

By Courier/E-mail

Ref.No.APIL/Secy/

12th June, 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 May, 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 May, 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**


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



 Encl: as above.

Key Highlights

Particulars	UOM	May-12	May-11	FY12
Area Sold	mn.sq.ft.	1.43	2.93	22.70
Sale Value	INR Bn	2.07	3.98	27.04
Collections	INR Bn	1.52*	1.47	19.57
Realizations	INR/sq.ft.	1,442	1,359	1,191

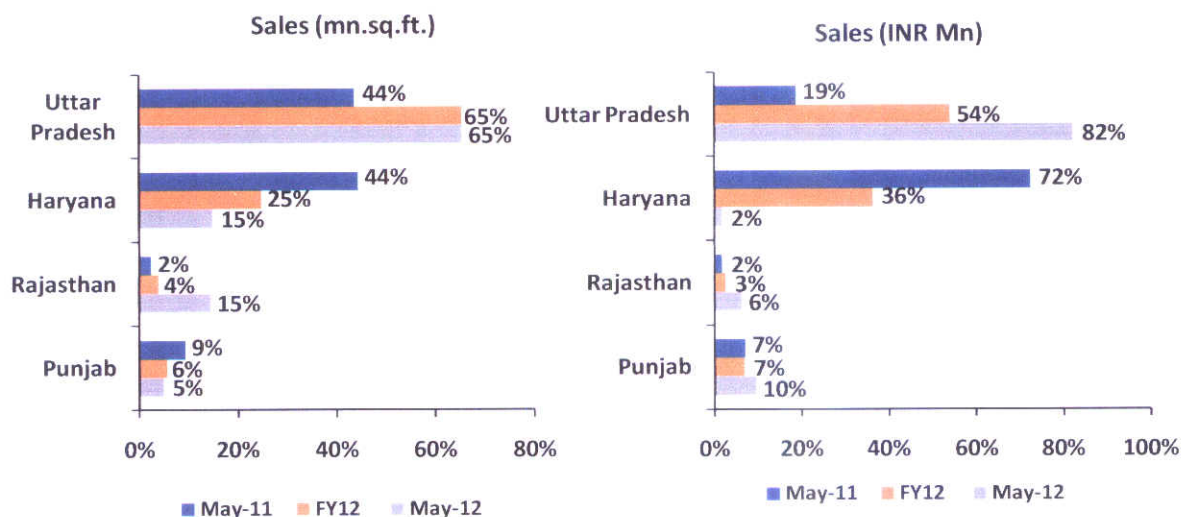
*Includes proceeds from the asset sales

- Marginal increase in overall realization by ~6% (y-o-y) in May'12. Realization on built ups and plots significantly increased by 18% and 23% respectively.

Sales

- Major contributors to the sales – Sushant Megapolis, Greater Noida (~2504 acres) contributing ~31% in terms of volume and ~36% in term of value across the asset classes i.e. plots, low-rise built-ups, high rise group housings, commercial, FSI etc.

State	Area sold (mn.sq.ft.)			Sale Value Booked (INR Mn)		
	May-12	May-11	FY12	May-12	May-11	FY12
Uttar Pradesh	0.94	1.28	14.86	1,701	748	14,625
Haryana	0.21	1.30	5.63	36	2,878	9,834
Rajasthan	0.21	0.07	0.89	131	70	717
Punjab	0.07	0.28	1.32	198	281	1,860
Total	1.43	2.93	22.70	2,067	3,977	27,037

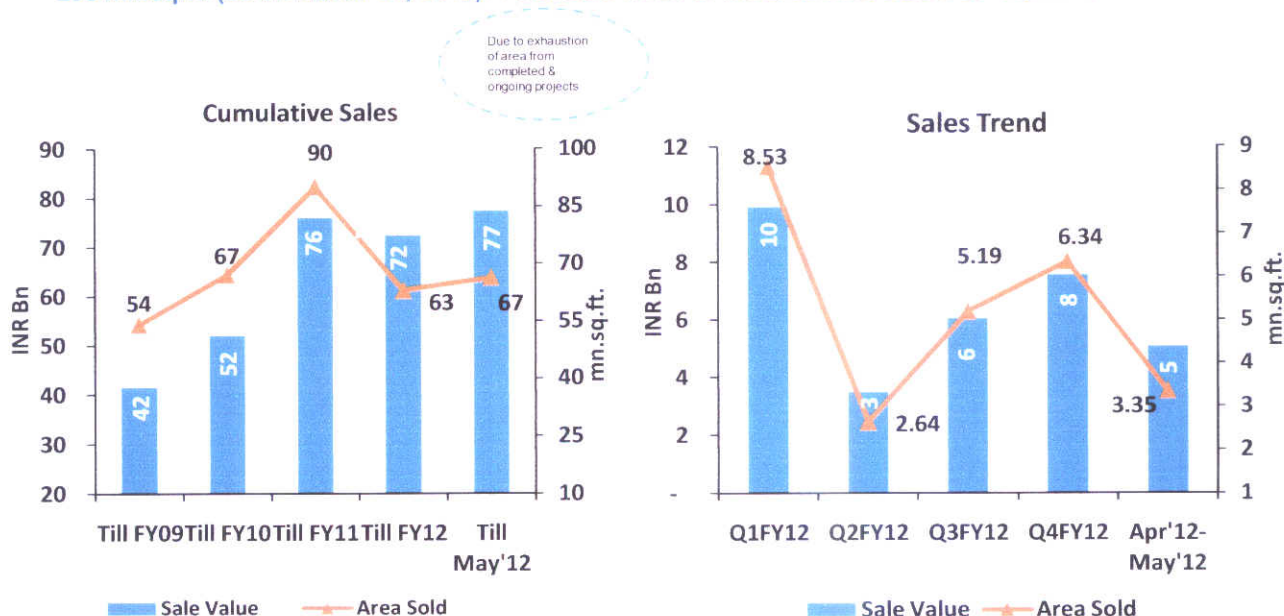


- **Mix of sales across the asset classes** - Maximum being in 'residential' segment i.e. plots, low-rise built-ups & high-rise group housings

State	Area sold (mn.sq.ft.)			Sale Value Booked (INR Mn)		
	May-12	May-11	FY12	May-12	May-11	FY12
Plots	0.77	0.67	8.75	886	629	7,203
Low-Rise Built-ups	0.22	0.27	2.39	837	944	6,989
GHS	0.07	0.72	2.99	142	1,950	7,237
Commercial	0.02	0.03	0.66	111	91	2,055
FSI	0.35	1.23	7.89	91	362	3,552
Total	1.43	2.93	22.69	2,067	3,977	27,037

Cumulative Sales & Trend

- Total area sold till May'12 stood at ~67 mn.sq.ft (which is yet to be delivered) on a saleable area of ~290 mn.sq.ft. (as on March 31, 2012). Total sale value of the area sold stood at ~Rs. 77 bn.

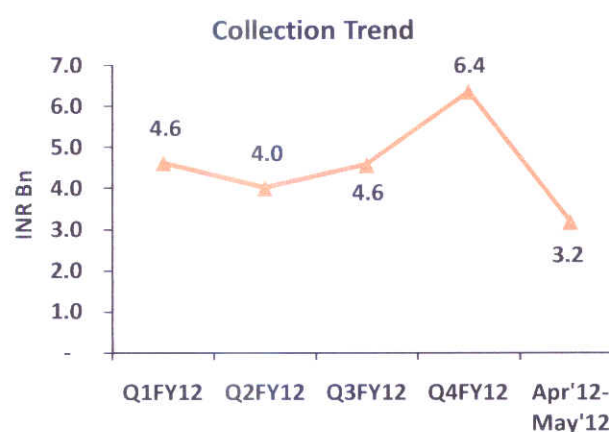
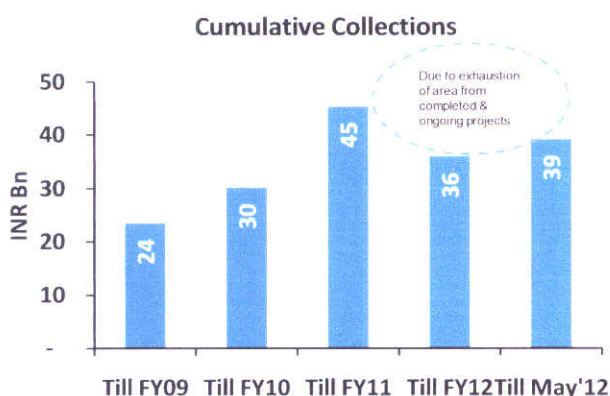


Contd..



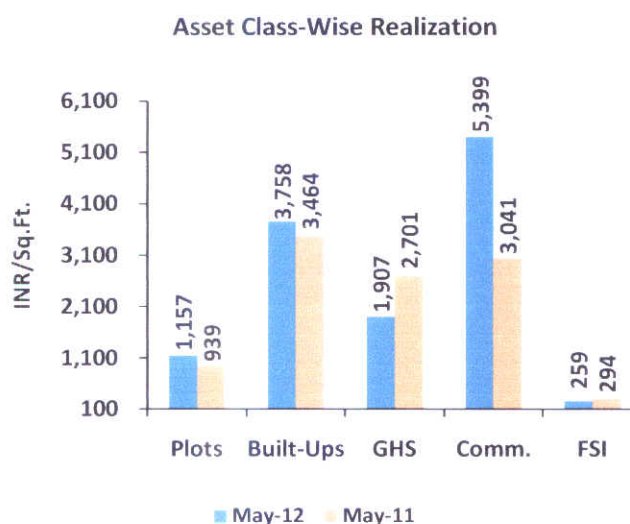
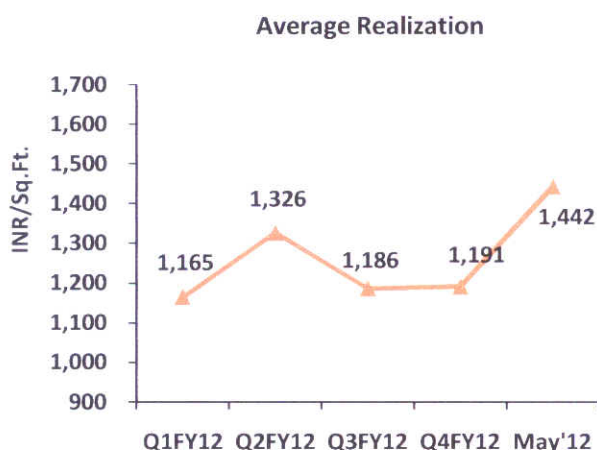
Cumulative Collections & Trend

- In May 2012, the company collected ~Rs.1.52 bn from its customers. Consequently, total collections from the customers till date stood at ~Rs. 39 bn and *total unbilled collections (yet to be called) on sales booked till date stood at ~Rs. 38 bn.*
- Collection of ~Rs 1.52 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 May'12
 - Bhatinda township* – Exited out of the township for a value of ~Rs 250 mn, collecting ~Rs 50 mn during May'12



Realizations

- Realizations increased marginally by ~6% (y-o-y) to ~Rs. 1,442/sq.ft. in May'12. In May'12, the contribution of plot sales to total sales has increased to 53% from 23% in May'11 and the realization on the plots has shown an increment of 23% (y-o-y).



~End of Updates~



**Operational Updates
May 2012****Ansal Properties & Infrastructure Limited****For Further Information, Please Contact:****Investor Relations
Ansal Properties & Infrastructure Ltd.****Dinesh C. Gupta**
Tel: +91 99710 01270
Email: dineshgupta@ansalapi.com**Kapil Arora**
Tel: +91 98101 53619
Email: kapil@ansalapi.com**Varun Gupta**
Tel: +91 98919 47722
Email: varungupta@ansalapi.com***Disclaimer***

This presentation has been prepared by Ansal Properties & Infrastructure Ltd (the "Company") solely for your information and for your use and may not be taken away, reproduced, redistributed or passed on, directly or indirectly, to any other person (whether within or outside your organization or firm) or published in whole or in part, for any purpose. By attending this presentation, you are agreeing to be bound by the foregoing restrictions and to maintain absolute confidentiality regarding the information disclosed in these materials. "Sales booked in May 2012 may be subject to cancellation and the management in no way represents that these bookings have been confirmed from all aspects. Also some sales that have been booked in May 2012 may not be reflected here as the process for bookings and confirming the sales may still be underway as on the date of the creation of the report." Calculations of the exhausted area for the townships under development could vary with any changes in the plans or saleable area and the management reserves the right to reclassify the land as exhausted or not yet exhausted.

The information contained in this presentation does not constitute or form any part of any offer, invitation or recommendation to purchase or subscribe for any securities in any jurisdiction, and neither the issue of the information nor anything contained herein shall form the basis of, or be relied upon in connection with, any contract or commitment on the part of any person to proceed with any transaction. The information contained in these materials has not been independently verified. No representation or warranty, express or implied, is made and no reliance should be placed on the accuracy, fairness or completeness of the information presented or contained in these materials. Any forward-looking statements in this presentation are subject to risks and uncertainties that could cause actual results to differ materially from those that may be inferred to being expressed in, or implied by, such statements. Such forward-looking statements are not indicative or guarantees of future performance. Any forward-looking statements, projections and industry data made by third parties included in this presentation are not adopted by the Company, and the Company is not responsible for such third party statements and projections. This presentation may not be all inclusive and may not contain all of the information that you may consider material. The information presented or contained in these materials is subject to change without notice and its accuracy is not guaranteed. Neither the Company nor any of its affiliates, advisers or representatives accepts liability whatsoever for any loss howsoever arising from any information presented or contained in these materials.

THIS PRESENTATION DOES NOT CONSTITUTE OR FORM ANY PART OF ANY OFFER, INVITATION OR RECOMMENDATION TO PURCHASE OR SUBSCRIBE FOR ANY SECURITIES.

