

By Courier/E-mail

Ref.No.APIL/Secy/

4th May, 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 April, 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 April, 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.**


(Anil Kumar)
Joint Managing Director & CEO

Encl: as above.

Operational Updates
 April 2012

Ansal Properties & Infrastructure Limited
Key Highlights

Particulars	UOM	Apr-12	Apr-11	FY12
Area Sold	mn.sq.ft.	1.92	3.50	22.70
Sale Value	INR Mn	3,006	3,012	27,037
Collections	INR Mn	1,671	1,485	19,569
Realizations	INR/sq.ft.	1,566	860	1,191

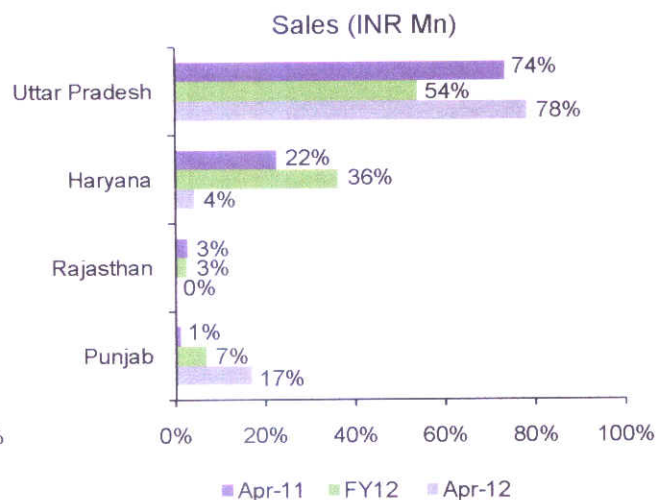
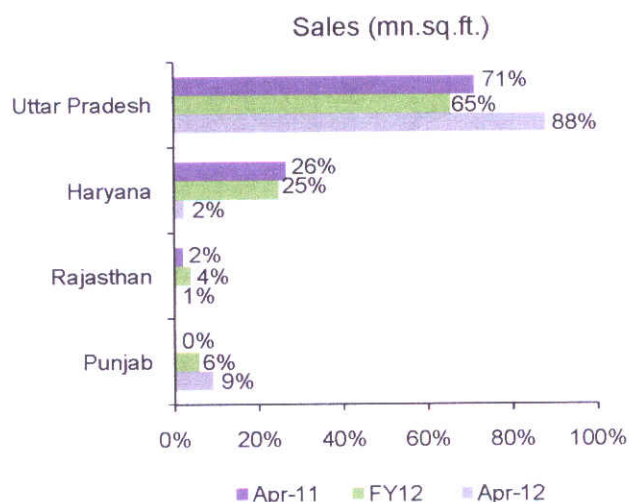
• Collections from customers improved by ~13% (y-o-y) in April'12;

• Increase in realizations by ~82% (y-o-y) in Apr'12 due to significant increase in contribution of built up sales.

Sales

• Major contributors to the sales – Sushant Megapolis, Greater Noida (~2504 acres) contributing ~44% in terms of volume and ~50% 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)		
	Apr-12	Apr-11	FY12	Apr-12	Apr-11	FY12
Uttar Pradesh	1.69	2.49	14.86	2,356	2,231	14,625
Haryana	0.05	0.93	5.63	131	664	9,834
Rajasthan	0.01	0.07	0.89	6	82	717
Punjab	0.17	0.02	1.32	513	35	1,860
Total	1.92	3.50	22.70	3,006	3,012	27,037



Operational Updates
 April 2012

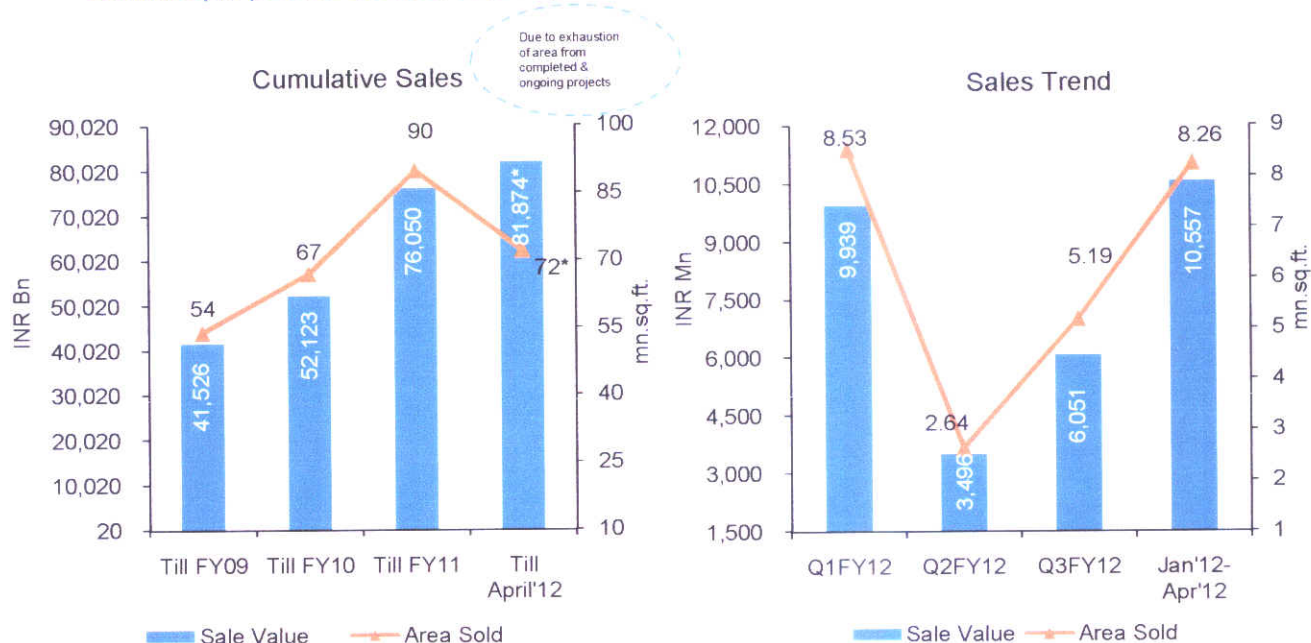
Ansal Properties & Infrastructure Limited

- **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)		
	Apr-12	Apr-11	FY12	Apr-12	Apr-11	FY12
Plots	0.54	1.39	8.75	884	1,117	7,203
Low-Rise Built-ups	0.36	0.32	2.39	967	684	6,989
GHS	0.50	0.03	2.99	895	68	7,237
Commercial	0.04	0.13	0.66	203	400	2,055
FSI	0.48	1.63	7.89	57	743	3,552
Total	1.92	3.50	22.69	3,006	3,012	27,037

Cumulative Sales & Trend

- Total area sold till April'12 stood at ~72 mn.sq.ft* (which is yet to be delivered) on a saleable area of ~300 mn.sq.ft. (as on December 31, 2011). Total sale value of the area sold stood at ~Rs. 81,874 mn*.



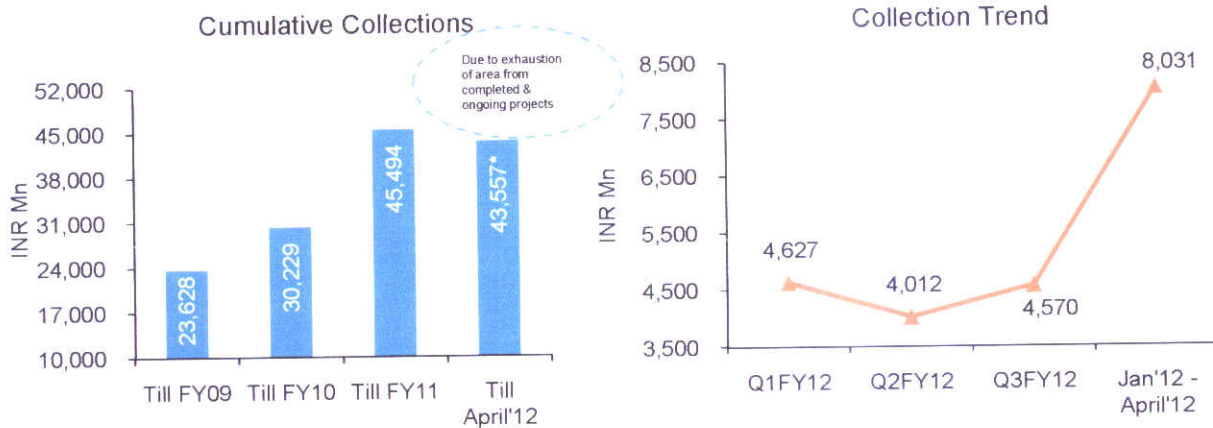
*Cumulative Sales are pending adjustment for area delivered/ exhausted during Q4FY12. It would be adjusted post release of quarterly investor's update.

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Cumulative Collections & Trend

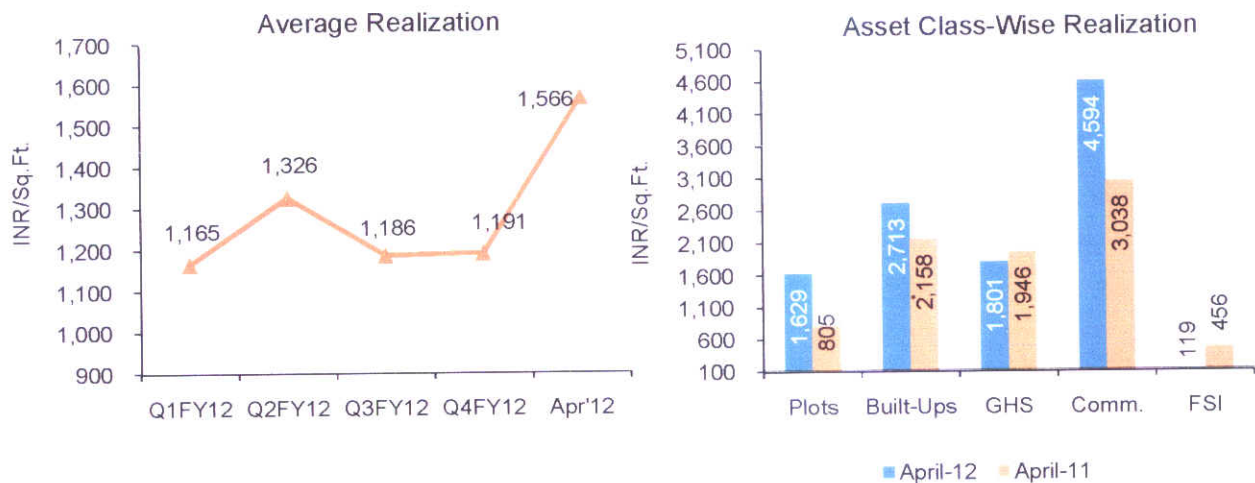
- In April 2012, the company collected ~Rs.1,671 mn from its customers. Consequently, total collections from the customers till date stood at ~Rs. 43,557* mn and total unbilled collections (yet to be called) on sales booked till date stood at ~Rs. 38,317 mn.



*Cumulative collections are pending adjustment for area delivered/ exhausted during Q4FY12. It would be adjusted post release of quarterly investor's update.

Realizations

- Realizations increased by ~82% (y-o-y) to ~Rs. 1,566/sq.ft. in April'12 on account of significant increase in contribution of built-ups sales. In April'12, the contribution of built-up sales to total sales has increased to 47% from 14% in April'11.



~End of Updates~

Operational Updates
April 2012

Ansal Properties & Infrastructure Limited

For Further Information, Please Contact:

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