

By Courier/E-mail

Ref.No.APIL/Secy/

31st August, 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 August, 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 August, 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
August 2012**
Ansal Properties & Infrastructure Limited
Key Highlights

Particulars	UOM	Aug-12	Aug-11	5MFY13	5MFY12
Area Sold	mn.sq.ft.	1.20	0.90	7.32	10.43
Sale Value	INR Bn	1.80	1.12	10.88	12.50
Collections	INR Bn	1.85	1.38	8.09*	7.46
Realizations	INR/sq.ft.	1,505	1,245	1,487	1,198

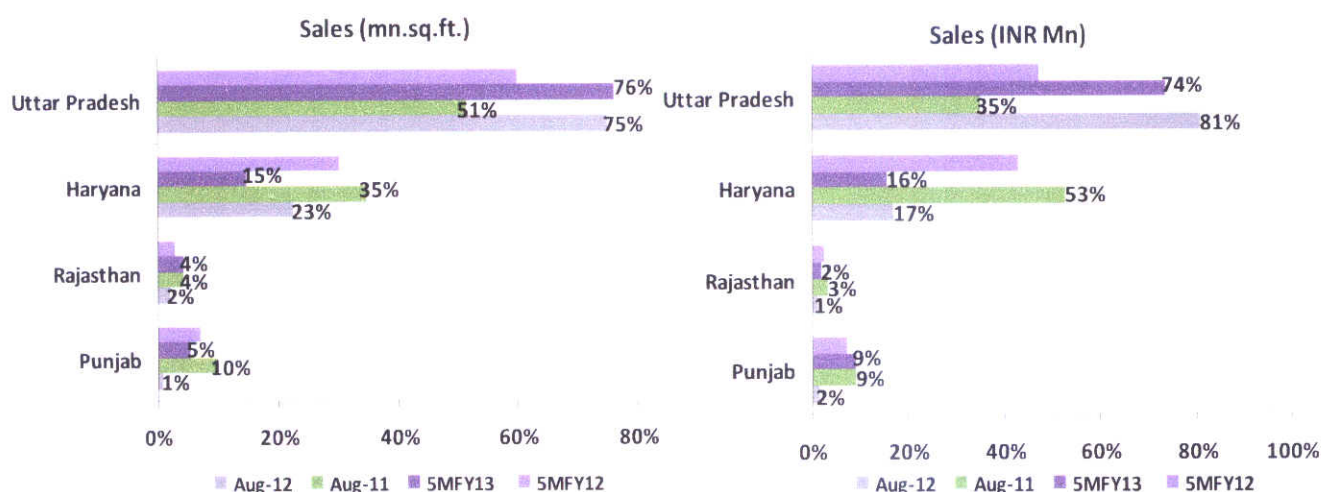
- Increase in realizations by ~24% (y-o-y) in 5MFY13 due to significant increase in contribution of built up sales.

*Includes proceeds from the asset sales

Sales

- Major contributors to the sales – Sushant Megapolis, Dadri, Greater Noida (~2504 acres) and Sushant Golf City, Lucknow (~3530 acres) together contributing ~51% in terms of volume and ~49% in term of value across the asset classes i.e. plots, low-rise built-ups, high rise group housings, commercial, FSI etc during Aug-12 sales.

State	Area sold (mn.sq.ft.)				Sale Value Booked (INR Mn)			
	Aug-12	Aug-11	5MFY13	5MFY12	Aug-12	Aug-11	5MFY13	5MFY12
Uttar Pradesh	0.90	0.46	5.56	6.25	1,456	392	8006	5,908
Haryana	0.27	0.31	1.07	3.17	303	592	1709	5,378
Rajasthan	0.02	0.04	0.30	0.28	17	35	206	296
Punjab	0.01	0.09	0.38	0.73	28	101	967	919
Total	1.20	0.90	7.32	10.43	1,804	1,120	10,888	12,501



Operational Updates
 August 2012

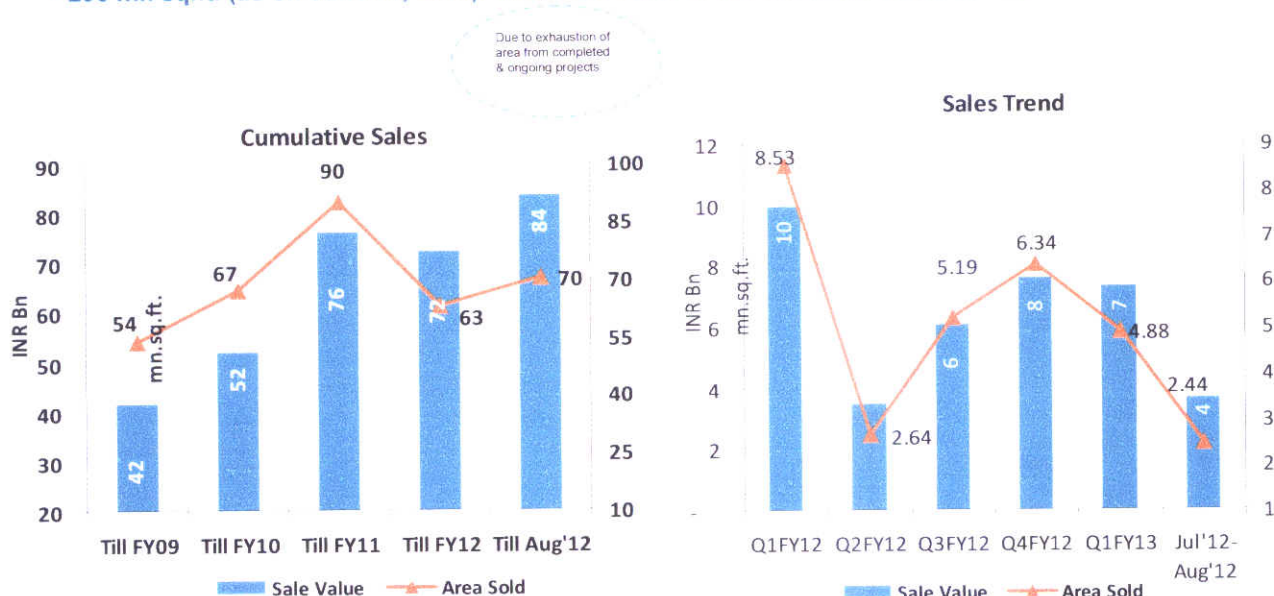
Ansal Properties & Infrastructure Limited

- **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)			
	Aug-12	Aug-11	5MFY13	5MFY12	Aug-12	Aug-11	5MFY13	5MFY12
Plots	0.33	0.56	2.60	4.66	168	417	3,297	4,062
Low-Rise Built-ups	0.14	0.10	0.96	0.98	340	286	2,850	2,725
GHS	0.43	0.10	1.62	1.15	1,010	214	3,471	2,964
Commercial	0.03	0.06	0.54	0.45	104	176	690	1,398
FSI	0.27	0.08	1.60	3.18	182	27	580	1,352
Total	1.20	0.90	7.32	10.43	1,804	1,120	10,888	12,501

Cumulative Sales & Trend

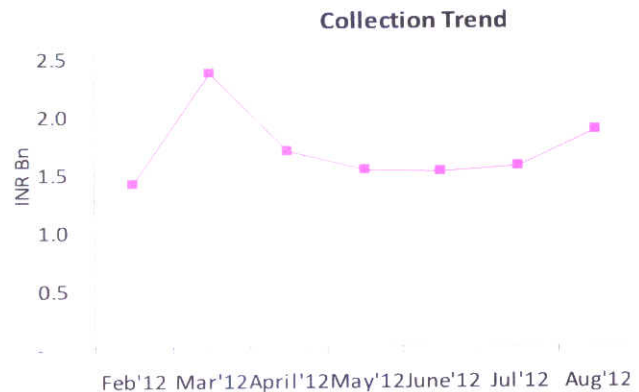
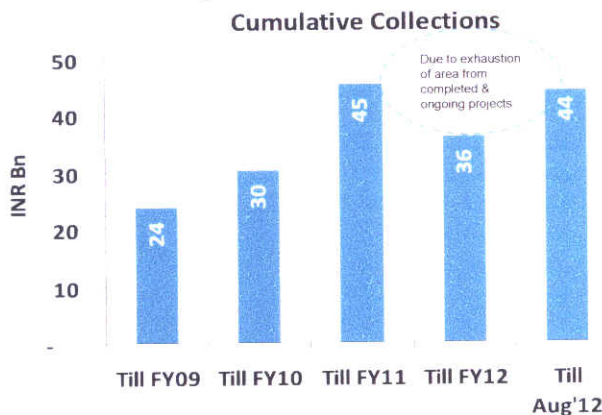
- Total area sold till Aug'12 stood at ~70 mn sq.ft (which is yet to be delivered) on a saleable area of ~290 mn sq.ft. (as on June 30, 2012). Total sale value of the area sold stood at ~Rs. 84 bn.



Contd..

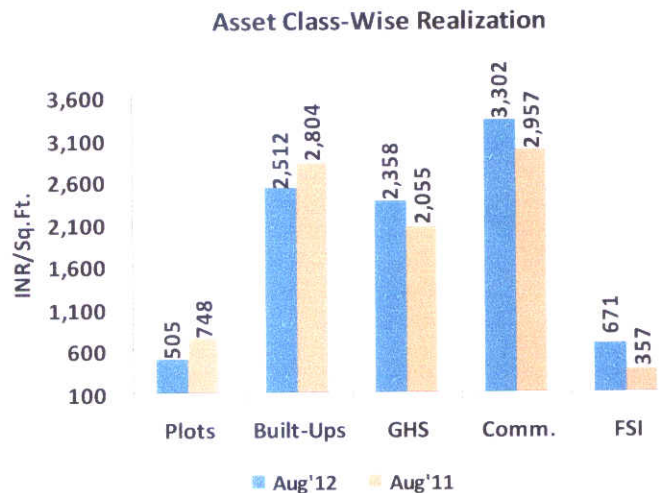
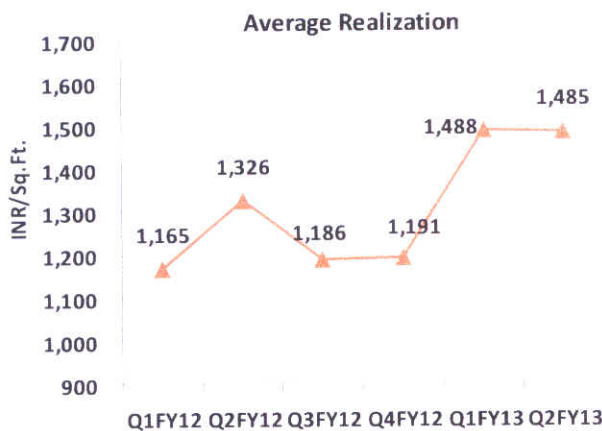
Cumulative Collections & Trend

- In Aug 2012, the company collected ~Rs 1.85 bn. Consequently, total collections till date stood at ~Rs. 44 bn and total unbilled collections (yet to be called) on sales booked till date stood at ~Rs. 40 bn.
- Cumulative Collection for 5M FY 13 stands at ~Rs 8.09 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 5M FY13.
 - Bhatinda township** – Exited out of the township for a value of ~Rs 250 mn, collecting ~Rs 170 mn during 5M FY13.



Realizations

- Realizations increased significantly by ~24% (y-o-y) to ~Rs. 1,487/sq.ft. during 5MFY13. In 5MFY13, the contribution of built ups (y-o-y) has increased to 43% from 25% during 5MFY13.



~End of Updates~



**Operational Updates
August 2012**

Ansal Properties & Infrastructure Limited

For Further Information, Please Contact:

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Ansal Properties & Infrastructure Ltd.**

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