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By Courier

Ref.No.APIL/Secy/S-83(X)

May 26, 2011

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

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

Reg: Audited Financial Results for the year ended on 31st March, 2011
Ref : Clause 41 and other applicable Clauses of the Listing Agreement.

Dear Sirs,

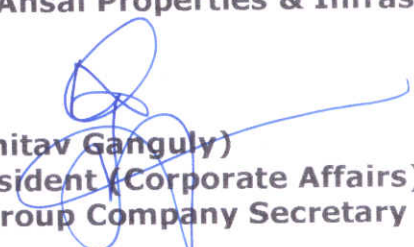
Further in reference to our letter dated the 10th May, 2011, please find enclosed herewith a copy of Audited Financial Results for the Year ended the 31st March, 2011 as approved by the Board of Directors at their meeting held today i.e. 26th May, 2011.

Please be informed that at the said Board Meeting, the Board has also recommended a dividend of Rs.0.50 per Equity share of Rs. 5/- each, fully paid up, of the Company, subject to the approval of the shareholders at the ensuing Annual General Meeting.

This is for your information and record please.

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd**

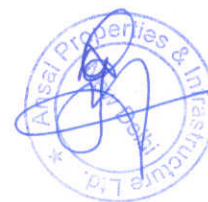

(Amitav Ganguly)
President (Corporate Affairs)
& Group Company Secretary


Encl: as above.

ANSAL PROPERTIES & INFRASTRUCTURE LTD.
Regd. Office : 115, Ansal Bhawan, 16 K.G. Marg, New Delhi - 110 001
AUDITED FINANCIAL RESULTS FOR THE YEAR ENDED 31ST MARCH,2011

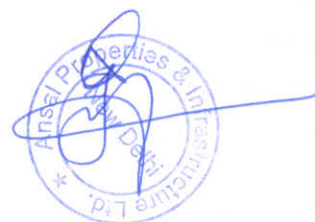
SL.No.	Particulars	Rs. In lacs			
		Stand Alone		Consolidated	
		Year ended		Year ended	
		31/03/2011 (Audited)	31/03/2010 (Audited)	31/03/2011 (Audited)	31/03/2010 (Audited)
1	(a) Net Sales/Income from Operations	105,101	72,941	123,572	82,878
	(b) Other Operating Income	2,616	1,828	2,141	1,925
	Total	107,717	74,769	125,713	84,803
2	Expenditure				
	(a) (Increase)/decrease in stock-in-trade and work in progress	2864	(1234)	1774	(1234)
	(b) Consumption of raw materials/ construction cost	69,993	45,662	80,743	52,298
	(c) Employees Cost	4,629	3,783	5,134	4,127
	(d) Depreciation	906	858	960	975
	(e) Other Expenditure	10,239	8,765	13,851	11,266
	Total Expenditure	88,631	57,834	102,462	67,432
3	Profit from Operations before Other Income, Interest & Exceptional Items(1-2)	19,086	16,935	23,251	17,371
4	Other Income	1,495	1,999	3,068	1,811
5	Profit before Interest & Exceptional Items (3+4)	20,581	18,934	26,319	19,182
6	Interest (Net)	8,886	9,712	9,226	10,097
7	Profit after Interest but before Exceptional Items (5-6)	11,695	9,222	17,093	9,085
8	Exceptional Items	-	-	-	1,385
9	Profit (+) /Loss (-) from Ordinary Activities before Tax (7+8)	11,695	9,222	17,093	10,470
10	Tax expenses (including Deferred Tax, and Tax for earlier years)	4,080	2,490	6,288	3,369
11	Net profit(+)/ Loss(-) from Ordinary Activities after tax (9-10)	7,615	6,732	10,805	7,101
12	Extraordinary Item	-	-	-	-
13	Net Profit (+) / Loss(-) for the period (11-12)	7,615	6,732	10,805	7,101
14	Provision for diminution in value of Investments held by a wholly owned subsidiary Company	-	-	(396)	(1,599)
15	Provision for amounts relating to earlier years	-	2,104	-	2,104
16	Transferred from General Reserve	-	(2,104)	396	(505)
17	Net Profit (+) / Loss(-) for the period before minority interest { (13-{14+15+16}) }	7,615	6,732	10,805	7,101
18	Minority Interest	-	-	657	630
19	Net Profit (+) / Loss(-) for the period after Minority Interest (17-18)	7,615	6,732	10,148	6,471

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SL.No.	Particulars	Stand Alone		Consolidated	
		Year ended		Year ended	
		31/03/2011 (Audited)	31/03/2010 (Audited)	31/03/2011 (Audited)	31/03/2010 (Audited)
20	Paid up Equity Share Capital (Face value of Rs 5 per equity share)	7,870	6,156	7,870	6,156
21	Reserves excluding Revaluation Reserves	150,048	115,821	155,810	121,742
22	Earning Per Share(EPS) (Rs.) (not annualized)				
	(a) Basic and diluted EPS before Extraordinary Items for the period				
	-Basic				
	-Diluted	5.40	5.74	7.67	6.06
	(b) Basic and diluted EPS after Extraordinary Items for the period	5.40	5.74	7.67	6.06
	-Basic				
	-Diluted	5.40	5.74	7.67	6.06
		5.40	5.74	7.67	6.06
23	Public shareholding				
	-Number of shares	84,425,083	49,959,620	84,425,083	49,959,620
	-Percentage of shareholding	53.64	40.58	53.64	40.58
24	Promoters & Promoter group shareholding				
(a)	Pledged/encumbered				
	-Number of shares	71,539,034	58,743,134	71,539,034	58,743,134
	-Percentage of shares (as a % of total shareholding of Promoters & Promoter group)	98.03	80.28	98.03	80.28
	-Percentage of shares (as a % of total share capital of the Company)	45.44	47.70	45.44	47.70
(b)	Non Encumbered				
	-Number of shares	1,440,759	14,425,831	1,440,759	14,425,831
	-Percentage of shares (as a % of total Shareholding of Promoter & Promoter group)	1.97	19.72	1.97	19.72
	-Percentage of shares (as a % of total share capital of the Company)	0.92	11.72	0.92	11.72

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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 March 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 claimed exemption of Rs.39.91 lacs in addition to exemption accounted for upto the period ended March 31, 2010 of Rs. 3,408 lacs 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.
 - ii). The Auditors of the Company have drawn attention to the fact that the company is carrying project inventory of Rs. 16719 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 option to accept project on a smaller piece of land equivalent to the amount paid and surrender balance project land subject to some deductions. The management has applied to the Authority conveying its intention to develop the project under this Scheme and is awaiting its approval. Necessary adjustments will be carried out upon receipt of approval from the Authority and management is of the view that there is no impairment in the value of land / project.
 - iii). With respect to comments of the Auditors on advances aggregating to Rs. 16603 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.
 - iv). The Auditors of the company have drawn attention that the company has not considered for the estimated cost of land to be incurred in future for one of its large Township projects and also 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 these items cannot be determined at this stage.
 - v). 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.
 - vi). 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 amounting to Rs. 14970 lacs (including Rs. 7082 lacs to group companies), 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.
 - vii). With respect to the comments of the Auditors relating to Ansal Hitech Township Ltd. (AHTL), which is a subsidiary, that the company has received advances of Rs. 5786 lacs from certain individuals/companies and in the absence of agreements/booking details for these advances they are unable to comment on the repayment of these advances. The management is of the view that such advances are in the normal course of business and all details/agreements will be executed with in this financial year.
 - viii). The Company Law Board (CLB) has issued an ad interim order directing maintenance of status quo on immoveable assets, shareholding & composition of Board of the subsidiary, M/s Ansal Colours Engineering SEZ Limited (Ansal Colours) in a petition filed by erstwhile Joint Venture Partner u/s 397 & other applicable provisions of the Companies Act, 1956. In this regard, the Company is in the process of settlement with erstwhile Joint Venture Partner. The accounts of Ansal Colours which are consolidated with the Company's accounts are unaudited due to the interim order.

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- 4). The company has raised an aggregate amount approx. Rs.301.95 crores by way of issue & allotment of 85,50,000 nos. of Equity shares of Rs. 5/- each, fully paid up, in the month of June, 2010 to the five identified Resident investors on preferential issue basis for Rs. 70.54 crores), and, 2,57,26,291 Nos. of Equity shares of Rs. 5/- each, fully paid up, in the month of October, 2010 to the QIB's under Qualified Institutions Placement for Rs. 231.41 Crores in terms of SEBI (Issue of Capital and Disclosure Requirements) Regulations, 2009. The said amount of Rs. 301.95 crores received from them has been fully utilized for the Company's ongoing projects, repayment of loans/debentures, investment, corporate expenses/ purchase of land, sanctioning cost and QIP expenses.
- 5). The Board of Directors of the company has recommended a dividend of Rs. 0.50 per equity share of Rs. 5/- each fully paid up, for the year ended 31.03.2011.
- 6). There were no complaints/grievances from Investors lying unresolved at the beginning or at the end of this quarter; 03 complaints/grievances were received during the quarter, which were resolved.
- 7). Promoter's shares have been pledged to support the financial requirements of the company.
- 8). The above financial results have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 26th May, 2011.

STATEMENT OF ASSETS & LIABILITIES AS ON 31ST MARCH 2011

(Rs. in Lacs)

	Standalone		Consolidated	
	Year ended		Year ended	
	31.3.11	31.3.10	31.3.11	31.3.10
	(Audited)	(Audited)	(Audited)	(Audited)
SHAREHOLDERS' FUNDS:				
(a) Capital	7,870	6,156	7,870	6,156
(b) Reserves and Surplus	150,342	116,130	156,104	122,051
Share Application Money			1,698	1,698
Minority Interest			8,139	13,298
Loan Funds	135,926	135,298	160,990	171,828
Deferred tax liability (Net)	293	402	209	414
TOTAL	294,431	257,986	335,010	315,445
APPLICATION OF FUNDS				
Fixed Assets	10,462	10,507	12,455	12,426
Investments	21,542	15,972	128	1,216
Deferred tax assets (Net)	-	-	-	-
Current Assets, Loans & Advances				
(a) Inventories	224,065	200,137	331,790	293,433
(b) Sundry Debtors	72,500	53,329	79,320	57,941
(c) Cash and Bank balances	9,680	8,671	12,424	10,807
(d) Other current assets	-	-	1,566	15
(e) Loans and Advances	126,484	95,769	127,656	127,345
Less: Current Liabilities and Provisions			-	-
(a) Liabilities	165,786	123,815	223,498	184,301
(b) Provisions	4,516	2,584	6,835	3,440
MISCELLANEOUS EXPENDITURE (NOT WRITTEN OFF OR ADJUSTED)	-	-	4	3
PROFIT AND LOSS ACCOUNT	-	-	-	-
TOTAL	294,431	257,986	335,010	315,445

for and on behalf of the Board

Place: New Delhi
Date : 26.05.2011

Certified True Copy
For Ansal Properties & Infrastructure Ltd.
(Amitav Ganguly)
President (Corporate Affairs)
& Group Company Secretary

Sd/
(Sushil Ansal)
Chairman