

By Courier

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1st June, 2010

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

Dear Sir,

**Sub: Press Release – Audited Financial Results for the Year ended
on 31.03.2010**

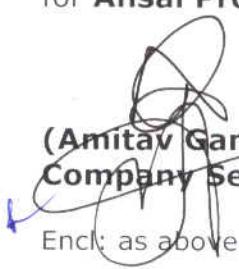
Please find attached, herewith, a copy of the Press Release with regard to
the Audited financial results for the Year ended 31st March, 2010.

This is for your information and records.

Thanking You,

Yours faithfully,

for **Ansal Properties & Infrastructure Ltd.**


(Amitav Ganguly)
Company Secretary

Encl: as above.



Ansal API Posts 131 % jump in FY'10 PAT; 15% increase in Turnover

Total consolidated income of Rs. 871.32 Crore; PAT at Rs 71.01 crore in FY 2010

Annual Consolidated Results

(All comparisons with FY2009)

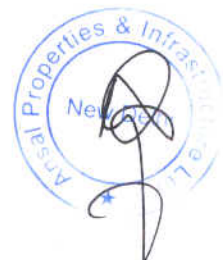
- Consolidated total income of Rs. 871.32 Crore, as compared to Rs. 756.32 Crore
- EBIDTA at Rs 206.75 Crore in FY2010 as compared to Rs. 152.49 Crore
- Profit After Tax at Rs 71.01 Crore, as compared to profit of Rs. 30.69 Crore
- Basic EPS for FY2010 was Rs. 6.06

Annual Standalone Results

(All comparisons with FY2009)

- Total income of Rs. 771.74 Crore, as compared to Rs. 695.99 Crore
- EBIDTA at Rs 201.99 Crore in FY2010 as compared to Rs. 174 Crore.
- Profit after Tax at Rs 67.33 Crore, as compared to profit of Rs.52.21 Crore.
- Basic EPS for FY2010 was Rs. 5.74

New Delhi, June 1, 2010: The Board of Ansal Properties and Infrastructure Ltd (Ansal API), the flagship Company of the Ansal API Group and one of the leading realty and infrastructure majors, has approved the financial results for the fiscal year ended 31 March 2010 and for the fourth quarter ended March 31, 2010.



The Company's net profit for the year ended March 31, 2010 stood at Rs 71.32 crore on a consolidated basis, compared to Rs 30.69 crore of FY '09, registering a robust growth of 131%. The total income in FY '10 was at Rs 871.32 crore on a consolidated basis, as against Rs756.32 crore in FY '09.

The EBIDTA during FY '10 posted a significant improvement to Rs 206.75 crore from Rs 152.49 crore in FY '09. The EPS in FY '10 was at Rs 6.06.

The Company's revenue in Q4 '10 stood at Rs199.77 crore on a standalone basis, as against Rs 168.30 crore of Q4, '09. The net profit during this period was Rs 7.85 crore, as against Rs 5.65 crore

The Company Board, which met here on Monday (31st May 2010), also approved a dividend of 10 % for FY 2009-10.

A robust growth in sales in residential segment and a considerable improvement in margins due to the steps taken to improve the operational efficiency were the main contributing factors for the increase in net profit for the year ended March 31, 2010 as also for the overall performance in FY 2010.

Company's projects in Megapolis, the 2500 acre Hi-Tech integrated township in Greater Noida, and Sushant Golf City, the 3500 acre Hi-Tech integrated township project in Lucknow were the major contributors to the top line and bottom line both in FY 2010.

Speaking on the annual performance of the Group, Mr Pranav Ansal, Vice Chairman & Managing Director of Ansal API said, "Our strategy to offer a range of products across various price points and categories have helped the company in taking maximum advantage of the recent pick up in demand in housing segment. Along with this, the continuous efforts to



improve operational efficiency in project implementation have helped us improving our net realisations significantly in the recent quarters”.

During the January-March 2010 quarter, the Company got approval for acquiring another 1765 acre land in Sushant Golf City Hi-Tech integrated township in Lucknow. This would take to the total area of the state-of-the-art township, which is being touted as the New Lucknow, to a little over 3500 acre. Going forward, the Company plans to further increase the area of this township.

The Company has also launched a 112 acre township project in Gurgaon last month (May, 2010), which will be the first integrated township project in the country which will have a ‘Green’ rating by GRIHA (Green Rating for Integrated Habitat Assessment), a registered body jointly promoted by Ministry of New and Renewable Energy and The Energy and Resources Institute (TERI). The township, which will use 30-40 % renewable energy from solar power and garbage processing, is expected to generate a total sales of about Rs 2000 crore through sales of high-end villas, sovereign floors and apartments, besides various sizes of plots.

Issued by:

Corporate Communications Department
Ansal API

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