

By Courier/E-mail

Ref.No.APIL/Secy/

7th November, 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
Limited
25th Floor, P. J. Towers,
Dalal Street,
Mumbai – 400 001

**Reg: Operational Updates for the month of October, 2012 for the
Investor(s) /Analyst(s) of the Company.**

Dear Sirs,

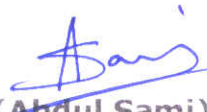
With reference to the captioned matter, please find attached herewith, a copy of the Operational Updates, for the month of October, 2012 for the Investor(s)/Analyst(s) of the Company.

This is for your information and records please.

Thanking You,

Yours faithfully,

For **Ansal Properties & Infrastructure Ltd**


(Abdul Sami)
Asst. Company Secretary

Encl: as above.

Operational Updates
 October 2012

Ansal Properties & Infrastructure Limited
Key Highlights

Particulars	UOM	Oct-12	Oct-11	7MFY13	7MFY12
Area Sold	mn.sq.ft.	2.55	2.12	11.21	13.28
Sale Value	INR Bn	2.85	2.40	15.73	15.84
Collections	INR Bn	1.70	1.37	11.59	10.00
Realizations	INR/sq.ft.	1,119	1,136	1,404	1,193
Realization excl FSI sales	INR/sq.ft.	2,156	2,150	1,959	1,555

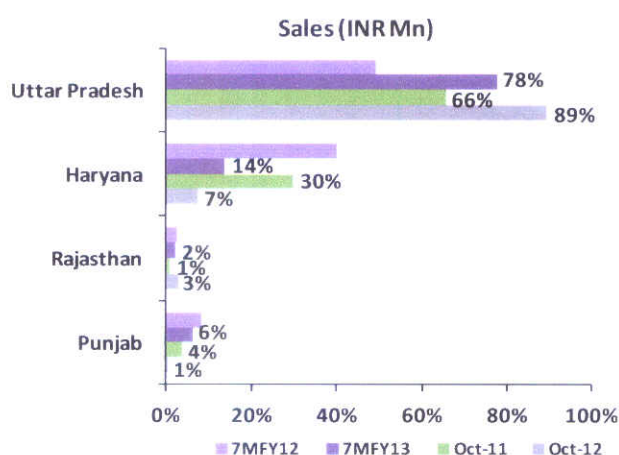
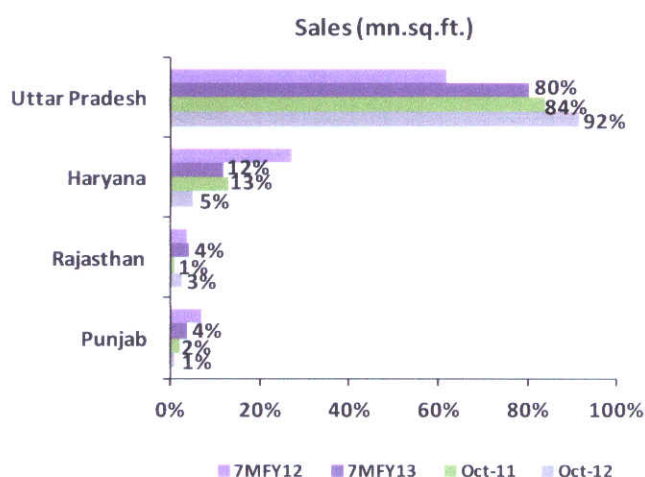
- Increase in realizations (incl FSI) by ~18% (y-o-y (1st7m)) and by ~26% (excl FSI) (y-o-y (1st7m)) due to significant increase in contribution of built up sales.

*Includes proceeds from the asset sales

Sales

- Major contributors to the sales –Sushant Golf City, Lucknow (~3530 acres) and Sushant Aquapolis, Ghaziabad (~153 Acres) together contributing ~85% in terms of volume and ~79% in term of value across the asset classes i.e. plots, low-rise built-ups, high rise group housings, commercial, FSI etc during Oct-12 sales.

State	Area sold (mn.sq.ft.)				Sale Value Booked (INR Mn)			
	Oct-12	Oct-11	7MFY13	7MFY12	Oct-12	Oct-11	7MFY13	7MFY12
Uttar Pradesh	2.33	1.78	8.98	8.22	2,543	1,583	12,232	7,778
Haryana	0.12	0.28	1.32	3.59	208	714	2,155	6,327
Rajasthan	0.07	0.02	0.48	0.53	79	21	326	421
Punjab	0.03	0.04	0.43	0.95	18	87	1,019	1,314
Total	2.55	2.12	11.21	13.28	2,848	2,406	15,732	15,840



Operational Updates
 October 2012

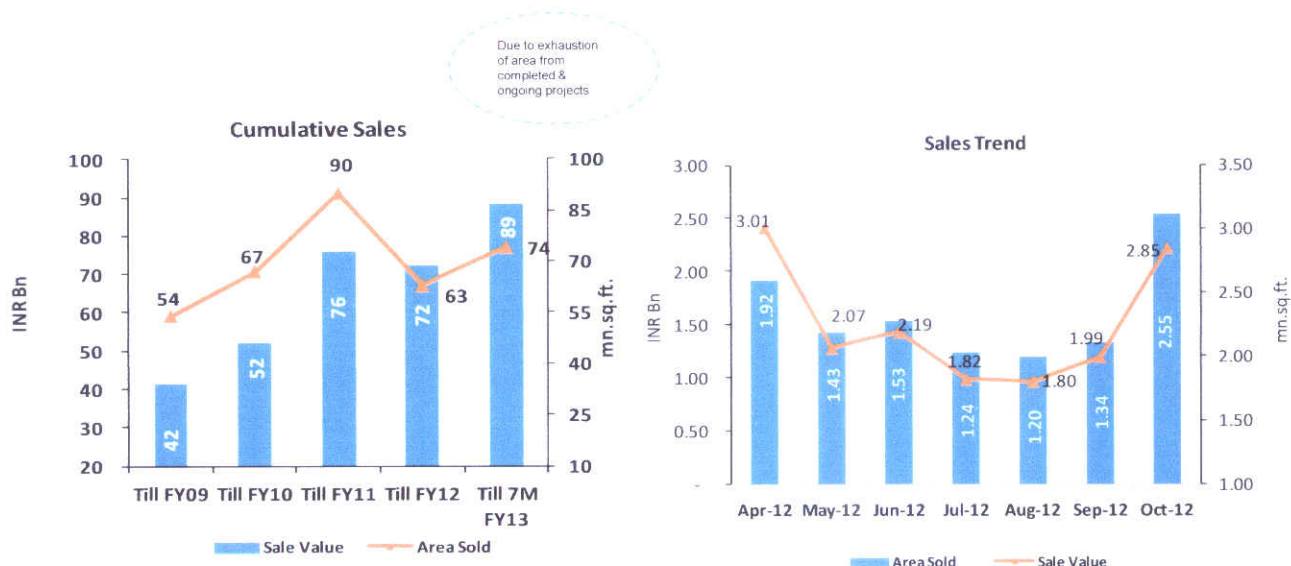
Ansal Properties & Infrastructure Limited

- **Mix of sales across the asset classes** - Maximum being in 'residential' segment i.e. plots, low-rise built-ups & high-rise group housings

State	Area sold (mn.sq.ft.)				Sale Value Booked (INR Mn)			
	Oct-12	Oct-11	7MFY13	7MFY12	Oct-12	Oct-11	7MFY13	7MFY12
Plots	0.15	0.24	2.92	5.42	93	165	3,462	4,627
Low-Rise Built-ups	0.23	0.23	1.23	1.30	599	762	3,553	3,753
GHS	0.30	0.31	2.44	1.52	751	687	5,527	3,780
Commercial	0.05	0.02	0.19	0.53	137	81	744	1,612
FSI	1.81	1.33	4.43	4.51	1,269	711	2,446	2,068
Total	2.55	2.13	11.21	13.28	2,849	2,406	15,732	15,840

Cumulative Sales & Trend

- Total area sold till Oct'12 stood at ~74 mn sq.ft (which is yet to be delivered) on a saleable area of ~290 mn sq.ft. (as on June 30, 2012). Total sale value of the area sold stood at ~Rs. 89 bn.



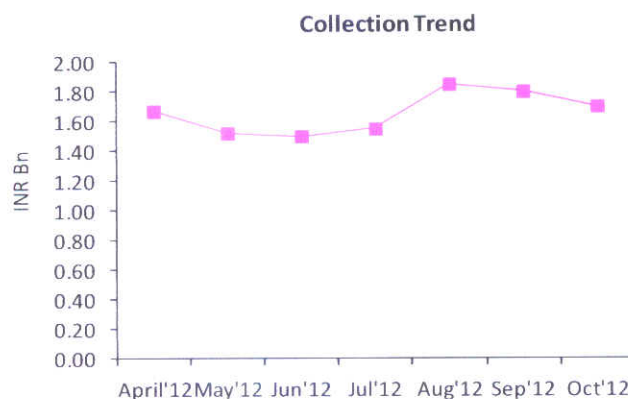
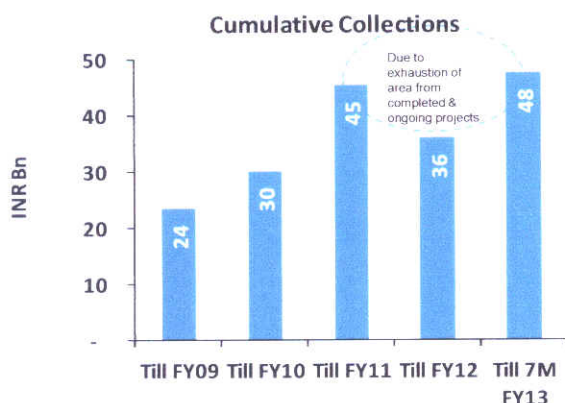
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Operational Updates
October 2012

Ansal Properties & Infrastructure Limited

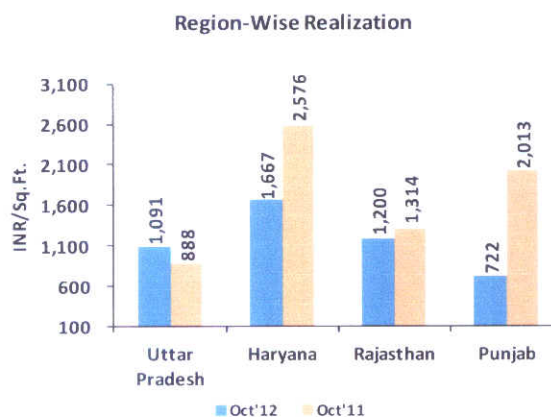
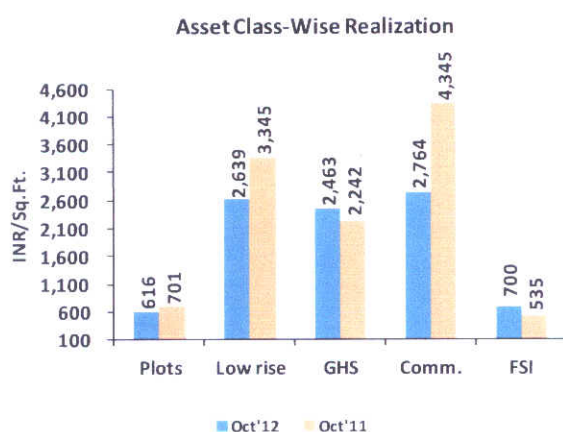
Cumulative Collections & Trend

- In Oct 2012, the company collected ~Rs 1.70 bn. Consequently, total collections till date stood at ~Rs. 48 bn and total unbilled collections (yet to be called) on sales booked till date stood at ~Rs. 41 bn.
- Cumulative Collection for 7MFY 13 stands at ~Rs 11.59 bn includes proceeds from the sale of the assets as mentioned below:
 - The Campus (Greater Noida)** – 50% of the project has been offloaded for a total value of ~Rs 780 mn collecting ~Rs 110 mn during 7MFY13.
 - Bhatinda township** – Exited out of the township for a value of ~Rs 250 mn, collecting ~Rs 170 mn during 7MFY13.



Realizations

- Realizations increased significantly for the Non FSI sales by ~26% (y-o-y) to ~Rs. 1,959/ sq.ft. and for sales including FSI by ~18% to ~Rs 1404/ sq.ft. during 7M FY13.



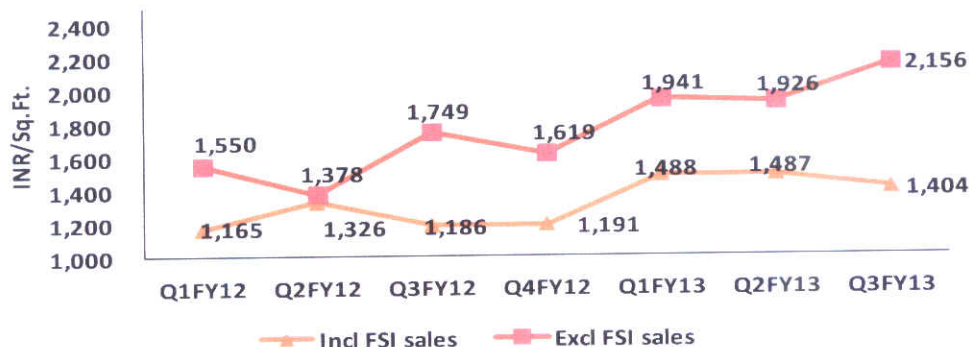
~End of Updates~



Operational Updates
October 2012

Ansal Properties & Infrastructure Limited

Average Realization



For Further Information, Please Contact:

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Ansal Properties & Infrastructure Ltd.

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