

Ansal Properties & Infrastructure Ltd.**“Ansal API signs a Lease Agreement with Bharti Wal-Mart Pvt. Ltd.”**

Ansal Properties & Infrastructure Limited, one of the oldest and leading real estate developers of India having presence in real estate development for more than four decades, has signed a lease agreement with Bharti-WalMart (a 50:50 joint venture between Bharti Enterprises and US-based Walmart) which will set up its cash and carry store in one of the company's largest township (Hi-Tech) “Sushant Golf City” in Lucknow spread over an area of ~3530 acres. This will be Bharti-Walmart's first cash and carry store in Uttar Pradesh.

The ‘Best price Modern Wholesale’ store the first of its kind in Lucknow spread over an area of ~ 60,000 sq.ft. is expected to be commencing its operations by the end of 2011. The Best Price Modern Wholesale store stocks more than 6,000 items with a range of fresh, frozen and chilled food, fruits and vegetables, dry groceries, personal and home care, hotel and restaurant supplies, clothing, office supplies and general merchandise items.

The long term lease agreement with a minimum lock-in-period of 7 years with Ansal API is a part of Bharti-Walmart's initiative to open 165 outlets in wholesale format by 2011-end. The company already operates three cash-and-carry stores in India at Amritsar, Ludhiana and Jalandhar.

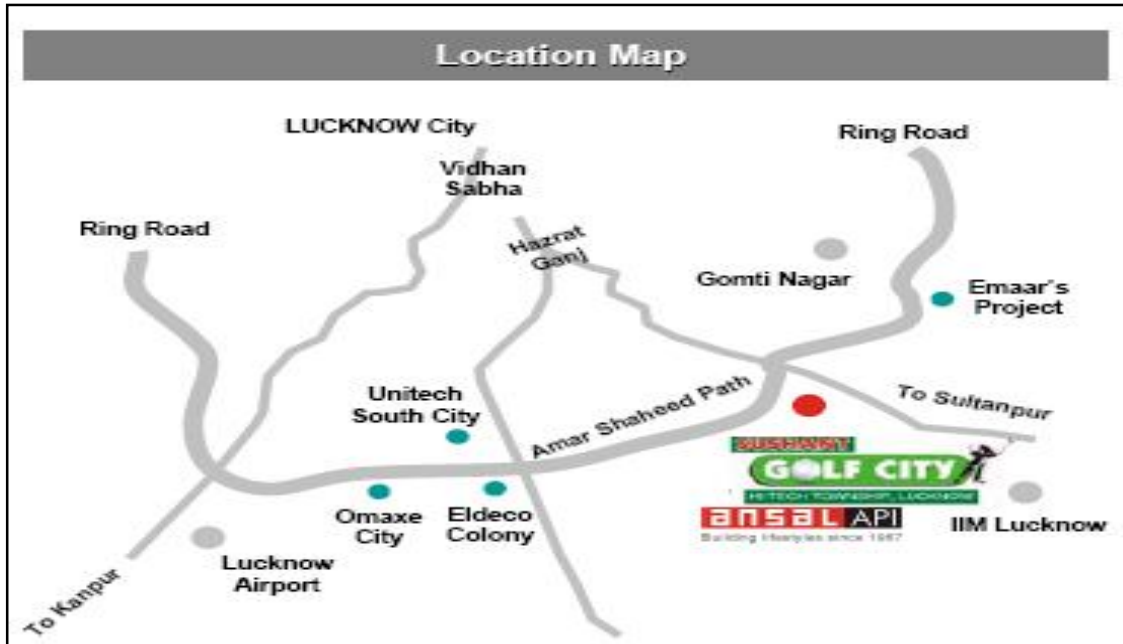
Ansal Properties will construct the unit for Bharti-Walmart. The plot for construction of the said store has already been identified and also the land for the said plot is in the possession of the company where the work has already begun. The association with Bharti-Walmart is a positive development for the company as this reflects the potential of this Hi-Township in the capital city of Uttar Pradesh. With Bharti-Walmart entering Lucknow market, indicates that the city has growth potential with increasing population and income generation. Consequently this association would help in fast conversion of footfalls at the township and an increase in demand from the customers resulting in ramp up in sales across the asset classes. This association will also help in attracting the population from the congested areas of city and shift the trading and business hubs to the township over a period of time and giving way to the commercial activity in the township.

Sushant Golf City, Lucknow

The project is conceived under Hi-Tech township which is being developed in Lucknow adjoining Gomti Nagar extension on an area admeasuring ~3530 Acres extendable upto 6000 Acres. The company has assumed the role of master developer for the township. The Hi-Tech Township is strategically located on the cross-section of Lucknow-Sultanpur Highway and Amar Saheed Path (outer ring road) that connects airport to city. The site is very well connected with the main central areas like Hazratganj, Airport and Railway Station. The project is duly approved by concerned government bodies and development agreement with UP Govt. has been entered. The Hi-Tech Township will comprise of serviced housing plots, independent built-up units, group housings, commercials, retail mall, biotech park, five-star hotels, medical & education facilities, an 18 hole international standard golf course, tennis academy, hotel, club, amusement part and other amenities.

The project is being executed through the parent company ‘Ansal Properties & Infrastructure Ltd.’ in two phases. The first phase comprises of ~1765 acres aggregating to saleable area of ~ 60 mn.sq.ft. with ~ 1590 acres of land already been acquired (as on 30th September, 2010). Out of the said saleable area, 18.21 mn.sq.ft. is sold aggregating to sale value of Rs. 11886 mn (as on 30th September 2010). In case of second phase of ~ 1765 acres, DA with the Government Authorities for 800 acres has been signed aggregating to saleable area of ~ 22 mn.sq.ft. with 481 acres of land already been acquired (as on 30th September, 2010). Out of the said saleable area, 3.22 mn.sq.ft. has been sold aggregating to sale value of Rs. 1824 mn (as on 30th September 2010).

More information is available on <http://www.ansalapi.com/projects/index.aspx>



For further queries information please contact:

Investor Relations

Ansal Properties & Infrastructure Ltd.

Dinesh C. Gupta

Tel: +91 11 66038283

Email: dineshgupta@ansalapi.com

Kapil Arora

Tel: +91 11 66038334

Email: kapil@ansalapi.com

Varun Gupta

Tel: +91 11 66038401

Email: Varungupta@ansalapi.com

Abhinav Srivastava

Tel: +91 11 66038561

Email: abhinav.srivastava@ansalapi.com

DISCLAIMER:

Certain statements in this communication may be forward-looking statements within the meaning of applicable laws and regulations. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, significant changes in political and economic environment in India and Overseas, technological risks, tax laws, litigation and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Ansal Properties & Infrastructure Limited undertakes no obligation to publicly revise any forward looking statements to reflect subsequent events or circumstances.