

Ref.No.APIL/Secy/

6th December, 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 November, 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 November, 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**


(Suresh Menon)
**Vice President (Corporate Affairs) &
Group Company Secretary**



Encl: as above.

Key Highlights

Particulars	UOM	Nov-12	Nov-11	8MFY13	8MFY12
Area Sold*	mn.sq.ft.	3.04	1.75	14.25	15.03
Sale Value	INR Bn	3.12	1.93	18.85	17.77
Collections	INR Bn	1.55	1.45	13.14	11.46
Realizations	INR/sq.ft.	1,025	1,106	1,323	1,183
Realization excl FSI sales	INR/sq.ft.	2,290	1,743	2,003	1,572

- Increase in realizations (incl FSI) by ~11% (y-o-y (1st 8m)) and by ~22% (excl FSI) (y-o-y (1st 8m)) due to increase in contribution of built up sales.

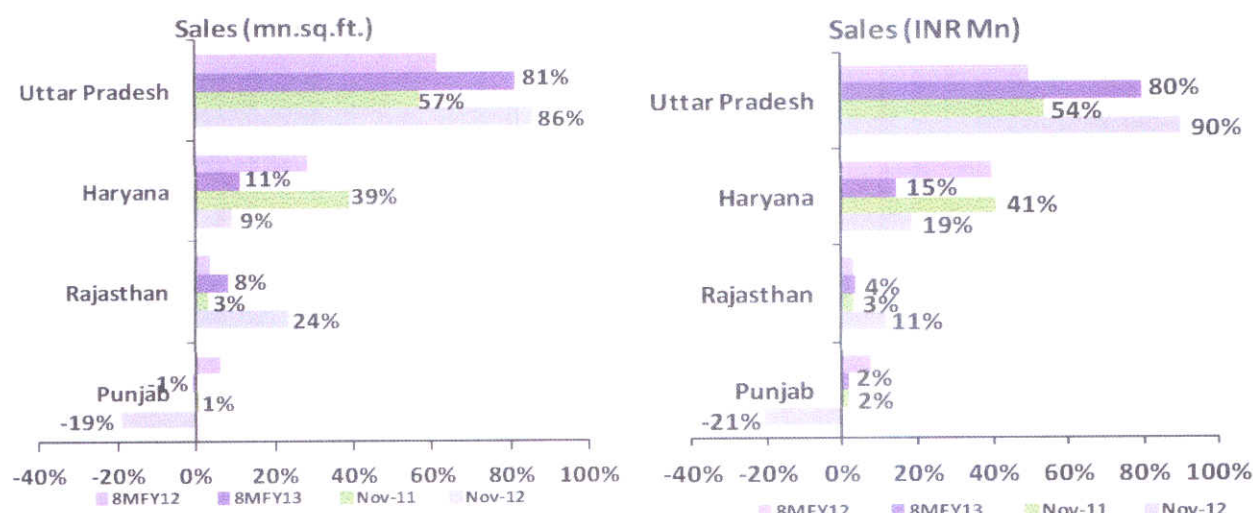
* Sale for the M/o November 2012 of 3.04 mn sqfts includes the cancellation of 0.73 mn sq fts FSI in Mohali, for which sales and profit reversals has been accounted for in results for H1 FY13

Sales

- Major contributors to the sales –Sushant Golf City, Lucknow (~3530 acres) and Sushant Serene Residency (~13 Acres - GHS) together contributing ~81% in terms of volume and ~87% in term of value across the asset classes i.e. plots, low-rise built-ups, high rise group housings, commercial, FSI etc during Nov-12 sales.

State	Area sold (mn.sq.ft.)				Sale Value Booked (INR Bn)			
	Nov-12	Nov-11	8MFY13	8MFY12	Nov-12	Nov-11	8MFY13	8MFY12
Uttar Pradesh	2.61	1.00	11.59	9.22	2.81	1.04	15.05	8.82
Haryana	0.28	0.68	1.60	4.27	0.59	0.80	2.74	7.12
Rajasthan	0.72	0.05	1.20	0.58	0.36	0.06	0.68	0.48
Punjab**	(0.57)	0.01	(0.14)	0.96	(0.64)	0.03	0.38	1.35
Total	3.04	1.75	14.25	15.03	3.12	1.93	18.85	17.77

** Due to reversal of 0.73 mn sq fts of GHS FSI in Golf Links Mohali township in Punjab

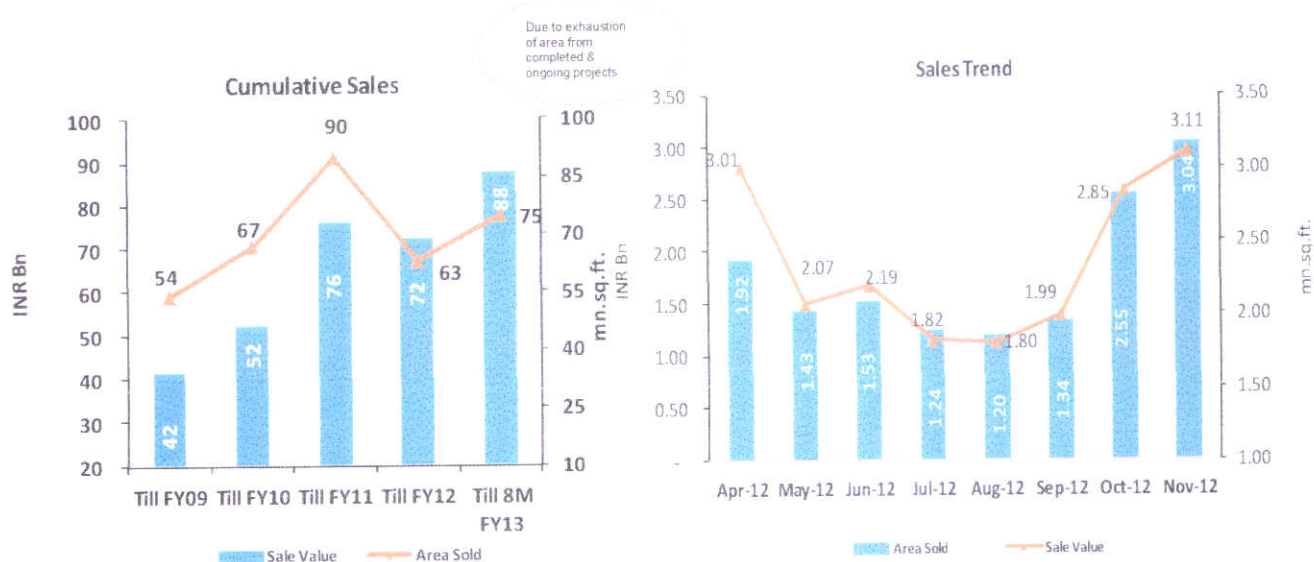


- **Mix of sales across the asset classes** - Maximum being in 'residential' segment i.e. plots, low-rise built-ups & high-rise group housings

State	Area sold (mn.sq.ft.)				Sale Value Booked (INR Bn)			
	Nov-12	Nov-11	8MFY13	8MFY12	Nov-12	Nov-11	8MFY13	8MFY12
Plots	0.25	0.39	3.17	5.81	0.21	0.23	3.67	4.86
Low-Rise Built-ups	0.17	0.17	1.40	1.47	0.43	0.51	3.98	4.26
GHS	0.56	0.29	3.00	1.81	1.53	0.68	7.06	4.46
Commercial	0.07	0.05	0.26	0.58	0.23	0.13	0.97	1.74
FSI	1.99	0.85	6.42	5.36	0.72	0.38	3.17	2.45
Total	3.04	1.75	14.25	15.03	3.12	1.93	18.85	17.77

Cumulative Sales & Trend

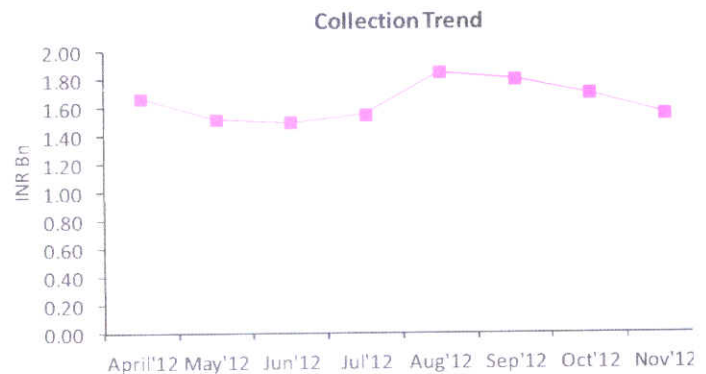
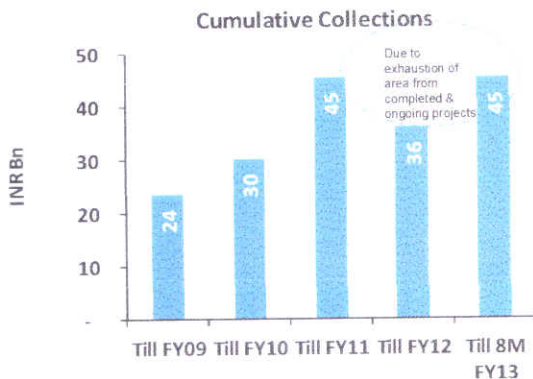
- Total area sold till Nov'12 stood at ~75 mn sq.ft (which is yet to be delivered) on a saleable area of ~287 mn sq.ft. (as on September 30, 2012). Total sale value of the area sold stood at ~Rs. 88 bn.



Contd..

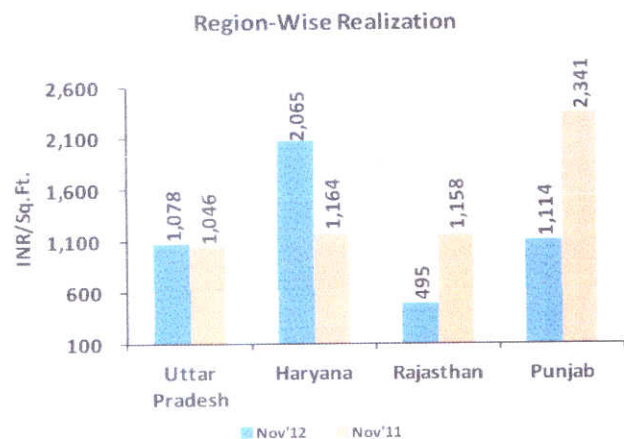
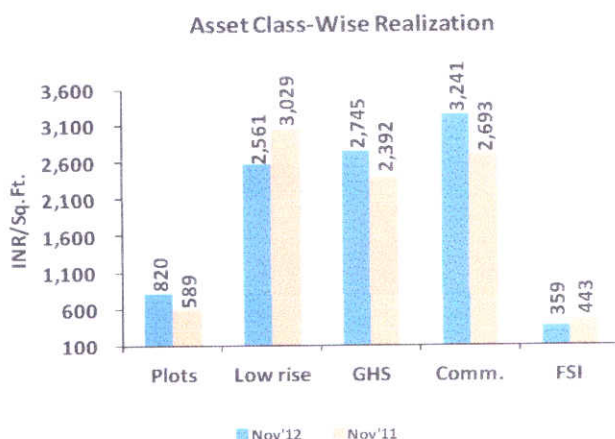
Cumulative Collections & Trend

- In Nov 2012, the company collected ~Rs 1.55 bn. Consequently, total collections till date stood at ~Rs. 45 bn and total unbilled collections (yet to be called) on sales booked till date stood at ~Rs. 43 bn.
- Cumulative Collection for 8MFY 13 stands at ~Rs 13.14 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 8MFY13.
 - Bhatinda township** – Exited out of the township for a value of ~Rs 250 mn, collecting ~Rs 170 mn during 8MFY13.



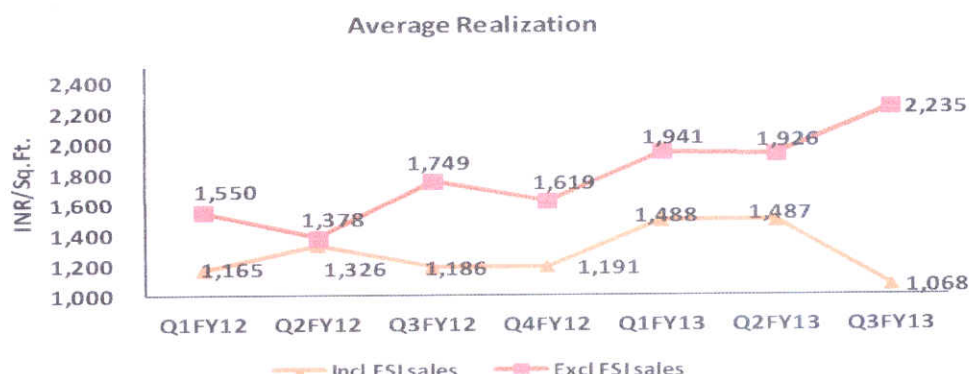
Realizations

- Realizations increased significantly for the Non FSI sales by ~22% (y-o-y) to ~Rs. 2,003/ sq.ft. and for sales including FSI by ~11% to ~Rs 1,323/ sq.ft. during 8M FY13.



~End of Updates~





For Further Information, Please Contact:

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