

**Ansal Properties & Infrastructure Ltd.
Operational Updates - April 2011**

Key Highlights

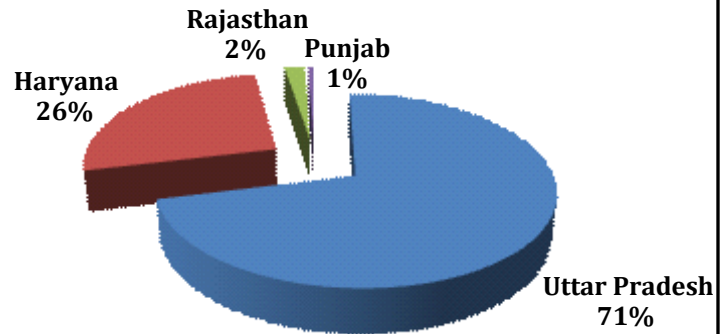
- Sold an area of 3.50 mn.sq.ft. in **April 2011**, aggregating to sale value of ~ Rs. 3,012 mn
- Total area sold till date increased to 93.13 mn. sq.ft. aggregating to total sale value of ~ Rs. 79,062 mn
- Collected ~ Rs. 1,485 mn. in **April 2011**, resulting in total collections to ~ Rs. 46,979 till date
- Average Realizations stood at ~ Rs. 861 / sq.ft. in **April 2011**
- Largest Township (Hi-Tech) '**Sushant Golf City**' Lucknow contributed significantly to the total sales booked across the asset classes during the month

- Sold an area of 3.50 mn.sq.ft. in April 2011, aggregating to sale value of ~ Rs. 3,012 mn

In **April 2011**, the company booked sales of 3.50 mn.sq.ft. aggregating to sale value of ~ Rs. 3,012 mn. Major chunk of the sales were booked in the company's largest township (Hi-Tech) in Lucknow '**Sushant Golf City**' (~3,500 acres) of 2.45 mn.sq.ft.

April 2011		
State	Area Sold (mn.sq.ft.)	Sale Value Booked (Rs. Mn.)
Uttar Pradesh	2.49	2,230.55
Haryana	0.92	663.98
Rajasthan	0.07	82.49
Punjab	0.02	34.79
Total	3.50	3,011.81

Saleability April 2011 (% of Area Sold)



- **Asset Class wise saleability in April 2011**

In **April 2011**, the company booked sales of **vertical development** totaling to 0.48 mn.sq.ft. aggregating to sale value of ~ Rs. 1,152 mn while it booked sale of **horizontal development** totaling to 3.02 mn.sq.ft. (including FSI sales) aggregating to sale value of ~ Rs. 1,860 mn across the asset classes.

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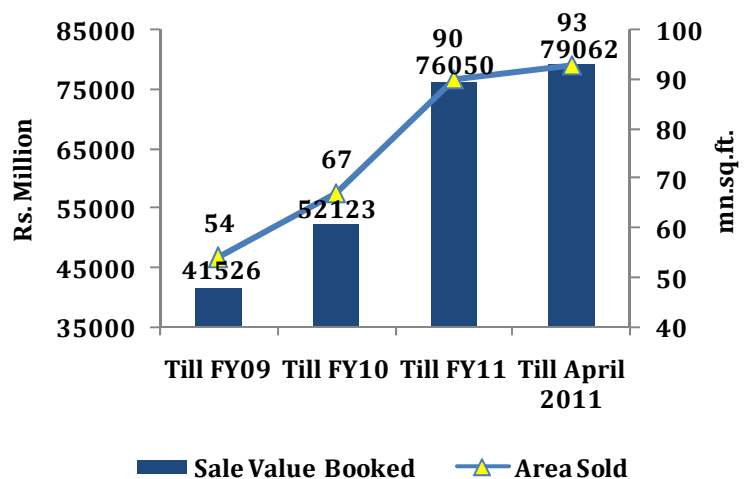
Asset Class	Area Sold (mn.sq.ft.)			Sale Value Booked (Rs. Mn)		
	April 2011	FY11	FY10	April 2011	FY11	FY10
Plots	1.39	10.72	3.95	1,116.90	8,253.68	2,433.72
Villas	0.32	2.59	0.96	684.39	6,981.11	1,927.26
GHS	0.03	2.26	2.79	68.05	4,225.29	3,907.31
GHS FSI	1.45	0.6	1.47	657.74	199.32	438.16
Commercial	0.13	0.62	0.26	399.84	1,169.50	893.72
Commercial FSI	-	2.32	0.16	-	1,747.56	105.66
Industrial Plot	0.06	1.58	0.69	39.39	848.16	669.56
Public Amenities	-	1.59	3.02	-	430.73	135.58
Farms	0.12	0.15	0.33	45.50	71.68	86.00
Total	3.50	22.43	13.63	3,011.81	23,927.03	10,596.97

• **Total area sold till April 2011 increased to 93.13 mn.sq.ft. aggregating to sale value of ~ Rs.79062 mn**

The company till date has sold an area of 93.13 mn.sq.ft. out of the total saleable area of ~ 311 mn.sq.ft. (as of 31st December 2010). Total sale value of sold area stood at ~ Rs. 79062 mn.

Out of the sold area of 93.13 mn.sq.ft. the company has developed an area of 39.61 mn.sq.ft. Out of the developed area, the company has delivered 36.15 mn.sq.ft. (22.45 mn.sq.ft. from completed projects and 13.70 mn.sq.ft. partially from ongoing project) as of 31st December 2010 and the balance area of 3.47 mn.sq.ft. is available as finished Inventory for sale.

Consequently, the total area sold / yet to be delivered (as of 31st December, 2010) stood at 46.82 mn.sq.ft. on a balance saleable area of ~ 271 mn.sq.ft. and after including the area sold in Q4FY11 & April 2011 the total area yet to be delivered stood at 57.5 mn.sq.ft.



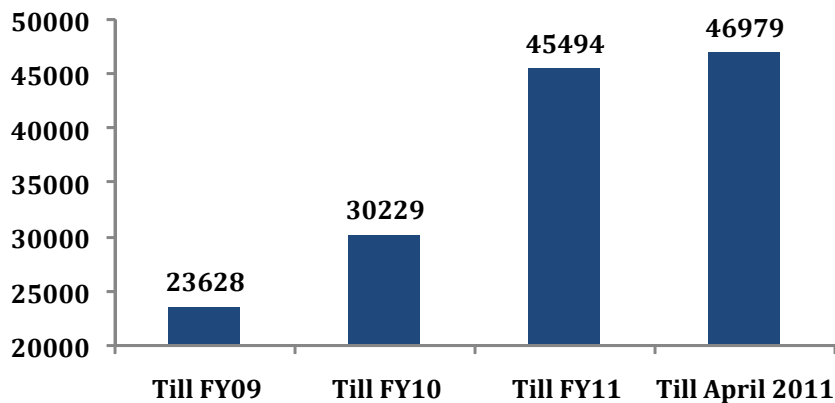
• **Average Realizations stood at ~ Rs. 861 / sq.ft. in April 2011**

Average Realisation (Rs. / Sq.ft.)				
Asset Class	April 2011	FY11	FY10	Change - FY11 vs. FY10
Plots	805.09	769.76	616.18	24.90%
Villas	2,157.91	2,698.14	2,004.45	34.60%
GHS	1,946.13	1,866.33	1,402.24	33.10%
GHS FSI	453.87	332.27	297.19	11.80%
Commercial	3,038.40	1,881.25	3,439.59	(45.30%)
Commercial FSI	-	753.36	650.73	15.80%
Public Amenities	660.10	270.91	44.95	502.70%
Farms	378.46	466.16	260.12	79.20%
Industrial Plots	660.10	538.48	968.68	(44.40%)
	860.49	1066.56	777.34	37.20%

• **Collected ~ Rs. 1,485 mn. in April 2011, resulting in total collections to ~ Rs. 46,979 till date**

In April 2011 the company collected ~ Rs. 1,485mn from the customers, resulting in total collection of ~ Rs. 46979 mn till date. Thus total pending advances (as of 30th April, 2011) **on sales booked till date** stood at ~Rs. 32083 mn.

Cumulative Collections



Note: Management has taken decision that going forward the Operational Updates will include the cumulative sales booked and cumulative collections after excluding the sale value and corresponding collections of the area delivered from the completed and ongoing projects.

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