

08th February, 2011

Ref.No.APIL/Secy/S-83

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 Sirs,

**Reg: Press Release - Un-audited Financial Results which have
been subjected to Limited Review for the 3rd Quarter/Nine
months ended 31st December, 2010 of the Financial Year
2010-11.**

Please find attached herewith, a copy of the Press Release with regard to
the Un-Audited Financial Results subjected to Limited Review for the 3rd
quarter/ Nine months ended 31st December, 2010 of the Financial Year
2010-11.

This is for your information and records.

Thanking You,

Yours faithfully,

for **Ansal Properties & Infrastructure Ltd.**


(Amitay Ganguly)
President (Corporate Affairs)
& Group Company Secretary

Encl: as above.

Press Release

Ansal API PAT surges 32%, Total Income posts 44% increase

New Delhi, February 8, 2011: The Board of Ansal Properties and Infrastructure Ltd (Ansal API), which met here today, have approved the Financial Results for the third quarter ended December 31, 2010 (Q3, '11).

The Company posted a net profit of Rs 32.93 crores during Q3, FY'11 on a consolidated basis, an increase of 5% compared to the Rs 31.42 crores net profit posted in the October-December quarter of the previous fiscal. The total revenue during Q3, FY '11 on a consolidated basis was Rs 353.17 crores, up by 7% from Rs 331.60 crores total revenue in the corresponding quarter of last fiscal.

The Company's EBIDTA on a consolidated basis stood at Rs 70.73 crores in Q3, FY '11, registering a decline of 15% compared to Rs 82.77 crores EBIDTA posted in the October-December quarter of FY '10. The EPS during the just concluded quarter was Rs 2.14 (non-annualised).

On a stand alone basis, the Company's net profit was Rs 16.25 crores in Q3, FY '11 (Rs 15.45 crores in Q3, FY'10) and the total revenue was Rs 283.02 crores in Q3, FY '11 (Rs 250.85 crores in Q3, FY '10).

For the 9-months period ending December 31, 2010 (9M FY '11), the Company's net profit was Rs. 94.48 crores on a consolidated basis, an increase of 32% from Rs. 71.32 crores in the corresponding 9-months period of FY' 10. The total revenue in the 9M FY'11 was Rs. 957.66 crores on a consolidated basis, up by 44% from Rs. 666.66 crores in the corresponding period of the previous fiscal.

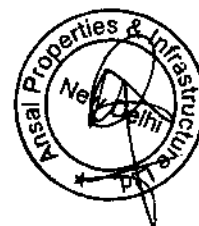
The financial results are unaudited and have been subjected to limited review by the Statutory Auditors.

The increase in sales in Sushant Golf City, the 3530-acre Hi-Tech township project of the Company in Lucknow and Esencia, the 112-acre integrated township project in Gurgaon contributed to the improved financial performance of the Company.

The Company's other projects in Haryana (on the NH-1 belt), UP (Ghaziabad, Meerut and Agra), Punjab and Rajasthan also recorded improved performances in the just concluded quarter.

Commenting on the performance of the Company, Mr. Pranav Ansal, Vice-Chairman and Managing Director of Ansal API, said, "The Company is expected to continue with the better performance in the coming quarters also, as we are targeting to further scale up the operations and revenues from our projects in Delhi NCR and Lucknow, besides our plans for new project launches in the coming months."

The total area sold by the Company during the 9-months period from April 2010 was 15.81 million sq.ft for a sale value of about Rs 1714



crore. Out of this, 4.38 million sq.ft area was sold in Q3, FY'11 for a sale value of about Rs 525 crore.

The Company has also achieved a 24% increase in the average price realization in the 9-months period FY'11 to reach Rs 1083.99 per sq.ft from Rs 872.81 per sq.ft.

During the last four months, the Company has launched five new residential projects, most of them in premium segment, across locations in NCR, UP and Rajasthan. Besides, the Company has also launched a commercial project in Jaipur, relaunched an Industrial Park project (Pioneer Industrial Park) in Pathredi (adjacent to Gurgaon) and a Group Housing project in Sonapat, Haryana.

The new projects, already launched, include Palm Ville and Palm Floors, both high end residential projects in Sushant Golf City, Lucknow, Mulberry Homes in Esencia township in Gurgaon and Anand Lok (villas and plots) in Jodhpur, Rajasthan.

Q3 FY2011 Results at a glance

(All figures in this release are Consolidated comparison of Q3 FY2011 with Q3 FY2010)

- Revenue increased by 7% to Rs. 353.17 crores as compared to Rs. 331.60 crores in Q3 FY2010
- EBIDTA down by 15% to Rs. 70.73 crores as compared to Rs 82.77 crore in Q3 FY2010
- PAT up by 5% to Rs. 32.93 crores as compared to Rs. 31.42 crores in Q3 FY2010.

- EPS for Q3 FY2011 stands at Rs. 2.14 (non-annualised)

Issued by:

Corporate Communications Department
Ansal API

For media queries, please contact

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