

By Courier/fax

Ref.No.APIL/Secy/BM

13th February, 2012

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, 2011 of the Financial Year 2011-12.
b) Outcome of the Board Meeting dated the 13th February, 2012.

Dear Sirs,

In reference to the captioned matter and further to our letters dated the 31st January, 2012 and the 2nd February, 2012, please find enclosed herewith the following:

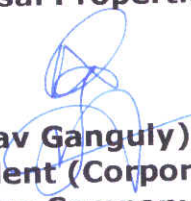
- 1) The Un-audited Financial Results for the 3rd quarter / nine months ended on the 31st December, 2011 of Financial Year 2011-12 duly approved by the Board of Directors at their meeting held on the 13th February, 2012 (i.e. today) as Annexure I.
- 2) Copies of Limited Review Reports (Standalone and 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 3rd quarter / nine months ended on the 31st December, 2011 of Financial Year 2011-12 as Annexure II.

This is for your information and record please.

Thanking you,

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd.**


(Amitav Ganguly)
President (Corporate Affairs)
& Group Company Secretary



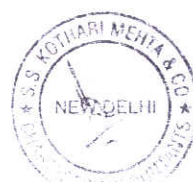
Encl: as above.

ANSAL PROPERTIES & INFRASTRUCTURE LTD.
 Regd. Office : 115, Ansal Bhawan, 16 K.G. Marg, New Delhi - 110 001
UNAUDITED FINANCIAL RESULTS FOR THE QUARTER/NINE MONTHS ENDED 31ST DECEMBER, 2011

Sl. No.	Particulars	STAND ALONE						CONSOLIDATED					
		Quarter ended			Year to date		Year ended	Quarter ended			Year to date		Year ended
		31/12/2011 (Unaudited)	30/09/2011 (Unaudited)	31/12/2010 (Unaudited)	31/12/2011 (Unaudited)	31/12/2010 (Unaudited)	31/03/2011 (Audited)	31/12/2011 (Unaudited)	30/09/2011 (Unaudited)	31/12/2010 (Unaudited)	31/12/2011 (Unaudited)	31/12/2010 (Unaudited)	31/03/2011 (Audited)
1	(a) Net Sales/Income from Operations	17,798	23,902	26,681	64,534	74,899	105,189	21,422	29,486	33,868	79,977	90,915	123,560
	(b) Surplus on transfer of Infra Assets to Subsidiary Company	0	2,634	-	7,006	-	-	-	-	-	-	-	-
	(c) Other Operating Income	1,267	1,296	1,280	3,896	2,756	3,613	1,196	1,163	978	3,505	2,427	3,161
	Total	19,065	28,032	27,961	75,426	77,695	108,805	22,618	30,649	34,846	83,482	93,342	126,821
2	Expenditure												
	(a) Increase/decrease in stock-in-trade and work-in-progress	838	678	6,877	2,138	(6,115)	2,804	825	667	6,107	2,432	(6,665)	1,774
	(b) Consumption of raw materials/ construction cost	15,576	14,924	12,816	45,371	55,754	69,892	16,887	17,652	17,023	52,419	65,181	80,743
	(c) Employees Cost	1,003	1,462	1,128	3,972	2,546	4,826	1,173	1,839	1,263	4,439	3,949	5,134
	(d) Depreciation	236	234	232	718	662	936	259	261	246	784	700	900
	(e) Other Expenditure	3,568	3,121	2,760	9,259	7,377	10,239	4,705	4,515	3,827	13,019	9,533	13,951
	Total Expenditure	21,016	20,419	23,613	61,668	61,224	88,631	23,852	24,724	28,491	73,093	73,078	102,402
3	Profit from Operations before Other Income, Interest & Exceptional Items (1-2)	-1,951	7,613	4,348	13,738	16,471	20,174	-1,234	5,925	6,355	10,389	20,264	24,359
4	Other Income	360	328	341	1,015	902	1,223	242	220	471	674	2,424	2,796
5	Profit before Interest & Exceptional Items (3+4)	-1,591	7,941	4,689	14,753	17,373	21,397	-992	6,145	6,826	11,063	22,688	27,155
6	Interest	1,864	2,063	2,114	6,352	6,950	9,702	1,969	2,205	2,155	6,665	7,230	10,362
7	Profit after Interest, but before Exceptional Items (5-6)	-3,455	5,878	2,575	8,401	10,423	11,695	-2,961	3,940	4,671	4,398	15,458	17,093
8	Exceptional Items	-	-	-	-	-	-	-	-	-	-	-	-
9	Profit (+) / Loss (-) from Ordinary Activities before Tax (7+8)	-3,455	5,878	2,575	8,401	10,423	11,695	-2,961	3,940	4,671	4,398	15,458	17,093

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SL No.	Particulars	STAND ALONE				CONSOLIDATED			
		Quarter ended		Year to date		Quarter ended		Year to date	
		31/12/2011 (Unaudited)	30/09/2011 (Unaudited)	31/12/2010 (Unaudited)	31/12/2011 (Unaudited)	30/09/2011 (Unaudited)	31/12/2010 (Unaudited)	31/12/2011 (Unaudited)	31/12/2010 (Unaudited)
10	Tax expenses (including Deferred Tax and Tax for earlier years)	-733	1,088	950	1,559	1,444	1,378	2,769	6,010
11	MAT credit entitlement	371	143	-	1,052	143	-	1,052	-
12	Net profit/(Loss) from Ordinary Activities after tax (9+10+11)	-2,351	4,933	1,625	7,894	2,639	3,293	2,681	9,448
13	Extraordinary item	-	-	-	-	-	-	-	-
14	Net Profit (+) / Loss (-) for the period (12+13)	-2,351	4,933	1,625	7,894	2,639	3,293	2,681	9,448
15	Provision for diminution in value of investments held by a wholly owned subsidiary Company	-	-	-	-	-	-	-	(356)
16	Provision for amounts relating to earlier years	-	-	-	-	-	-	-	396
17	Transferred from General Reserve	-	-	-	-	-	-	-	-
18	Net Profit (+) / Loss (-) for the period before minority interest (14+15+16+17)	-2,351	4,933	1,625	7,894	2,639	3,293	2,681	9,448
19	Minority interest	-	-	-	-	(31)	(14)	(49)	535
20	Net Profit (+) / Loss (-) for the period after minority interest (18+19)	-2,351	4,933	1,625	7,894	2,608	3,279	2,730	8,913
21	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
22	Reserves excluding Revaluation Reserves	-	-	-	-	-	-	-	155,810
23	Earning Per Share (EPS) (20+21) (not annualized) (a) Basic and diluted EPS before Extraordinary items for the period - Basic - Diluted (b) Basic and diluted EPS after Extraordinary items for the period - Basic - Diluted	(1.43) (1.49)	3.13 3.13	1.06 1.06	5.02 5.02	1.60 1.69	2.14 2.14	1.73 1.73	5.97 5.97
		(1.45) (1.49)	3.13 3.13	1.06 1.06	5.02 5.02	1.69 1.69	2.14 2.14	1.73 1.73	5.97 5.97



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SL.No.	Particulars	STAND ALONE				CONSOLIDATED			
		Quarter ended		Year to date		Quarter ended		Year to date	
		31/12/2011 (Unaudited)	30/09/2011 (Unaudited)	31/12/2011 (Unaudited)	31/12/2010 (Unaudited)	31/12/2011 (Unaudited)	30/09/2011 (Unaudited)	31/12/2011 (Unaudited)	31/12/2010 (Unaudited)
24	Public shareholding								
	-Number of shares	84,270,138	84,295,833	84,270,138	84,425,393	84,270,138	84,295,833	84,270,138	84,425,393
	-Percentage of shareholding	53.54	53.64	53.54	53.64	53.54	53.53	53.54	53.64
25	Promoters & Promoter group shareholding								
(a)	(Placed/unsubscribed)								
	-Number of shares	56,757,034	71,457,034	56,757,034	71,539,034	56,757,034	71,457,034	56,757,034	71,539,034
	-Percentage of shares (as a % of total shareholding of Promoters & Promoter group)	77.61	97.74	77.61	98.03	77.61	97.74	77.61	98.03
	-Percentage of shares (as a % of total share capital of the Company)	36.06	45.40	36.06	45.45	36.06	45.40	36.06	45.45
(b)	(Non Encumbrable)								
	-Number of shares	16,377,704	1,652,009	16,377,704	1,440,449	16,377,704	1,652,009	16,377,704	1,440,449
	-Percentage of shares (as a % of total Shareholding of Promoter & Promoter group)	22.39	2.26	22.39	1.97	22.39	2.26	22.39	1.97
	-Percentage of shares (as a % of total share capital of the Company)	10.40	1.05	10.40	0.91	10.40	1.05	10.40	0.91



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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). In the Audit Reports on Accounts for the year ended March 31, 2011 and Limited Review Reports for the quarter ended June 30, 2011, September 30, 2011 and December 31, 2011, 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 period 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. Also the company has taken opinion from a senior counsel that its application satisfies all the conditions specified in the said Scheme of Industrial Park. Further the company has submitted all the documents as desired by the referred authority during the period and the matter is pending with CBDT
 - ii). During the previous two quarters, the Company has transferred part of the Trunk Infrastructure Assets in one of the Integrated Hi-Tech Township projects in Uttar Pradesh, to a wholly owned Infra Subsidiary Company vide an agreement dated 15th June 2011 on the basis of fair valuation by a certified valuer. The obligation of further development, maintenance and charging for the same now lies with the subsidiary company. Resultant surplus of Rs. 70.06 crores on transfer of such Infrastructure Assets, being the difference between the book value and transfer value has been recognised during the first two quarters. Further, pursuant to AS-21 which deals with Consolidated Financial Statements, such surplus has been eliminated in the consolidated financial results owing to the gains remaining unrealised in this intra - group transaction.
 - iii). The Auditors of the Company have drawn attention to the fact that the Company is carrying project inventory of Rs. 16785 lacs for Group Housing Project in Greater Noida. Due to downward trend in the market, the Greater Noida Industrial Development Authority (GNIDA) 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. The management had applied to the Authority conveying its intention to develop the project under this Scheme and has got its approval. The matter is under consideration and appropriate adjustment will be made when the final decision has been taken by GNIDA.
 - iv). With respect to comments of the Auditors on advances aggregating to Rs. 14532 lacs given to land owning companies/collaborators/others for purchase of land and comments on its recoverability/adjustment, the management is of the view that such advances are given in respect of ongoing transactions and are regarded as being in the normal course of business.
 - v). The Auditors of the company have drawn attention that the company has not considered borrowing costs to be incurred in future in general for determining the project revenues, project inventory and debtors. The management is of the view that the amount of this item cannot be determined at this stage.
 - vi). The company has, during the year ended March 31, 2010, changed its accounting policy in respect of accounting for certain costs in the nature of administration and selling costs by charging them off to Profit & Loss against the earlier policy of treating them as part of project cost for determining project inventory, revenue and debtors. The management is of the view that expenditure of such nature incurred in earlier years and considered as part of project inventories under Projects/ Contract work in progress upto 31st March, 2009 has been carried forward as such.



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vii). With regard to the comments of the Auditors relating to Ansal Hitech Townships Ltd. (AHTL) which is a subsidiary, that the Company has given advances to group companies amounting to Rs. 5982 lacs, for purchase of land parcels for which agreements with and confirmations of these companies are available with the Company but in the absence of details of land purchased and financial position of concerned companies, they are unable to comment on these advances. These advances, in management view, are good and adequately covered in the normal course of business.

viii). The erstwhile Joint Venture partner filed an appeal with The Hon'ble High Court of Delhi {Delhi High Court} on the 17th December, 2011, to set aside the said order. The Delhi High Court on 22nd December, 2011, has remanded back the case to Company Law Board for final disposal of the company petition. The matter has been partly heard.

4). There were no complaints/grievances from Investors lying unresolved at the beginning or at the end of this quarter; 2 complaints/grievances were received during the quarter, which were resolved.

5). 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 13th February*, 2012.

for and on behalf of the Board,

Place: New Delhi
Date : 13.02.2012

Sd/-
(Sushil Ansal)
Chairman

Certified True Copy



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For Ansal Properties & Infrastructure Ltd

(Amitav Ganguly)
President (Corporate Affairs)
& Group Company Secretary

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S S KOTHARI MEHTA & CO

CHARTERED ACCOUNTANTS

146-149 Tribhuvan Complex
Ishwar Nagar
Mathura Road
New Delhi-110065
Phones : +91-11-4670 8888
Fax : +91-11-6662 8889
E-mail : delhi@sskmin.com

Limited Review Report

To
The Board of Directors
Ansal Properties & Infrastructure Limited

We have reviewed the accompanying statement of unaudited financial results of **Ansal Properties & Infrastructure Limited** for the quarter ended December 31, 2011 being submitted by the company pursuant to the requirements of Clause 41 of the Listing Agreement with Stock Exchanges except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from the disclosures made by the management and have not been reviewed by us. The statement of quarterly financial results has been prepared from interim financial statements which are the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these financial results based on our review.

We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial results are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.

1. Without qualifying, we draw attention to the facts given in note no. 4, 6(a) & (b) of Notes forming part of company's audited financial statements as of and for the year ending March 31, 2011 and on Audit Report thereon, wherein:
 - i. The Company has claimed exemption of Rs. 3448 lacs upto 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. Further the company has taken opinion from a senior counsel that its application satisfies all the conditions specified in the said Scheme of Industrial Park. We have relied on management contention. However, no exemption is claimed during the current quarter.
 - ii. The Company is carrying project inventory of Rs. 16785 lacs for one of its Group Housing projects. 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, the management is of the view that there is no impairment in the value of land/ project and we have relied on management contention.
 - iii. The Company has given advances to land owning companies / collaborators / others for purchase / aggregation of land / for others to the tune of Rs. 14532 lacs. This includes Rs. 10000 lacs as security deposits, the recoverability adjustment of which is dependent upon the future events such as launch of projects.

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project(s) for which steps have been or are being taken by the Company. As regards the balance amount of Rs.4532 lacs, pending details of land purchased and financial position of these parties, we understand from management that these advances are given in respect of ongoing transactions with collaborators / other parties and are regarded as being in the normal course of business. We have relied on management contention.

2. i. *The Company has not considered for the estimated borrowing costs to be incurred in future in general for determining the project revenues, project inventory and debtors. According to the management the amount of these items cannot be determined at this stage, and therefore, we are unable to comment on the consequential impact thereof on the carrying value of project inventory, revenue recognition and outstanding debtors and other adjustments that may be necessitated on this account in the financial results.*
- ii. *The Company had, during the year ended March 31, 2010, changed its accounting policy in respect of accounting for certain costs in the nature of administration and selling costs by charging them off to Profit & Loss against the earlier policy of treating them as part of project cost for determining project inventory, revenue and debtors. Expenditure of such nature incurred in earlier years and considered as part of project inventories under Projects/ Contract work in progress upto March 31, 2009 has been carried forward as such. Such amount has not been determined by the management in view of the practical difficulties involved, as explained. In the absence of availability of these amounts relating to the period upto March 31, 2009, we are unable to comment on the impact thereof on the carrying value of project inventories, revenue recognition and outstanding debtors and other adjustments that may be required in the financial results.*

Based on our review conducted as above, subject to the effects of our observations in paragraph 2(i) & 2(ii), nothing further has come to our attention that causes us to believe that the accompanying statement of unaudited financial results prepared in accordance with recognition and measurement principles laid down in Accounting Standard AS- 25 'Interim Financial Reporting' notified pursuant to the Companies (Accounting Standards) Rules, 2006 and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

For S. S. KOTHARI MEHTA & Co.
Chartered Accountants
Firm Registration No. 000756N

ARUN K. TULSIAN

Partner

Membership No.: 89907

Place: New Delhi

Date: February 13, 2012



Amit Grover

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Limited Review Report

To
The Board of Directors
Ansal Properties & Infrastructure Limited

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **Ansal Properties & Infrastructure Limited** and its subsidiaries and joint ventures (Ansal Group) for the quarter ended December 31, 2011 being submitted by the Company pursuant to the requirements of Clause 41 of the Listing Agreement with Stock Exchanges except for the disclosures regarding 'Public Shareholding' and 'Promoter and Promoter Group Shareholding' which have been traced from disclosures made by the management and have not been reviewed by us. This Statement of consolidated quarterly financial results has been prepared from the interim financial statements of the Group, which are the responsibility of the company's management and has been approved by the Board of Directors. Our responsibility is to issue a report on these consolidated financial results based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, 'Review of Interim Financial Information Performed by the Independent Auditor of the Entity' issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial results are free of material misstatement. Our review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide 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 8 subsidiaries and 6 joint venture companies, whose unaudited quarterly financial results reflect net total revenues of Rs. 3547 lacs and total expenses of Rs. 2750 lacs for the quarter ended December 31, 2011 and total assets of Rs. 163985 lacs as at December 31, 2011 included in the unaudited quarterly financial results. The financial information for 7 subsidiaries and 5 joint venture companies have been reviewed by other auditors whose review reports have been furnished to us and our report to the extent it concerns these subsidiaries and joint venture companies on the unaudited quarterly consolidated financial results is based solely on the reports of other auditors. The financial information for 1 subsidiary and 1 joint venture company is based on the management accounts and have not been reviewed by the respective auditors.
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 notified pursuant to the Companies (Accounting Standards) Rules, 2006, (as amended).

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5. Without qualifying, we draw attention to the facts given in note no. 4, 6 (a) & (b) of Notes forming part of company's audited financial statements as of and for the year ending March 31, 2011 and our Audit Report thereon, wherein :

- i. The Company has claimed exemption of Rs. 3448 lacs upto 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. Further the company has taken opinion from a senior counsel that its application satisfies all the conditions specified in the said Scheme of Industrial Park. We have relied on management contention. However, no exemption is claimed during the current quarter.
 - ii. The Company is carrying project inventory of Rs. 16785 lacs for one of its Group Housing projects. 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, the management is of the view that there is no impairment in the value of land/ project and we have relied on management contention.
 - iii. The Company has given advances to land owning companies / collaborators / others for purchase / aggregation of land / for others to the tune of Rs.14532 lacs. This includes Rs. 10000 lacs as security deposits, the recoverability / adjustment of which is dependent upon the future events such as launch of project(s) for which steps have been or are being taken by the Company. As regards the balance amount of Rs.4532 lacs, pending details of land purchased and financial position of these parties, we understand from management that these advances are given in respect of ongoing transactions with collaborators / other parties and are regarded as being in the normal course of business. We have relied on management contention.
6. i. The company has not considered for the estimated borrowing costs to be incurred in future in general for determining the project revenues, project inventory and debtors. According to the management the amount of these items cannot be determined at this stage, and therefore, we are unable to comment on the consequential impact thereof on the carrying value of project inventory, revenue recognition and outstanding debtors and other adjustments that may be necessitated on this account in the financial results.
- ii. The Company has, during the year ended March 31, 2010, changed its accounting policy in respect of accounting for certain costs in the nature of administration and selling costs by charging them off to Profit & Loss against the earlier policy of treating them as part of project cost for determining project inventory, revenue and debtors. Expenditure of such nature incurred in earlier years and considered as part of project inventories under Projects/ Contract work in progress upto March 31, 2009 has been carried forward as such. Such amount has not been determined by the management in view of the practical difficulties involved, as explained. In the absence of availability of these amounts relating to the period upto March 31, 2009, we are unable to comment on the impact thereof on the carrying value of project inventories, revenue recognition and outstanding debtors and other adjustments that may be required in the financial results.
- iii. In Ansal Hi - Tech Townships Limited, a subsidiary of the company, the Group has given advances aggregating to Rs.5982 lacs to group companies for purchase of land parcels for which confirmations are available with the Group. However, in the absence

(Signature)

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of underlying documents for the land purchased by these companies, market value thereof and financial position of these companies, we are unable to comment upon the recoverability of these balances and consequential impact, if any, for interest on borrowings considered part of project inventory.

Based on our review conducted as above and on consideration of reports of other auditors on the unaudited separate quarterly financial results and on the other financial information of the subsidiaries and joint ventures, *subject to the effects of our observations in paragraph 6(i), 6(ii), & 6(iii)*, nothing further has come to our attention that causes us to believe that the accompanying statement of unaudited consolidated financial results prepared in accordance with recognition and measurement principles laid down in Accounting Standard 25 'Interim Financial Reporting', notified pursuant to the Companies (Accounting Standards) Rules, 2006, and other recognized accounting practices and policies has not disclosed the information required to be disclosed in terms of Clause 41 of the Listing Agreement including the manner in which it is to be disclosed, or that it contains any material misstatement.

Place: New Delhi
Date: February 13, 2012

For **S. S. KOTHARI MEHTA & Co.**
Chartered Accountants
Firm Registration No. 009756N

ARUN K. TULSIAN
Partner
Membership No.: 89907



Amit Goyal

