions	20.26	102.36
Changes in other current financial liabilities	(2,809.42)	1,512.52
Changes in other current liabilities	13,672.83	11,932.69
<b>Cash generated from operating activities</b>	<b>7,246.07</b>	<b>12,181.12</b>
Income tax paid (net of refund)	(771.65)	(679.00)
<b>Net cash flows from operating activities (A)</b>	<b>6,474.42</b>	<b>11,502.12</b>
<b>B. Cash flow from investing activities</b>		
Purchase of property, plant and equipment, investment property and intangible assets	(1,247.17)	(1,234.05)
Proceeds from sale of property, plant and equipment and investment property	10.42	68.00
Investments in fixed deposits (net)	(3,875.38)	(1,326.76)
Interest income	362.79	124.39
<b>Net cash flows used in investing activities (B)</b>	<b>(4,749.34)</b>	<b>(2,368.42)</b>
<b>C. Cash flow from financing activities</b>		
Repayment of current borrowings (net)	(701.79)	(6,438.83)
Proceeds from non-current borrowings	6,645.38	2,723.80
Repayment of non-current borrowings	(6,843.99)	(1,404.12)
Repayment of principal portion of lease liabilities	(48.89)	(52.10)
Repayment of interest portion of lease liabilities	(25.12)	(27.26)
Interest paid	(2,122.68)	(2,246.65)
Dividend paid on equity shares	(284.54)	(285.32)
<b>Net cash flows used in financing activities (C)</b>	<b>(3,381.63)</b>	<b>(7,730.48)</b>
<b>Net (decrease) / increase in cash and cash equivalents (A+B+C)</b>	<b>(1,656.55)</b>	<b>1,403.21</b>
Cash and cash equivalents at the beginning of the year	2,793.86	1,390.65
<b>Cash and cash equivalents at the end of the year</b>	<b>1,137.31</b>	<b>2,793.86</b>
Less: Book overdraft from scheduled banks	(427.70)	(1,026.00)
<b>Net Cash and cash equivalents at the end of the year</b>	<b>709.61</b>	<b>1,767.86</b>



*Jagadish*



<b>SOBHA LIMITED</b> <b>Corporate Identity Number (CIN) : L45201KA1995PLC018475</b> Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bengaluru- 560 103 Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com Website: www.sobha.com
<b>Statement of consolidated audited financial results for the quarter and year ended 31 March 2024</b>

**Notes:**

- 1(a) The consolidated audited financial results of Sobha Limited ('the Holding Company') and its subsidiaries ('the Holding Company, along with its subsidiaries referred to as 'the Group') and its associate and joint venture for the quarter and year ended 31 March 2024 have been prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013 ('The Act') read with relevant rules thereunder and in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. These consolidated audited financial results have been reviewed and recommended by the Audit Committee and approved by the Board of Directors at their meeting held on 17 May 2024.
- (b) The figures for the quarter ended 31 March 2024 and 31 March 2023 are the balancing figures between the audited figures in respect of the full financial years and the published unaudited year to date figures upto third quarter of the respective financial years. Also the figures upto the end of the third quarter were only reviewed and not subject to audit.
- (2) The Statutory auditors of the Holding Company have carried out audit as required under Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015 of the above consolidated audited financial results for the quarter and year ended 31 March 2024 and have issued an unmodified audit report.
- (3) The aforesaid consolidated audited financial results are available on the Holding Company's website [www.sobha.com](http://www.sobha.com) and on the website of BSE Limited ([www.bseindia.com](http://www.bseindia.com)) and National Stock Exchange of India Limited ([www.nseindia.com](http://www.nseindia.com)).
- (4) **Consolidated segment wise revenue, results, segment assets and liabilities**  
Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Group's performance and allocates resources based on an analysis of various performance indicators by business segments. Accordingly, information has been presented along these business segments viz., Real estate and Contractual and manufacturing business. Details of consolidated segment-wise revenue, results, assets and liabilities is given below:

Particulars	(₹ in millions)				
	3 months ended 31.03.2024 [Refer note 1(b)]	Preceding 3 months ended 31.12.2023 [Unaudited]	Corresponding 3 months ended 31.03.2023 [Refer note 1(b)]	Year ended 31.03.2024 [Audited]	Year ended 31.03.2023 [Audited]
<b>(I) Segment revenue</b>					
Real estate	6,080.11	5,211.74	9,595.94	24,138.33	25,372.14
Contractual and manufacturing	1,912.99	1,983.71	2,887.85	8,216.84	9,331.00
<b>Total</b>	<b>7,993.10</b>	<b>7,195.45</b>	<b>12,483.79</b>	<b>32,355.17</b>	<b>34,703.14</b>
Less: Inter segment revenues	(364.47)	(346.13)	(384.47)	(1,385.71)	(1,602.00)
<b>Net revenue from operations</b>	<b>7,628.63</b>	<b>6,849.32</b>	<b>12,099.32</b>	<b>30,969.46</b>	<b>33,101.14</b>
<b>(II) Segment results</b>					
Real estate	955.56	1,050.54	1,757.55	4,257.43	5,872.01
Contractual and manufacturing	244.84	67.38	(79.63)	712.65	(45.34)
<b>Profit before other adjustments</b>	<b>1,200.40</b>	<b>1,117.92</b>	<b>1,677.92</b>	<b>4,970.08</b>	<b>5,826.67</b>
Less: Finance costs	(590.45)	(614.49)	(611.66)	(2,455.06)	(2,490.24)
Less: Other unallocable expenditure	(749.91)	(591.83)	(651.93)	(2,648.70)	(2,527.68)
Add: Unallocable finance and other income	249.02	302.03	255.01	875.95	641.00
<b>Profit before tax</b>	<b>109.06</b>	<b>213.63</b>	<b>669.34</b>	<b>742.27</b>	<b>1,449.75</b>
<b>(III) Segment assets (#)</b>					
Real estate	112,986.25	109,956.92	104,150.24	112,986.25	104,150.24
Contractual and manufacturing	8,036.50	8,237.86	6,518.76	8,036.50	6,518.76
Unallocated assets	15,942.16	14,067.29	15,213.43	15,942.16	15,213.43
<b>Total assets</b>	<b>136,964.91</b>	<b>132,262.07</b>	<b>125,882.43</b>	<b>136,964.91</b>	<b>125,882.43</b>
<b>(IV) Segment liabilities (#)</b>					
Real estate	85,792.81	82,040.13	67,876.00	85,792.81	67,876.00
Contractual and manufacturing	5,942.12	6,144.00	6,239.00	5,942.12	6,239.00
Unallocated liabilities	20,089.24	19,008.14	26,820.72	20,089.24	26,820.72
<b>Total liabilities</b>	<b>111,824.17</b>	<b>107,192.27</b>	<b>100,935.72</b>	<b>111,824.17</b>	<b>100,935.72</b>

(#) Capital employed = Segment assets - Segment liabilities

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

Particulars	(₹ in millions)				
	3 months ended 31.03.2024 [Refer note 1(b)]	Preceding 3 months ended 31.12.2023 [Unaudited]	Corresponding 3 months ended 31.03.2023 [Refer note 1(b)]	Year ended 31.03.2024 [Audited]	Year ended 31.03.2023 [Audited]
Total income	7,946.50	7,262.24	12,524.75	32,226.45	34,258.65
Profit before tax	91.05	242.18	625.81	683.64	1,317.10
Profit for the period/ year	59.79	177.81	439.49	465.69	952.89



*Jagadish*



**SOBHA LIMITED**  
**Corporate Identity Number (CIN) : L45201KA1995PLC018475**

Registered Office: 'SOBHA', Sarjapur – Marathahalli Outer Ring Road (ORR), Devarabasanahalli, Bellandur Post, Bengaluru- 560 103  
Ph: +91-80-49320000 Fax: +91-80-49320444 Email: investors@sobha.com  
Website: www.sobha.com

**Statement of consolidated audited financial results for the quarter and year ended 31 March 2024**

- (6) The Holding Company had entered into a Joint Development Arrangement with certain land owners in Gurugram, Haryana, in earlier years. In respect of this transaction, the Enforcement Directorate ('ED') after due investigation has filed a complaint with Adjudicating Authority, Prevention of Money Laundering ('AA-PML'), alleging certain irregularities in respect of the manner of allotment and pricing of certain plots under this project or payment of applicable fees and charges by the Holding Company or the landowners, with respect to the terms and conditions mentioned in the development policy of Haryana Development and Regulation of Urban Areas Act (HDRUAA), 1975 and the bilateral agreement between the land owners and Directorate of Town and Country Planning, Haryana (DTCP) resulting in provisional attachment under the Prevention of Money Laundering Act, 2002 ('PMLA') of land parcels with value of ₹ 2,016.05 million, held by Technobuild Developers Private Limited ('TDPL'). The Holding Company has entered into a Memorandum of Understanding ('MoU') with TDPL for acquiring land parcels using advances extended by the Holding Company. As per the MoU, TDPL and its affiliates cannot transfer land parcels without prior approval of the Holding Company and the Holding Company has absolute rights over land parcels acquired by TDPL and its affiliates acquired from such advance given by the Holding Company.

During the previous year, the Holding Company was in receipt of Show Cause Notice (SCN) under the PMLA from AA-PML and the Holding Company had duly filed detailed responses to allegations made in SCN. During the current year, AA-PMLA has passed an order confirming the provisional attachment of the aforesaid land parcels and the Company has duly filed an appeal before The Appellate Tribunal against the AA-PML order under Section 26 of the PMLA.

The management, based on its overall assessment and independent legal opinion obtained, believes that these transactions have been carried out in accordance with all the applicable laws and regulations and the said bilateral agreement and has not identified any adverse material impact to the consolidated financial results as at 31 March 2024 or for earlier periods including the recoverability of land advance given against such provisionally attached ₹ 2,016.05 million land parcels held by TDPL.

- (7) During the previous year, one of the customers of Sobha Assets Private Limited (SAPL), a wholly owned subsidiary of the Holding Company has terminated a project development contract entered by it and demanded compensation of ₹ 2,956.13 million in addition to forfeiture of ₹ 227.32 million performance guarantee and ₹ 26.00 million of deposits alleging that SAPL has not commenced the contract work. The carrying value of aforesaid project related assets/receivables as at 31 March 2024 is ₹ 354.10 million. SAPL has filed arbitration petition before the arbitrator challenging the termination and its grounds, against the customer towards business loss and other receivables. The Holding Company based on its overall assessment and independent legal opinion, believes that the aforesaid termination is illegal and will not have any adverse impact to the consolidated financial results and accordingly no provision has been made.
- (8) In earlier year, the Holding Company, during the process of renewal of fire clearances for one of the project, procured by an entrusted person, found the fire NOC and fire clearances submitted to local municipal body to be defective. On becoming aware of this fact, the Holding Company had immediately taken remedial steps and obtained renewed fire NOC and fire clearances, which were then resubmitted with the local municipal body for regularization. During the previous year, the local municipal body had passed an order dated 21 January 2023 revoking/cancelling the modified sanction plan ('Plan') and occupancy certificate ('OC') for the project, based on a complaint being filed upon by one of the unit holders of such project. The Holding Company had immediately filed an appeal with Karnataka Appellate Tribunal ('KAT') challenging the above order, and KAT had passed an interim order dated 1 February 2023 granting stay on cancellation of Plan and OC.

During the current year, the Chief Civil Metropolitan Magistrate ('CMM'), Bengaluru, has passed an order dated 19 September 2023 ('impugned order') to register a calendar case for the offences punishable under Indian Penal Code ('IPC') against the Holding Company and few employees of the Holding Company, based on a separate complaint filed with the CMM by the aforementioned unit holder. The Holding Company has filed a petition before Hon'ble High court of Karnataka praying for quashing of the complaint, the impugned order and the calendar case, wherein, the High court of Karnataka has passed an interim order dated 11 October 2023 staying the impugned order and the calendar case. The management, based on its overall assessment and independent legal opinion obtained, believes that allegations made by the unit holder are baseless, false and not sustainable and the impugned order suffers from arbitrariness and liable to be quashed under section 482 of the code of criminal procedure, 1973. Accordingly, the Group believes that outcome of the above proceedings will not result in any adverse impact on the consolidated financial results.

- (9) The Income Tax Department ('the Department') conducted a Search under Section 132 of the Income Tax Act ('IT Act') ('the Search') on the Holding Company and certain group companies during March 2023. The Holding Company and certain group companies at the time of search and subsequently has co-operated with the department and responded to the necessary clarifications, data and details as sought by the Department. The Holding Company has received notices under Section 148 of the IT Act requiring the management to re-file the Income Tax returns for the Assessment Years (AY) 2015-16, AY 2017-18, AY 2018-19, AY 2019-20, 2020-21 and AY 2021-22. The Holding Company has filed the returns for AY 2020-21 and AY 2021-22, and is in the process of filing the returns for the other years.

Additionally, during the current year ended 31 March 2024, the Holding Company has received demand orders for AY 2016-17 under Section 147 read with Section 143(3) and Section 148B of the IT Act, dated 29 March 2024 raising a demand of INR 131.23 million (subsequently reduced to Nil vide rectification order under Section 154 of the IT Act, dated 14 May 2024 on account of adjustment of credit under Section 115JAA of the IT Act of tax paid in earlier years) and AY 2022-23 under Section 143(3) of the IT Act, dated 30 March 2024 raising a demand of INR 326.83 million, by disallowing certain expenses and adding certain incomes during such periods, against which the Holding Company has filed an appeal on 29 April 2024 before the Hon'ble Commissioner of Income Tax (Appeals), Bengaluru ('CIT appeals').

While the uncertainty exists regarding the outcomes of the legal proceedings, the management of the Holding Company has evaluated the demand orders after considering all available records and facts known to it and based on an independent legal review and opinion from external legal counsels and believes that the Holding Company can succeed in the appeals filed against the aforesaid demand orders and accordingly has not identified any adjustments to the current or prior period consolidated financial statements.

- (10) The Cash Flow statement has been prepared under the 'Indirect Method' as set out in the Indian Accounting Standard (Ind AS.7) - Statement of Cash Flow.
- (11) The Board of Directors, in their meeting held on 22 January 2024, have approved the issuance of equity shares of the Holding Company for an amount not exceeding ₹ 20,000 million by way of a rights issue to the eligible equity shareholders of the Holding Company as on the record date (to be determined and notified subsequently), in accordance with applicable laws, including the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, SEBI Listing Regulations, the Companies Act, 2013 and Rules made thereunder as amended from time to time, subject to such regulatory and statutory approvals, as may be required under the applicable laws.

For the purposes of giving effect to the rights issue, the detailed terms in relation to the rights issue, including but not limited to the issue price, rights entitlement ratio, record date, timing and terms of payment will be determined and disclosed to the exchange in due course by the Board and/ or the Rights Issue Committee of the Board of Directors authorised in this regard.

- (12) During the quarter ended 31 March 2024, the Holding Company has acquired 51% equity shares in C.V.S Tech Park Private Limited (an Associate Company) on 7 February 2024, which has resulted into 100% wholly owned subsidiary of the Holding Company.
- (13) The Board of Directors of the Holding Company have recommended a final dividend of ₹ 3 per equity share amounting to ₹ 284.54 millions for the year ended 31 March 2024, in their meeting held on 17 May 2024, which will be placed for approval of the shareholders in the ensuing Annual General Meeting of the Company.
- (14) Previous period's / year's figures have been regrouped or reclassified wherever necessary to conform with the current period figures. The impact of such reclassification / regrouping is not material to the consolidated financial results.

Bengaluru  
17 May 2024



For and on behalf of the Board of Directors of  
Sobha Limited

*Jagadish*  
Jagadish Nangineni  
Managing Director