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Ref.No:APIL/Secy/BM

11th February, 2016

National Stock Exchange of India Ltd.
Exchange Plaza,
Bandra-Kurla Complex,
Bandra (East)
Mumbai – 400 051

The Delhi Stock Exchange Association Ltd.
D.S.E. House,
Turkman Gate,
3/1, Asaf Ali Road,
New Delhi 110 002

Bombay Stock Exchange Ltd.
25th Floor, P. J. Towers,
Dalal Street,
Mumbai – 400 001

Reg: a) Un-Audited Financial Results for the 3rd Quarter /nine months ended on the 31st December, 2015 of the Financial Year 2015-16.
b) Outcome of the Board Meeting dated the 11th February, 2016, concluded at 07.10 P.M.

Ref: Regulations 30 and 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Dear Sirs,

In reference to the captioned matter and further to our last letter dated the 03rd February, 2016, please find enclosed herewith the following:

1) The Un-Audited Financial Results (Standalone and Consolidated) for the 03rd Quarter/nine months ended on the 31st December, 2015 of the Financial Year 2015-16 duly approved by the Board of Directors at their meeting held on the 11th February, 2016 (i.e. today) as **Annexure I.**

2) Copies of Limited Review Reports (Standalone and Consolidated) submitted by the Statutory Auditors of the Company, M/s S.S Kothari Mehta & Company, Chartered Accountants, on the Un-Audited Financial Results for the 03rd Quarter/nine months ended on the 31st December, 2015 of Financial Year 2015-16 as **Annexure II.**

Kindly further note that, in this meeting, the Board of Directors has also promoted / re-designated Shri Sunil Kumar Gupta as Chief Financial Officer (CFO) of the Company.

This is for your information and record please.

Thanking you,

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd.**

Ansal Properties & Infrastructure Ltd. New Delhi

(Abdul Sami)
Company Secretary
Encl: as above.

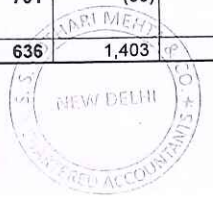
Ansal Properties & Infrastructure Ltd.
(An ISO 14001 : 2004 & OHSAS 18001 : 2007)
115, Ansal Bhawan,16 , Kasturba Gandhi Marg, New Delhi - 110 001
Tel. : 23353550, 66302268 / 69 / 70 / 72,
Website : www.ansalapi.com
CIN-L45101DL1967PLC004759
Email: customercare@ansalapi.com, TOLL FREE NO. 1800 266 5565

ANSAL PROPERTIES & INFRASTRUCTURE LTD.

UNAUDITED FINANCIAL RESULTS FOR THE QUARTER/NINE MONTHS ENDED 31ST DECEMBER 2015

Rs. In Lacs

SL.No.	Particulars	STAND ALONE						CONSOLIDATED					
		Quarter ended			Nine months ended		Year ended	Quarter ended			Nine months ended		Year ended
		31/12/2015 (Unaudited)	30/09/2015 (Unaudited)	31/12/2014 (Unaudited)	31/12/2015 (Unaudited)	31/12/2014 (Unaudited)	31/03/2015 (Audited)	31/12/2015 (Unaudited)	30/09/2015 (Unaudited)	31/12/2014 (Unaudited)	31/12/2015 (Unaudited)	31/12/2014 (Unaudited)	31/03/2015 (Audited)
1	**Income from Operations**												
	(a) Net Sales/Income from Operations	**17,197**	15,045	20,996	**48,703**	61,965	81,672	**20,184**	20,053	27,554	**61,954**	82,197	107,323
	(b) Other Operating Income	**920**	657	788	**2,257**	2,470	3,337	**1,049**	806	861	**2,798**	2,622	3,605
	Total Income from Operation(Net)	**18,117**	15,702	21,784	**50,960**	64,435	85,009	**21,233**	20,859	28,415	**64,752**	84,819	110,928
2	**Expenses**												
	(a) (Increase)/decrease in stock-in-trade and work in progress	**119**	(1,140)	1,219	**(892)**	4,586	4,718	**119**	(1,140)	1,219	**(892)**	4,586	4,718
	(b) Consumption of Materials Consumed/ construction cost	**11,833**	14,384	15,340	**38,825**	43,293	59,488	**12,710**	15,425	20,641	**44,025**	58,589	79,752
	(c) Employees benefits expense	**955**	926	1,076	**2,803**	3,303	4,180	**1,233**	1,237	1,373	**3,661**	4,097	5,265
	(d) Depreciation and amortization expense	**138**	168	267	**438**	818	725	**494**	403	230	**1,292**	1,416	1,291
	(e) Other Expenditure	**3,248**	1,767	2,367	**6,756**	7,934	10,284	**3,631**	2,097	2,725	**7,835**	9,300	12,170
	Total Expenses	**16,293**	16,105	20,269	**47,930**	59,934	79,395	**18,187**	18,022	26,188	**55,921**	77,988	103,196
3	**Profit/ (Loss) from Ordinary activities before other income, finance costs & exceptional Items(1-2)**	**1,824**	(403)	1,515	**3,030**	4,501	5,614	**3,046**	2,837	2,227	**8,831**	6,831	7,732
4	Other Income	**68**	80	57	**215**	162	218	**93**	61	16	**164**	44	71
5	**Profit /(Loss) from ordinary activities before finance costs & exceptional items (3+4)**	**1,892**	(323)	1,572	**3,245**	4,663	5,832	**3,139**	2,898	2,243	**8,995**	6,875	7,803
6	Finance Cost	**840**	618	746	**2,199**	2,109	2,796	**1,802**	1,564	1,048	**4,999**	3,143	4,245
7	**Profit / (Loss) from ordinary activities after finance costs but before Exceptional Items (5-6)**	**1,052**	(941)	826	**1,046**	2,554	3,036	**1,337**	1,334	1,195	3,996	3,732	3,558
8	Exceptional Items (a) Gain on transfer of Infrastructure Assets to Subsidiary (b) Loss on sale of Wind Mill Undertaking	**0** -	2,404 -	- -	**2,404** **(1,532)**	- -	- -	- -	- -	- -	- **(1,532)**	- -	- -
9	**Profit / (Loss) from ordinary activities before taxes (7+8)**	**1,052**	1,463	826	**1,918**	2,554	3,036	**1,337**	1,334	1,195	**2,464**	3,732	3,558
10	Tax expenses (including deferred tax)	**539**	(312)	229	**702**	786	841	**701**	(69)	510	**1,464**	1,705	1,529
11	Net profit/ (loss) from Ordinary Activities after tax (9-10)	**513**	1,775	597	**1,216**	1,768	2,195	**636**	1,403	685	**1,000**	2,027	2,029





SL.No.	Particulars	STAND ALONE						CONSOLIDATED					
		Quarter ended			Nine months ended		Year ended	Quarter ended			Nine months ended		Year ended
		31/12/2015 (Unaudited)	30/09/2015 (Unaudited)	31/12/2014 (Unaudited)	31/12/2015 (Unaudited)	31/12/2014 (Unaudited)	31/03/2015 (Audited)	31/12/2015 (Unaudited)	30/09/2015 (Unaudited)	31/12/2014 (Unaudited)	31/12/2015 (Unaudited)	31/12/2014 (Unaudited)	31/03/2015 (Audited)
12	**Extraordinary Items (net of expenses) (pertaining to non core business)**	-	- -	- -	-	- -		-	- -	- -	-	- -	
13	**Net Profit/ (Loss) for the period (11+12)**	**513**	1,775	597	**1,216**	1,768	2,195	**636**	1,403	685	**1,000**	2,027	2,029
14	**Share of Profit/(loss) of associates**	-	-	-	-	-	-	-	-	-	-	-	-
15	Minority Interest	-	-	-	-	-	-	**(8)**	(46)	(30)	**(62)**	45	(15)
16	**Net Profit / (Loss) after taxes, minority interest (13+14+15)**	**513**	1,775	597	**1,216**	1,768	2,195	**644**	1,449	715	**1,062**	1,982	2,044
17	Paid up Equity Share Capital (Face value of Rs 5 per equity share)	**7,870**	7,870	7,870	**7,870**	7,870	7,870	**7,870**	7,870	7,870	**7,870**	7,870	7,870
18	Reserves excluding Revaluation Reserves as per balance sheet of the previous accounting year	-	-	-	-	-	157,595	-	-	-	-	-	153,133
19	Earning Per Share(EPS) (Rs.) (not annualized)												
	Before Extraordinary Items												
	(a) Basic and diluted EPS												
	-Basic	**0.33**	1.13	0.38	**0.77**	1.12	1.39	0.40	0.89	0.45	**0.67**	**1.26**	1.30
	-Diluted	**0.33**	1.13	0.38	**0.77**	1.12	1.39	0.40	0.89	0.45	**0.67**	**1.26**	1.30
	After Extraordinary Items												
	(a) Basic and diluted EPS												
	-Basic	**0.33**	1.13	0.38	**0.77**	1.12	1.39	**0.41**	**0.92**	0.45	**0.67**	**1.26**	1.30
	-Diluted	**0.33**	1.13	0.38	**0.77**	1.12	1.39	**0.41**	**0.92**	0.45	**0.67**	**1.26**	1.30

S. S. KOTHARI MEHTA & CO. CHARTERED ACCOUNTANTS NEW DELHI

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For Ansal Properties & Infrastructure Limited
(ABDUL SAMI)
Company Secretary

Notes:

1). The previous period / year's figures have been regrouped wherever necessary.

2). Having regard to the integrated nature of real estate development business and the parameters of Accounting Standard-17 issued by Central Government under Companies Accounting Standards Rules, 2006, the operations of the company are within single segment. The generation of electricity by the company's windmill project does not qualify as a reporting segment as per the said standards.

3). The Company has recognized the revenue of all projects which commenced on or after April 1, 2012 and also to projects which have already commenced but where revenue is being recognized for the first time on or after April 1, 2012 by applying Guidance Notes on Accounting for Real Estate Transactions (Revised 2012) issued by the Institute of Chartered Accountants of India.

4). In the Audit Reports on Accounts for the year March 31, 2015, and Limited Review Reports for the quarters ended June 30, 2015, September 30, 2015 and December 31, 2015, the auditors have made certain observations/qualifications. The Management's response to these observations/qualifications are as under:-

i). During the period under review the Company has not claimed any exemption under section 80 IA of the Income Tax Act, 1961. Exemption amounting to Rs. 3,448 lacs has been claimed upto the year ended March 31, 2011 under section 80 IA of the Income Tax Act, 1961 being tax profits arising out of sale of Industrial Park units, pending the notification of the same by Central Board of Direct Taxes (Competent Authority). The Competent Authority has not passed notification under section 80 IA (4) (iii) of the Act and, hence, rejected the application as filed by the company, against which Review Petition has been filed by the company before the Competent Authority. The company has taken the opinion that the Review Petition as filed satisfies all the conditions specified under Industrial Park Scheme, 2008 being replaced under Industrial Park (Amendment) Scheme, 2010, hence, eligible for notification under section 80 IA (4) (iii) of the Act.

ii). The Auditors of the Company have drawn attention to the fact that the Company is carrying project inventory of Rs.17646 lacs for Group Housing Project in Greater Noida. The Greater Noida Industrial Development Authority (GNIDA), keeping in view the market conditions, announced a Scheme whereby the developers have an option to accept project on a smaller piece of land equivalent to the amount paid and surrender balance project land subject to certain conditions. Pursuant to this Scheme, a Surrender Deed for the balance project land has been executed with GNIDA during the quarter ended December 15. The management is of the view that there is no impairment in the value of land/ project.

5). With a view to monetize its non-core assets, the Company entered into an agreement to dispose off its Wind business on slump sale basis at a total sale consideration of Rs. 3294 Lacs in March 2015. The Agreement envisaged compliance of certain pre-conditions by the Company. As most of these conditions have been complied with during the quarter ended June 30, 2015, therefore, sale of Windmill business has been recognized in accounts in the said quarter. Consequently, the difference between the carrying book value of net assets in Wind business and the net realizable value, resulting into deficit of Rs. 1532 lacs has been recognized under Exceptional Items.

6) During the quarter ended September 2015, the Company has transferred Infrastructure Assets in one of the integrated Hi-Tech Township projects in Uttar Pradesh, to a wholly owned Infra Subsidiary Company on the basis of fair valuation by a certified valuer. Resultant gain of Rs. 2,404 lacs on transfer of such Infrastructure Assets, being the difference between the transfer value and book value has been recognized during the previous quarter. Further, pursuant to AS-21 which deals with Consolidated Financial Statements, such gain has been eliminated in the consolidated financial results on account of this intra-group transaction.

7). The above financial results which have been subjected to Limited Review by the Statutory Auditors of the Company have also been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on the 11th February, 2016.

for and on behalf of the Board,

sd/-
(Sushil Ansal)
Chairman

Place: New Delhi
Date: 11.02.2016

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For Ansal Properties & Infrastructure Limited
(ABDUL SAMI)
Company Secretary

S.S. KOTHARI MEHTA & CO. NEW DELHI CHARTERED ACCOUNTANTS

S S KOTHARI MEHTA & CO
CHARTERED ACCOUNTANTS

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LIMITED REVIEW REPORT FOR THE QUARTER ENDED 31ST DECEMBER, 2015

To
The Board of Directors
Ansal Properties & Infrastructure Limited
New Delhi

1. We have reviewed the accompanying statement of unaudited financial results of Ansal Properties & Infrastructure Limited ('the Company') for the three months and nine months ended December 31, 2015 (the "Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations, 2015"), which has been initialed by us for identification purposes. This accompanying statement of unaudited financial results has been prepared in accordance with recognition and measurement principles laid down in Accounting Standard 25 "Interim Financial Reporting", specified under section 133 of the Companies Act, 2013, read with rule 7 of the Companies (Accounts) Rules, 2014 and other recognized accounting practices and policies in India. The 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 the Statement 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 Statement is 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. **Emphasis of Matter**

Without qualifying, we draw attention to the facts given in note no. 30 &, 31 forming part of Company's audited financial statements as of and for the year ending March 31, 2015 and our Audit Report thereon as also foot note no. 4 (i) & 4 (ii) of the accompanying financial results, wherein:

i. The Company had claimed a cumulative exemption of Rs. 3,448 lacs up to the period ended March 31, 2011, continuing up to the end of current period, under section 80 IA of the Income Tax Act, 1961 being tax profits arising out of sale of Industrial Park units, pending the notification of the same by Central Board of Direct Taxes (Competent Authority). The Competent Authority rejected the initial application against which the Company has filed review petition. The Company has taken opinion from a senior counsel that its review petition satisfies all the conditions specified in the said Scheme of Industrial Park under Industrial Park (Amendment) Scheme, 2010. No exemption is claimed during the current quarter as there are no sales of industrial park units.

ii. The Company is carrying project inventory of Rs. 17,646 lacs for one of its Group Housing Project. The Company had applied to the Authority for developing the project on the basis of revised Scheme announced by the Authority for which approval has been received envisaging developing the project on a smaller piece of land equivalent to the amount paid and surrender balance project land subject

Ansal Properties & Infrastructure Ltd. New Delhi

to certain conditions. Pending final decision of the Authority in the matter and fulfillment of conditions precedent, the management is of the view that there is no impairment in the value of land/ project and we have relied on management contention.

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 all material respects in accordance with applicable Accounting Standards prescribed under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognized accounting practices and policies in India has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed or that it contains any material misstatement.

For S. S. KOTHARI MEHTA & Co.
Chartered Accountants
ICAI Firm registration number - 000756N

S. S. KOTHARI MEHTA & CO. NEW DELHI CHARTERED ACCOUNTANTS

SUNIL WAHAL
Partner
Membership No: 087294

Place: New Delhi
Date: February 11, 2016

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For Ansal Properties & Infrastructure Limited
(ABDUL SAMI)
Company Secretary

S S KOTHARI MEHTA & CO
CHARTERED ACCOUNTANTS

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Fax : +91-11-6662 8889
E-mail : delhi@sskmin.com

LIMITED REVIEW REPORT FOR THE QUARTER ENDED 31ST DECEMBER, 2015

To
The Board of Directors
Ansal Properties & Infrastructure Limited
New Delhi

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **Ansal Properties & Infrastructure Limited** and its subsidiaries and Joint ventures ("The Group") for the three months and nine months ended December 31, 2015 (the "Statement"), being submitted by the Company pursuant to the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations, 2015"), which has been initialed by us for identification purposes. This accompanying Statement has been prepared in accordance with recognition and measurement principles laid down in Accounting Standard 25 "Interim Financial Reporting", specified under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognized accounting practices and policies in India. The 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 the Statement 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 Statement is 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. We did not review the statement of unaudited financial results of 66 subsidiaries (including 58 step down subsidiaries) and 5 joint venture companies whose unaudited quarterly financial results reflect total revenue of Rs. 5,258 lacs and total expenditure of Rs 4,990 lacs for the quarter ended December 31, 2015 included in the unaudited quarterly consolidated financial results. The financial information for 52 step down subsidiaries duly certified by the management has been furnished to us. Our report to the extent it concerns these step down subsidiaries on the unaudited quarterly consolidated financial results is based solely on the management certified financials. The 8 subsidiaries and 5 Joint Venture companies whose unaudited quarterly financial results reflect total revenue of Rs. 5,258 lacs and total expenditure of Rs 4,983 lacs for the quarter ended December 31, 2015 have been reviewed by other auditors whose review report on standalone/consolidated financial results have been furnished to us. Our report is not qualified in respect of this matter.

4. We report that the statement of unaudited consolidated financial results has been prepared by the Company's management in accordance with the requirements of Accounting Standard (AS) 21, Consolidated Financial Statements and Accounting Standard (AS) 27, Financial Reporting of Interests in Joint Ventures in Consolidated Financial Statements [specified under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014].

5. **Emphasis of Matter**

Without qualifying, we draw attention to the facts given in note no. 30 & 31 of the Group's audited consolidated financial statements as of and for the year ending March 31, 2015 and our Audit Report thereon as also foot note no. 4 (i) & 4 (ii) of the accompanying consolidated financial results, wherein

Ansal Properties & Infrastructure Ltd.

i. The Group had claimed cumulative exemption of Rs. 3,448 lacs up to the period ended March 31, 2011, continuing up to the end of current period, under section 80 IA of the Income Tax Act, 1961 being tax profits arising out of sale of Industrial Park units, pending the notification of the same by Central Board of Direct Taxes (Competent Authority). The Competent Authority rejected the initial application against which the Company has filed review petition. The Company has taken opinion from a senior counsel that its review petition satisfies all the conditions specified in the said Scheme of industrial park under Industrial Park (Amendment) Scheme, 2010. No exemption is claimed during the current quarter as there are no sales of industrial park units.

ii. The Group is carrying project inventory of Rs. 17,646 lacs for one of its Group Housing Project. The Company had applied to the Authority for developing the project on the basis of revised Scheme announced by the Authority for which approval has been received envisaging developing the project on a smaller piece of land equivalent to the amount paid and surrender balance project land subject to certain conditions. Pending final decision of the Authority in the matter and fulfillment of conditions precedent, the management is of the view that there is no impairment in the value of land/ project and we have relied on management contention.

6. 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 all material respects in accordance with applicable Accounting Standards prescribed under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and other recognized accounting practices and policies in India has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015 including the manner in which it is to be disclosed or that it contains any material misstatement.

For S. S. KOTHARI MEHTA & Co.
Chartered Accountants
ICAI Firm registration number – 000756N

SUNIL WAHAL
Partner
Membership No: 087294

Place: New Delhi
Date: February 11, 2016

CERTIFIED TRUE COPY
For Ansal Properties & Infrastructure Limited
(ABDUL SAMI)
Company Secretary