

By Courier

Ref.No.APIL/Secy/

5th March, 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 February, 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 February, 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

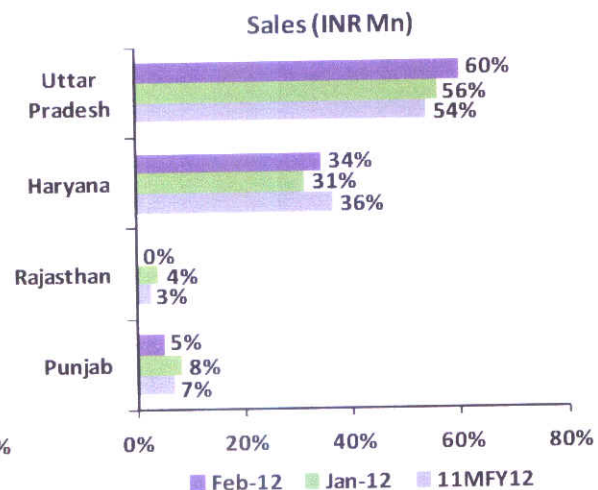
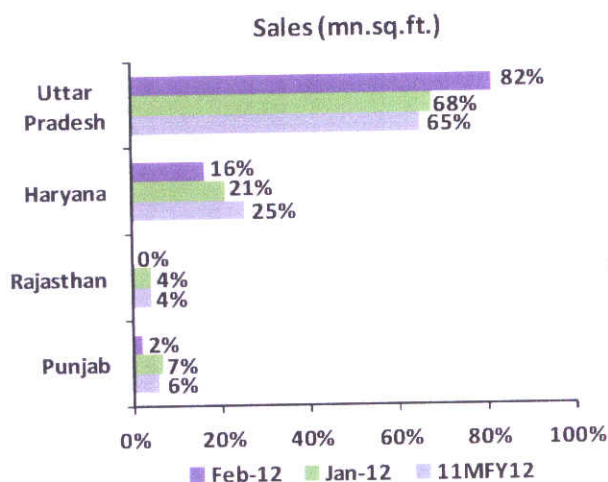
Particulars	UOM	Feb-12	Jan-12	11MFY12
Area Sold	mn.sq.ft.	1.90	1.94	20.20
Sale Value	INR Mn	1,998	2,405	23,889
Collections	INR Mn	2,100	1,900	17,209
Realizations	INR/sq.ft.	1,051	1,239	1.183

- Collections from customers improved by ~23% (y-o-y) in 11MFY12;
- Decrease in realizations by ~15% (m-o-m) in February 2012 due to higher contribution of FSI sales.

Sales

- Major contributors to the sales – Sushant Golf City, Luknow Phase II (~1735 acres) 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)		
	Feb-12	Jan-12	11MFY12	Feb-12	Jan-12	11MFY12
Uttar Pradesh	1.56	1.32	13.21	1,208.20	1,348.91	12,877.17
Haryana	0.31	0.41	5.07	687.20	755.14	8,712.31
Rajasthan	-	0.08	0.79	-	102.47	635.26
Punjab	0.04	0.13	1.13	102.68	198.41	1,664.07
Total	1.90	1.94	20.20	1,998.09	2,404.93	23,888.81

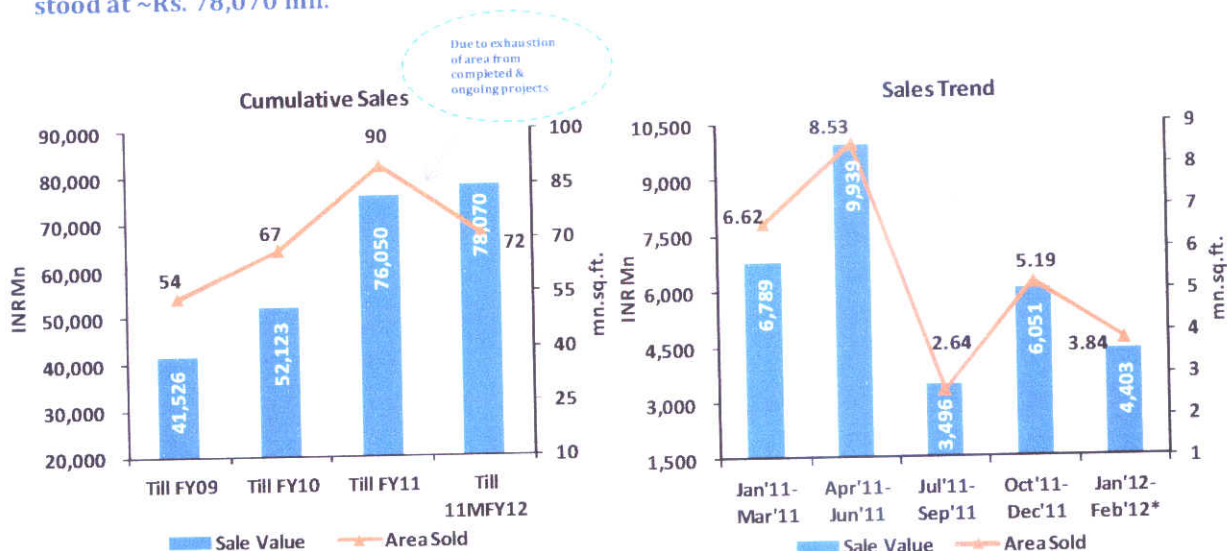


- **Mix of sales across the asset classes** - Maximum being in 'residential' segment i.e. plots, low-rise built-ups & high-rise group housings

State	Area sold (mn.sq.ft.)			Sale Value Booked (INR Mn)		
	Feb-12	Jan-12	11MFY12	Feb-12	Jan-12	11MFY12
Plots	0.27	0.97	7.62	321.36	595.34	6,052.52
Low-Rise Built-ups	0.04	0.34	2.25	128.43	1,125.19	6,578.27
GHS	0.36	0.22	2.55	965.46	409.41	6,134.69
Commercial	0.01	0.04	0.62	28.59	175.98	1,962.88
FSI	1.22	0.36	7.15	554.26	99.02	3,160.44
Total	1.90	1.94	20.20	1,998.09	2,404.93	23,888.81

Cumulative Sales & Trend

- Total area sold till eleven months ended FY12 stood at 71.56 mn.sq.ft. (which is yet to be delivered) on a saleable area of ~302 mn.sq.ft. (as on December 31, 2011). Total sale value of the area sold stood at ~Rs. 78,070 mn.



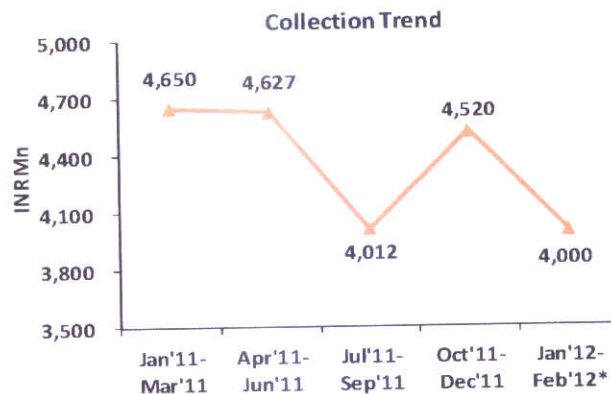
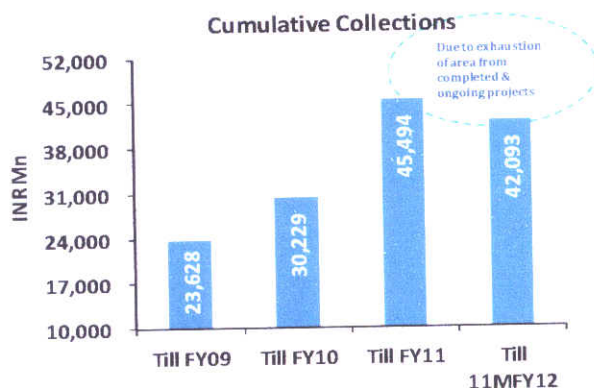
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*2 months



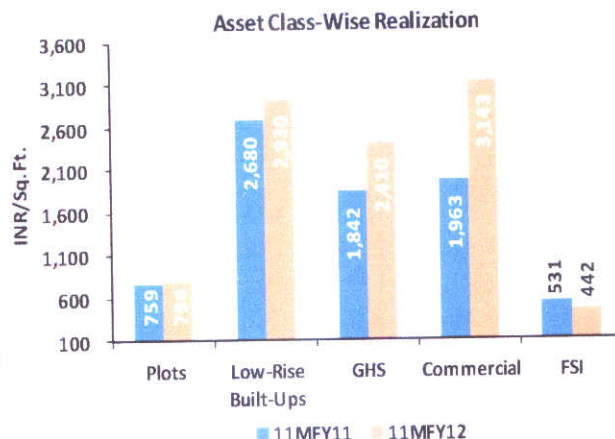
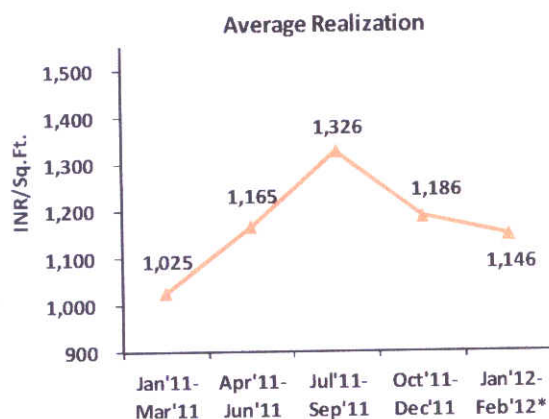
Cumulative Collections & Trend

- In February 2012, the company collected ~Rs.2,100 mn from its customers, resulting in total collections to ~Rs. 17,209 mn in 11MFY12. Consequently, total collections from the customers till date stood at ~Rs. 42,093 mn and *total unbilled collections (yet to be called) on sales booked till date stood at ~Rs. 35,977 mn.*



Realizations

- Realizations decreased by ~15% (m-o-m) to ~Rs. 1,051/sq.ft. in February 2012 on account of higher contribution of FSI Sales (below average realizations sales). In 11MFY12, the realizations increased by ~10% (y-o-y) to ~Rs. 1,183/sq.ft. on account of better realizations in low-rise built-ups, high-rise group housing and commercial built-up sales.



*2 months

~End of Updates~



Operational Updates
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