

Key Highlights

Particulars	UOM	Nov-12	Nov-11	8MFY13	8MFY12
Area Sold*	mn.sq.ft.	3.04	1.75	14.25	15.03
Sale Value	INR Bn	3.12	1.93	18.85	17.77
Collections	INR Bn	1.55	1.45	13.14	11.46
Realizations	INR/sq.ft.	1,025	1,106	1,323	1,183
Realization excl FSI sales	INR/sq.ft.	2,290	1,743	2,003	1,572

- Increase in realizations (incl FSI) by ~11% (y-o-y (1st 8m)) and by ~22% (excl FSI) (y-o-y (1st 8m)) due to increase in contribution of built up sales.

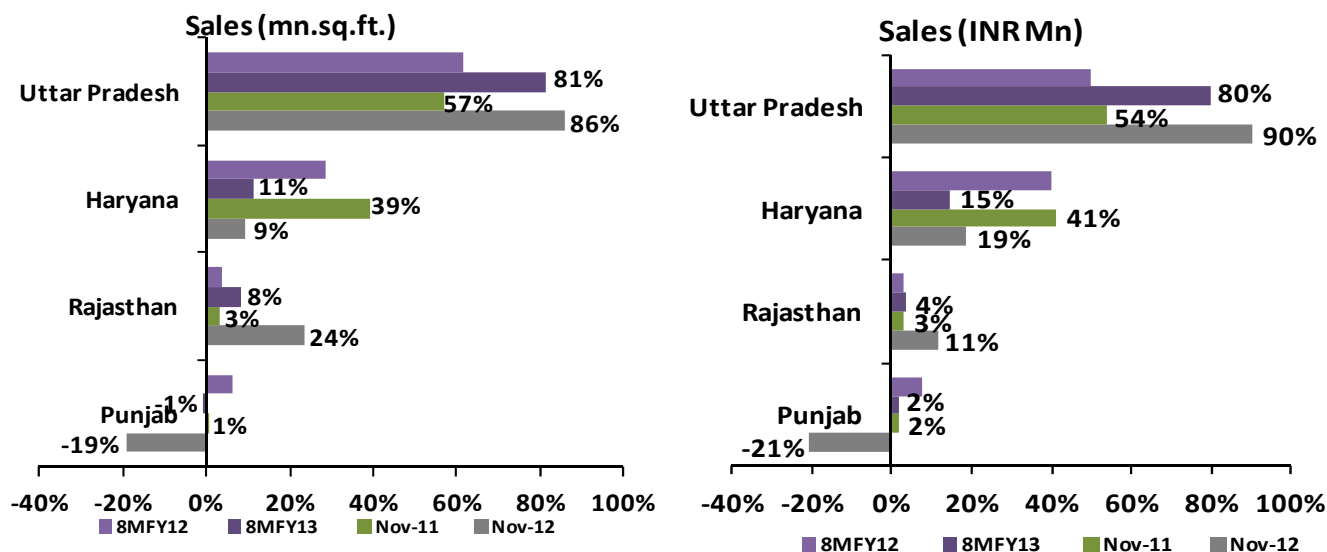
* Sale for the M/o November 2012 of 3.04 mn sqfts includes the cancellation of 0.73 mn sqfts FSI in Mohali, for which sales and profit reversals has been accounted for in results for H1 FY13

Sales

- Major contributors to the sales –Sushant Golf City, Lucknow (~3530 acres) and Sushant Serene Residency (~13 Acres - GHS) together contributing ~81% in terms of volume and ~87% in term of value across the asset classes i.e. plots, low-rise built-ups, high rise group housings, commercial, FSI etc during Nov-12 sales.

State	Area sold (mn.sq.ft.)				Sale Value Booked (INR Bn)			
	Nov-12	Nov-11	8MFY13	8MFY12	Nov-12	Nov-11	8MFY13	8MFY12
Uttar Pradesh	2.61	1.00	11.59	9.22	2.81	1.04	15.05	8.82
Haryana	0.28	0.68	1.60	4.27	0.59	0.80	2.74	7.12
Rajasthan	0.72	0.05	1.20	0.58	0.36	0.06	0.68	0.48
Punjab**	(0.57)	0.01	(0.14)	0.96	(0.64)	0.03	0.38	1.35
Total	3.04	1.75	14.25	15.03	3.12	1.93	18.85	17.77

** Due to reversal of 0.73 mn sqfts of GHS FSI in Golf Links Mohali township in Punjab

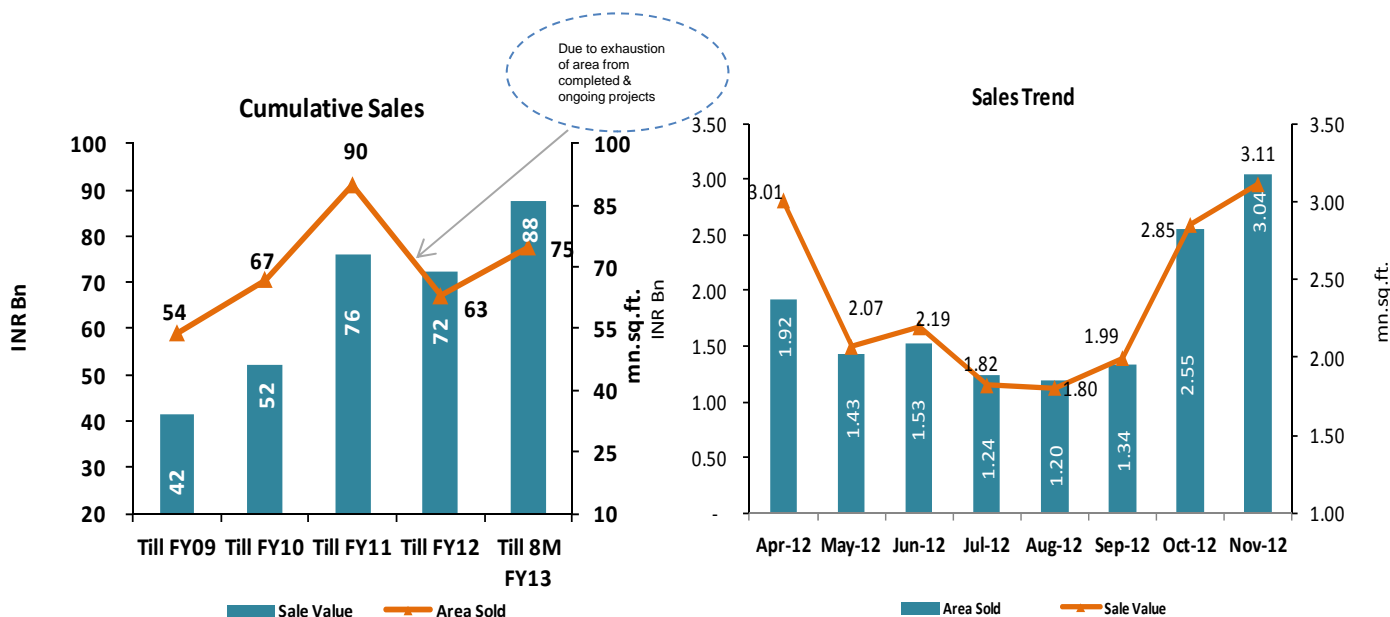


- **Mix of sales across the asset classes** - Maximum being in 'residential' segment i.e. plots, low-rise built-ups & high-rise group housings

State	Area sold (mn.sq.ft.)				Sale Value Booked (INR Bn)			
	Nov-12	Nov-11	8MFY13	8MFY12	Nov-12	Nov-11	8MFY13	8MFY12
Plots	0.25	0.39	3.17	5.81	0.21	0.23	3.67	4.86
Low-Rise Built-ups	0.17	0.17	1.40	1.47	0.43	0.51	3.98	4.26
GHS	0.56	0.29	3.00	1.81	1.53	0.68	7.06	4.46
Commercial	0.07	0.05	0.26	0.58	0.23	0.13	0.97	1.74
FSI	1.99	0.85	6.42	5.36	0.72	0.38	3.17	2.45
Total	3.04	1.75	14.25	15.03	3.12	1.93	18.85	17.77

Cumulative Sales & Trend

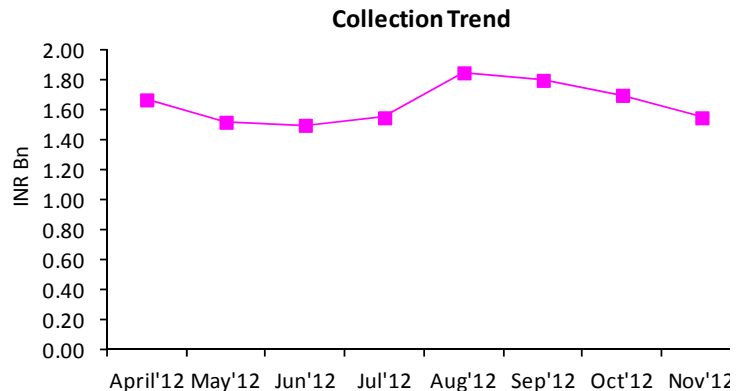
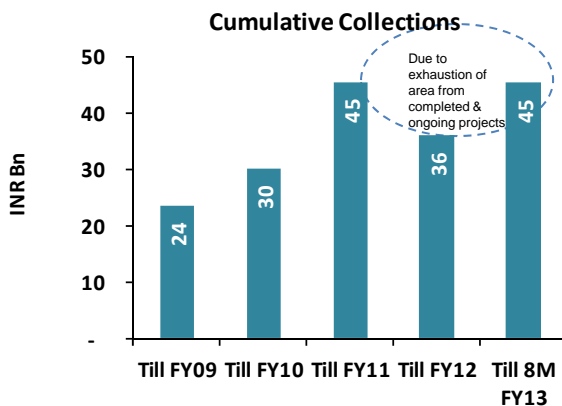
- Total area sold till Nov'12 stood at ~75 mn sq.ft (which is yet to be delivered) on a saleable area of ~287 mn sq.ft. (as on September 30, 2012). Total sale value of the area sold stood at ~Rs. 88 bn.



Contd..

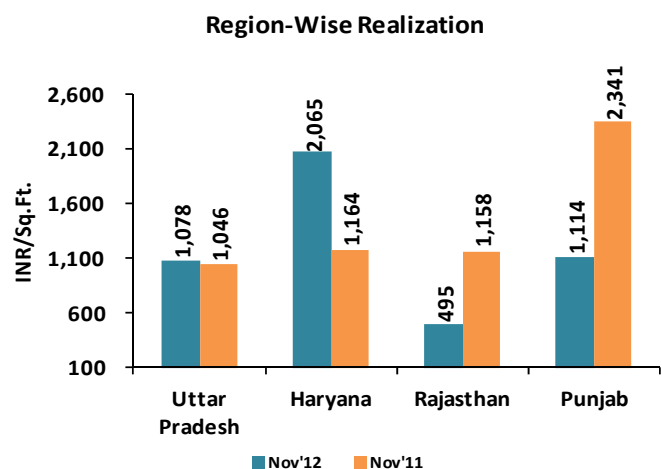
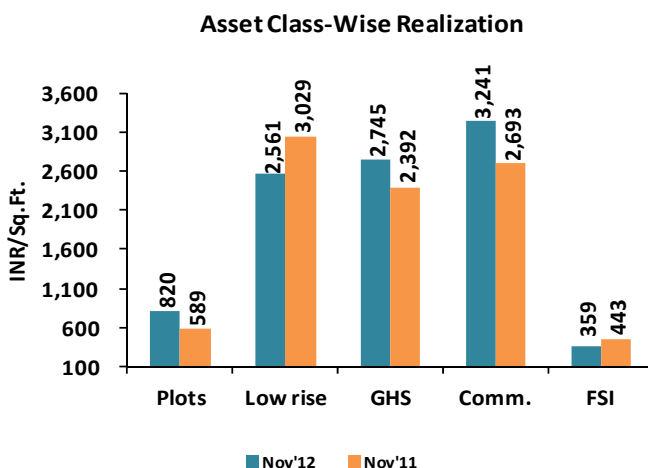
Cumulative Collections & Trend

- In Nov 2012, the company collected ~Rs 1.55 bn. Consequently, total collections till date stood at ~Rs. 45 bn and total unbilled collections (yet to be called) on sales booked till date stood at ~Rs. 43 bn.
- Cumulative Collection for 8MFY 13 stands at ~Rs 13.14 bn includes proceeds from the sale of the assets as mentioned below:
 - The Campus (Greater Noida)** – 50% of the project has been offloaded for a total value of ~Rs 780 mn collecting ~Rs 110 mn during 8MFY13.
 - Bhatinda township** – Exited out of the township for a value of ~Rs 250 mn, collecting ~Rs 170 mn during 8MFY13.

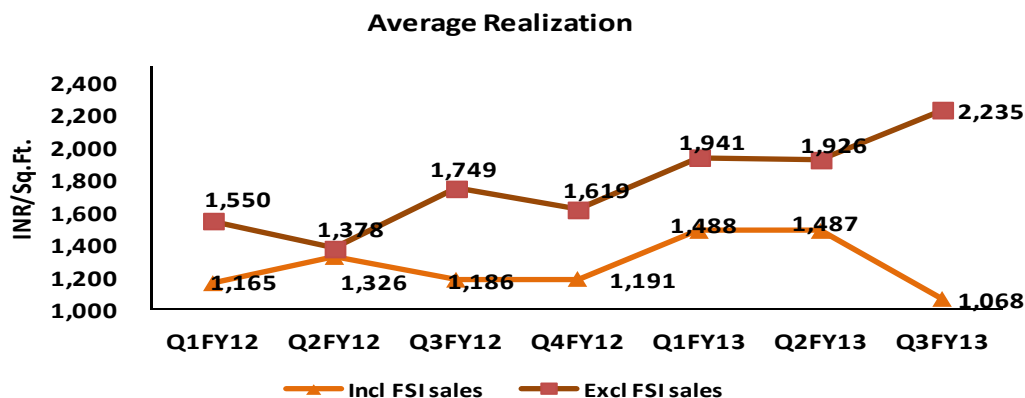


Realizations

- Realizations increased significantly for the Non FSI sales by ~22% (y-o-y) to ~Rs. 2,003/ sq.ft. and for sales including FSI by ~11% to ~Rs 1,323/ sq.ft. during 8M FY13.



~End of Updates~



For Further Information, Please Contact:

**Investor Relations
Ansal Properties & Infrastructure Ltd.**

Dinesh C. Gupta
Tel: +91 99710 01270
Email: dineshgupta@ansalapi.com

Kapil Arora
Tel: +91 98101 53619
Email: kapil@ansalapi.com

Disclaimer

This presentation has been prepared by Ansal Properties & Infrastructure Ltd (the "Company") solely for your information and for your use and may not be taken away, reproduced, redistributed or passed on, directly or indirectly, to any other person (whether within or outside your organization or firm) or published in whole or in part, for any purpose. By attending this presentation, you are agreeing to be bound by the foregoing restrictions and to maintain absolute confidentiality regarding the information disclosed in these materials. "Sales booked in November 2012 may be subject to cancellation and the management in no way represents that these bookings have been confirmed from all aspects. Also some sales that have been booked in November 2012 may not be reflected here as the process for bookings and confirming the sales may still be underway as on the date of the creation of the report." Calculations of the exhausted area for the townships under development could vary with any changes in the plans or saleable area and the management reserves the right to reclassify the land as exhausted or not yet exhausted.

The information contained in this presentation does not constitute or form any part of any offer, invitation or recommendation to purchase or subscribe for any securities in any jurisdiction, and neither the issue of the information nor anything contained herein shall form the basis of, or be relied upon in connection with, any contract or commitment on the part of any person to proceed with any transaction. The information contained in these materials has not been independently verified. No representation or warranty, express or implied, is made and no reliance should be placed on the accuracy, fairness or completeness of the information presented or contained in these materials. Any forward-looking statements in this presentation are subject to risks and uncertainties that could cause actual results to differ materially from those that may be inferred to being expressed in, or implied by, such statements. Such forward-looking statements are not indicative or guarantees of future performance. Any forward-looking statements, projections and industry data made by third parties included in this presentation are not adopted by the Company, and the Company is not responsible for such third party statements and projections. This presentation may not be all inclusive and may not contain all of the information that you may consider material. The information presented or contained in these materials is subject to change without notice and its accuracy is not guaranteed. Neither the Company nor any of its affiliates, advisers or representatives accepts liability whatsoever for any loss howsoever arising from any information presented or contained in these materials.

THIS PRESENTATION DOES NOT CONSTITUTE OR FORM ANY PART OF ANY OFFER, INVITATION OR RECOMMENDATION TO PURCHASE OR SUBSCRIBE FOR ANY SECURITIES.