



LANDMARK
DALMIA GROUP

ANNUAL REPORT 2021-22



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

BOARD OF DIRECTORS

Shri Gaurav Dalmia–Chairperson & Managing Director
Shri Ambarish Chatterjee
Shri D. N. Davar
Shri D. N. Singh
Shri G.B. Rao
Shri H.C. Dua
Shri J. K. Kapur
Smt. Sharmila Dalmia

CHIEF FINANCIAL OFFICER

Shri Arvind Vachaspati

COMPANY SECRETARY

Shri Ankit Bhatia

AUDITORS

M/s S C V & Co. LLP
Chartered Accountants

BANKERS

Axis Bank Limited, Statesman House
Barakhamba Road, New Delhi

REGISTERED OFFICE

11th Floor, Narain Manzil,
23, Barakhamba Road,
New Delhi – 110 001
T. No. 91 11 43621200
Fax No. 91 11 41501333
Email : info @landmarkproperty.in

WEB SITE

www.landmarkproperty.in

CORPORATE IDENTITY NUMBER

L13100DL1976PLC188942

REGISTRARS AND SHARE TRANSFER AGENTS

CB Management Services (P) Limited
P-22, Bondel Road, Kolkata- 700 019
T. No. 91 33 40116700 (100 Lines)
Fax No. 91 33 40116739
Email : rta@cbmsl.com



LANDMARK
DALMIA GROUP

Landmark Property Development Company Limited

Regd. Office : 11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi- 110001

CIN: L13100DL1976PLC188942

Phone No. 011-43621200, Fax No. 011-41501333

Email: info@landmarkproperty.in, Website: www.landmarkproperty.in

NOTICE

Notice is hereby given that 46th Annual General Meeting of the Members of the Company will be held on Friday, 30th September, 2022 at 11.30 A.M. through Video Conferencing/ Other Audio Visual Means ("VC/OAVM") facility to transact the following business:

ORDINARY BUSINESS

1. To consider and adopt the Audited financial statements of the Company for the financial year ended March 31, 2022 and the reports of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of Smt. Sharmila Dalmia (DIN: 00266624), who retires by rotation and being eligible offers herself for re-appointment.
3. To approve the appointment of Auditors and to fix their remuneration and, to pass with or without modification, the following resolution as a **SPECIAL RESOLUTION**:

"**RESOLVED THAT** pursuant to Section 139, 142 and other applicable provisions, if any of the Companies Act, 2013, read with the Companies (Audit and Auditors), Rules 2014, and pursuant to the recommendations of Audit Committee, M/s V. Shankar Aiyar & Co. (Firm Registration Number 109208W) be and are hereby appointed as the Statutory Auditors of the Company in place of the retiring Statutory Auditors M/s S.C.Vasudeva & Co. LLP; Chartered Accountants(FRN -000235N/N500089)to hold office for a term of 5 years from the conclusion of this 46th Annual General Meeting upto the conclusion of 51st Annual General Meeting, at the remuneration of Rs. 1,82,500/- (One Lac Eighty Two Thousand Five Hundred only) per year plus GST plus out of pocket expenses, as may incurred by them in connection with the audit of the accounts of the Company."

SPECIAL BUSINESS

4. Re-appointment of Shri Gaurav Dalmia (DIN: 00009639) as Managing Director of the Company

To consider and if, thought fit, to pass, with or without modification(s), the following resolution as an **ORDINARY RESOLUTION**:

"**RESOLVED THAT** pursuant to Sections 196, 203 and other applicable provisions, if any, of the Companies Act, 2013, Shri Gaurav Dalmia, Director be and is hereby re-appointed as Managing Director of the Company, not liable to retire by rotation, for a period of 5 years from 25.03.2023 to 24.03.2028 at Nil remuneration in accordance with the provisions specified in Schedule V of the Companies Act, 2013."

5. Appointment of Shri Dinkar Nath Singh (DIN: 02173314) as Non-Executive Director of the Company

To consider and if, thought fit, to pass, with or without modification(s), the following resolution as an **ORDINARY RESOLUTION**:

"**RESOLVED THAT** pursuant to the provisions of Sections 152 & 160 and other applicable provisions, if any, of the Companies Act, 2013 read with the rules made thereunder and the applicable provisions, if any, of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (including any statutory modification(s) or re-enactments thereof, for the time being in force) and pursuant to recommendations of Nomination and Remuneration Committee, Shri Dinkar Nath Singh (DIN: 02173314), who was appointed as an Additional Director of the Company in the capacity of Non-Executive Non-Independent Director by the Board of Directors in the meeting held on August 29, 2022 and who holds office until the date of this AGM in terms of Section 161 of the Companies Act, 2013, be and is hereby appointed as a Director of the Company in the capacity of Non-Executive Director, who would be liable to retire by rotation."

6. Appointment of Shri Ambarish Chatterjee (DIN: 00653680) as an Independent Director of the Company

To consider and if, thought fit, to pass, with or without modification(s), the following resolution as **SPECIAL RESOLUTION**:

"**RESOLVED THAT** pursuant to the provisions of Sections 149 & 152 read with Schedule IV and other applicable provisions, if any, of the Companies Act, 2013 and the Companies (Appointment and Qualifications of Directors) Rules, 2014 read with Regulations 16, 17 and 25 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (including any statutory modification(s) or re-enactment thereof, for the time being in force), and pursuant to recommendations of Nomination and Remuneration Committee, Shri Ambarish Chatterjee (DIN: 00653680), who was appointed as an Additional Director of the Company subject to approval of shareholders in the capacity of Independent Director by the Board of Directors in the meeting held on August 29, 2022, be and is hereby appointed as an Independent Director, for a period of five years with effect from August 29, 2022 to August 28, 2027."

7. Re-classification of the promoters of the Company

To consider and if thought fit, to give assent / dissent to the following Resolution as **ORDINARY RESOLUTION**:

“**RESOLVED THAT** pursuant to Regulation 31A and other relevant provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and the applicable provisions of the Companies Act, 2013 ('Act') read with the Rules framed there under (including any statutory modification(s) or re-enactment thereof), consent of the Members be and is hereby accorded for re-classification of following Promoters from 'Promoter/Promoter Group' to 'Public' under regulation 31A of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015:

Name of the Promoter and Promoter Group	Category
Anupama Dalmia	Promoter Group
Sumana Dalmia	Promoter Group
Gautam Dalmia HUF	Promoter Group
Debikay Systems Pvt. Ltd.	Promoter Group

RESOLVED FURTHER THAT Promoters seeking re-classification:

- shall not have any special rights through formal or informal agreements.
- do not hold more than 10% of the paid-up capital of the Company.
- shall not act as a Key Managerial person for a period of more than three years from the date of Shareholders approval.
- shall not, directly or indirectly, exercise control, over the affairs of the entity.

RESOLVED FURTHER THAT the Board be and is hereby authorized to delegate all or any of the powers conferred by this resolution on it, to any Committee of Directors, any other Director(s) or officer(s) of the Company as it may consider appropriate in order to give effect to this Resolution including filing of necessary forms / returns with the Ministry of Corporate Affairs / Stock Exchanges / other authorities concerned.”

By order of the Board

For Landmark Property Development Company Limited

Ankit Bhatia

Company Secretary

Place: New Delhi

Date: 29-08-2022

Notes:

1. An Explanatory Statement pursuant to Section 102 of the Companies Act, 2013, ("the Act") setting out material facts relating to Special Business to be transacted at the Annual General Meeting is annexed hereto.
 2. **GENERAL INSTRUCTION FOR ACCESSING AND PARTICIPATING IN THE 46TH AGM THROUGH VIDEO CONFERENCING (VC)/ OTHER AUDIO VISUAL MEANS (OVAM) FACILITY:**
 - A. I) In view of the massive outbreak of the COVID-19 pandemic, social distancing is a norm to be followed and pursuant to the Circular No. 14/2020 dated April 08, 2020, Circular No.17/2020 dated April 13, 2020 issued by the Ministry of Corporate Affairs followed by Circular No. 20/2020 dated May 05, 2020, Circular No. 02/2021 dated January 13, 2021, Circular No. 02/2022 dated May 5, 2022 and Circular No. SEBI/HO/CFD/ CMD1/ CIR/P/ 2020/79 dated 12th May 2020 and Circular No. SEBI/HO/CFD/ CMD2/CIR/P/2021/11 dated January 15, 2021 and Circular No. SEBI/HO/CFD/CMD2/CIRPIP/2022/62 dated May 13, 2022 issued by the Securities and Exchange Board of India and all other relevant circulars issued from time to time and in compliance with the provisions of the Act and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the SEBI Listing Regulations"), the 46th AGM of the Company is being conducted through VC/OAVM Facility, which does not require physical presence of Members at a common venue. The deemed venue for the 46th AGM shall be the Registered Office of the Company situated at 11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi-110001. Hence, Members can attend and participate in the AGM through VC/OAVM only. The detailed procedure for participating in the Meeting through VC/OAVM is annexed herewith (Refer Annexure-I to Notice of Meeting).
- II) VC/OAVM – Major Guidelines:**
- a) Members are requested to join the Forty-sixth Annual General Meeting (AGM) through VC/OAVM mode by 11.15 a.m. (IST) by following the procedures mentioned later in these Notes (Refer Annexure-1 to Notice of Meeting).

Facility for joining the VC/OAVM shall be kept open for the Members from 11.00 a.m. (IST) and may be closed at 11:45 a.m. (IST) or thereafter. The facility of participation at the AGM through VC/OAVM will be made available for 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Statutory & Secretarial Auditors etc. who are allowed to attend the EGM/ AGM without restriction on account of first come first served basis.
 - b) Members can submit questions in advance with regard to the financial statements or any other matter to be placed at the AGM, from their registered email address, mentioning their name, DP ID and Client ID number /folio number and mobile number, to reach the Company's email address at info@landmarkproperty.in latest by 4 p.m. (IST) on Wednesday, 28th September, 2022.

Such questions by the Members shall be taken up during the meeting or replied within 7 days from AGM date by the Company suitably.
 - c) Shareholders who will participate in the AGM through VC/OAVM can also pose question/feedback through question box option. Such questions by the Members shall be taken up during the meeting or replied within 7 days from AGM date by the Company suitably.
- B. In terms of the MCA Circulars, since the physical attendance of Members has been dispensed with, there is no requirement for the appointment of proxies. Accordingly, the facility to appoint proxies to attend and cast vote for the Members is not available for this AGM. However, in pursuance of Section 113 of the Act, the Body Corporates are entitled to appoint their authorized representatives to attend the AGM through VC/OAVM and participate thereat and cast their votes through e-voting during the 46th AGM of the Company.
 - C. In line with the MCA Circulars and SEBI Circular, the Notice of the 46th AGM of the Company has been uploaded on the website of the Company at www.landmarkproperty.in. The Notice can also be accessed from the websites of the Stock Exchanges, namely, National Stock Exchange (NSE) at www.nseindia.com, Bombay Stock Exchange (BSE) at www.bseindia.com and the AGM Notice is also on the website of NSDL (Agency for providing the Remote e-Voting facility) at www.evoting.nsdl.com.
 - D. Since the AGM will be held through VC / OAVM facility, the Route Map is not annexed to this Notice.
 - E. National Securities Depositories Limited ("NSDL") will be providing facility for voting through remote e – Voting, for participation in the 46th AGM through VC/ OAVM facility and e - Voting during the 46th AGM.
 - F. The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of reckoning the quorum under Section 103 of the Act.
 - G. Pursuant to the provisions of Section 108 of the Act read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended), Regulation 44 of the SEBI Listing Regulations, Secretarial Standard on General Meeting (SS-2) issued by the Institute of Company Secretaries of India ("ICSI") and the Circulars issued by the Ministry of Corporate Affairs on 8th April, 2020, 13th April, 2020, 5th May, 2020 and January 13, 2021 and May 5, 2022, the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with National



Securities Depository Limited (NSDL) for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a member using remote e-voting system as well as venue voting on the date of the AGM will be provided by NSDL.

- H. The 46th AGM of the Company shall be convened through VC/OAVM in compliance with applicable provisions of the Act read with all applicable MCA Circulars.

3. REMOTE E-VOTING:

The business set out in the Notice will be transacted through remote electronic voting system and the Company is providing facility for voting by remote electronic means. Instructions and other information relating to E-voting are given in the Notice under Annexure-1 to Notice of Meeting.

4. DISPATCH OF ANNUAL REPORT THROUGH ELECTRONIC MODE:

Pursuant to the MCA Circulars and SEBI Circulars, in view of the prevailing situation, owing to the difficulties involved in dispatching of the physical copies of the Notice of the 46th AGM and the Annual Report of the Company for the financial year ended 31st March, 2022 including therein the Audited Financial Statements for the year 2021-2022, the afore-mentioned documents are being sent only by email to the Members.

Therefore, Members whose email addresses are not registered with the Company or with their Registrar and Share Transfer Agent (RTA) or with their respective Depository Participant/s (DPs), and who wish to receive the Notice of the 46th AGM of the Company along with the Annual Report for the 2021-2022 and all other communications from time to time, can get their email addresses registered by following the steps as mentioned herein below:-

- a. For Members holding shares in physical form, please send a scanned copy of the signed request letter mentioning your Folio Number, complete address, email address to be registered along with scanned self attested copy of the PAN and any document (such as Driving License, Passport, Bank Statement, AADHAR) supporting the registered address of the Member, by email to the RTA's email address – rta@cbmsl.com.
- b. For the Members holding shares in demat form, please update your email address through your respective Depository Participant(s).

Members may note that the Notice of the 46th Annual General Meeting of the Company and the Annual Report for the financial year 2021-2022 inter alia indicating the process and manner of e-voting will be available on the Company's website at www.landmarkproperty.in, the websites of the Stock Exchanges, namely, NSE and BSE respectively and also on the website of NSDL at www.evoting.nsdl.com for their download.

Taking into account the COVID-19 scenario, it is encouraged by the Company for its Members to view the Full version of the AGM Notice along with the Annual Report of the Company for the Financial Year 2021-22 in electronic mode from the website of the Company, viz., www.landmarkproperty.in.

However, the copies of the aforesaid documents and relevant statutory registers will also be available for inspection in the website of the Company at www.landmarkproperty.in.

5. CUT-OFF DATE FOR REMOTE E-VOTING AND VOTING AT THE E-AGM - CLOSURE OF REGISTER OF SHAREHOLDERS:

The Register of Members and Share Transfer Books of the Company shall remain closed from the 24th day of September, 2022 to 30th day of September, 2022 (both days inclusive).

The cut-off date for determining the members who are entitled to vote either through remote e- voting or through ballot paper at the Annual General Meeting is September 23, 2022. A person whose name is recorded in the Register of Members or in the Register of Beneficial Owners maintained by the Depositories as on the cut-off date shall only be entitled to vote through remote e-voting / voting at the E-AGM.

The voting right of the Members shall be in proportion to their shares of the paid up share capital of the Company as on the cut-off date i.e. September 23, 2022.

6. DEMATERIALIZATION OF SHARES:

As per SEBI notifications No SEBI/LAD-NRO/GN/2018/24 dated 8th June, 2018 and another Press Note dated March 27, 2019, no sale or purchase except in case of transmission or transposition of securities would be allowed in physical form w.e.f 180 days from the date of publication of the said notification in the official gazette i.e. 05.12.2018 / i.e 01.04.2019. Therefore, the Company urges you to kindly convert your shares of face value of Re.1/- each from physical mode to demat mode as it will be beneficial to you. In case you do not have any demat account, you may contact your nearest Depository Participant (DP) who will guide you in opening the same. Conversion of physical shares to dematerialized shares is a simple process.

7. CONSOLIDATION OF FOLIOS:

Members holding shares in physical form in identical order of names in more than one folio are requested to send to the Company or Registrar and Share Transfer Agent, the details of such folios together with the share certificates for consolidating their holding in one folio. A Consolidated share certificate will be returned to such members after making requisite changes thereon.

8. UPDATING BANK MANDATE, PAN, AND CONTACT DETAILS

As per the Companies Act, 2013, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and SEBI Circular No. SEBI/HO/MIRSD/DOP1/CIR/P/2018/73 dated April 20, 2018, all listed Companies are required to make payment of dividend, if declared, to the members through electronic mode and to maintain updated Bank details of the members / beneficiaries. In view of this, the Company wishes to have your bank account details for payment of dividend.

The Company would like to have your contact details for paperless and speedy communication. In this respect, you are also requested to give your consent to receive all further communication in electronic mode.

Therefore, to facilitate speedy disbursement of dividend to your bank account and speedy communication, please mention your bank/contact details in the attached form (Annexure-2 to Notice of Meeting), sign the form and arrange to dispatch the same directly to our Registrar and Share Transfer Agent (RTA), viz M/s CB MANAGEMENT SERVICES PVT LTD (UNIT: LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED) P-22, BONDEL ROAD, KOLKATA 700019. Please also provide them with:

- 1) a copy of the PAN card of the shareholders (including joint holders) and
- 2) original cancelled cheque leaf /attested bank passbook showing name of account holder for the above account.

9. UNCLAIMED/UNPAID DIVIDEND, IF ANY, OF PREVIOUS YEARS

The Members of the company are advised to approach the Company for claiming their unclaimed shares; the details thereof are given in the Corporate Governance Report. The Company, after proper verification, shall ensure either credit of the shares lying in the Unclaimed Suspense Account to the demat account of the claimant Member to the extent of his /her entitlement, or deliver the physical certificates after re-materializing the same, depending on what has been opted for by the claimant Member.

10. In terms of Section 124 and Section 125 of the Companies Act, 2013, the amount of dividend unpaid or unclaimed for a period of seven years from the date of transfer of the unpaid dividend account, if any, is required to be transferred to the Investor Education and Protection Fund (IEPF).

11. Dividend and corresponding shares, as stated in Points 9 and 10 above, once transferred to IEPF by the Company, may be claimed only from the IEPF Authority by following the procedure prescribed under the IEPF Rules.

Mr. Ankit Bhatia, Company Secretary & Chief Legal Officer is the Nodal Officer of the Company for the purpose of verification of such claims.

12. Nomination facility is available to the Shareholders in respect of equity shares held by them. Shareholders holding shares in electronic mode may obtain and submit duly filled Nomination Form to their respective Depository Participants. Also shareholders holding shares in physical mode may send their request for nomination at the Office of the Share Transfer Agents of the Company, C B Management Services (P) Limited, P-22, Bondel Road, Kolkata – 700 019.

13. To prevent fraudulent transactions, Members are advised to exercise due diligence and notify the Company of any change in address, bank account details etc. or demise of any Member as soon as possible to their respective Depository Participants (DPs) and those holding shares in physical mode are requested to intimate the above details to the Share Transfer Agents of the Company, quoting their Folio Number(s).

Members are advised not to leave their demat account(s) dormant for long. Periodic Statement of holdings should be obtained from the concerned Depository Participant and holdings should be verified from time to time.

14. Non-resident Indian Members are requested to inform Company's Registrar and Share Transfer Agent, CB Management Services Private Limited, immediately of:

- (a) Change in their residential status on return to India for permanent settlement.
- (b) Particulars of their bank account maintained in India with complete name, branch, account type, account number and address of the bank with pin code number, if not furnished earlier.

15. To support the 'Green Initiative', the Members who have not registered their e-mail so far are requested to register their e-mail address for receiving all communications including Annual Report, Notices, circulars etc, from the Company / Registrar and Share Transfer Agent electronically.

16. Relevant documents referred to in the accompanying Notice and the Statement are open for inspection by the Members at the Registered Office of the Company on all working days, except Saturdays, during business hours upto the date of the Meeting.

17. Members desirous of obtaining any information concerning the accounts and operations of the Company are requested to address their questions to the Company Secretary so as to reach the Corporate Office of the Company, at least 10 days before the Meeting, to enable the information required to be made available at the Meeting, to the extent possible.

18. Details as required in sub-regulation (3) of Regulation 36 of the SEBI Listing Regulations and Secretarial Standard on General Meeting (SS-2) of ICSI in respect of the Directors seeking appointment/reappointment at the Annual General Meeting, form part of the Notice. Requisite declarations have been received from the Director for seeking re-appointment.



EXPLANATORY STATEMENT

(Pursuant to Section 102 of the Companies Act, 2013)

As required by Section 102 of the Companies Act, 2013, the following Explanatory Statement sets out all material facts relating to the Businesses mentioned in the accompanying notice.

Item No. 3

In terms of Section 139 of the Companies Act, 2013 and Companies (Audit and Auditors), Rules 2014, the term of existing retiring Statutory Auditors, M/s S.C. Vasudeva & Co. LLP, Chartered Accountants (FRN -000235N/N500089) who have completed a consecutive period of five years, is upto the date of this 46th Annual General Meeting.

In order to comply with Section 139 of the Companies Act, 2013, the Audit Committee has recommended M/s V. Shankar Aiyar & Co., Chartered Accountants (Firm Registration Number 109208W) to the Board of Directors the appointment of as the Statutory Auditors of the Company to hold office for a term of five years from the conclusion of this 46th AGM up to the conclusion of the 51st AGM of the Company at the remuneration of Rs. 1,82,500/- (One Lac Eighty Two Thousand Five Hundred only) per year plus GST plus out of pocket expenses, as may incurred by them in connection with the audit of the accounts of the Company. There is no change in the remuneration payable to proposed auditors, i.e. M/s V. Shankar Aiyar & Co., from that paid to outgoing auditors, i.e. M/s S.C. Vasudeva & Co. LLP.

As required u/s 139 of the Companies Act, 2013 and Companies (Audit and Auditors), Rules 2014, M/s V. Shankar Aiyar & Co. have confirmed and issued a certificate that their appointment, if made as aforesaid, will be in accordance with the limits as specified under the Act and they meet the criteria for appointment as specified under Section 141 of the Act.

Accordingly, it is proposed to appoint M/s V. Shankar Aiyar & Co. as Statutory Auditors of the Company for a period of five years from the conclusion of 46th Annual General Meeting till the conclusion of 51st Annual General Meeting of the Company.

The Audit Committee has considered the qualifications and experience of the proposed statutory auditors and has recommended their appointment to the Board.

Documents related to appointment of M/s V. Shankar Aiyar & Co. as Statutory Auditors shall remain open for inspection by the members at the registered office of the Company during normal business hours on any working day.

The Board recommends the resolution set forth in item No. 3 of the Notice for approval of the members.

None of the Directors or Key Managerial Personnel of the Company and their respective relatives is, in any way, concerned or interested, financially or otherwise, in the proposed resolution.

Item No. 4

Shri Gaurav Dalmia's tenure of his previous appointment as the Managing Director of the Company for five years will be expired on 24th March, 2023.

It may be noted that Shri Gaurav Dalmia is already Managing Director of Landmark Landholdings Pvt Ltd. and is not drawing any remuneration therefrom.

Shri Gaurav Dalmia holds a Bachelors Degree in Computer Science and MBA Degree with Beta Gamma Sigma Honors from Columbia University, USA.

Keeping in view the recommendations of the Nomination and Remuneration Committee recommending his re-appointment and subject to approval of shareholders, the Board at its Meeting held on August 29, 2022 re-appointed him as Managing Director of the Company, NOT liable to retire by rotation, for a period of 5 years from March 25, 2023 to March 24, 2028 at Nil remuneration.

Shri Gaurav Dalmia, being the proposed appointee and Smt. Sharmila Dalmia, his wife, are interested and concerned in the Resolution set out at item No 4.

The Board recommends passing of the Ordinary Resolution set out in Item No 4 of the Notice.

Item No. 5

On recommendation of the Nomination and Remuneration Committee of the Company, the Board of Directors appointed Shri Dinkar Nath Singh (DIN: 02173314) as an Additional Director, in the capacity of Non-Executive Non-Independent Director, with effect from August 29, 2022 who holds Office upto the date of this AGM in terms of Section 161 of the Companies Act, 2013.

He fulfills the conditions specified in the Companies Act, 2013 and the rules made thereunder for his appointment as a Director and He is not disqualified from being appointed as a Director in terms of Section 164(2) of the Act.

The Nomination and Remuneration Committee has recommended the appointment of Sh. Dinkar Nath Singh as a Director, liable to retire by rotation. It is hoped that his long experience, valuable counsel and guidance would benefit the Company.

Sh. Dinkar Nath Singh, being the proposed appointee, is interested in the Resolution set out at Item No. 5. None of the other Key Managerial Persons / their relatives / other Directors of the Company is in any way concerned or interested financially or otherwise in the Resolution set out at Item No. 5 of the Notice.

The Board recommends passing of the Ordinary Resolution set out in Item No 5 of the Notice.

Item No. 6

On recommendation of the Nomination and Remuneration Committee of the Company and subject to approval of shareholders, the Board of Directors appointed Shri Ambarish Chatterjee (DIN: 00653680) as an Additional Director, in the capacity of Independent Director, with effect from August 29, 2022 who holds Office upto the date of this AGM in terms of Section 161 of the Companies Act, 2013.

As per SEBI (LODR) Regulations, 2015 and on recommendation of the Nomination and Remuneration Committee of the Company, the proposal is being put before the Members to accord their consent by way of Special Resolution to appoint Shri Ambarish Chatterjee as an Independent Director of the Company, not liable to retire by rotation, for a period of five years with effect from August 29, 2022 to August 28, 2027.

He fulfills the conditions specified in the Companies Act, 2013 and the rules made thereunder for his appointment as a Director and he is not disqualified from being appointed as a Director in terms of Section 164(2) of the Act.

Shri Ambarish Chatterjee, being the proposed appointee, is interested in the Resolution set out at Item No. 6. None of the Key Managerial Persons / their relatives / other Directors of the Company is in any way concerned or interested financially or otherwise in the Resolution set out at Item No. 6 of the Notice.

The Board commends passing of the Special Resolution set out in Item No 6 of the Notice.

Item No. 7

Pursuant to the provisions of regulation 31A of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has received applications dated 24-08-2022 from below mentioned members of Promoters/Promoter Group for reclassification of their status from "Promoter Group" to the category of "Public":

Name of the Promoter and Promoter Group	Category
Anupama Dalmia	Promoter Group
Sumana Dalmia	Promoter Group
Gautam Dalmia HUF	Promoter Group
Debikay Systems Pvt. Ltd.	Promoter Group

They Informed that neither they hold substantial shareholding in the Company nor they are in position to exercise control over the affairs of the Company either directly or indirectly. Their reclassification from promoter to the Public category is being not done with the object of achieving compliance with minimum public shareholding requirement under rule 19A of the SCR rules and Listing Regulations.

None of them hold any Key Managerial Position or representation on the Board of Directors of the Company and have not engaged in any management or day to day affairs of the Company.

The Board recommends passing of the Ordinary Resolution set out in Item No 7 of the Notice.



Details of Director seeking appointment / Re-appointment: -

Name of the Director	Smt. Sharmila Dalmia	Sh. Gaurav Dalmia
Date of Appointment on the Board	March 31, 2015	January 29, 2008
Qualifications	Graduate	Bachelor Degree in Computer Science, MBA Degree with Beta Gamma Sigma Honors from Columbia University, USA.
Expertise	A member of the leading Dalmia industrial family with substantial business interests mostly in India, UK and USA. Dalmia Group is a leading business conglomerate with interests in cement, industrial ceramics, real estate, information technology, investments, engineering and trading.	A member of the leading Dalmia industrial family with substantial business interests mostly in India, UK and USA. Dalmia Group is a leading business conglomerate with interests in cement, industrial ceramics, realestate, information technology, investments, engineering and trading.
Directorships held in other Companies	Stars on Net Com Pvt. Ltd. Phoenix Hospitality Company Pvt. Ltd. Jiva Designs Pvt. Ltd.	Bajaj Consumer Care Ltd. National Synthetics Ltd. Landmark Land Holdings Private Limited Ansal Landmark (Karnal) Township Private Limited Fast Track Realtors Private Limited True North Corporate Private Limited CSEP Research Foundation
Chairmanships/ Memberships of Committees across	Nil	Chairman- Audit Committee Bajaj Consumer Care Limited Member- Stakeholders Relationship Committee Landmark Property Development Company Limited
Shareholding of Directors	Nil	Nil
Relationship between Directors inter-se	Smt. Sharmila Dalmia, Woman Director is the spouse of Shri Gaurav Dalmia, Chairman and Managing Director	Nil

Name of the Director	Sh. Dinkar Nath Singh	Sh. Ambarish Chatterjee
Date of Appointment on the Board	August 29, 2022	August 29, 2022
Qualifications	Fellow member of ICWAI and Law Graduate	Fellow member of ICSI and Law Graduate
Expertise	More than 40 years of experience across Investment Banking, capital markets, Financial Control, Corporate Governance, Treasury Management and Scaling-up Multiple Business.	Having vast experience in the field of Corporate Laws, Economic Legislations, Insolvency Law, Foreign Collaborations and Joint Ventures, Securities Laws and Corporate Restructuring
Directorships held in other Companies	Nil	TARC Ltd. Freshly Farmed and Frozen Foods Pvt. Ltd. GHI Energy Pvt. Ltd. Omega Hotels Pvt. Ltd. Indian Prochem Solutions Pvt. Ltd.
Chairmanships/ Memberships of Committees across	Nil	Nil
Shareholding of Directors	Nil	Nil
Relationship between Directors inter-se	Nil	Nil

THE INSTRUCTIONS FOR MEMBERS FOR REMOTE E-VOTING ARE AS UNDER:-

The remote e-voting period begins on September 27, 2022 at 09:00 A.M. and ends on September 29, 2022 at 05:00 P.M. The remote e-voting module shall be disabled by NSDL for voting thereafter. The Members, whose names appear in the Register of Members / Beneficial Owners as on the record date (cut-off date) i.e. September 23, 2022, may cast their vote electronically. The voting right of shareholders shall be in proportion to their share in the paid-up equity share capital of the Company as on the cut-off date, being September 23, 2022.





How do I vote electronically using NSDL e-Voting system?

The way to vote electronically on NSDL e-Voting system consists of “Two Steps” which are mentioned below:

Step 1: Access to NSDL e-Voting system
A) Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode

In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Login method for Individual shareholders holding securities in demat mode is given below:

Type of shareholders	Login Method
Individual Shareholders holding securities in demat mode with NSDL.	<ol style="list-style-type: none"> Existing IDeAS user can visit the e-Services website of NSDL Viz. https://eservices.nsd.com either on a Personal Computer or on a mobile. On the e-Services home page click on the “Beneficial Owner” icon under “Login” which is available under ‘IDeAS’ section, this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added services. Click on “Access to e-Voting” under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. If you are not registered for IDeAS e-Services, option to register is available at https://eservices.nsd.com. Select “Register Online for IDeAS Portal” or click at https://eservices.nsd.com/SecureWeb/IdeasDirectReg.jsp Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsd.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholder/Member’ section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Shareholders/Members can also download NSDL Mobile App “NSDL Speede” facility by scanning the QR code mentioned below for seamless voting experience. <div style="text-align: center;"> <p>NSDL Mobile App is available on</p>  App Store  Google Play </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;">   </div>



Individual Shareholders holding securities in demat mode with CDSL	<ol style="list-style-type: none"> Existing users who have opted for Easi / Easiest, they can login through their user id and password. Option will be made available to reach e-Voting page without any further authentication. The URL for users to login to Easi / Easiest are https://web.cdslindia.com/myeasi/home/login or www.cdslindia.com and click on New System Myeasi. After successful login of Easi/Easiest the user will be also able to see the E Voting Menu. The Menu will have links of e-Voting service provider i.e. NSDL. Click on NSDL to cast your vote. If the user is not registered for Easi/Easiest, option to register is available at https://web.cdslindia.com/myeasi/Registration/EasiRegistration Alternatively, the user can directly access e-Voting page by providing demat Account Number and PAN No. from a link in www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the demat Account. After successful authentication, user will be provided links for the respective ESP i.e. NSDL where the e-Voting is in progress.
Individual Shareholders (holding securities in demat mode) login through their depository participants	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. upon logging in, you will be able to see e-Voting option. Click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider i.e. NSDL and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. NSDL and CDSL.

Login type	Helpdesk details
Individual Shareholders holding securities in demat mode with NSDL	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at toll free no.: 1800 1020 990 and 1800 22 44 30
Individual Shareholders holding securities in demat mode with CDSL	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at 022- 23058738 or 022-23058542-43

B) Login Method for e-Voting and joining virtual meeting for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode.

How to Log-in to NSDL e-Voting website?

- Visit the e-Voting website of NSDL. Open web browser by typing the following URL: <https://www.evoting.nsdl.com/> either on a Personal Computer or on a mobile.
- Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section.
- A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.

Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at <https://eservices.nsdl.com/> with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.

- Your User ID details are given below :

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL.	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12***** then your user ID is IN300***12*****.

b) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID For example if your Beneficiary ID is 12***** then your user ID is 12*****
c) For Members holding shares in Physical Form.	EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***

5. Password details for shareholders other than Individual shareholders are given below:
 - a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
 - b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.
 - c) How to retrieve your 'initial password'?
 - (i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.
 - (ii) If your email ID is not registered, please follow steps mentioned below in **process for those shareholders whose email ids are not registered.**
6. If you are unable to retrieve or have not received the "Initial password" or have forgotten your password:
 - a) Click on "Forgot User Details/Password?"(If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.
 - b) Physical User Reset Password?" (If you are holding shares in physical mode) option available on www.evoting.nsdl.com.
 - c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.co.in mentioning your demat account number/folio number, your PAN, your name and your registered address etc.
 - d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.
7. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.
8. Now, you will have to click on "Login" button.
9. After you click on the "Login" button, Home page of e-Voting will open.

Step 2: Cast your vote electronically and join Meeting on NSDL e-Voting system.

How to cast your vote electronically and join Meeting on NSDL e-Voting system?

1. After successful login at Step 1, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle and General Meeting is in active status.
2. Select "EVEN" of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on "VC/OAVM" link placed under "Join Meeting".
3. Now you are ready for e-Voting as the Voting page opens.
4. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on "Submit" and also "Confirm" when prompted.
5. Upon confirmation, the message "Vote cast successfully" will be displayed.
6. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
7. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.



General Guidelines for shareholders

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to neelamnra@gmail.com with a copy marked to evoting@nsdl.co.in. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on "Upload Board Resolution / Authority Letter" displayed under "e-Voting" tab in their login.
2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the "Forgot User Details/Password?" or "Physical User Reset Password?" option available on www.evoting.nsdl.com to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll free no.: 1800 1020 990 and 1800 22 44 30 or send a request at evoting@nsdl.co.in

Process for those shareholders whose email ids are not registered with the depositories for procuring user id and password and registration of e mail ids for e-voting for the resolutions set out in this notice:

1. In case shares are held in physical mode please provide Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to RTA's email address – rta@cbmsl.com with a copy to info@landmarkproperty.in.
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) to the RTA's email address – rta@cbmsl.com with a copy to info@landmarkproperty.in. If you are an Individual Shareholder holding securities in demat mode, you are requested to refer to the login method explained at step 1 (A) i.e. Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode.
3. Alternatively shareholder/members may send a request to evoting@nsdl.co.in for procuring user id and password for e-voting by providing above mentioned documents.
4. In terms of SEBI circular dated December 9, 2020 on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account in order to access e-Voting facility.

THE INSTRUCTIONS FOR MEMBERS FOR e-VOTING ON THE DAY OF THE EGM/AGM ARE AS UNDER:-

1. The procedure for e-Voting on the day of the EGM/AGM is same as the instructions mentioned above for remote e-voting.
2. Only those Members/ shareholders, who will be present in the EGM/AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system in the EGM/AGM.
3. Members who have voted through Remote e-Voting will be eligible to attend the EGM/AGM. However, they will not be eligible to vote at the EGM/AGM.
4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the EGM/AGM shall be the same person mentioned for Remote e-voting.

INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE EGM/AGM THROUGH VC/OAVM ARE AS UNDER:

1. Member will be provided with a facility to attend the AGM through VC/OAVM through the NSDL e-Voting system. Members may access by following the steps mentioned above for Access to NSDL e-Voting system. After successful login, you can see link of "VC/OAVM link" placed under "Join General meeting" menu against company name. You are requested to click on VC/OAVM link placed under Join General Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Company will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-Voting instructions mentioned in the notice to avoid last minute rush.
2. Members are encouraged to join the Meeting through Laptops for better experience.
3. Further Members will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.

4. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
5. Institutional Investors, who are Members of the Company, are encouraged to attend and vote in the 46th AGM of the Company through VC/OAVM Facility.



To,
CB Management Services (P) Limited
P-22, Bondel Road, Kolkata- 700 019

Unit: Landmark Property Development Company Limited
Re: Updation of shareholder information for Physical Holdings

I/we request you to record the following information against my/ our Folio No.:

Folio No.	
Name of the sole/ first shareholder	
PAN*	
CIN/Registration No.(Applicable to corporate shareholders)	
Tel.No. with STD Code	
Mobile No.	
E -mail Id	

Self attested copy of the document(s) enclosed

Bank details:

IFSC (11 Digit)		MICR : (9Digit)	
Bank A/C Type		Bank A/C #	
Name of the Bank			
Bank Branch address			

A Blank cancelled cheque is enclosed to enable verification of bank details.

I/ we hereby declare that the particulars given above are correct and complete. If the transaction delayed because of incomplete or incorrect information, I/ we shall not hold the company RTA responsible. I/ we undertake to inform any subsequent changes in the above particulars as and when the changes take place. I / we understand that the above details shall be maintained by you till I/ we hold the shares under the above mentioned Folio No.

Place:

Date :

Encl. :Signature of the sole / First Shareholder

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
BOARD'S REPORT

TO
THE MEMBERS

Your Directors have pleasure in presenting their 46th Annual Report together with the Audited Statement of Accounts for the Year ended March 31, 2022.

FINANCIAL RESULTS

(Amount in Lakhs)

Particulars	Year ended	Year ended
	31.03.2022	31.03.2021
	Rs.	Rs.
Revenue from Operations	69.74	101.05
Other Income	89.79	86.56
Profit/(Loss) Before Tax	(11.30)	53.35
Tax Expense		
Current Tax	11.20	13.07
Earlier Year Tax	-	(0.04)
Deferred Tax	(14.64)	0.24
Profit after Tax	(7.86)	40.08

ACTIVITIES

Your Company is engaged in the Business of Real Estate Development and also providing Advisory and Consultancy Services. The Company received income from Sale of Flats (Ready to Move) amounting to Rs. 69.74 Lakhs in the current year as against Rs. 101.05 Lakhs in the previous year. The loss after tax has been Rs. 7.86 Lakhs against the profit after tax of Rs. 40.08 Lakhs in the previous year.

CHANGE IN THE NATURE OF BUSINESS, IF ANY

There is no change in the nature of business of the Company during the financial year under review.

MATERIAL CHANGES AND COMMITMENTS AFFECTING THE FINANCIAL POSITION OF THE COMPANY THAT HAVE OCCURRED AFTER MARCH 31, 2022 TILL THE DATE OF THIS REPORT

In view of the highly uncertain economic environment which is continuously evolving on account of the COVID 19 outbreak, the management re-assessed its liquidity position from time to time and did not anticipate any challenge in the Company's ability to continue as a going concern including recoverability of advances and loans given and other financial assets. The Company has used internal and external sources of information including various reports and related information, economic forecasts and consensus estimates from market sources on the expected future demand of its business of real estate. The Company has performed analysis on the assumptions used and based on current estimates expects the carrying amount of these assets will be recovered. The Company has concluded that the impact of COVID-19 is not material on its business on long term basis based on these estimates.

No material changes or commitments affecting the financial position of the Company have occurred between the end of the financial year of the Company to which the financial statements relate and till the date of this Report.

DIVIDEND

In view of loss during the year, your Directors do not recommend payment of any dividend.

AMOUNTS TRANSFERRED TO RESERVES

During the financial year 2021-22, no amount was transferred to General Reserve of the Company.

BUSINESS OUTLOOK

Your Company's advances to Ansal Landmark Townships Private Limited were transferred to Ansal Landmark (Karnal) Township Private Limited which had been set up to run the Karnal Project in terms of Business Transfer Agreement dated 2nd April, 2012 signed by the Company with Ansal Landmark (Karnal) Township Private Limited. The Company became entitled to allotment of Plots, Flats in Group Housing / commercial property in the residential townships at Ghaziabad and at Karnal. Your Company has still a balance advance of Rs. 35.45 Cr recoverable / adjustable. Further allotments from Ansal Landmark (Karnal) Township Private Limited are expected.

The real estate market continues to be subdued / sluggish in India. However, all efforts are being made to sell the stock of plots /flats in the Company's inventory.



CHANGES IN AUTHORIZED AND PAID UP SHARE CAPITAL OF THE COMPANY

During the year under review, there was no change in authorised & paid up share capital of the Company.

DEBENTURE

During the year under review the Company has not issued any debentures.

DISCLOSURE REGARDING ISSUE OF SWEAT EQUITY SHARES AND EQUITY SHARES WITH DIFFERENTIAL RIGHTS

The Company has not issued any sweat equity shares or equity shares with differential rights during the financial year 2021-22.

DIRECTORS

Smt. Sharmila Dalmia (DIN 00266624) retires by rotation at the ensuing 46th Annual General Meeting. Being eligible and having consented, the Board recommends his re- appointment. A detailed profile of Smt. Sharmila Dalmia, along-with additional information required under Regulation 36(3) of SEBI (LDOR) Regulations is provided in the Notice convening the 46th Annual General Meeting.

Sh. Ambarish Chatterjee (DIN: 00653680) was appointed as an Additional Director in the category of Independent Director with effect from August 29, 2022 subject to approval of shareholders. In terms of Section 161 of the Companies Act, 2013, he holds office upto the date of forthcoming 46th Annual General Meeting.

Sh. D. N. Singh (02173314) was appointed as an Additional Director in the category of Non-Independent Non-Executive Director with effect from August 29, 2022. In terms of Section 161 of the Companies Act, 2013, he holds office upto the date of forthcoming 46th Annual General Meeting.

Shri Gaurav Dalmia's tenure of his previous appointment as the Managing Director of the Company for five years is due to expire on 24th March, 2023. Being eligible and having consented, the Board in its meeting held on August 29, 2022 has approved and recommended the re-appointment of Sh. Gaurav Dalmia (DIN: 00009639) as Managing Director of the Company, liable to retire by rotation, for a period of 5 years from 25th March, 2023 to 24th March, 2028.

All independent directors have given declarations that they meet the criteria of independence as laid down under section 149(6) of the Companies Act, 2013.

The Board currently comprise of One Managing Director, viz: Shri Gaurav Dalmia, Five Non-Executive Independent Directors, viz: Shri D N Davar, Shri G B Rao, Shri H. C. Dua, J. K. Kapur and Sh. Ambarish Chatterjee, and Two Non-Executive Non-Independent Directors, viz: Sh. D. N. Singh and Smt. Sharmila Dalmia.

The 2nd term of appointment of Shri G B Rao and Shri H C Dua, Independent Directors of the Company, shall complete after the conclusion of upcoming 46th Annual General Meeting of the Company.

KEY MANAGERIAL PERSONNEL

Shri Gaurav Dalmia, Managing Director (MD), Shri Arvind Vachaspati as the Chief Financial Officer (CFO) and Shri Ankit Bhatia as the Company Secretary (CS) are continuing as Key Managerial Personnel of the Company.

FAMILIARIZATION PROGRAMME FOR INDEPENDENT DIRECTORS

The Directors were apprized with the following well in advance –

1. Roles, rights, powers and responsibilities
2. SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

INDUSTRY AND BUSINESS MODEL

The Directors were apprised / given insights into the Company's activities, Business Model, the Industry, the Socio-economic environment in which the Company operates, the operational and financial performance of the Company and significant developments in the legal framework so that they are able to take well informed and timely decisions.

Each Director was given complete access to all information relating to the Company. Independent Directors freely interacted with the Company's management. They were given all the documents sought by them for enabling a good understanding of the Company, its various operations and the Industry segments of which it is a part.

REPORT

Familiarization Programme Conducted	No. of programmes	No. of Hours	Attended by
2014-15	1	1	All Independent Directors
2015-16	1	1	All Independent Directors
2016-17	1	1	All Independent Directors
2017-18	1	1	All Independent Directors
2018-19	1	1	All Independent Directors
2019-20	1	1	All Independent Directors
2020-21	1	1	All Independent Directors
2021-22	1	1	All Independent Directors
Cumulative	8	8	

The details have been posted on the Company's website www.landmarkproperty.in.

CORPORATE GOVERNANCE

The Corporate Governance Report, which forms an integral part of this Report, is set out as separate Annexure "A", together with the Certificate from the Auditors of the Company regarding compliance with the requirements of Corporate Governance as stipulated in SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

BOARD MEETINGS

During the year, the four Board Meetings were convened and held. The details of the same are given in the Corporate Governance Report annexed hereto. The intervening gap between the Meetings was within the period prescribed under the Companies Act, 2013 and SEBI (LODR) Regulations, 2015.

AUDIT COMMITTEE

The composition and other details of the Audit Committee are given in the Corporate Governance Report annexed hereto.

DIRECTOR'S RESPONSIBILITY STATEMENT:

In terms of Section 134 (5) of the Companies Act, 2013, the Directors would like to state that:

- i) In the preparation of the annual accounts, the applicable accounting standards have been followed.
- ii) The Directors have selected such accounting policies and applied them consistently and made judgments and estimates as were reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit of the Company for the year under review.
- iii) The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
- iv) The Directors have prepared the annual accounts on a going concern basis.
- v) The Directors have laid down internal financial controls to be followed by the Company and ensured that such internal financial controls are adequate and were operating effectively.
- vi) The Directors have devised proper system to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

REPORTING OF FRAUDS

There was no instance of fraud during the year under review, which required the Statutory Auditors to report to the Audit Committee and /or Board under Section 143(12) of the Act and Rules framed thereunder.

DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

There are no significant material orders passed by the Regulators or Courts or Tribunals which would impact the going concern status of the Company and its future operations.

RELATED PARTY POLICY AND TRANSACTIONS

The Company has framed a Related Party Transactions Policy on the recommendation of the Audit Committee and approval by the Board of Directors. This is posted on the Company's website.

The related party transactions were approved by the shareholders through separate Special Resolutions at their Annual General Meeting held on September 30, 2014.



SUBSIDIARY COMPANIES

The Company does not have any subsidiary.

CODE OF CONDUCT

The Board of Directors has approved a Code of Conduct which is applicable to the Directors on the Board of Directors of the Company and also to Senior Management Personnel.

The Code has been posted on the Company's website www.landmarkproperty.in.

The Code lays down the standard procedure of business conduct which is expected to be followed by the Directors and the senior management personnel in their business dealings and in particular on matters relating to integrity in the work place, in business practices, and in dealing with stakeholders.

All the Board Members and the Senior Management personnel have confirmed their compliance with the Code.

VIGIL MECHANISM / WHISTLE BLOWER POLICY

The Company has a Vigil (Whistle Blower) Policy which aims to provide a channel to the Directors, employees and other stakeholders to report genuine concerns about unethical behavior, actual or suspected default or violation of codes of conduct or policy.

Shri D. N. Davar, Director and the Chairman of the Audit Committee, has been appointed, in the meeting of Board held on August 29, 2022 to head the Vigil Mechanism and to do the needful in that regard.

The said Vigil Mechanism shall provide safeguards against victimization of Director(s) / Employee (s) who availed of the Mechanism and also to provide for direct access to the Chairman of the Audit Committee in exceptional circumstances.

The said Vigil Mechanism is being overseen by the Audit Committee.

The Policy has been posted on the Company's website www.landmarkproperty.in.

INTERNAL FINANCIAL CONTROL SYSTEMS

Your Company has, in all material respects, an adequate internal financial controls system and such internal financial controls are operating effectively.

The Company has entrusted its internal audit to M/s M. L. Puri & Company, a reputed firm of Chartered Accountants. The main thrust of the internal audit process is on the test check and review of controls. Significant audit observations and recommendations along with corrective actions thereon are presented to the Audit Committee of the Board, from time to time.

PREVENTION OF INSIDER TRADING

The Company has adopted a Code of Conduct for Prevention of Insider Trading with a view to regulate trading in securities by the Directors and designated employees of the Company. The Code prohibits the purchase or sale of Company's shares by the Directors and the designated employees while in possession of unpublished price sensitive information in relation to the Company and during the period when the Trading Window is closed.

AUDITOR'S REPORT/ SECRETARIAL AUDIT REPORT

The Auditors' Report does not contain any modified opinion or qualifications and the observations and comments given in the Report read together with relevant notes to accounts are self-explanatory and hence, do not call for any further comments under Section 134 of the Companies Act, 2013.

The Auditors emphasized on Business Transfer Agreement dated April 2, 2012 and the Impact of Covid-19 pandemic in their report. In this regard, the descriptions given in Note 32 and Note 37 to the Ind AS financial statements are self explanatory.

As required under section 204 (1) of the Companies Act, 2013 the Company has obtained a secretarial audit report from a Company Secretary in Practice. The Secretarial Audit report is annexed herewith as Annexure "B."

AUDITORS

(a) STATUTORY AUDITORS

Members of the Company at the 41st Annual General Meeting held on September 28, 2017, approved the appointment of M/s S. C. Vasudeva & Co. LLP, Chartered Accountants (FRN-000235N/N500089) as the Statutory Auditors of the Company to hold office for a term of 5 (Five) years from the conclusion of the 41st AGM up to the conclusion of the 46th AGM of the Company.

The existing retiring Statutory Auditors, M/s S.C. Vasudeva & Co. Chartered Accountants has given a notice in writing of their unwillingness to be re-appointed.

In order to comply with Section 139 of the Companies Act, 2013, the Audit Committee has recommended to the Board of Directors the appointment of M/s V. Shankar Aiyar & Co., Chartered Accountants (Firm Registration Number 109208W) as the Statutory Auditors of the Company to hold office for a term of five years from the conclusion of this 46th AGM up to the conclusion of the 51st AGM of the Company.

As required u/s 139 of the Companies Act, 2013 and Companies (Audit and Auditors), Rules 2014, M/s V. Shankar Aiyar & Co. have confirmed and issued a certificate that their appointment, if made as aforesaid, will be in accordance with the limits as specified under the Act and they meet the criteria for appointment as specified under Section 141 of the Act.

It is proposed to appoint M/s V. Shankar Aiyar & Co. as Statutory Auditors of the Company for a period of five years from the conclusion of 46th AGM up to the conclusion of the 51st AGM of the Company.

As required under Regulation 33(1) (d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, M/s V. Shankar Aiyar & Co. have confirmed that they hold a valid Certificate issued by the Peer Review Board of the Institute of Chartered Accountants of India

(b) SECRETARIAL AUDITORS

M/s. Jayant Gupta & Associates, Company Secretaries, conducted Secretarial Audit for the financial year ended on March 31, 2022.

ANNUAL RETURN:

The Annual Return of the Company as on March, 31, 2022 is available on the Company's website www.landmarkproperty.in.

MANAGERIAL REMUNERATION

The details of Managerial Remuneration forming part of Annual Return of the Company which is available on the Company's website www.landmarkproperty.in.

REMUNERATION POLICY

The Board has, on the recommendation of the Nomination & Remuneration Committee framed a policy for selection and appointment of Directors, Senior Management and their remuneration. The Nomination and Remuneration Policy is given in Annexure "C".

BOARD EVALUATION

Pursuant to the provisions of the Companies Act, 2013, the Board has carried out an evaluation of its own performance, the Directors individually, as well as the evaluation of the working of all its Committees. The Criteria for Performance Evaluation is given in Annexure "D".

Further, the Independent Directors, at their exclusive meeting held during the year, reviewed the performance of the Board, its Chairman and Non-Executive Directors and other items as stipulated under the Listing Regulations.

RISK MANAGEMENT

The Company has a Risk Management Policy to identify, monitor and minimize risks as also identify business opportunities.

At present the Company has not identified any element of risk which may threaten the existence of the Company.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS

The Company has given secured loans of Rs. 400 lakhs and Rs. 150 Lakhs to Saya Buildcon Consortium Pvt Ltd @ 18% quarterly and 19% monthly interest and the current total amount outstanding, including interest, as on 31.03.2022 is 217.83 Lakhs and 150 Lakhs respectively.

The Company has not given any guarantees covered under the provisions of Section 186 of the Companies Act, 2013.

The details of the investments made by Company are given in the notes to the financial statements.

PARTICULARS OF EMPLOYEES

There were no employees receiving remuneration in excess of prescribed limits.

PARTICULARS REGARDING CONSERVATION OF ENERGY, RESEARCH & DEVELOPMENT, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS & OUTGO

Particulars required to be disclosed in terms of Section 134(3)(m) are not applicable to the Company.

DEPOSITS

During the year under review, your Company did not accept any deposit within the meaning of the provisions of Chapter V – Acceptance of Deposits by Companies read with the Companies (Acceptance of Deposits) Rules, 2014.

CORPORATE SOCIAL RESPONSIBILITY

Section 135 (1) of the Companies Act, 2013 is not applicable to the Company for the time being. Your Company, however, still intends to take some initiatives on its own in this behalf wherever possible.

COMPLIANCE OF SECRETARIAL STANDARDS

During the financial year under review, the Company has complied with applicable Secretarial Standards specified by the Institute of Company Secretaries of India pursuant to Section 118 of the Companies Act, 2013.



SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

Pursuant to the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and the rules made there under, the Company has an Internal Complaint Committee.

However, there was no complaint received from any person during the financial year 2021-22 and hence no complaint is outstanding as on 31.03.2022 for redressal.

UNCLAIMED DIVIDEND

The dividend remained unclaimed for a period of seven years was deposited in Investor Education and Protection Fund (IEPF).

MAINTENANCE OF COST RECORDS

The provisions of Section 148 of the Act relating to maintenance of cost records is not applicable to the Company.

THE DETAILS OF APPLICATION MADE OR ANY PROCEEDING PENDING UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016 (31 OF 2016) DURING THE YEAR ALONGWITH THEIR STATUS AS AT THE END OF THE FINANCIAL YEAR

No application made or any proceeding pending under the Insolvency and Bankruptcy Code, 2016 during the financial year 2021-22.

THE DETAILS OF DIFFERENCE BETWEEN AMOUNT OF THE VALUATION DONE AT THE TIME OF ONE TIME SETTLEMENT AND THE VALUATION DONE WHILE TAKING LOAN FROM THE BANKS OR FINANCIAL INSTITUTIONS ALONG WITH THE REASONS THEREOF

The Company has not availed any loan facility from the Banks or Financial Institutions during the financial year 2021-22.

ACKNOWLEDGEMENT

Your Directors wish to express their gratitude for the support received from the Government Authorities, Institutions and Members.

Your Directors also wish to place on record their appreciation for the contribution made by the employees at all levels. Your Directors also wish to thank the Company's business associates and banks for their continued support and for the faith reposed by them in the Company.

For and on behalf of the Board

Gaurav Dalmia
Chairperson

Place : New Delhi

Dated : August 29, 2022

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
**ANNEXURE - A TO THE BOARD'S REPORT
 CORPORATE GOVERNANCE**
I. PHILOSOPHY

The Company firmly believes in and continues to adopt practices relative to Good Corporate Governance. Corporate Governance seeks to raise the standards of Corporate Management, strengthens the systems, significantly increases effectiveness and ultimately serves the objective of maximizing shareholders value. Transparency, integrity, professionalism and accountability-based values form the basis of company's philosophy for Corporate Governance. The philosophy of the Company is in consonance with the accepted principles of Good Governance.

II. BOARD OF DIRECTORS

A) **Composition of Board of Directors** - The Company has a well-knit Board with an optimum combination of executive, non-executive and independent Directors. The number of non-executive and Independent Directors on the Board is in compliance with the conditions stipulated in SEBI (LODR) Regulations, 2015.

S No	Name of the Director	Designation	Category of Director	No. of shares held (Equity Shares)	No. of Board Meetings Attended	No. of Director ships#	Total No. of Committees #		Directorship in the other listed companies (category of directorship)
							Membership	Chairmanship	
1	Shri Gaurav Dalmia	Chairperson & Managing Director	Promoter, Executive and Non Independent	1,74,999	4	8	2	1	Bajaj Consumer Care Ltd. (Independent, Non – Executive)
2	Shri Ambarish Chatterjee*	Director	Non Executive and Independent	Nil	-	4	6	3	TARC Limited
3	Shri D N Singh**	Director	Non Executive and Non Independent	Nil	-	-	-	-	-
4	Shri D N Davar	Director	Non Executive and Independent	Nil	2	3	2	-	Sandhar Technologies Ltd. (Chairperson and Non-Executive)
5	Shri G B Rao	Director	Non Executive and Independent	Nil	4	2	2	2	-
6	Shri H C Dua	Director	Non Executive and Independent	Nil	4	1	2	-	-
7	Shri Jai Karan Kapur	Director	Non Executive and Independent	Nil	4	1	1	-	-
8	Smt. Sharmila Dalmia	Woman Director	Non Executive and Non Independent	Nil	4	4	-	-	-

*Appointed, subject to approval of shareholders, w.e.f. August 29, 2022

**Appointed w.e.f. August 29, 2022

Notes :

- Four Board meetings were held during the Financial Year 2021-22 on 07.06.2021, 12.08.2021, 11.11.2021 and 14.02.2022.
- # The number of Directorships / Chairmanship / Membership of the Committees reported above includes the Chairmanship / Membership of the Committees of the Company.
- The 45th Annual General Meeting was held on September 30, 2021 through VC/OAVM means and was attended by Shri Gaurav Dalmia, Chairman of the Board of Directors, Shri H C Dua, Director, Shri Jai Karan Kapur, Director, Shri Arvind Vachaspati,



CFO and Shri Ankit Bhatia, Company Secretary. Dr. G.B. Rao, Director, was also present as Chairperson of Nomination and Remuneration Committee and of Stakeholders Relationship Committee as required under Section 178(7) of the Companies Act, 2013.

- d) There is inter se relationship between the Managing Director and the Woman Director, being husband and wife.
e) None of the Independent Directors had resigned or was removed from the Board during the year.

B) List of Core Skills/Expertise/Competencies identified by the Board of Directors

Name of Director	Designation	Strategy & Planning	Administration & Management	Governance	Sales and Marketing	Finance and Law	Operations
Shri Gaurav Dalmia	Chairperson & Managing Director	√	√	√	√	√	√
Shri Ambarish Chatterjee*	Independent Director	√	√	√	√	√	√
Shri D N Singh**	Non-Executive Director	√	√	√	√	√	√
Shri D N Davar	Independent Director	√	√	√	√	√	√
Shri G B Rao	Independent Director	√	√	√	√	√	√
Shri H C Dua	Independent Director	√	√	√	√	√	√
Shri Jai Karan Kapur	Independent Director	√	√	√	√	√	-
Smt. Sharmila Dalmia	Non-Executive Director	√	√	√	√	√	-

*Appointed, subject to approval of shareholders, w.e.f. August 29, 2022

**Appointed w.e.f. August 29, 2022

- C) Board Procedure – The details about financial position, legal compliance, quarterly results, share transfer details and all other aspects of the Company which are relevant for review of the Board of Directors are being given in a structured format at each meeting. The said information complies with the requirements of the Code of Corporate Governance with regard to the information to be placed before the Board of Directors. No Director is a Member in more than ten Committees or acts as Chairman of more than five Committees of the companies in which he is a Director. Every Director informs the Company about the position he occupies in Companies/Committees and notifies the changes as and when they take place.

A Committee of Directors consisting of three Directors is in place to take decisions on matters of urgent nature that might arise in between two Board meetings. The Committee comprises three Directors with Shri G.B. Rao as its Chairman and Shri Gaurav Dalmia and Shri H.C. Dua as its members. No Meeting of this committee was held during the year ended 31st March, 2022.

- D) Inter – se relationship - The Directors are not related inter – se except Shri Gaurav Dalmia and Smt. Sharmila Dalmia, being husband and wife.
E) Directors Familiarization Programmes – The details of Familiarization Programmes imparted to Independent Directors are given on the Company's Web Site : www.landmarkproperty.in

III. COMMITTEES OF THE BOARD

AUDIT COMMITTEE

- A) Terms of reference – Apart from all the matters provided in SEBI (LODR) Regulations, 2015 and Section 177 of the Companies Act, 2013, the Audit Committee reviews reports of the internal auditor, meets statutory auditors and discusses their findings, suggestions, observations and other related matters. It also reviews major accounting policies followed by the Company.
B) Composition of Audit Committee - The Audit Committee comprises four Directors with Shri G. B. Rao as its Chairman, Shri D. N. Davar, Shri H.C. Dua and Shri Jai Karan Kapur as its members. However, upon completion of 2nd term of Sh. G B Rao and Sh. H C Dua, the Committee shall comprise of Shri D. N. Davar, Shri Ambarish Chatterjee and Shri J. K. Kapur with effect from 1st October, 2022.
C) Meetings and Attendance - The meetings of the Audit Committee are usually held sufficiently before the Board Meetings where the Financial Results of the Company are considered. The particulars of Audit Committee Meetings held during the year ended 2021-2022 and the attendance of the Members were as follows:

Date of Audit Committee Meeting	Shri G. B. Rao Chairman Independent	Shri HC Dua Independent	Shri Jai Karan Kapur Independent	Shri D N Davar Independent
07.06.2021	Present	Present	Present	Present
12.08.2021	Present	Present	Present	Present
11.11.2021	Present	Present	Present	Present
14.02.2022	Present	Present	Present	Present

The CFO, Partner of Internal Auditor's Firm and the representative(s) of the Statutory Auditors are regularly invited by the Audit Committee to its meetings. The Company Secretary is Secretary to the Audit Committee also.

NOMINATION AND REMUNERATION COMMITTEE AND POLICY

A Nomination and Remuneration Committee formed by the Board of Directors is in place. The Nomination and Remuneration committee comprises of four Directors with Shri G.B. Rao as its Chairman and Shri D. N. Davar, Shri H.C. Dua and Shri Jai Karan Kapur as its Members. However, upon completion of 2nd term of Sh. G B Rao and Sh. H C Dua, the Committee shall comprise of Shri D. N. Davar, Shri Ambarish Chatterjee and Shri J. K. Kapur with effect from 1st October, 2022.

The particulars of Nomination and Remuneration Committee meetings held during the year ended 2021-2022 and the attendance of the Members were as follows:

Date of Nomination and Remuneration Committee Meeting	Shri G. B. Rao Chairman Independent	Shri HC Dua Independent	Shri Jai Karan Kapur Independent	Shri D N Davar Independent
14.02.2022	Present	Present	Present	Present

The Company had paid during the year financial year 2021-22, sitting fees of Rs. 20,000/- per meeting to Non-executive Directors for attending the Board meetings and Rs. 10,000/- per meeting to the members of the Committees for attending the Committee meetings besides reimbursement of out of pocket expenses.

The Company has formulated a Policy on Nomination and Remuneration of Directors, Key Managerial Personnel and Senior Management. In case of remuneration to Executive Directors, Fixed pay and Minimum Remuneration may be provided. Remuneration in case of Non-Executive directors and Independent Directors, may be payment of sitting fees and reimbursement of expenses incurred for participation in Board Meetings.

The Company has framed criteria for performance evaluation of the Board, Committees and Directors.

Pursuant to the provisions of the Companies Act, 2013, the Board has carried out the annual performance evaluation of its own performance, the directors individually, as well as evaluation of working of all the Committees of the Board. The Directors expressed their satisfaction with the evaluation process.

STAKEHOLDERS RELATIONSHIP COMMITTEE

The Committee consists of four Directors as its members with Shri G.B. Rao as its Chairman and Shri D.N. Davar, Shri H. C. Dua and Shri Gaurav Dalmia as its members. However, upon completion of 2nd term of Sh. G B Rao and Sh. H C Dua, the Committee shall comprise of Shri D. N. Davar, Shri Gaurav Dalmia and Shri J. K. Kapur with effect from 1st October, 2022.

The particulars of Stakeholders Relationship Committee meetings held during the year ended 2021-2022 and the attendance of the Members were as follows:

Date of Stake Holder Relationship Committee Meeting	Shri G. B. Rao Chairman Independent	Shri Gaurav Dalmia Executive	Shri HC Dua Independent	Shri D N Davar Independent
14.02.2022	Present	Present	Present	Present

Mr. Ankit Bhatia, Company Secretary of the Company is also the Compliance Officer.

INVESTORS COMPLAINTS

It was noted that there was no complaint during the period 01.04.2021 to 31.03.2022.

INDEPENDENT DIRECTORS MEETING

During the year under review, the independent Directors met on February 14, 2022, to discuss:

1. Review the performance of Non-Independent Directors and the Board as a whole.



2. Review the performance of the Chairperson of the Company, taking into account the views of Executive Directors and Non-Executive Directors.
3. Assess the quality, quantity and timeliness of flow of information between the Company management and the Board that is necessary for the Board to effectively and reasonably perform their duties.

All the independent directors were present at the Meeting.

IV GENERAL BODY MEETINGS

- A) Location and time, where Annual General Meetings held in last three years –

AGM	Date & Time	Location	Whether special resolution (s) passed
43rd AGM	25th September, 2019	Ghalib Seminar Hall, Aiwan – E Ghalib Marg, New Delhi – 110 002	Yes Two Special Resolutions
44th AGM	29th September, 2020	Through VC/OAVM Means	Yes Two Special Resolutions
45th AGM	30th September, 2021	Through VC/OAVM Means	No

B) Resolutions passed by Postal Ballot

During the Financial Year ended the 31st March, 2022, no resolution was passed by Postal Ballot.

V DISCLOSURES

- A) The Company, during the year, has not entered into transaction(s) of material nature with its promoters, Directors, their relatives etc. that may have potential conflict of interest with the Company.

- B) Particulars of Contracts in which Directors or his relatives are interested

During the year, the company has not entered into any contract in which Directors or his relatives were interested.

The two related party transactions (Advances of Rs. 35.46 Crores to Ansal Landmark (Karnal) Township Pvt Ltd. & Advance of Rs. 233 lakhs to Landmark Landholdings Pvt. Ltd. already approved at AGM held on 30th September, 2014 continue on the same terms and conditions. There has not been any further progress/change in this regard during the financial year 2021-22.

The Stock Exchange(s), vide letter/email dated 14th July, 2022, imposed penalty for delay in compliance with Regulation 23 (9) of SEBI (LODR) Regulations, 2015. The Company was delayed from complying the said regulation due to factors beyond its control and the Company, vide letters dated 5th August, 2022, has submitted the application seeking waiver of fine imposed by the stock exchange(s).

Apart from above, no major penalties or strictures have been imposed on the Company by the Stock Exchanges or SEBI or any other statutory authority on any matter related to capital markets during the last three years.

- C) **Vigil Mechanism:** The Company has a Vigil (Whistle Blower) Policy which aims to provide a channel to the Directors, employees and other stakeholders to report genuine concerns about unethical behavior, actual or suspected default or violation of codes of conduct or policy. Shri G.B. Rao, Independent Director and the Chairman of the Audit Committee has been approved to head the Vigil Mechanism and to do the needful in that regard. However, upon completion of his 2nd term, Shri D. N. Davar, Independent Director, shall head the Vigil Mechanism with effect from 1st October, 2022. The said Vigil Mechanism shall provide safeguards against victimization of Director(s) / Employee(s) who availed of the Mechanism and also to provide for direct access to the Chairman of the Audit Committee in exceptional circumstances. The said Vigil Mechanism is being overseen by the Audit Committee. No personnel had been denied access to the Chairman of the Audit Committee.
- D) **Code of Conduct:** The Company's Board of Directors and officers in Senior Management have confirmed compliance with the Code of Conduct of the Company for the Financial Year 2021-22. A declaration to this effect by the Managing Directors forms part of this Report. The Code of Conduct framed for compliance by the Directors and Senior Management is available on the Company's web site.
- E) **Risk Management:** Business Risk Evaluation and Management is an ongoing process within the organization. The Company has a strong risk management framework to identify, monitor and minimize risks as also identify business opportunities.
- F) **Details of compliance of mandatory requirements:** The Company has complied with all mandatory information requirements as per Regulation 17(7) given in Part A of Schedule II to SEBI (LODR) Regulations, 2015.
- G) **Details of Compliance of discretionary requirements:** The Internal Auditor directly reports to the Audit Committee.

VI MEANS OF COMMUNICATION

The Company apprises the Shareholders through Annual Reports, publication of un-audited quarterly results and audited financial results in English and also in vernacular language newspapers. The financial results and the official news are also placed on the Company's website.

VII MANAGEMENT DISCUSSION AND ANALYSIS

The Company continues to provide Advisory Services to overseas investors furnishing to them Investment Reports that include a presentation of the financial and economic aspects of the proposed investment, a Business Plan for the proposed Investment(s) and any other information reasonably requested by the advisee. As a result, the Company has been receiving Fee as mutually agreed between the Company and the Advisee from time to time.

Your Company's advances to Ansal Landmark Townships Private Limited were transferred to Ansal Landmark (Karnal) Township Private Limited which had been set up to run the Karnal Project in terms of Business Transfer Agreement dated 2nd April, 2012 signed by the Company with Ansal Landmark (Karnal) Township Private Limited. The Company became entitled to allotment of Plots, Flats in Group Housing / Commercial Property in the residential townships at Ghaziabad and at Karnal. Your Company has a balance advance outstanding of Rs. 35,45,91,040/-. Further allotments are expected in due course.

The real estate market continues to be slow in India. However, all efforts are being made to sell the stock of plots /flats in the Company's inventory.

VIII HUMAN RESOURCE

Human Resource relations continued to be cordial during the year under review.

IX INTERNAL AUDIT

The Company has appointed a firm of Chartered Accountants to act as its Internal Auditors. It carries out desired level of audit of various spheres of activities of the Company to ensure that the laid down systems and procedures are adequate and are being followed. The Internal Audit Reports are presented to the Audit Committee of the Board which meets at periodic intervals.

X. SHAREHOLDERS INFORMATION

A) General information

Registered Office	:	11th Floor , Narain Manzil, 23, Barakhamba Road, New Delhi -110001
Financial year	:	1st April to 31st March
46th Annual General Meeting, Day, Date, time and Venue	:	Friday, 30th September, 2022 at 11.30 AM through Video Conferencing/ Other Audio Visual Means ("VC/OAVM") facility.
Book Closure Date	:	24th September, 2022 to 30th September, 2022 (both days inclusive)

B) Appointment/Re-appointment of Directors

The appointment/re-appointment of Directors is communicated to shareholders through the Notice of the Annual General Meeting. In the case of new appointments information about the new Director(s) is / are given through Explanatory Statement annexed to the Notice.

C) Financial Results

The Company's quarterly Unaudited Results and Half Yearly Unaudited Results are subjected to Limited Review by Auditors and Annual results, as usual, are subjected to Audit by the Statutory Auditors. Quarterly Unaudited and Annual Audited Results are published in newspapers and are also communicated to the Stock Exchanges. The Company posts the Financial Results and Shareholding Pattern on the Company's Web Site: www.landmarkproperty.in

D) Share Transfer System and Registrars & Share Transfer Agents

Pursuant to directions of SEBI, the facility to hold the Company's shares in electronic form is made available to the Shareholders as the Company has joined both Depositories, namely NSDL and CDSL. Share Transfer Documents for physical transfer and requests for dematerialization of shares are sent to the Company's Registrars M/s C B Management Services (P) Limited at P-22 Bondel Road, Calcutta- 700 019.

Listing on Stock Exchanges

The Company's Equity Shares are listed on the Bombay Stock Exchange and the National Stock Exchange of India Limited. The Company has paid Listing Fee for the year 2021-2022 and also for 2022-2023. The shares of the Company are traded on the Bombay Stock Exchange and the National Stock Exchange of India Limited.

Name of the Stock Exchange	Code for Equity Shares
Bombay Stock Exchange Limited	533012
National Stock Exchange of Limited	LPDC

F) Share Prices as per Quotations of Bombay Stock Exchange Limited and National Stock Exchange of India Limited and comparison with BSE Sensex and Nifty



Registered Office	:	11th Floor , Narain Manzil, 23, Barakhamba Road , New Delhi -110001
Financial year	:	1st April to 31st March
44th Annual General Meeting, Day, Date, time and Venue	:	Tuesday, 29th September, 2019 at 10.30 AM through Video Conferencing/ Other Audio Visual Means ("VC/OAVM") facility.
Book Closure Date	:	23rd September, 2020 to 29th September, 2020 (both days inclusive)

B) Appointment/Re-appointment of Directors

The appointment/re-appointment of Directors is communicated to shareholders through the Notice of the Annual General Meeting. In the case of new appointments information about the new Director(s) is / are given through Explanatory Statement annexed to the Notice.

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Listing on Stock Exchanges

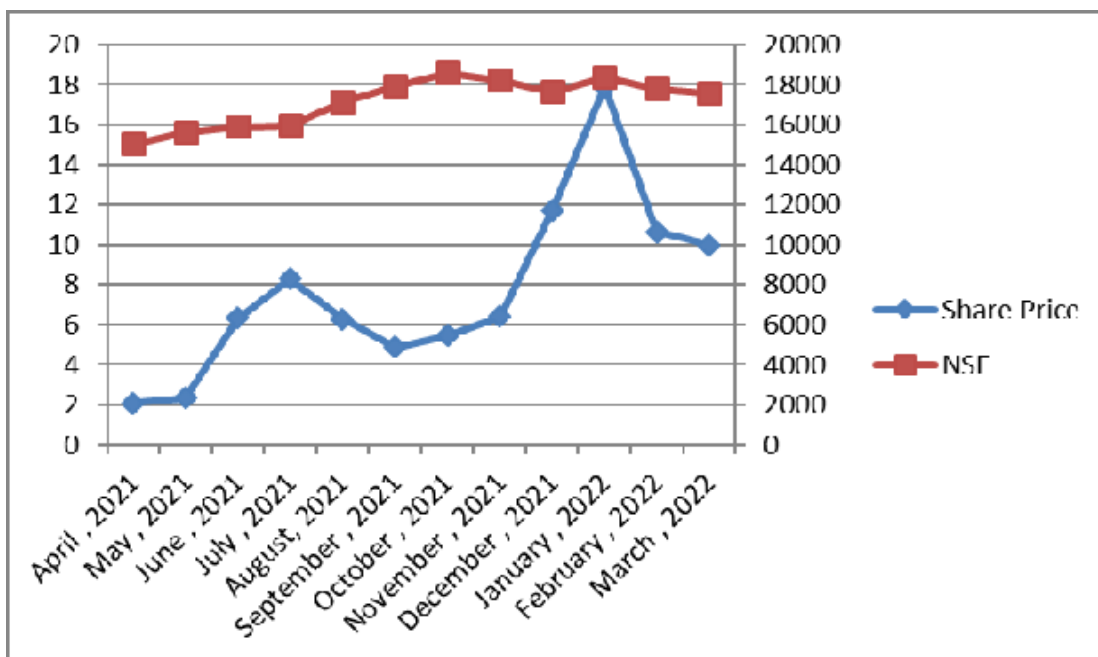
The Company's Equity Shares are listed on the Bombay Stock Exchange and the National Stock Exchange of India Limited. The Company has paid Listing Fee for the year 2018-2019 and also for 2019-2020. The shares of the Company are traded on the Bombay Stock Exchange and the National Stock Exchange of India Limited.

Name of the Stock Exchange	Code for Equity Shares
Bombay Stock Exchange Limited	533012
National Stock Exchange of Limited	LPDC

F) Share Prices as per Quotations of Bombay Stock Exchange Limited and National Stock Exchange of India Limited and comparison with BSE Sensex and Nifty

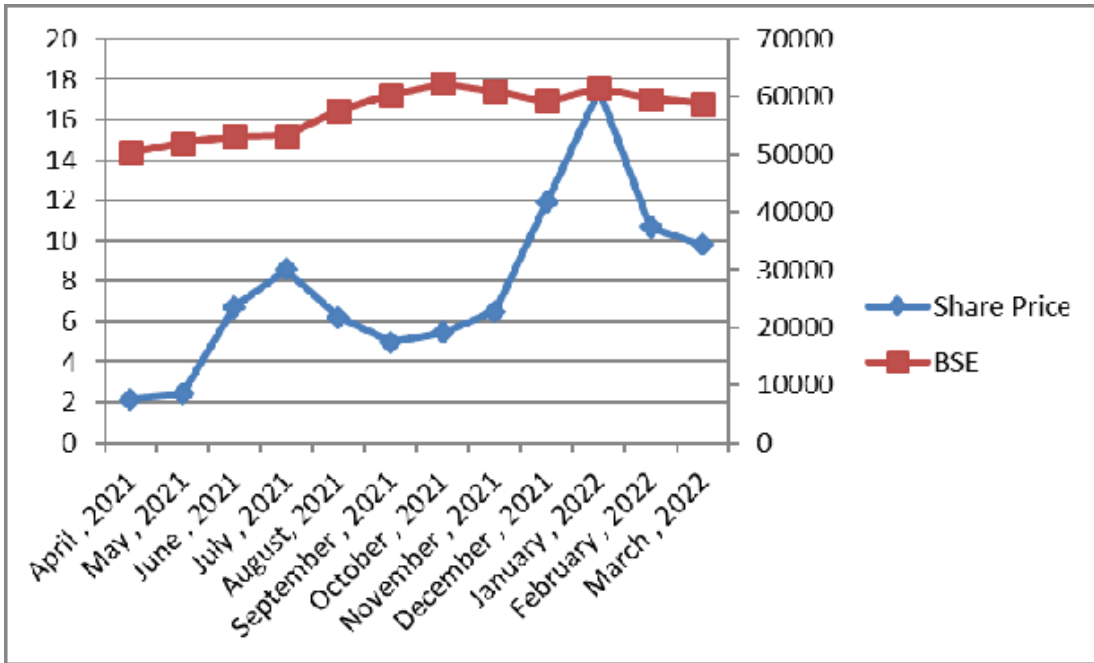
Month	Bombay Stock Exchange Limited		National Stock Exchange of India Limited		BSE Sensex		Nifty	
	High (Rs.)	Low (Rs.)	High (Rs.)	Low (Rs.)	High (Rs.)	Low (Rs.)	High (Rs.)	Low (Rs.)
April, 2021	2.15	1.85	2.10	1.85	50375.77	47204.50	15044.35	14151.40
May, 2021	2.40	1.90	2.35	1.90	52013.22	48028.07	15606.35	14416.25
June, 2021	6.74	2.24	6.35	2.15	53126.73	51450.58	15915.65	15450.90
July, 2021	8.58	5.23	8.30	5.20	53290.81	51802.73	15962.25	15513.45
August, 2021	6.21	3.95	6.30	4.00	57625.26	52804.08	17153.50	15834.65
September, 2021	5.00	4.00	4.90	3.90	60412.32	57263.90	17947.65	17055.05
October, 2021	5.45	4.10	5.45	4.05	62245.43	58551.14	18604.45	17452.90
November, 2021	6.53	4.09	6.40	4.10	61036.56	56382.93	18210.15	16782.40
December, 2021	11.93	5.41	11.70	5.55	59203.37	55132.68	17639.50	16410.20
January, 2022	17.50	9.88	17.90	9.90	61475.15	56409.63	18350.95	16836.80
February, 2022	10.70	7.20	10.65	7.10	59618.51	54383.20	17794.60	16203.25
March, 2022	9.81	6.75	10.00	6.80	58890.92	52260.82	17559.80	15671.45

Comparative chart of Company's share price movement vis a vis movement of Nifty 50 during the FY 2021-22





Comparative chart of company's share price movement vis a vis movement of BSE Sensex during the FY 2021-22



Distribution of Shareholding as on March 31, 2020

Range	No. of Share Holders	% of Shareholders	No. of Shares	% of Shares
000001 - 000500	20675	76.04	2386512	1.78
000501 - 001000	2664	9.80	2209855	1.65
001001 - 002000	1742	6.41	2702450	2.01
002001 - 003000	644	2.37	1666056	1.24
003001 - 004000	346	1.27	1234859	0.92
004001 - 005000	278	1.02	1306357	0.98
005001 - 010000	491	1.81	3533226	2.63
010001 - 050000	302	1.11	5688910	4.24
050001 - 0100000	23	0.08	1608632	1.20
100001 & ABOVE	26	0.09	111806303	83.35
TOTAL	27191	100.00	134143160	100.00

Shareholding pattern as on 31st March, 2022

All Category	Physical	Demat	Total	% of Holding
Promoters & Friends*	--	87401268	87401268	65.16
UTI	--	--	--	--
Mutual Fund	--	--	--	--
Banks	51135	134046	185181	0.14
Financial Institutions/ Insurance Companies	--	--	--	--
Bodies Corporate	19332	13731884	13751216	10.25
Foreign National	--	--	--	--
Foreign Portfolio Investor	--	--	--	--
Overseas Corporate Body	--	--	--	--
IEPF	--	2141470	2141470	1.60
Non Resident	945	437057	438002	0.33
Directors/Relatives	--	--	--	--
Clearing Member	--	70039	70039	0.05
Resident Individual	1341884	28731750	30073634	22.41
Trust	--	840	840	0.00
Unclaimed Suspense Account	--	81510	81510	0.06
GRAND TOTAL	1413296	132729864	134143160	100.00

* Including one Director - 174999 Equity Shares



UNCLAIMED SUSPENSE ACCOUNT

The details of shares in Unclaimed Suspense Account are as follows:

Aggregate Number of Shareholders and shares outstanding in the Suspense Account lying at the beginning of the year: 43 Shareholders and 86040 Equity Shares.

Number of shareholders who approached the company for transfer from suspense account during the year: Nil.

Number of shareholders to whom shares was transferred during the year: Nil.

Number of shares Transferred to IEPF from suspense account during the year: 4530 Equity Shares of 3 shareholders

Aggregate Number of Shareholders and shares outstanding in the Suspense Account lying at the end of the year: 40 Shareholders and 81510 Equity Shares.

That the voting rights in the shares shall remain frozen till the rightful owner exercises the option to claim these shares in physical mode or option to dematerialize their shares with either of the Depositories: 81510 Equity Shares.

XI. M D and CFO Certification

The M D and CFO have given certificate on financial reporting and internal controls to the Board in terms of requirement specified in SEBI (Listing Obligations and Disclosure) Regulations, 2015.

XII. COMPLIANCE REPORT FROM AUDITORS

The Company has obtained a Certificate from the Statutory Auditors certifying Compliance with Corporate Governance Requirements as per requirement in SEBI (Listing Obligations and Disclosure) Regulations, 2015:

Independent Auditor's Report on compliance with the conditions of Corporate Governance as per provisions of Chapter IV of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015

To,

**The Members of
Landmark Property Development Company Limited
11th floor, Narain Manzil, Barakhamba Road,
New Delhi, Delhi 110001**

1. This Certificate is issued in accordance with our terms of engagement letter dated 20th May, 2022.
2. The accompanying Corporate Governance Report prepared by Landmark Property Development Company Limited (hereinafter the "Company"), contains details as specified in regulations 17 to 27, clauses (b) to (i) of sub-regulation (2) of regulation 46 and para C, D, E of Schedule V of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations") ('Applicable criteria') with respect to Corporate Governance for the year ended March 31, 2022.

Management Responsibility

3. The preparation of the corporate governance report is the responsibility of management of the Company including preparation and maintenance of all the relevant supporting records and documents. The responsibility also includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the corporate governance report.
4. The Management along with Board of Directors are also responsible for ensuring that the Company complies with the conditions of Corporate Governance as stipulated in the Listing Regulations, issued by Securities and Exchange Board of India.

Auditors Responsibility

5. Our responsibility is limited to examining the procedures and implementation thereof, adopted by the Company for ensuring compliance with the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.
6. We have examined the books of account and other relevant records and documents maintained by the Company for the purposes of providing reasonable assurance on the compliance with Corporate Governance requirements by the Company.
7. We have carried out an examination of the relevant records of the Company in accordance with the guidance note on certification of Corporate Governance issued by the Institute of the Chartered Accountants of India (the "ICAI"), the Standards on Auditing specified under Section 143(10) of the Companies Act 2013, in so far as applicable for the purpose of this certificate and as per the Guidance Note on Reports or Certificates for Special Purposes issued by the ICAI which requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

9. Based on our examination of the relevant records and according to the information and explanations provided to us and the representations provided by the Management, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in regulations 17 to 27 and clauses (b) to (i) of regulation 46(2) and para-C and D of Schedule V of the Listing Regulations during the year ended March 31, 2022.

Other Matter and Restriction on Use

10. This report is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.
11. This report is addressed to and provided to the members of the Company solely for the purpose of enabling it to comply with its obligations under the Listing Regulations with reference to compliance with the relevant regulations of Corporate Governance and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

For SCV & Co. LLP
Chartered Accountants
Firm Reg. No: 000235N/N500089

Place: New Delhi
Dated: August 29, 2022

Abhinav Khosla
Partner
Membership No.: 087010
ICAI UDIN: 22087010AQYGUR5616

DECLARATION BY SHRI GAURAV DALMIA, CHAIRPERSON AND MANAGING DIRECTOR

TO

THE MEMBERS OF LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

Based on the affirmations provided by the Directors and persons in Senior Management of the Company, it is declared that all the Board Members and Senior Management personnel are complying with the Code of Conduct framed by the Company for the Directors and Senior Management.

for Landmark Property Development Company Limited

Gaurav Dalmia
Chairperson & Managing Director

Date: August 29, 2022
Place: New Delhi



SECRETARIAL AUDIT REPORT
(For the Financial Year ended 31st March, 2022)

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule No. 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,

The Members

Landmark Property Development Company Limited

11th Floor, Narain Manzil, 23,

Barakhamba Road,

New Delhi- 110001

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Landmark Property Development Company Limited. The Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of books, papers, minute books, forms and returns filed and other records maintained by Landmark Property Development Company Limited (hereinafter called "the Company"/ "LPDCL") and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the Financial Year ended on 31st March, 2022 ("Audit Period"), complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

1. I have examined the books, papers, minute books, forms and returns filed and other records maintained by LPDCL for the period ended on 31st March, 2022 according to the provisions of:
 - I. The Companies Act, 2013 (the Act) and the Rules made thereunder;
 - II. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
 - III. The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;
 - IV. Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings (to the extent applicable);
 - V. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
 - (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
 - (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
 - (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 (Not Applicable to the Company during the Audit period);
 - (d) Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014 (Not Applicable to the Company during the Audit period);
 - (e) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 (Not Applicable to the Company during the Audit period);
 - (f) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008 (Not Applicable to the Company during the Audit period);
 - (g) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
 - (h) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021 (Not Applicable to the Company during the Audit period);
 - (i) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 (Not Applicable to the Company during the Audit period);
 - (j) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
 - (k) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (Not Applicable to the Company during the Audit period).

I have also examined compliance with the applicable clauses of the Secretarial Standards issued by The Institute of Company Secretaries of India (ICSI).

During the Audit Period, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

It may be noted that the Principal business of the Company is to provide consultancy, advisory services and real estate activities. The Company has informed us that therefore it is not required to maintain Cost Records for its business activities.

2. I further report that:

- i. The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors.
- ii. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.
- iii. Adequate notice is given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
- iv. Majority of the Board decisions are carried through unanimously and the dissenting members' views, if any, are captured and recorded as part of the minutes.

I further report that, based on review of compliance mechanism established by the Company and on the basis of the Compliance Certificate(s) of the Managing Director and Chief Finance Officer taken on record by the Board of Directors at their meeting(s), there are adequate systems and processes in the company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines mentioned above at para 1 and the following laws applicable to the Company:

1. The Shops and Establishments Act;
2. Payment of Bonus Act, 1965;
3. Payment of Gratuity Act, 1972;
4. Employees' Provident Funds and Misc. Provisions Act, 1952;
5. Employees' State Insurance Act, 1948;
6. Income Tax Act, 1961;
7. Goods and Services Tax Act, 2017

I further report that the Company has, in my opinion, during the audit period generally complied with the provisions of the Companies Act, 2013 and the Rules made under that Act, as notified by Ministry of Corporate Affairs and the Memorandum and Articles of Association of the Company, with regard to:

- a) Maintenance of various statutory registers and documents and making necessary entries therein;
- b) Closure of the Register of Members;
- c) Forms, returns, documents and resolutions required to be filed with the Registrar of Companies and the Central Government;
- d) Service of documents by the Company on its Members, Auditors and the Registrar of Companies;
- e) Holding of Annual General Meeting;
- f) Obtaining approvals of the Members, the Board of Directors, the Committees of Directors and the government authorities, wherever required;
- g) Payment of sitting fees to Directors;
- h) Appointment and remuneration of Auditors;
- i) Transfers of the Company's shares and issue and dispatch of certificates of shares;
- j) Form of balance sheet as prescribed under Part I, form of statement of profit and loss as prescribed under Part II and General Instructions for preparation of the same as prescribed in Schedule VI to the Act;
- k) Directors' report;



LANDMARK
DALMIA GROUP

- l) Contracts, common seal, registered office and publication of name of the Company; and
- m) Generally, all other applicable provisions of the Companies Act, 2013 and the Rules made thereunder.

This report is to be read with our letter of even date which is annexed as Annexure and forms integral part of this report.

For Jayant Gupta and Associates

(Jayant Gupta)

Practicing Company Secretary

FCS: 7288

CP : 9738

PR : 759/2020

UDIN: F007288D000865662

Place: New Delhi

Date: August 29, 2022

Annexure to Secretarial Audit Report of LPDCL for financial year ended 31st March, 2022

To,

The Members

Landmark Property Development Company Limited

Management Responsibility for Compliances

1. The maintenance and compliance of the provisions of Corporate and other applicable laws, rules, regulations, secretarial standards is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on our audit.
2. I have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. I believe that the process and practices I followed provide a reasonable basis for our opinion.
3. I have relied upon the books, records and documents made available by the Company to us through electronic means and in digital format.
4. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company which have been audited by independent auditors.
5. Wherever required, I have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
6. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. My examination was limited to the verification of procedure on test basis.
7. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For Jayant Gupta and Associates

(Jayant Gupta)

Practicing Company Secretary

FCS : 7288

CP : 9738

PR : 759/2020

UDIN: F007288D000865662

Place: New Delhi

Date: August 29, 2022



CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(Pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,

The Members,

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
11th Floor, Narain Manzil, 23 Barakhamba Road,
New Delhi - 110001

I have examined the relevant registers, records, forms, returns and disclosures received from the Directors of LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED having CIN: L13100DL1976PLC188942 (hereinafter referred to as 'the Company'), produced before me by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In my opinion and to the best of my information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to me by the Company and its officers, I hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ending on 31st March, 2022 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such other Statutory Authority.

S. No.	Full Name	DIN	Date of Appointment
1.	Gaurav Dalmia	00009639	22/09/2008
2.	Govindarajula Bhaskara Rao	00493992	01/05/2011
3.	Harish Chandra Dua	00589075	01/10/2013
4.	Sharmila Dalmia	00266624	31/03/2015
5.	Jai Karan Kapur	07139086	31/03/2015
6.	Dharmendar Nath Davar	00002008	29/09/2020

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. My responsibility is to express an opinion on these based on my verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **Jayant Gupta and Associates**

(Jayant Gupta)

Practicing Company Secretary

FCS : 7288 CP : 9738

PR No. : 759/2020

UDIN : F007288D000865629

Place: New Delhi

Date: August 29, 2022

ANNEXURE - C TO THE BOARD'S REPORT
NOMINATION AND REMUNERATION POLICY

Introduction:

In terms of the provisions of the Companies Act, 2013 and the listing agreement as amended from time to time, this policy on nomination and remuneration of Directors, Key Managerial Personnel and Senior Management has been formulated by the Committee and approved by the Board of Directors.

The Remuneration Policy of Landmark Property Development Company Limited (the "Company") is designed to attract, motivate and retain manpower. The key objective of the Policy is to enable a framework that allows for competitive and rewards for the achievements of key deliverables and also aligns with practice in the industry and shareholders expectations. The policy reflects the Company's objectives for good corporate governance as well as sustained long-term value creation for shareholders.

Objective and purpose of the Policy:

To lay down criteria and terms and conditions with regard to identifying persons who are qualified to become Directors (Executive and Non-Executive) and persons who may be appointed in Senior Management and Key Managerial positions and to determine their remuneration.

To determine remuneration based on the Company's size and financial position and trends and practices on remuneration prevailing in peer companies, in the real estate industry.

To carry out evaluation of the performance of Directors, as well as Key Managerial and Senior Management Personnel.

To provide them reward linked directly to their effort, performance, dedication and achievement relating to the Company's operations.

To retain, motivate and promote talent and to ensure long term sustainability of talented managerial persons and create competitive advantage. In the context of the aforesaid criteria the following policy has been formulated by the Nomination and Remuneration Committee and adopted by the Board of Directors at its meeting held on 4th August, 2014.

The Policy is applicable to:

- Directors (Executive and Non Executive)
- Key Managerial Personnel
- Senior Management Personnel

The Nomination and Remuneration Committee shall:

- Formulate the criteria for determining qualifications, positive attributes and independence of a director.
- Identify persons who are qualified to become Director and persons who may be appointed in Key Managerial and Senior Management positions in accordance with the criteria laid down in this policy.
- Recommend to the Board, appointment and removal of Director, KMP and Senior Management Personnel.

Remuneration for the Whole Time Director, KMP and Senior Management Personnel:

1. The remuneration / compensation / commission etc. to the Whole-time Director/ Managing Director, KMP and Senior Management Personnel will be determined by the Committee and recommended to the Board for approval. The remuneration / compensation / commission etc. shall be subject to the prior/post approval of the shareholders of the Company and Central Government, wherever required.
2. The remuneration and commission to be paid to the Whole-time Director/ Managing Director shall be in accordance with the percentage / slabs / conditions laid down in the Articles of Association of the Company and as per the provisions of the Companies Act, 2013, and the rules made thereunder.
3. Increments to the existing remuneration / compensation structure may be recommended by the Committee to the Board which should be within the slabs approved by the Shareholders in the case of Whole-time Director.
4. Where any insurance is taken by the Company on behalf of its Whole-time Director/ Managing Director, Chief Executive Officer, Chief Financial Officer, the Company Secretary and any other employees for indemnifying them against any liability, the premium paid on such insurance shall not be treated as part of the remuneration payable to any such personnel. Provided that if such person is proved to be guilty, the premium paid on such insurance shall be treated as part of the remuneration.

Remuneration Balance:

- A fixed base salary, set at a level aimed at attracting and retaining executives with professional and personal competences required to drive the Company's performance.



- Short-term incentives, based on the achievement of a number of individual, pre-defined financial and strategic business targets recommended by the Committee and approved by the Board of Directors and can under normal circumstances not exceed 25% of the fixed base salary.
- Long-term incentives in the form of stock options, promoting a balance between short-term achievements and long-term thinking. However, the Directors should not participate in the stock options.

Remuneration to the Whole-time Director / Managing Director / KMP and Senior Management Personnel:

1. Fixed pay:

The Whole-time Director / Managing Director / KMP and Senior Management Personnel shall be eligible for a monthly remuneration as may be approved by the Board on the recommendation of the Committee. The breakup of the pay scale and quantum of perquisites including, employer's contribution to P.F, pension scheme, medical expenses, club fees etc. shall be decided and approved by the Board on the recommendation of the Committee and approved by the shareholders and Central Government, wherever required.

2. Minimum Remuneration:

If, in any financial year, the Company has no profits or its profits are inadequate, the Company shall pay remuneration to its Whole-time Director in accordance with the provisions of Schedule V of the Companies Act, 2013 and if it is not able to comply with such provisions, with the previous approval of the Central Government.

3. Provisions for excess remuneration:

If any Whole-time Director /Managing Director draws or receives, directly or indirectly by way of remuneration any such sums in excess of the limits prescribed under the Companies Act, 2013 or without the prior sanction of the Central Government, where required, he / she shall refund such sums to the Company and until such sum is refunded, hold it in trust for the Company. The Company shall not waive recovery of such sum refundable to it unless permitted by the Central Government.

Remuneration to Non- Executive / Independent Director:

1. Remuneration / Commission:

The remuneration / commission shall be fixed as per the slabs and conditions mentioned in the Articles of Association of the Company and the Companies Act, 2013 and the rules made thereunder.

2. Sitting Fees:

The Non- Executive / Independent Director may receive remuneration by way of fees for attending meetings of Board or Committee thereof. Provided that the amount of such fees shall not exceed Rs. One lakh per meeting of the Board or Committee or such amount as may be prescribed by the Central Government from time to time.

3. Commission:

Commission may be paid within the monetary limit approved by shareholders, subject to the limit not exceeding 1% of the profits of the Company computed as per the applicable provisions of the Companies Act, 2013.

4. Stock Options:

An Independent Director shall not be entitled to any stock option of the Company.

Disclosure of Information

Information on the total remuneration of members of the Company's Board of Directors, Executive Board of Management and senior management may be disclosed in the Company's annual financial statements. This includes any deferred payments and extraordinary contracts during the preceding financial year.

Approval of the Remuneration Policy

This Remuneration Policy shall apply to all future employment agreements with members of Company's Senior Management including Key Managerial Person and Board of Directors. The Remuneration Policy is binding for the Board of Directors including its provisions on stock options. In other respects, the Remuneration Policy shall be of guidance for the Board. Any departure from the policy shall be recorded and reasoned in the Board's minutes.

Dissemination

The Company's Remuneration Policy shall be published on its website.

**ANNEXURE-D TO THE BOARD'S REPORT
CRITERIA FOR PERFORMANCE EVALUATION OF BOARD
ITS COMMITTEES AND DIRECTORS**

BACKGROUND

Landmark Property Development Company Limited (hereinafter referred as the 'Company') believes in the conduct of its affairs in a fair and transparent manner by adopting highest standards of professionalism, honesty, integrity and, ethical behavior and in complete compliance of laws.

Pursuant to the various provisions of the Companies Act, 2013 and rules thereunder and SEBI (LODR) Regulations, these criteria for performance evaluation of Board, its Committees and Directors are being laid down.

AUTHORITY FOR LAYING DOWN THE CRITERIA FOR PERFORMANCE EVALUATION OF BOARD, ITS COMMITTEES AND DIRECTORS

The Nomination and Remuneration Committee of the Company shall be the authority to lay down the criteria for performance evaluation of the Board, its Committees and Directors, which shall be approved by the Board. The criteria shall be monitored and reviewed by the Nomination and Remuneration Committee and the Board from time to time.

AUTHORITY FOR CARRYING OUT THE PERFORMANCE EVALUATION

The performance evaluation shall be done by the entire Board excluding the Director being evaluated.

COMPLIANCES

1. The performance evaluation shall be done annually.
2. On the basis of the report of performance evaluation, it shall be determined whether to extend or continue the term of appointment of the Independent Director.
3. In the Board's Report a statement shall be given indicating the manner in which formal annual evaluation has been made by the Board of its own performance and that of its committees and individual directors.

INDIVIDUAL PEER REVIEW (By all Directors)

- a) Whether the Director upholds ethical standards of honesty and virtue?
- b) Whether the Director has appropriate qualifications to meet the objectives of the Company?
- c) Whether the Director has financial, accounting or business literacy/skills?
- d) Whether the Director has the industry knowledge, in which the Company does business?
- e) How actively and successfully does the Director refresh his knowledge and skill and is the Director up-to-date with the latest developments in areas such as the corporate governance framework and financial reporting and in the industry and market conditions?
- f) How well prepared and well informed is the Director for Board/Committee meetings?
- g) Does the Director show willingness to spend time and effort learning about the Company and its business?
- h) Is the attendance of the Director at Board/Committee meetings satisfactory?
- i) Does the Director actively participate in the Board/Committee meetings?
- j) Can the Director present his views convincingly, yet diplomatically?
- k) Can the Director listen to the views of others?
- l) How cordial is the Director's relationship with other Board/Committee members and Senior Management?
- m) What has been the quality and value of the Director's contributions at the Board/Committee meetings?
- n) What has been the Director's contribution to the development of strategy and risk management and how successfully the Director has brought his knowledge and experience to bear in the consideration of these areas?
- o) Where necessary, how resolute is the Director in holding to his views and resisting pressure from others?
- p) How effectively has the Director followed up matters about which he has expressed concern?
- q) How well does the Director communicate with other Board/Committee members, senior management and others?

BOARD/COMMITTEE EVALUATION (By all Directors)

1. Whether Board/Committee has diversity of experiences, backgrounds & appropriate composition?
2. Whether Board/Committee monitors compliance with corporate governance laws, regulations and guidelines?
3. Whether Board/Committee demonstrates integrity, credibility, trustworthiness, an ability to handle conflict constructively, and the



willingness to address issues proactively?

4. Whether Board / Committee dedicates appropriate time and resources needed to execute their responsibilities?
5. Whether Agenda and related information are circulated in advance of Board/Committee meetings to allow Directors sufficient time to study and understand the information?
6. Whether written materials provided to Board/Committee members are relevant and concise?
7. Whether the Chairman encourages inputs on agenda of Board/Committee meetings from their members, management, the internal auditors, and the independent auditor?
8. Whether meetings of Board/Committee are conducted effectively, with sufficient time spent on significant matters?
9. How well does management respond to request from the Board/Committee for clarification or additional information?
10. Whether proper minutes are maintained of each meeting of Board/Committee?
11. Whether Board/Committee meetings are held with enough frequency to fulfill the Board's /Committee's duties?
12. Whether Board/Committee (as required) considers the quality and appropriateness of financial/accounting and reporting, including the transparency of disclosures?
13. Whether Board/Committee considers the statutory audit plan and provides recommendations?
14. Whether Board/Committee ensures that management takes action to achieve resolution when there are repeat comments from statutory auditors?
15. Whether adjustments to the financial statements that resulted from the statutory audit are reviewed by the Audit Committee, regardless of whether they were recorded by management?
16. Whether Board/Committee oversees the role of the statutory auditors and has an effective process to evaluate the auditor's qualifications and performance?
17. Whether Board/Committee reviews the audit fees paid to the statutory auditors?
18. Whether Board/Committee considers internal audit reports, management's responses, and steps toward improvement?
19. Whether Board/Committee oversees the process and are notified of communications received from governmental or regulatory agencies related to alleged violations or areas of non-compliance?
20. Whether the contributions of the Board/Committee to ensuring robust and effective risk management are adequate?

EVALUATION CRITERIA FOR INDEPENDENT DIRECTORS (Each Independent Director shall be evaluated by all other Directors excluding the Director being evaluated)

Evaluation based on professional conduct

- Whether ID upholds ethical standards of integrity and probity?
- Whether ID acts objectively and constructively while exercising his duties?
- Whether ID exercises his/her responsibilities in a bona fide manner in the interest of the Company?
- Whether ID devotes sufficient time and attention to his/her professional obligations for informed and balanced decision making?
- Whether ID not allow any extraneous considerations that will vitiate his/her exercise of objective independent judgment in the paramount interest of the Company as a whole, while concurring in or dissenting from the collective judgment of the Board in its decision making?
- Whether ID does not abuse his/her positions to the detriment of the Company or its shareholders or for the purpose of gaining direct or indirect personal advantage or advantage for any associated person?
- Whether ID refrains from any action that would lead to loss of his/her independence?
- Where circumstances arise which make an independent director lose his/her independence, whether the ID has immediately informed the Board accordingly?
- Whether ID assists the Company in implementing the best corporate governance practices?

Evaluation based on Role and functions

- Whether ID helps in bringing an independent judgment to bear on the Board's deliberations especially on issues of strategy, performance, risk management, resources, key appointments and standards of conduct?
- Whether ID brings an objective view in the evaluation of the performance of Board and management?
- Whether ID scrutinizes the performance of management in meeting agreed goals and objectives and monitor the reporting of performance?

- Whether ID satisfies himself/herself on the integrity of financial information and the financial control and the systems of risk management are robust and defensible?
- Whether ID has taken actions to safeguard the interests of all stakeholders, particularly the minority shareholders?
- Whether ID balances the conflicting interest of the stakeholders?
- Whether ID during Board/Committee meetings along with other members determines appropriate levels of remuneration of executive directors, key managerial personnel and senior management and have a prime role in appointing and where necessary recommend removal of executive directors, key managerial personnel and senior management?
- Whether ID moderates and arbitrates in the interest of the Company as a whole, in situations of conflict between management and shareholder's interest?

Evaluation based on Duties

- Whether ID undertakes appropriate induction and regularly update and refresh his/her skills, knowledge and familiarity with the Company?
- Whether ID seeks appropriate clarification or amplification of information and, where necessary, takes and follows appropriate professional advice and opinion of outside experts?
- Whether IDs strive to attend all meetings of the Board of Directors and of the Committees of which he/she is a member?
- Whether ID participates constructively and actively in the Committees of the Board in which he/she is chairperson or member?
- Whether ID strives to attend the general meetings of the Company?
- Where ID has concerns about the running of the Company or a proposed action, whether he/she ensures that these are addressed by the Board and, to the extent that they are not resolved, insist that their concerns are recorded in the minutes of the Board Meeting?
- Whether ID does not unfairly obstruct the functioning of an otherwise proper Board Meeting or Committee Meeting of the Board?
- Whether ID gives sufficient attention and ensures that adequate deliberations are held before approving related party transactions and assure himself/herself that the same are in the interest of the Company?
- Whether ID ascertains and ensures that the Company has an adequate and functional vigil mechanism and also ensures that the interests of a person who uses such mechanism are not prejudicially affected on account of such use?
- Whether ID reports concerns about unethical behavior, actual or suspected fraud or violation of the Company's Code of Conduct?
- Whether ID acts within his/her authority, assist in protecting the legitimate interests of the Company, shareholders and its employees?
- Whether ID does not disclose confidential information, including commercial secrets, technologies, advertising and sales promotion plans, unpublished price sensitive information, unless such disclosure is expressly approved by the Board or required by law?



DRAFT INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

Report on the Audit of the Ind AS Financial Statements

Opinion

We have audited the accompanying Ind AS financial statements of LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED ("the Company"), which comprise the Balance Sheet as at 31st March, 2022, the Statement of Profit and Loss (including the Statement of Other Comprehensive Income), the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and notes to the financial statements including summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Ind AS financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Ind AS financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2022, and its loss including other comprehensive income, its cash flow statement and the statement of changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the Ind AS financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Ind AS Financial Statements' section of our report. We are independent of the Company in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Ind AS financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Ind AS financial statements.

Emphasis of Matter

- a) We draw attention to Note 32 to the Ind AS financial statements regarding business transfer agreement dated 2nd April, 2012 and the matter therein. Our opinion is not modified in respect of this matter.
- b) We draw attention to Note 37 to the Ind AS financial statements, which describes the uncertainties and the impact of Covid-19 pandemic on the Company's operations, carrying amounts of investments, recoverability of receivables and other assets and management's evaluation of the future performance of the Company. Our opinion is not modified in respect of this matter.

Key Audit Matters

Key Audit Matters are those matters that, in our professional judgement, were of significance in our audit of the Ind AS financial Statements of the current period. We have determined that there are no key audit matter to communicate in our report.

Information other than the Ind AS Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Company's Annual Report, but does not include the Ind AS financial statements and our auditor's report thereon.

Our opinion on the Ind AS financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Ind AS financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the above report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

Management's Responsibility for the Ind AS Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Act with respect to the preparation of these Ind AS financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Ind AS financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Ind AS financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's responsibility for the Audit of the Ind AS Financial Statements

Our objectives are to obtain reasonable assurance about whether the Ind AS financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Ind AS financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Ind AS financial statements, including the disclosures, and whether the Ind AS financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Ind AS financial statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Ind AS financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Ind AS financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the standalone Ind AS financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on other legal and regulatory requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of Section 143 of the Act, we give in the "Annexure A", a statement on the matters specified in Paragraphs 3 and 4 of the Order, to the extent applicable.
2. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197 (16) of the Act, as amended.

According to the information and explanation given to us, the Company has not paid/provided for any managerial remuneration during the year.



3. As required by Section 143 (3) of the Act, we report that:

- (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of such books.
- (c) The Balance Sheet, the Statement of Profit and Loss (including other Comprehensive income), Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- (d) In our opinion, the aforesaid Ind AS financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with relevant rules issued thereunder.
- (e) On the basis of the written representations received from the Directors and taken on record by the Board of Directors, we report the none of the directors is disqualified as on 31st March, 2022 from being appointed as a Director in terms of Section 164 (2) of the Companies Act,2013.
- (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- (g) As required by Rule 11 of the Companies (Audit and Auditors) Rules, 2014, issued by the Central Government of India in terms of clause (j) of sub-section (3) of section 143 of the Act, in our opinion and to the best of our information and according to the explanations given to us:
 - (a) The Company has disclosed the impact of pending litigations on its financial position in its Ind AS financial statements – Refer Note 31 to the Ind AS financial statements.
 - (b) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
 - (c) There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.
 - (d) a) The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed fund or share premium or any other sources of kinds of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities (" Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries ") or provide any guarantee, security or the like on behalf of the Ultimate beneficiaries.
 - b) The management has represented that, to the best of its knowledge and belief, no funds have been received by the company from any person(s) or entity(ies), including foreign entity ("Funding Parties", with the understanding, whether recording in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other person or entities identified in any manner whatsoever by or on behalf of Funding Parties ("Ultimate Beneficiaries") or provide any guarantee, security, or the like on behalf of the Ultimate Beneficiaries; and
 - c) Based on such audit procedures that were considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representation under sub-clause (a) and (b) contains any material misstatement.
 - (e) The company has not declared or paid any dividend during the year and has not proposed final dividend for the year.

For SCV & Co. LLP,
CHARTERED ACCOUNTANTS
FIRM REGISTRATION No. 000235N/N500089

(ABHINAV KHOSLA)
PARTNER
MEMBERSHIP No. 087010
UDIN: 22087010AJXEQV5291

PLACE: Noida
DATED: 30th May, 2022

Annexure "A" to the Independent Auditors' Report

(Referred to in paragraph 1 to "Report on Other legal and regulatory requirements" of the Independent Auditors' Report of even date to the members of Landmark Property Development Company Limited on the Ind AS Financial Statements for the year ended 31st March 2022)

Based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into considerations in the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i)(a)(A) The Company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment.
- (i)(a)(B) The company does not have any intangible assets. Accordingly, clause (i)(a)(B) of the order is not applicable to the company.
- (i)(b) According to the information and explanations given to us, Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification. In our opinion, the frequency of verification of the Property, Plant and Equipment is reasonable having regard to the size of the company and its nature of its assets.
- (i)(c) There are no immovable property held by the company and accordingly, the requirement to report on clause 3(i)(c) of the order is not applicable to the company.
- (i)(d) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has neither revalued it Property, Plant and Equipment (Including Right of Use Assets) nor intangible assets during the year ended 31st March, 2022.
- (i)(e) According to the information and explanations given to us and on the basis of our audit procedures, we report that there are no proceedings that have been initiated or are pending against the company for holding any benami property under the Prohibition of Benami Property Transactions (Prohibitions) Act , 1988 (45 of 1988) and rules made thereunder.
- (ii)(a) According to the information and explanations given to us and on the basis of our audit procedures, we report that Physical Verification of Inventory has been conducted at reasonable intervals by the management and in our opinion the coverage and procedure of such verification is appropriate. No discrepancy was noticed during such verification conducted during the year.
- (ii)(b) The Company has not been sanctioned working capital limits in excess of Rs Five Crore in aggregate from banks and financial institutions during at any point of time of the year on the basis of security of current assets. Accordingly, the requirement to report on clause 3(ii)(b) of the order is not applicable to the company.
- (iii)(a) According to information and explanation given to us and on the basis of our audit procedures, we report that the company has not made investments in, provided any security or granted any advances in the nature of loans to companies, firms, Limited Liability Partnership or any other parties during the year ended 31st March,2022.
- (iii)(b) According to information and explanation given to us, the Company has not made investments, provided security, advances in nature of loans to companies, firms, Limited Liability Partnership or any other parties during the year ended 31st March 2022 Accordingly, the requirement to report on clause 3(iii)(b) of the order is not applicable to the company.
- (iii)(c) In respect of loan(s) advanced to companies, the schedule of repayment of principal and payment of interest has been stipulated and the repayment or receipts are not regular. Details of delay in payment principal & interest are as follows:

Name of the Entity	Principal	Interest Amount		Extent of Delay Till 31 st March 2022	Remarks if any
		Amount	Due date		
Saya Buildcon Consortium Pvt Ltd	217.83	3.27	30.09.2021	181	The Principal was due on 31 st May 2021 however the company has given extension of payment of principal as well as over due interest till 30 th June 2022.
		9.80	31.12.2021	90	
Saya Buildcon Consortium Pvt Ltd	150.00	2.37	31.12.2021	90	The Principal was due on 31.03 2021. The Company has given extension of payment of Principal till 30 th June 2022 Entire overdue interest received on 27 th May 2022.
		2.37	31.01.2022	59	
		2.37	28.02.2022	31	



- (iii)(d) The following amount is overdue for more than ninety days from a company where loan has been granted and reasonable steps have been taken by the Company for recovery of the overdue amount of interest.

Number of Cases	Interest Overdue	Total Overdue	Remarks (if any)
1	3.27	3.27	Interest amount for the month of September 2021

- (iii)(e) The Company had granted loans to companies which had fallen due during the year. The Company has given extension during the year to the parties.

The aggregate amount of such dues extended and the percentage of the aggregate to the total loans or advances in the nature of loans granted during the year are as follows

Name of Parties	Aggregate amount of overdue of existing loans extended	Percentage of the aggregate to the total loans or advances in the nature of loans granted during the year
Saya Buildcon Consortium Pvt Ltd	367.82	100%

- (iii)(f) According to information and explanation given to us and on the basis of our audit procedures, we report that the company has not granted any loans or advances in the nature of loan either repayable on demand or without specifying any terms or period of repayment.

- (iv) In our opinion and according to the information and explanations given to us, the Company has complied with provisions of 186 of the Companies Act, 2013 in respect of loan given during the year. The company has not given any loans during the year which are covered under provisions of Section 185 of the Companies Act, 2013. In our opinion and according to the information and explanation given to us, the Company has not made investment or given guarantees or security which is covered under provisions of section 185 and 186 of the Companies Act, 2013.

- (v) According to information and explanation given to us and on the basis of our audit procedures, we report that the company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits, within the meaning of the provisions of section 73 to 76 or any other relevant provisions of the Companies Act and the rules made thereunder. Accordingly, the paragraph 3(v) of the Order is not applicable to the Company.

- (vi) The Central Government has not specified maintenance of cost records under sub- section (1) of section 148 of the Companies Act. Accordingly, the requirement to report on clause 3(v) of the order is not applicable to the company.

- (vii)(a) The company is regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, duty of customs, cess and any other statutory dues applicable to it to the appropriate authorities. The provisions related sales-tax, service tax, duty of excise and value added tax are not applicable to company.

According to the information and explanation given to us and based on audit procedures performed by us, no undisputed amount payable in respect of these statutory dues were outstanding at the year end, for a period of more than six months from the date they became payable.

- (vii)(b) According to the information and explanations given to us and on the basis of our audit procedures, we report that there are no dues of income tax, sales tax, service tax, duty of customs, duty of excise, goods and service tax or value added tax which have not been deposited on account of any dispute except as given under:

Name Of the Statute	Nature of Due	Amount Involved (Rs in lakhs)	Amount Unpaid (Rs in lakhs)	Period to which it relates	Forum where Dispute is pending
Income Tax Act 1961	*Demand	58.93	58.93	AY 2008-2009	DCIT, Central Circle 1, Jhandewalan New Delhi.

*Refer Note no. 40 to the Ind AS financial statements.

- (viii) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not surrendered or disclosed any transaction, previously unrecorded in the books of accounts, in the tax assessment under the Income Tax Act, 1961 as income during the year, accordingly the provisions of paragraph 3 (viii) of the Order are not applicable to the company.

- (ix)(a) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company did not have any loans or borrowing from any lender during the year. Accordingly, clause 3(ix)(a) of the order is not applicable.

- (ix)(b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not been declared a wilful defaulter by any bank or financial institution or other lender.

- (ix)(c) In our opinion and according to the information and explanations given to us, the company has not obtained any term loan during the year. Hence, the requirement to report on clause 3(x)(c) of the order is not applicable to the company.
- (ix)(d) According to the information and explanations given to us and on the basis of our audit procedures, we report that no funds raised on short term basis have been utilised for long term purposes during the year.
- (ix)(e) According to the information and explanations given to us and on an overall examination of the financial statement of the company, we report that the company has not taken any funds from any entity or person on account of or to meet the obligation of its subsidiaries, associates or joint ventures.
- (ix)(f) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint venture or associate companies.
- (x)(a) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not raised any moneys by way of initial public offer/ further public offer (including debt instruments) during the year. Accordingly, the provisions paragraph 3(x)(a) of the Order are not applicable to the company.
- (x)(b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year and hence the provisions on paragraph 3(x)(b) of the Order are not applicable to the company.
- (xi)(a) According to the information and explanations given to us and on the basis of our audit procedures, we report that no fraud by the company or no fraud on the Company has been noticed or reported during the year.
- (xi)(b) During the year, no report under Sub-section (12) of section 143 of Companies Act, 2013 has been filed by the auditors in form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- (xi)(c) As represented to us by the management, there are no whistle blower complaints received by the company during the year.
- (xii) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company is not a Nidhi Company. Therefore, the provisions of paragraph 3(xii)(a), (b), (c) of the Order are not applicable to the company.
- (xiii) According to the information and explanations given to us, and based on our examination of the records of the Company, transactions with the related parties are in compliance with section 177 and 188 of the Companies Act, 2013. Further the details of the transactions have been disclosed in the standalone Ind AS financial statements as required by the applicable accounting standards.
- (xiv)(a) In our opinion and based on our examination, the company has an internal audit system commensurate with the size and nature of its business.
- (xiv)(b) We have considered the internal audit report of the company issued till date, for the period under audit.
- (xv) The company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on paragraph 3(xv) of the Order is not applicable to the company.
- (xvi)(a) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 (2 of 1934). Accordingly, requirement to report on paragraph (xvi)(a) of the Order are not applicable to the company.
- (xvi)(b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company has not conducted any Non -Banking Financial or Housing Finance activities without obtaining a valid certificate of Registration (COR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.
- (xvi)(c) According to the information and explanations given to us and on the basis of our audit procedures, we report that the company is not a Core Investment Company (CIC) as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on paragraph 3 (xvi)(c) of the Order is not applicable to the company.
- (xvi)(d) According to the information and explanations given to us and on the basis of our audit procedures, we report that the group does not have any CIC as part of the group, hence the provisions of paragraph (xvi)(d) of the Order are not applicable to the company.
- (xvii) According to the information and explanations given to us and on the basis of our audit procedures, we report that, the company has incurred cash losses only during the current financial year but has not incurred any cash losses during the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditor during the year and accordingly, the provisions of paragraph 3 (xviii) of the Order are not applicable to the company.
- (xix) On the basis of the financial ratios disclosed in note no 40 to the financial statements, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statement, our knowledge of the Board of Directors and management plan and based on our examination of the evidence supporting the assumption, nothing has come to our attention, which causes us to believe that no material uncertainty exists as on the date of audit report that company



is not capable of meeting its liabilities existing at date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not the assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of audit report and we neither give any guarantee nor any assurance that all the liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

- (xx)(a) According to the information and explanations given to us and on the basis of our audit procedures, we report that the section 135 of the companies Act, 2013 is not applicable to company. Therefore, the provision of paragraph 3(xx)(a), (b) of the order are not applicable to the company.
- (xxi) The provisions of paragraph 3(xxi) are not applicable to the company as the company is not required to prepare consolidated financial statement.

For SCV & Co. LLP

Chartered Accountants

Firm Regn. No. 000235N/N500089

(ABHINAV KHOSLA)

PARTNER

Membership No.: 087010

UDIN: 22087010AJXEQV5291

Place: Noida

Dated: 30th May, 2022

Annexure “B” To the Independent Auditor’s Report

(Referred to in paragraph 2(f) under ‘Report on Other Legal and Regulatory Requirements’ section of the independent Auditor’s Report of even date to the members of LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED on the Ind AS financial statements for the year ended 31st March, 2022)

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”)

We have audited the internal financial controls over financial reporting of LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED (“the Company”) as of March 31, 2022 in conjunction with our audit of the Ind AS financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company’s policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) and the Standards on Auditing, issued by Institute of Chartered Accountants of India and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the Ind AS financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company’s internal financial controls system over financial reporting.

Meaning of Internal Financial Controls Over Financial Reporting

A company’s internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Ind AS financial statements for external purposes in accordance with generally accepted accounting principles. A company’s internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Ind AS financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company’s assets that could have a material effect on the Ind AS financial statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control



LANDMARK
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over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For SCV & Co. LLP,
CHARTERED ACCOUNTANTS
FIRM REGISTRATION No. 000235N/N500089

(ABHINAV KHOSLA)
PARTNER
MEMBERSHIP No. 087010
UDIN: 22087010AJXEQV5291

PLACE: Noida

DATED: 30th May, 2022

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Balance Sheet As at 31 st March, 2022
(Rupees in Lakhs)

Particulars	Note No.	As at 31st March, 2022	As at 31st March, 2021
ASSETS			
(1) Non - current assets			
(a) Property, Plant and Equipment	2	0.53	1.20
(b) Financial assets			
(i) Other financial assets	3.2	-	0.07
(c) Deferred tax assets (Net)	4	14.81	0.07
(d) Non-current tax assets (Net)	5	0.21	6.75
(e) Other non-current assets	6	4,185.97	4,178.91
Total non current assets		4,201.52	4,187.00
(2) Current assets			
(a) Inventories	7	1,214.38	1,276.78
(b) Financial assets			
(i) Investments	8	138.63	132.70
(ii) Cash and cash equivalents	9	5.53	13.52
(iii) Bank Balances other than (ii) above	10	339.95	279.51
(iv) Loans	3.1	310.65	367.83
(v) Other Financial assets	3.2	34.67	27.47
(c) Other current assets	6	9.11	9.20
Total current assets		2,052.93	2,107.01
Total Assets		6,254.44	6,294.01
EQUITY AND LIABILITIES			
(1) EQUITY			
(a) Equity share capital	11	1,341.43	1,341.43
(b) Other equity	12	4,853.51	4,861.66
Total equity		6,194.94	6,203.09
LIABILITIES			
(2) Non - current liabilities			
(a) Provisions	13	0.11	1.07
(b) Deferred tax liability (Net)	4	-	-
Total non current liabilities		0.11	1.07
(3) Current liabilities			
(a) Financial liabilities			
(i) Trade payables			
Total outstanding dues of micro enterprise and small enterprise		-	-
Total outstanding dues of creditors other than micro enterprise and small enterprise	14	0.01	-
(ii) Other financial liabilities	14	2.17	4.12
(b) Other current liabilities	15	56.25	85.66
(c) Provisions	13	0.95	0.06
Total current liabilities		59.39	89.84
Total liabilities		59.50	90.91
Total Equity & Liabilities		6,254.44	6,294.01

Significant accounting policies

1

See accompanying Notes to Financial Statements

2 to 42

As per our report of even date attached
For and on behalf of the Board of Directors
For SCV & Co. LLP
Chartered Accountants

Firm Registration Number 000235N/N500089

(Gaurav Dalmia)
Chairperson and Managing Director
DIN : 00009639

(G. B. Rao)
Director
DIN : 00493992

(Abhinav Khosla)
Partner
Membership No. 087010

(Arvind Vachaspati)
Chief Financial Officer
(Ankit Bhatia)
Company Secretary

Place : New Delhi

Dated : 30th May, 2022



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Statement of Profit & Loss for the year ended on 31st March, 2022

(Rupees in Lakhs)			
Particulars	Note No.	Year ended 31st March, 2022	Year ended 31st March, 2021
Income			
Revenue from operations	16	69.74	101.05
Other income	17	89.79	86.56
Total income	I	159.53	187.61
Expenses			
Changes in inventories of finished goods, stock - in - trade and work - in - progress	18	62.40	89.58
Employee benefits expense	19	16.08	14.87
Depreciation and amortization expense	20	0.22	0.40
Other expense	21	92.13	29.41
Total expenses	II	170.83	134.26
Profit before tax	III= (I-II)	(11.30)	53.35
Tax expense	22		
Current tax		11.20	13.07
Income Tax Earlier year		-	(0.04)
Deferred tax	4	(14.64)	0.24
Total tax expense	IV	(3.44)	13.27
Profit for the year	V=(III-IV)	(7.86)	40.08
Other comprehensive income			
Items that will not be reclassified to profit or loss			
Remeasurement of post employment benefit obligations	VI	(0.39)	0.06
income tax relating to items that will not be reclassified to profit or loss	VII	0.10	(0.02)
Net other comprehensive income not to be reclassified to profit or loss in subsequent years	VIII = (VI+VII)	(0.29)	0.04
Other comprehensive income for the year, net of income tax	IX	(0.29)	0.04
Total comprehensive income for the year (comprehensive profit and other comprehensive income for the year)	V+VIII	(8.15)	40.12
Earnings per equity share (face value of Re 1 per share)			
(1) Basic		(0.01)	0.03
(2) Diluted		(0.01)	0.03

Significant accounting policies

See accompanying Notes to Financial Statements

1

2 to 42

As per our report of even date attached
For SCV & Co. LLP
Chartered Accountants
Firm Registration Number 000235N/N500089

For and on behalf of the Board of Directors

(Gaurav Dalmia)
Chairperson and Managing Director
DIN:00009639

(G. B. Rao)
Director
DIN:00493992

(Abhinav Khosla)
Partner
Membership NO. 087010

(Arvind Vachaspati)
Chief Financial Officer

(Ankit Bhatia)
Company Secretary

Place : New Delhi
Dated : 30th May, 2022

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Cash Flow Statement for the year ended on 31 st March, 2022

(Rupees in Lakhs)

Particulars	Year Ended 31st March, 2022	Year Ended 31st March, 2021
Cash flow from Operating Activities		
Profit / (loss) before tax	(11.30)	53.35
Adjustments:		
Depreciation and amortisation expenses	0.22	0.40
Loss / (Profit) on Sale/write off of Fixed Assets (Net)	0.45	-
Interest Income	(83.00)	(82.60)
Allowance for expected Credit Loss	60.32	-
Unclaimed Credit balances/ excess provision written back	(0.87)	-
Fair Value of Current investment through FVTPL	(5.92)	(2.13)
Dividend Income	-	(0.50)
Profit/ (Loss) on sale of investment	-	(1.18)
Operating cash flow before working capital changes	(40.10)	(32.66)
Movements in working capital :		
Decrease/ (increased) in other financial assets	27.54	26.12
Decrease/ (increased) in Inventory	62.40	89.58
Decrease/ (increased) in other assets & other current assets	(6.97)	(0.01)
Decrease/ (increased) in trade payables	0.01	-
Decrease/ (increased) in Provisions	(0.46)	0.25
(Decrease)/ increased in Other financial liabilities/ current liabilities	(28.22)	(22.96)
Cash generated from operations	14.20	60.32
Income tax paid/ (refund)	4.67	13.19
Net cash generated from operating activities (A)	9.53	47.13
Cash flow from investing activity		
Sale of Fixed Assets	-	0.02
Purchase of Investment (units of M/F)	-	(131.04)
Sale/ Redemption of Investment (units of M/F)	-	115.55
Fixed deposit with bank	(62.70)	(76.25)
Dividend Income	-	0.50
Interest received	45.18	55.13
Net cash (used in) investing activities (B)	(17.52)	(36.09)
Cash flow from financing activity		
Payment of Unpaid dividend	-	-
Net cash generated from financing activities (C)	-	-
Net increase in cash & cash equivalents (A+B+C)	(7.99)	11.02
Cash & cash equivalents as the beginning of the year	13.52	2.50
Cash & cash equivalents as the end of the year	5.53	13.52
Components of cash and cash equivalents		
Cash on hand	0.04	0.09
Balances with Banks:		
On current accounts	5.49	13.43
Total	5.53	13.52

As per our report of even date attached

For and on behalf of the Board of Directors

For SCV & Co. LLP

Chartered Accountants

Firm Registration Number 000235N/N500089

(Gaurav Dalmia)
Chairperson and Managing Director
DIN:00009639

(G. B. Rao)
Director
DIN:00493992

(Abhinav Khosla)

Partner

Membership NO. 087010

(Arvind Vachaspati)
Chief Financial Officer

(Ankit Bhatia)
Company Secretary

Place : New Delhi
Dated : 30th May, 2022.



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

Notes to financial statements for the year ended on 31st March, 2022

2. Property, plant & equipment

(Rupees in Lakhs)

Particulars	Land*	Furniture and Fixtures	Office equipment	Computers	Total
Cost or Deemed Cost					
As at April 01,2020	0.45	1.57	-	1.05	3.06
Additions	-	-	-	-	-
Disposals during the year	-	-	-	0.32	0.32
As at March 31,2021	0.45	1.57	-	0.72	2.74
Additions	-	-	-	-	-
Disposals during the year	-	-	-	-	-
As at March 31, 2022	0.45	1.57	-	0.72	2.74
Depreciation					
As at April 01,2020	-	0.76	-	0.69	1.45
Charge for the year	-	0.21	-	0.19	0.40
Disposals/Write Off/Adjusted during the year	-	-	-	0.31	0.31
As at March 31, 2021	-	0.97	-	0.57	1.54
Charge for the year	-	0.16	-	0.07	0.22
Disposals/Adjusted/write off during the year	0.45	-	-	-	0.45
As at March 31, 2022	0.45	1.13	-	0.64	2.21
Net Block					
As at March 31, 2021	0.45	0.60	-	0.16	1.20
As at March 31, 2022	-	0.44	-	0.09	0.53

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022

(Rupees in Lakhs)

Note No.	Particulars	As At 31st March, 2022	As At 31st March, 2021
3.1	<u>Loans</u>		
	<u>Current</u>		
	Intercompany Loan (Secured , considered good)	367.83	367.83
	Less: Allowance for expected Credit Loss	(57.18)	-
	Total	<u>310.65</u>	<u>367.83</u>
3.2	<u>Other Financial Assets</u>		
	<u>Non Current</u>		
	Fixed Deposits	-	0.01
	Deposits with Post Office	-	0.04
	Security Deposits	-	0.02
	Total	<u>-</u>	<u>0.07</u>
	<u>Current</u>		
	Accrued interest on Inter-corporate loan	29.13	18.61
	Less: Allowance for expected credit Loss	(3.14)	-
	Accrued interest on Fixed Deposits	8.68	8.86
	Total	<u>34.67</u>	<u>27.47</u>



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

Notes to financial statements for the year ended on 31st March, 2022

(Rupees in Lakhs)

Note No.	Deferred tax assets / (liabilities) in relation to :	As at April 1, 2021	Credit / (Charge) to Profit or loss	Credit / (Charge) to Other Comprehensive Income	As at March 31, 2022
4	Deferred Tax Assets / (Liabilities) (Net)				
	The following is the deferred tax assets / liabilities recognised in statement of profit and loss and other comprehensive income				
	Property, plant and equipment	0.20	0.00	-	0.20
	Fair value of Investment	(0.42)	(0.92)	-	(1.35)
	Employee Benefits	0.29	(0.12)	0.10	0.27
	Allowance for expected Credit Loss	-	15.68	-	15.68
		0.07	14.64	0.10	14.81

Note: Deferred tax assets and deferred tax liabilities have been offset as they are governed by the same taxation laws.

Note No.	Deferred tax assets / (liabilities) in relation to :	As at April 1, 2020	Credit / (Charge) to Profit or loss	Credit / (Charge) to Other Comprehensive Income	As at March 31, 2021
4	Deferred Tax Assets / (Liabilities) (Net)				
	The following is the deferred tax assets / liabilities recognised in statement of profit and loss and other comprehensive income				
	Property, plant and equipment	0.17	0.03	-	0.20
	Fair value of Investment	(0.09)	(0.33)	-	(0.42)
	Employee Benefits	0.24	0.07	(0.02)	0.29
		0.32	(0.24)	(0.02)	0.07

Note: Deferred tax assets and deferred tax liabilities have been offset as they are governed by the same taxation laws.

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022
(Rupees in Lakhs)

Note No.	Particulars	As At 31st March, 2022	As At 31st March, 2021
5	<u>Income tax assets</u>		
	Non Current		
	Income Tax Recoverable (Net of Provision for Rs. 11.20 Lakh, for taxation)	0.21	6.75
	Total	<u>0.21</u>	<u>6.75</u>
6	<u>Other Assets</u>		
	Non-Current		
	Capital Advance (Secured and considered good)	400.00	400.00
	Advance against acquisition of property to related party #	3,778.91	3,778.91
	Income Tax Recoverable(Refund)	7.06	-
	Total	<u>4,185.97</u>	<u>4,178.91</u>
	Current		
	(Unsecured, Considered good)		
	Advances recoverable		
	Other indirect taxes recoverable (GST)	9.01	9.01
	Prepaid Expenses	0.11	-
	Other Receivable *	-	0.19
	Total	<u>9.11</u>	<u>9.20</u>
	* Including Employees		
	# Due from Private Limited companies in which a director of the company is a director as follows:-		
	Ansal Landmark (Karnal) Township Pvt. Ltd.	3,545.91	3,545.91
	Landmark Landholdings Pvt. Ltd.	233.00	233.00
		<u>3,778.91</u>	<u>3,778.91</u>



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022

(Rupees in Lakhs)

Note No.	Particulars	As At 31st March, 2022	As At 31st March, 2021
7	<u>Inventories</u> (Valued at lower of cost and net realisable value)		
	Flats (including Semi Finished)	673.27	735.66
	Plots	541.11	541.11
	Total	<u>1,214.38</u>	<u>1,276.78</u>
8	<u>Investments</u>		
	<u>Current Investments</u>		
	<u>Unquoted investments</u>		
	Investments in mutual funds (unquoted) -at Fair Value Through Profit & Loss (FVTPL)		
	SBI Banking & PSU Fund 5195.823 Units @ Rs. 2668.0358	138.63	132.70
	(Previous year 5195.823 Units @ Rs. 2554.0099 as at March 31, 2021)		
	Total Aggregate amount of unquoted current investments	<u>138.63</u>	<u>132.70</u>
	Aggregate amount of quoted investments and market value thereof	-	-
	Aggregate amount of Impairment in value of Investments.	-	-
	Aggregate amount of unquoted investments (based on NAV)	138.63	132.70
	Total	<u>138.63</u>	<u>132.70</u>

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022

Particulars	(Rupees in Lakhs)	
	As at 31st March, 2022	As at 31st March, 2021
9 <u>Cash & cash equivalents</u>		
Balances with banks		
- in Current Accounts	5.49	13.43
Cash on hand	0.04	0.09
Total	5.53	13.52
10 <u>Other Bank Balances</u>		
Fixed Deposits having original maturity for more than 12 months	339.95	277.25
Unclaimed Dividend Account	-	2.26
Total	339.95	279.51



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022

(Rupees in Lakhs)

Note No.	Particulars	As At 31st March, 2022		As At 31st March, 2021	
		No. of Shares	Amount	No. of Shares	Amount
11	Authorised Share Capital				
	Equity shares				
	Equity shares of Re 1/- each	140,000,000	1,400.00	140,000,000	1,400.00
	Preference Shares				
	Preference shares of Rs 10/- each	100,000.00	10.00	100,000.00	10.00
	Total	140,100,000	1,410.00	140,100,000	1,410.00
	Issued, Subscribed & Paid Up Shares Capital (Fully paid up)				
	Equity shares of Rs 1/- each with voting rights	134,143,160	1,341.43	134,143,160	1,341.43
	Total	134,143,160	1,341.43	134,143,160	1,341.43
	a. Reconciliation of the equity shares at the beginning and at the end of the year				
	Reconciliation				
Equity Shares outstanding at the beginning of the year	134,143,160	1,341.43	134,143,160	1,341.43	
Add: Issued during the year	-	-	-	-	
Less: Shares bought back during the year	-	-	-	-	
Equity Shares outstanding at the end of the year	134,143,160	1,341.43	134,143,160	1,341.43	
b. Terms/rights attached to Equity Shares	The company has only one class of equity shares having a par value of Re. 1 per share. Each holder of equity shares is entitled to one vote per share, where voting is held by show of hands. In case of Poll each holder of equity share is entitled to Number of votes against Number of shares held.				
	In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the equity share holders.				
c. Details of Shareholders holding more than 5% Equity Shares in the Company:					
Name of the Shareholder	As At 31st March, 2022		As At 31st March, 2021		
	No. of Shares	% of Holding	No. of Shares	% of Holding	
Shri Mridu Hari Dalmia (As Trustee of Dalmia Family Office Trust)	73,706,790	54.95%	73,706,790	54.95%	
Shri Mridu Hari Dalmia	7,062,930	5.27%	7,062,930	5.27%	
M/s Dharti Commercial Trading Pvt. Ltd.	10,522,899	7.84%	10,522,899	7.84%	
d. Shareholding of Promoters	Disclosure of shareholding of promoters are as follows:				
	As At 31st March, 2022				
Promoter Name	No of Shares	% of total shares	% Change during the year		
Abha Dalmia	5,887,803	4.39%	0%		
Anupama Dalmia	331,623	0.25%	0%		
Usha Girdharilal Jhunjhunwala	174,999	0.13%	0%		
Gaurav Dalmia	174,999	0.13%	0%		
Gautam Dalmia (As Trustee of Sumana Trust)	62,124	0.05%	0%		
Mridhu Hari Dalmia (As Trustee of Dalmia Family Office Trust)	73,706,790	54.95%	0%		
Mridhu Hari Dalmia	7,062,930	5.27%	0%		
The percentage shareholding above has been computed considering the outstanding numbers of shares 134,143,160 as at March 31, 2022. (Previous year 134,143,160 shares)					

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
 Statement of changes in equity for the year ended on 31st March, 2022

I) Equity Share Capital

	Notes	Rupees in Lakhs
Balance as at April 1, 2020	11	1,341.43
Changes in equity share capital during the period	11	-
Balance as at March 31, 2021		1,341.43
Changes in equity share capital during the year	11	-
Balance as at March, 2022		1,341.43

II) Other equity

	Notes	Reserves and surplus			Items of other Comprehensive Income Remeasurements of post employment benefit obligations	Total
		Capital Reserve	General Reserve	Retained earnings		
Balance as at April 1, 2020	12	3,473.99	11.82	1,336.39	(0.66)	4,821.54
Profit for the year	12	-	-	40.08	-	40.08
Other comprehensive income (OCI) for the year (net of tax)	12	-	-	-	0.04	0.04
Balance as at March 31, 2021		3,473.99	11.82	1,376.47	(0.62)	4,861.66
Profit for the year	12	-	-	(7.86)	-	(7.86)
Other comprehensive income (OCI) for the period (net of tax)	12	-	-	-	(0.29)	(0.29)
Balance as at March, 2022		3,473.99	11.82	1,368.61	(0.91)	4,853.51

As per our report of even date attached

 For SCV & Co. LLP
 Chartered Accountants
 Firm Registration Number 000235N/NS00089

For and on behalf of the Board of Directors

 (Abhinav Khosla)
 Partner
 Membership No. 087010

 Place : New Delhi
 Date : 30th May, 2022.

 (Gaurav Dalmia)
 Chairperson and Managing Director
 DIN : 00009639

 (Arvind Vachaspati)
 Chief Financial Officer

 (G. B. Rao)
 Director
 DIN : 00493992

 (Ankit Bhatia)
 Company Secretary



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022

(Rupees in Lakhs)

Note No.	Particulars	As At 31st March, 2022	As At 31st March, 2021
12	<u>Other Equity:</u>		
	Capital Reserve		
	Balance as per last financial statements	3,473.99	3,473.99
	Closing Balance (A)	<u>3,473.99</u>	<u>3,473.99</u>
	General Reserve		
	Balance as per last financial statements	11.82	11.82
	Closing Balance (B)	<u>11.82</u>	<u>11.82</u>
	Retained earnings		
	Balance as per last financial statements	1,375.85	1,335.73
	Add : Profit for the year	(7.86)	40.08
	Add : Other comprehensive income arising from re-measurement of post employment benefit obligation (net of tax)	(0.29)	0.04
	Balance at end of year (C)	<u>1,367.70</u>	<u>1,375.85</u>
	Total Other Equity (A + B +C)	<u>4,853.51</u>	<u>4,861.66</u>

Description of nature and purpose of each Reserve

General Reserve

General Reserve is created from time to time by way of transfer of profits from retained earnings for appropriation purpose. General reserve is created by transfer from one component of equity to another and is not an item of other comprehensive income

Capital Reserve

The same has been created in accordance with provisions of the Act.

Retained Earnings

Retained Earnings represents the profits that the company has earned till date, less any transfer to general reserve, dividends or other distributions to shareholders etc.

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022

		(Rupee in Lakhs)			
Note No.	Particulars	Non - current	Current	Non - current	Current
		As at 31st March, 2022	As at 31st March, 2022	As at 31st March, 2021	As at 31st March, 2021
13	<u>Provisions</u>				
	<u>a. Provision for employee benefits</u>				
	- Gratuity	-	0.62	0.74	0.04
	- Leave Encashment	0.11	0.33	0.33	0.02
	Total	0.11	0.95	1.07	0.06
14	<u>Other financial liability</u>				
	Unclaimed Dividend	-	-	-	2.26
	Trade Payable	-	0.01	-	-
	Other Expenses Payables	-	2.17	-	1.86
	Total	-	2.19	-	4.12



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022

(Rupees in Lakhs)

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
15	<u>Other Current liabilities</u>		
	Advance Received from Customers	53.09	81.49
	Statutory Liabilities	0.74	0.15
	Other Payable	2.43	4.03
	Total	<u>56.25</u>	<u>85.66</u>

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022
(Rupees in Lakhs)

Note No.	Particulars	Year ended March 31, 2022	Year ended March 31, 2021
16	<u>Revenue from operations</u>		
	- Sale of Flats (Ready to Move)	69.74	101.05
	Total	<u>69.74</u>	<u>101.05</u>
17	<u>Other Income</u>		
	Particulars	Year ended March 31, 2022	Year ended March 31, 2021
	Interest income		
	- Term Deposits With Banks	15.29	14.45
	- Others	67.71	68.14
	Dividend income on mutual funds	-	0.50
	Fair value gain on investment in Mutual Fund at Fair Value through Profit or Loss	5.92	2.13
	Miscellaneous Income	-	0.15
	Provision no longer required written back	0.87	-
	Profit on sale of investment in Mutual Fund at Fair Value through Profit or Loss	-	1.18
	Total	<u>89.79</u>	<u>86.56</u>



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022

(Rupees in Lakhs)

Note No.	Particulars	As at 31st March, 2022	As at 31st March, 2021
18	<u>Changes in inventories of finished goods, stock-in-trade & work-in-progress</u>		
	Inventories at the end of the year		
	Flats (including Semi Finished)	673.27	735.66
	Plots	541.11	541.11
		<u>1,214.38</u>	<u>1,276.78</u>
	Inventory at the beginning of the year		
	Flats (including Semi Finished)	735.66	825.24
	Plots	541.11	541.11
		<u>1,276.78</u>	<u>1,366.36</u>
	Changes in inventories of finished goods, stock-in-trade & work-in-progress	<u>62.40</u>	<u>89.58</u>

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022

(Rupees In Lakhs)			
Note No.	Particulars	Year ended March 31, 2022	Year ended March 31, 2021
19	<u>Employee benefits expense</u>		
	Salaries, Wages & Bonus	14.39	13.44
	Contribution to provident & other funds	0.74	0.73
	Gratuity Expenses	0.33	0.21
	Staff welfare expenses	0.62	0.49
	Total	<u>16.08</u>	<u>14.87</u>
20	<u>Depreciation and amortization expense</u>		
	Depreciation of tangible assets	0.22	0.40
	Total	<u>0.22</u>	<u>0.40</u>
21	<u>Other expense</u>		
	Advertisement	0.79	0.88
	Postage & Telephone	0.63	0.83
	Printing & Stationery	0.37	0.33
	Office Repair & Maintenance	0.03	0.13
	Travelling & Conveyance (Others)	0.07	0.09
	Travelling & Conveyance (Directors)	0.11	0.04
	Bank Charges	0.04	0.03
	Legal & Professional Charges	9.88	8.18
	Payment to Auditors	4.62	3.51
	Directors Fees	6.71	6.80
	GST on Reverse Charge	1.20	1.22
	Listing Fees/Demat Fees	6.37	6.37
	Rates and Taxes	-	0.01
	Miscellaneous expenses	0.47	1.01
	Allowances for Expected credit Loss	60.32	-
	Asset Written off	0.52	-
	Total	<u>92.13</u>	<u>29.41</u>



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to financial statements for the year ended on 31st March, 2022

		(Rupees in Lakhs)	
Note No.	Particulars	As At 31 st March, 2022	As At 31 st March, 2021
22	<u>Income Tax</u>		
	Amount recognised in Statement of Profit & Loss		
	Current Tax		
	(a) In respect of the current year	11.20	13.07
	(b) Earlier years tax	-	(0.04)
		<u>11.20</u>	<u>13.03</u>
	Deferred Tax		
	(a) In respect of the current year	(14.64)	0.24
		<u>(3.44)</u>	<u>13.27</u>
	Tax expense recognised through statement of profit and loss		
	Recognised in Other Comprehensive Income (OCI)		
	Deferred tax		
	In respect of the current year	0.10	(0.02)
	Tax credit recognised through Other Comprehensive Income	<u>0.10</u>	<u>(0.02)</u>
	The income tax expense for the year can be reconciled to the accounting profit as follows:		
	Profit/ (Loss) before tax	(11.30)	53.35
	Enacted income tax rate in India	26%	26%
	Income tax calculated	(2.94)	13.87
	Earlier years Tax	-	(0.04)
	Effect of expenses not deductible in determining taxable profit	14.57	0.00
	Exempt income	-	0.13
	Others	(15.07)	(0.69)
	Income tax expense recognised in statement of profit & loss	(3.44)	13.27

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to Financial Statements for the year ended 31st March, 2022

Note No.

1 Significant Accounting Policies

1.1 Nature of operation

The company was incorporated on 28th day of December, 1976 under the provisions of the Companies Act, 1956. The Company is primarily engaged in the business of real estate development. The registered office of Company is situated at 11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi, India.

1.2 Statement of Significant Accounting Policies

a) Statement of compliance

These Financial Statements have been prepared in accordance with Indian Accounting Standards (Ind AS) under the historical cost convention on accrual basis (except certain Financial Instruments which are measured at fair value), the provisions of the Companies Act, 2013 ('Act') (to the extent notified) and guidelines issued by the Securities and Exchange Board of India (SEBI), Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and relevant amendment rules issued thereafter..

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy there in use.

The financial statements were authorised for issue by the Company's Board of Directors on 30th May, 2022.

Revenue Recognition

The Company recognises revenue from contracts with customers when it satisfies a performance obligation by transferring promised good or service to a customer. The revenue is recognised to the extent of transaction price allocated to the performance obligation satisfied. Performance obligation is satisfied over time when the transfer of control of asset (good or service) to a customer is done over time and in other cases, performance obligation is satisfied at a point in time.

Transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring good or service to a customer excluding amounts collected on behalf of a third party. Variable consideration is estimated using the expected value method or most likely amount as appropriate in a given circumstance.

The Company derives revenue primarily from sale of land, Plots, Flats etc

Revenue is measured at the transaction price. Revenue is reduced for returns, trade allowances for deduction, rebates, Goods and Service taxes and amounts collected on behalf of third parties.

Revenue from sale of Land, Plots, Flats etc.

The sale of Land, Plots, flats is recognized at a point in time when the control of the Land, Plots, Flats are transferred and handed over possession to the buyer

Interest

Interest income is accounted on a time proportion basis taking into account the amount outstanding and the effective interest rate (EIR). Effective Interest Rate is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Interest on bank deposits/loans is recognized on time proportion basis.

Dividend

Dividend income from investments is recognised when the right to receive payments has been established (provided that it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably)

b) Basis of preparation and presentation

The financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period.

Historical Cost is generally based on the fair value of the consideration given in exchange of goods and services.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and / or disclosure purposes in these financial statements is determined on such a basis.

In addition, for financial reporting purposes, fair value measurements are categorised into Level 1, 2, or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date;
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the assets or liabilities either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability.

c) Property, Plant and Equipment

Recognition :-

Property, Plant and Equipment are stated at cost (or revalued amounts, as the case may be), less accumulated depreciation and impairment loss, if any. Cost comprises the purchase price and any attributable cost of bringing the property, plant and equipment to its working condition for its intended use. Borrowing costs relating to acquisition of property, plant and equipment which takes substantial period of time to get ready for its intended use are also included to the extent they relate to the period till such property, plant and equipment are ready to be put to use.

The cost of an item of property, plant and equipment is the cash price equivalent at the recognition date. If payment is deferred beyond normal credit terms, the difference between the cash price equivalent and the total payment is recognised as interest over the period of credit, unless such interest is capitalised as per borrowing cost.

The Company identifies and determines separate useful life of each major component of the property, plant and equipment, if they have useful life that is materially different from that of the remaining asset, as per Schedule II of Companies Act, 2013.



Derecognition :-

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the income statement when the asset is disposed.

The asset's residual values, useful life and methods of depreciation are reviewed at each financial year end and adjusted prospectively

d) Depreciation on Property, Plant and Equipment

Depreciation on all of the property, plant and equipment is provided using the Written Down Value method at the useful life as prescribed by Schedule II of the Companies Act, 2013. The management believes that depreciation rates currently used fairly reflect its estimates of the useful lives and residual values of property, plant and equipment. .

Assets	Useful Life of property, plant and equipment as per Schedule II
Plant & Machinery	15 years
Office equipments	5 Years
Air conditioning plant & air conditioners	5 Years
Computers & Data Processing Units	3 Years
Vehicles	10 Years
Furnitures & Fittings	10 Years

e) Intangible Assets

An Intangible asset is recognised when it is probable that the expected future economic benefits that are attributable to the asset will flow to the Company; and the cost of the asset can be measured reliably.

The cost of an intangible asset comprises of its purchase price, including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates; and any directly attributable cost of preparing the asset for its intended use

Gains or losses arising from derecognition of an intangible asset are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of profit or loss when the asset is derecognised

Intangible assets acquired separately are measured on initial recognition at cost less accumulated amortisation and accumulated impairment losses, if any.

Cost is the amount of cash or cash equivalents paid or the fair value of other consideration given to acquire an asset at the time of its acquisition or construction, or,

when applicable, the amount attributed to that asset when initially recognised in accordance with the specific requirements of other Indian Accounting Standards.

Software

Cost of software is amortized over a period of 3 years being the estimated useful life as per the management estimates.

The cost of intangible assets are amortized on a WDV Method over their estimated useful life of three years. However intangible assets costing less than Rs. 10,000/- are fully amortized in the year of acquisition.

f) Borrowing Cost

Borrowing costs directly attributable to the acquisition, construction or production of an property, plant and equipment that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective property, plant and equipment. All other borrowing costs are expensed in the period they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

g) Impairment

At the end of each reporting period, the company reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication based on internal/ external factors that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). When it is not possible to estimate the recoverable amount of an individual asset, the company estimates the recoverable amount of the cash-generating unit to which the asset belongs. When a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment at least annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (or cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognised immediately in the statement of profit and loss.

When an impairment loss subsequently reverses, the carrying amount of the asset (or a cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset (or cash-generating unit) in prior years. A reversal of an impairment loss is recognised immediately in the statement of profit and loss.

h) Inventories

Stock in trade- finished goods and partly finished goods are valued at cost or net realizable value which ever is lower.

Land and plots other than area transferred to constructed properties at the commencement of construction are valued at lower of cost/approximate average cost/ as revalued on conversion to stock and net realisable value. Cost includes land (including development rights and land under agreement to purchase) acquisition cost, borrowing cost, estimated internal development costs and external development charges.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs necessary to make the sale.

i) Foreign currency transactions

In preparing the financial statements, transaction in currencies other than the Company's functional currency (foreign currencies) are recognized at the rates of exchange prevailing at the dates of the transactions.

At the end of each reporting period

- i) Monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date.
- ii) Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined.
- iii) Non-monetary items that are measured in terms of historical cost in foreign currency are not retranslated.

Exchange differences on monetary items are recognized in the statement of profit and loss in the period in which they arise except exchange differences on foreign currency borrowings relating to assets under construction for future productive use, which are included in the cost of those assets when they are regarded as adjustment to interest costs on those foreign currency borrowings.

Functional and Presentation Currency

The standalone financial statements are presented in Indian Rupees (Lakhs), which is also the Company's functional currency. All amounts have been rounded-off to two decimals thereof, unless otherwise indicated.

j) Employees Benefits**Short term employee benefits**

Employee benefits payable wholly within twelve months of receiving services are classified as short-term employee benefits. These benefits include salary and wages, bonus and exgratia. The undiscounted amount of short-term employee benefits to be paid in exchange for employee services is recognized as an expense as the related service is rendered by the employees.

Post employment benefits**Defined contribution plans**

A defined contribution plan is post-employment benefit plan under which an entity pays specified contributions to a separate entity and has no obligation to pay any further amounts. The Company makes specified contributions towards employee provident fund to Government administered provident fund scheme. The Company's contributions are recognized as an expense in the statement of profit and loss during the period in which the employee renders the related service.

Defined benefit plans

The Company's gratuity benefit scheme is a defined benefit plan. The Company's net obligation in respect of a defined benefit plan is calculated by estimating the amount of future benefit that employees have earned and returned for services in the current and prior periods; that benefit is discounted to determine its present value. The calculation of Company's obligation under the plan is performed periodically by a qualified actuary using the projected unit credit method.

When the benefits of a plan are changed or when a plan is curtailed, the resulting change in benefit that relates to past service or the gain or loss on curtailment is recognised immediately in the statement of profit and loss.

Long term employee benefits**Compensated absences**

The employees can carry-forward a portion of the unutilized accrued compensated absences and utilize it in future service periods or receive cash compensation on termination of employment. Since the employee has unconditional right to avail the leave, the benefit is classified as a short term employee benefit. The Company records an obligation for such compensated absences in the period in which the employee renders the services that increase this entitlement. The obligation is measured on the basis of independent actuarial valuation using the projected unit credit method.

k) Income taxes

Income tax expense represents the sum of the tax currently payable and deferred tax.

i) Current Tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The current tax is calculated using tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period.

Current income-tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income-tax Act, 1961 enacted in India and tax laws prevailing in the respective tax jurisdictions where the Group operates.

ii) Deferred tax

Deferred tax is recognized on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in computation of taxable profit.

Deferred tax liabilities are generally recognized for all taxable temporary differences. Deferred tax assets are generally recognized for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilized.

Deferred tax is measured based on tax rates and tax laws enacted or substantively enacted at the balance sheet date. Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities. Deferred tax assets are recognized only to the extent, that there is reasonable certainty that sufficient future taxable income will be available against which such deferred tax assets can be realized. In situations where the company has unabsorbed depreciation or carry forward tax losses, all deferred tax assets are recognized only if there is virtual certainty supported by convincing evidence that they can be realized against future taxable profits.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that is no longer probable that sufficient taxable profits will be available to allow all part of assets to be recovered.

Deferred tax is measured based on tax rates and tax laws enacted or substantively enacted by the end of the reporting period. Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current tax assets against current tax liabilities.

iii) Current and deferred tax for the year

Current and deferred tax are recognized in the statement of profit and loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively.

l) Earnings Per share

Basic earnings per share is being calculated by dividing net profit or loss for the year (including prior period items, if any) attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares.



m) Current and non-current classification

All assets and liabilities have been classified as current or non-current as per the Company's normal operating cycle and other criteria set-out in the Act. Deferred tax assets and liabilities are classified as non-current assets and non-current liabilities, as the case may be.

n) Financial Instrument

Financial assets and financial liabilities are recognised when a Company becomes a party to the contractual provisions of the instruments.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

All regular way purchases or sales of financial assets are recognised and derecognised on a trade date basis. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace.

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets

Investment in mutual funds

Investment in mutual funds are measured at fair value through Profit and Loss (FVTPL).

Classification of financial assets

Financial Assets that meet the following conditions are subsequently measured at amortised cost (except for financial assets that are designated as at fair value through profit or loss on initial recognition) :

- i) the assets is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- ii) the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial Assets that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for financial assets that are designated as at fair value through profit or loss on initial recognition):

- i) the assets is held within a business model whose objective is achieved both by collecting contractual cash flows and selling financial assets; and
- ii) the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Interest income is recognised in profit or loss for FVTOCI financial assets. For the purposes of recognising foreign exchange gains and losses, FVTOCI financial assets are treated as financial assets measured at amortised cost. Thus, the exchange differences on the amortised cost are recognised in profit or loss and other changes in the fair value of FVTOCI financial assets are recognised in other comprehensive income and accumulated under the heading of 'Reserve for financial assets through other comprehensive income'. When the investment is disposed of, the cumulative gain or loss previously accumulated in this reserve is reclassified to profit or loss.

All other financial assets are subsequently measured at fair value

Effective interest method

The effective interest method is a method of calculating the amortised cost of a debt instrument and of allocating interest income over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash receipts (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the debt instrument, or, where appropriate, a shorter period, to the net carrying amount on initial recognition.

Income is recognised on an effective interest basis for debt instruments other than those financial assets classified as at FVTPL. Interest income is recognised in profit or loss and is included in the "Other income" line item.

Financial assets at fair value through profit or loss (FVTPL)

A financial asset that meets the amortised cost criteria or debt instruments that meet the FVTOCI criteria may be designated as at FVTPL upon initial recognition if such designation eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases. The Company has not designated any debt instrument as at FVTPL.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

Impairment of financial assets

The Company applies the expected credit loss model for recognising impairment loss on financial assets measured at amortised cost, debt instruments at FVTOCI, lease receivables, trade receivables, and other contractual rights to receive cash or other financial asset, and financial guarantees not designated as at FVTPL.

Expected credit losses are the weighted average of credit losses with the respective risks of default occurring as the weights. Credit loss is the difference between all contractual cash flows that are due to the Company in accordance with the contract and all the cash flows that the Company expects to receive (i.e. all cash shortfalls) discounted at the original effective interest rate (or credit-adjusted effective interest rate for purchased or originated credit impaired financial assets). The Company estimates cash flows by considering all contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) through the expected life of that financial instrument.

The Company measures the loss allowance for a financial instrument at an amount equal to the lifetime expected credit losses if the credit risk on that financial instrument has increased significantly since initial recognition. If the credit risk on a financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses. 12-month expected credit losses are portion of the life-time expected credit losses and represent the lifetime cash shortfalls that will result if default occurs within the 12 months after the reporting date and thus, are not cash shortfalls that are predicted over the next 12 months.

If the Company measured loss allowance for a financial instrument at lifetime expected credit loss model in the previous period, but determines at the end of a reporting period that the credit risk has not increased significantly since initial recognition due to improvement in credit quality as compared to the previous period, the Company again measures the loss allowance based on 12-month expected credit losses.

When making the assessment of whether there has been a significant increase in credit risk since initial recognition, the Company uses the change in the risk of a default occurring over the expected life of the financial instrument instead of the change in the amount of expected credit losses. To make that assessment, the Company compares the risk of a default occurring on the financial instrument as at the reporting date with the risk of a default occurring on the financial instrument as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition.

For trade receivables or any contractual right to receive cash or another financial asset that result from transactions that are within the scope of Ind AS 11 and Ind AS 115, the Company always measures the loss allowance at an amount equal to lifetime expected credit losses.

Further, for the purpose of measuring lifetime expected credit loss allowance for trade receivables, the Company has used a practical expedient as permitted under Ind AS 109. This expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward looking information.

The impairment requirements for the recognition and measurement of a loss allowance are equally applied to debt instruments at FVTOCI except that the loss allowance is recognised in other comprehensive income and is not reduced from the carrying amount in the balance sheet.

Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party. If the Company neither transfers nor retains substantially all the risks and rewards of ownership and continues to control the transferred asset, the Company recognises its retained interest in the asset and an associated liability for amounts it may have to pay. If the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognise the financial asset and also recognises a collateralised borrowing for the proceeds received.

On derecognition of a financial asset in its entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable and the cumulative gain or loss that had been recognised in other comprehensive income and accumulated in equity is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset.

On derecognition of a financial asset other than in its entirety (e.g. when the Company retains an option to repurchase part of a transferred asset), the Company allocates the previous carrying amount of the financial asset between the part it continues to recognise under continuing involvement, and the part it no longer recognises on the basis of the relative fair values of those parts on the date of the transfer. The difference between the carrying amount allocated to the part that is no longer recognised and the sum of the consideration received for the part no longer recognised and any cumulative gain or loss allocated to it that had been recognised in other comprehensive income is recognised in profit or loss if such gain or loss would have otherwise been recognised in profit or loss on disposal of that financial asset. A cumulative gain or loss that had been recognised in other comprehensive income is allocated between the part that continues to be recognised and the part that is no longer recognised on the basis of the relative fair values of those parts.

Foreign exchange gains and losses

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period. For foreign currency denominated financial assets measured at amortised cost and FVTPL, the exchange differences are recognised in statement of profit & loss since there are no designated hedging instruments in a hedging relationship.

Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest method or at FVTPL.

However, financial liabilities that arise when a transfer of a financial asset does not qualify for derecognition or then the continuing involvement approach applies, financial guarantee contracts issued by the Company, and commitments issued by the Company to provide a loan at below-market interest rate are measured in accordance with the specific accounting policies set out below.

Financial liabilities at FVTPL

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

A financial liability is classified as held for trading if:

- i) it has been incurred principally for the purpose of repurchasing it in the near term; or
- ii) on initial recognition it is part of a portfolio of identified financial instruments that the company manages together and has a recent actual pattern of short-term profit-taking; or
- iii) it is a derivative that is not designated and effective as a hedging instrument.

Financial liabilities at FVTPL are stated at fair value, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any interest paid on the financial liability and is included in the 'Other income' line item.

However, for non-held-for-trading financial liabilities that are designated as at FVTPL, the amount of change in the fair value of the financial liability that is attributable to changes in the credit risk of that liability is recognised in other comprehensive income, unless the recognition of the effects of changes in the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss, in which case these effects of changes in credit risk are recognised in profit or loss. The remaining amount of change in the fair value of liability is always recognised in profit or loss. Changes in fair value attributable to a financial liability's credit risk that are recognised in other comprehensive income are reflected immediately in retained earnings and are not subsequently reclassified to profit or loss.

Gains or losses on financial guarantee contracts and loan commitments issued by the Company that are designated by the Company as at fair value through profit or loss are recognised in profit or loss.

Financial liabilities subsequently measured at amortised cost

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method. Interest expense that is not capitalised as part of costs of an asset is included in the 'Finance costs' line item.



The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees and points paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the net carrying amount on initial recognition.

Financial guarantee contracts

A financial guarantee contract is a contract that requires the issuer to make specified payments to reimburse the holder for a loss it incurs because a specified debtor fails to make payments when due in accordance with the terms of a debt instrument.

Financial guarantee contracts issued by a group entity are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- i) the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- ii) the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 115.

Commitments to provide a loan at a below-market interest rate

Commitments to provide a loan at a below-market interest rate are initially measured at their fair values and, if not designated as at FVTPL, are subsequently measured at the higher of:

- i) the amount of loss allowance determined in accordance with impairment requirements of Ind AS 109; and
- ii) the amount initially recognised less, when appropriate, the cumulative amount of income recognised in accordance with the principles of Ind AS 115.

Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in 'Other income'.

The fair value of financial liabilities denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of the reporting period. For financial liabilities that are measured as at FVTPL, the foreign exchange component forms part of the fair value gains or losses and is recognised in profit or loss.

Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between with a lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. Similarly, a substantial modification of the terms of an existing financial liability (whether or not attributable to the financial difficulty of the debtor) is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in statement of profit & loss.

o) Provisions & Contingencies

Provisions are recognised when the company has a present obligation (legal or constructive) as a result of a past event, it is probable that the company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material). When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognised as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

p) Contingent Liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by occurrence or non-occurrence of one or more of uncertain future events beyond the control of company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the an obligation. A contingent liability also arises in the extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably its existence in the financial statements. Company does not recognize the contingent liability but disclosed its existence in financial statements.

q) Cash and Cash Equivalents

Cash and cash equivalents for the purposes of cash flow statement comprise of cash at bank and cash in hand and short-term investments with an original maturity of three months or less. Bank overdrafts are shown within borrowings in current liabilities in the balance sheet and forms part of financing activities in the cash flow statement. Book overdraft are shown within other financial liabilities in the balance sheet and forms part of operating activities in the cash flow statement.

23 Segment Reporting

Operating segments

Ind AS 108 "Operating Segment" ("Ind AS 108") establishes standards for the way that public business enterprises report information about operating segments and related disclosures about products and services, geographic areas, and major customers. Based on the "management approach" as defined in Ind AS 108, Operating segments are to be reported in a manner consistent with the internal reporting provided to the Chief Operating Decision Maker (CODM). The CODM evaluates the Company's performance and allocates resources on overall basis. The Company's sole operating segment is therefore primarily Real Estate Development . Accordingly, there are no additional disclosure to be provided under Ind AS 108.

24 Capital and Other Commitments

	Rupees in Lakhs	
	As at 31st March, 2022	As at 31st March, 2021
a) Capital Commitments		
Estimated amount of contracts remaining to be executed on capital account not provided for (Net of Advances)	279.66	279.66
Total	279.66	279.66

b) The Company does not have any long term commitments or material non-cancellable contractual commitments/contracts, including derivative contracts for which there were any material foreseeable losses.

25 Related party disclosure
a) Name of related parties
Parties with whom transactions have taken place during the year

Key Management Personnel	Shri Arvind Vachaspati (Chief Financial Officer) Shri Ankit Bhatia (Company Secretary)
Chairperson and Managing Director	Shri Gaurav Dalmia (Promoter, Executive and Non Independent Director)
Relatives of Key Managerial Personnel	Smt. Sharmila Dalmia (Wife of Shri Gaurav Dalmia)
Non-Executive Directors	Shri G B Rao (Independent Director) Shri H C Dua (Independent Director) Shri Jai Karan Kapur (Independent Director) Smt. Sharmila Dalmia (Non Independent Director) Sh. D.N. Davar (Independent Director) Sh. Rakesh Aggarwal (Non Independent Director) Resigned on 29-07-2021)

Parties where control exists irrespective of whether transactions have occurred or not

Particulars	Entities
Enterprise over which Key Managerial	- Landmark Land Holdings Private Limited - Ansal Landmark (Karnal) Township Private Limited

b) Transactions during the year
Rupees in Lakhs

Particulars	Enterprises owned or significantly influenced by key management personnel or their relatives		Key Management Personnel / Directors and their relatives	
	31st March, 2022	31st March, 2021	31st March, 2022	31st March, 2021
Directors' Sitting Fees paid				
Shri G B Rao	-	-	1.50	1.60
Shri H C Dua	-	-	1.50	1.60
Shri Jai Karan Kapur	-	-	1.40	1.50
Smt. Sharmila Dalmia	-	-	0.80	0.80
Shri D.N.Davar	-	-	1.50	0.90
Shri Rakesh Aggarwal	-	-	-	0.40
Key management personnel-Compensation				
Remuneration				
Shri Ankit Bhatia	-	-	12.97	11.71
Defined benefit obligation	-	-	-	-
Post employment benefits				
Shri Ankit Bhatia	-	-	0.31	0.20
Short-term benefits				
Shri Ankit Bhatia	-	-	0.32	0.15

Rupees in Lakhs

Debit balances with related parties	Name of Entity	Nature	31st March, 2022	31st March, 2021
Enterprises owned or significantly influenced by key management personnel or their relatives	Ansal Landmark (Karnal) Township Private Limited	Advance- Space Booking	3,545.91	3,545.91
	Landmark Land Holdings Private Limited	Advance- Space Booking	233.00	233.00

26 Disclosure under Ind AS 115 " Revenue from Operations "
Rupees in Lakhs

a. <u>Disaggregated revenue information</u>	31st March, 2022	31st March, 2021
	Type of services or goods	
Revenue from Sale of Land, Plots, Flats etc	69.74	101.05
Revenue from rendering of Advisory Services	-	-
Other operating revenue		
Sale of Export License	-	-
	69.74	101.05
Timing of Revenue Recognition		
Advisory Services transferred over time	-	-
Goods (Land, Plots & Flats) transferred at a point in time	69.74	101.05
Sale of Export License at a point in time	-	-
b. Trade receivables and Contract Customers	31st March, 2022	31st March, 2021
Trade Receivables	-	-
Trade receivables are presented net of impairment in the Balance sheet. A receivables is right to consideration that is unconditional upon passage of time.		
c. Performance obligation and remaining performance obligation		
The remaining performance obligation disclosure provides the aggregate amount of the transaction price yet to be recognized as at the end of the reporting period and an explanation as to when the Company expects to recognize these amounts in revenue. As on 31st March, 2022, there were no remaining performance obligation as the same is satisfied upon delivery of goods/services.		



27 Earnings Per Share (EPS)

Particulars	Rupees in Lakhs	
	Year Ended 31st March, 2022	Year Ended 31st March, 2021
Net profit after Tax		
Profit attributable to the Equity Shareholders	(7.86)	40.08
Basic / Weighted Average Number of Equity Shares Outstanding during the year	1,341.43	1,341.43
Earning Per Share (in Rupees)		
- Basic	(0.01)	0.03
- Diluted	(0.01)	0.03
Nominal value of Equity Shares	1.00	1.00

28 Details of dues to Micro and Small Enterprises as per Micro, Small and Medium Enterprise Development Act, 2006 (MSMED, Act 2006). During the period ended December 31, 2006, Government of India has promulgated an Act namely The Micro, Small and Medium Enterprises Development Act, 2006 which comes into force with effect from October 2, 2006. As per the Act, the Company is required to identify the Micro, Small and Medium suppliers and pay them interest on overdue beyond the specified period irrespective of the terms agreed with the suppliers. The management has confirmed that none of the suppliers have confirmed that they are registered under the provision of the Act.

Information in terms of Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

Details of dues to Micro and Small Enterprises as per Micro, Small and Medium Enterprises Development Act, 2006	Rupees in Lakhs	
	31st March, 2022	31st March, 2021
The principal amount and the interest due thereon remaining unpaid to any supplier at the end of each accounting year	-	-
The amount of interest paid by the buyer in terms of section 16 of the Micro Small and Medium Enterprise Development Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under Micro Small and Medium Enterprise Development Act, 2006.	-	-
The amount of interest accrued and remaining unpaid at the end of the accounting year; and the amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the Micro Small and Medium Enterprise Development Act, 2006.	-	-

29 Employee Benefits

Defined Contribution Plan

i) The company has recognized, in statement of Profit & Loss for year ended 31st March, 2022 an amount of Rs.0.74 Lakh (Previous year 0.73 Lakh under defined contribution plans.

Expense under defined contribution plans include:	Rupees in Lakhs	
	As At 31st March, 2022	As At 31st March, 2021
a) Employer's contribution to provident fund	0.74	0.73
	0.74	0.73

The expense is disclosed in the line item - contribution to provident fund and other funds in Note 19.

Defined Benefit Plan

ii) The Company has a defined benefit gratuity plan. Every employee who has completed five years or more of the service gets a gratuity on retirement / termination at 15 days salary (last drawn salary) for each completed year of service. The Company has also provided for long-term compensated absences.

	Rupees in Lakhs			
	Gratuity (unfunded)		Leaves (unfunded)	
	As At 31st March, 2022	As At 31st March, 2021	As At 31st March, 2022	As At 31st March, 2021
I Reconciliation of opening and closing				
a) Obligation at the beginning	0.78	0.63	0.35	0.31
b) Current Service Cost	0.27	0.16	0.43	0.20
c) Interest Cost	0.02	0.04	0.02	0.02
d) Past Service Cost	-	-	-	-
e) Actuarial (Gain) / Loss	0.39	(0.06)	(0.12)	(0.17)
f) Benefits paid	(0.84)	-	(0.24)	-
g) Obligation at the year end	0.62	0.78	0.44	0.35
	-	-	-	-
II Change in Plan Assets (Reconciliation of				
a) Fair Value of Plan Assets at beginning	-	-	-	-
b) Prior Period Adjustment	-	-	-	-
c) Expected return on Plan Asset	-	-	-	-
d) Contributions	-	-	-	-
e) Benefits paid	-	-	-	-
f) Actuarial Gain / (Loss) on Plan Assets	-	-	-	-
g) Fair Value of Plan Assets at year end	-	-	-	-
	-	-	-	-
III Reconciliation of fair value of assets and obliga				
a) Present value of obligation at year end	0.62	0.78	0.44	0.35
b) Fair Value of Plan Assets at year end	-	-	-	-
c) Asset / Liability recognized in the Balance Shee	0.62	0.78	0.44	0.35
	-	-	-	-
IV Amount recognized in the income statement				
a) Current Service Cost	0.27	0.16	0.43	0.20
b) Past Service Cost	-	-	-	-
c) Interest Cost	0.02	0.04	0.02	0.02
d) Curtailment Cost (Credit)	-	-	-	-
e) Expected return on Plan Assets	-	-	-	-
f) Actuarial (Gain) / Loss	0.39	(0.06)	(0.12)	(0.17)
g) Expenses recognized during the year	0.68	0.15	0.33	0.05
	-	-	-	-
V Other Comprehensive Income (OCI)				
a) Unrealised actuarial Gain / (Loss)	(0.39)	0.06	0.12	0.17
VI Assumptions:	31st March, 2022	31st March, 2021		
a) Discounting Rate (per annum)	7.24%	6.75%		
b) Future Salary Increase	10.00%	5.00%		

The estimates of future salary increases, considered in actuarial valuation, take into account inflation, seniority, promotion and other relevant factors including supply and demand in the employment market.

Significant actuarial assumption for the determination of the defined obligation are discounted rate, expected salary escalation rate and withdrawal rate. The sensitivity analyses below have been determined based on reasonably possible changes of the respective assumption occurring at the end of the reporting period, while holding all other assumptions constant.

The above information is certified by the actuarial valuer.

The discount rate is based on prevailing market yield of Govt. Bonds as at the date of valuation.

Particulars	Rupees in Lakhs			
	Year ended		Year ended	
	As At 31st March, 2022		As At 31st March, 2021	
	Increase	Decrease	Increase	Decrease
Change in discount rate by 1.00%	(0.13)	0.16	(0.10)	0.12
Change in Salary escalation rate by 1.00%	0.15	(0.13)	0.12	(0.10)
Change in Attrition rate by 1.00%	(0.06)	0.07	0.01	(0.01)

Sensitivity due to mortality and withdrawals are not material & hence impact of change not calculated.

Sensitivity as to rate of inflation, rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable being a lump sum benefit on retirement.

30

Financial Instruments

i) Categories of Financial Instruments

Financial Assets	Rupees in Lakhs					
	As At 31st March, 2022			As At 31st March, 2021		
	Amortised Cost	FVTPL*	FVTOC#	Amortised Cost	FVTPL*	FVTOC#
Investments in mutual funds	-	138.63	-	-	132.70	-
Loans- Non Current	-	-	-	-	-	-
Other Financial assets - Non Current	-	-	-	0.07	-	-
Cash and cash equivalents - Current	5.53	-	-	13.52	-	-
Other Bank balances - Current	339.95	-	-	279.51	-	-
Loans-Current	310.65	-	-	-	367.83	-
Other financial assets - Current	34.67	-	-	27.47	-	-
Total	690.80	138.63	-	688.40	132.70	-

At the end of the reporting period, there are no significant concentrations of financial assets designated at FVTPL. The carrying amount reflected above represents the Company's maximum exposure to credit risk for such financial assets.

Financial Liabilities	Rupees in Lakhs					
	As At 31st March, 2022			As At 31st March, 2021		
	Amortised Cost	FVTPL*	FVTOC#	Amortised Cost	FVTPL*	FVTOC#
Borrowings - Current	-	-	-	-	-	-
Trade payables - Current	-	-	-	-	-	-
Other financial liabilities - Current	2.17	-	-	4.12	-	-
Total	2.17	-	-	4.12	-	-

*FVTPL - Fair Value Through Profit or Loss

#FVTOC# - Fair Value Through Other Comprehensive Income

ii) Financial Risk Management Objectives

The Company's Corporate Treasury function provides services to the business, co-ordinates access to domestic and international financial markets including market risk (including currency risk, interest rate risk and other price risk), credit risk and liquidity risk.

During the year the Company does not have any exposure from the international market and accordingly there is no foreign currency receivable and payable at the year end.

Market Risk

The Company's activities expose it primarily to the financial risks of changes in interest rates and foreign currency exchange rates.

a) Foreign Currency risk management

The Company undertakes transactions denominated in foreign currencies; consequently, exposures to exchange rate fluctuations arise. Exchange rate exposures are managed within approved policy parameters.

The carrying amounts of the Company's foreign currency denominated monetary assets and monetary liabilities at the end of the reporting period is Nil.

b) Interest Rate risk management

The Company is not exposed to change in market interest rate risks as company is not borrowing funds. Company is only lending the funds at fixed rate of interest and accordingly there is no exposure to variance in market rate of interest.

c) Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the company's short term, medium term & long term funding and liquidity management requirements. The Company manages liquidity risk by maintaining adequate reserves and by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

Credit Risk

Credit Risk refers to risk of financial loss to the Company if a customer or a counter-party fails to meet its contractual obligations. The Company has following categories of financial assets that are subject to credit risk evaluation:

a) Investment

The Company has made investment in Deposit with banks, Mutual funds etc. Funds are invested in accordance with the company's established Investment policy that includes parameters of safety, liquidity and post tax returns. Company avoids the concentration of credit risk by spreading them over several counterparties with good credit rating profile and sound financial position. The Company's exposure and credit ratings of its counterparties are monitored on an ongoing basis. Based on historical experience and credit profiles of counterparties, the company does not expect any significant risk of default.

b) Trade Receivables

Credit risk arising from trade receivables is managed in accordance with the Company's established policy with regard to credit limits, control and approval procedures. The company provides for expected credit losses on trade receivables based on a simplified approach as per Ind AS 109. Under this approach, expected credit losses are computed basis the probability of defaults over the lifetime of the assets. This allowance is measured taking into account credit profile of the customer, geographical spread, trade channels, past experience of defaults, estimates for future uncertainties etc.

Movement of trade receivables is Nil during the current year.



c) Loans and Other financial assets

Loans include inter-corporate loans including accrued interest and other financial assets. Based on historical experience and credit profiles of counterparties, the company expect significant risk of default and made provisions for Expected Credit Loss.

The Company's maximum exposure to credit risk for each categories of financial assets is their carrying values as at the reporting dates.

Provision for expected credit loss

The company provides for expected credit loss based on 12 months expected credit loss basis for following financial assets:

Particulars	31-Mar-22			31-Mar-21		
	Estimated gross carrying amount	Expected credit loss	Carrying amount net of impairment provision	Estimated gross carrying amount	Expected credit loss	Carrying amount net of impairment provision
Inter-corporate Loan	367.83	(57.18)	310.65	-	-	-
Accrued Interest on Inter-corporate Loan	29.13	(3.14)	25.99	-	-	-

Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

The table below provides details regarding the undiscounted contractual maturities of significant financial liabilities as of March 31, 2022:

Particulars	Rupees in Lakhs				Total	Carrying Amount
	Within 1 year	1 - 2 years	More than 2 years			
As at 31st March, 2022						
Trade Payables	0.01	-	-	-	0.01	0.01
Other financial liability	2.17	-	-	-	2.17	2.17
Total	2.18	-	-	-	2.18	2.18

Particulars	Rupees in Lakhs				Total	Carrying Amount
	Within 1 year	1 - 2 years	More than 2 years			
As at 31st March, 2021						
Trade Payables	-	-	-	-	-	-
Other financial liability	4.12	-	-	-	4.12	4.12
Total	4.12	-	-	-	4.12	4.12

iii) Fair value measurement

a) Fair value of the company's financial assets and financial liabilities that are measured at fair value on a recurring basis

Particulars	Fair value as at (in Lakhs)			Valuation technique (s) and key input (s)
	As at 31st March, 2022	As at 31st March, 2021	Fair Value hierarchy	
Financial assets				
Investments in Mutual Funds	138.63	132.70	Level 1	Unquoted Prices in active market

There was no transfer between Level 1, Level 2 and Level 3 in the period

b) Financial Assets and Liabilities measured at Amortised Cost

The carrying amount of financial assets and financial liabilities measured at amortised cost in the financial statements are reasonable approximation of their fair values since the company does not anticipate that the carrying amount would be significantly different from the value that would eventually be received or settled.

31 Contingent Liabilities *

Particulars	Rupees in Lakhs	
	As at 31st March, 2022	As at 31st March, 2021
Claims against the company not acknowledged as debts		
A1 Demand notice received and pending with Adjudication Authority (Mining Officer), Cuttack Circle, Cuttack: For determination of compensation on account of excess production of Fire Clay Minerals from Mining Lease for the period from 2001-01 to 2005-06	105.90	105.90
A2 Additional Liability towards restoration, rehabilitation of land, payable to Dy. Director of Mines, Odisha which is payable when company surrenders its of mining land.	81.60	81.60
	187.50	187.50

The Company has filed an appeal before the Director of Mines, Bhubaneswar against Demand Notice dated 03.01.2022 for Rs.105.90 Lakh on 09.03.2022 with a prayer i) call the records from the concerned competent authority ii) Quash the Demand Notice dated 03.01.2022 and as an interim measure stay the recovery of Demand till the disposal of the appeal. A hearing in the matter has been held on 28.04.2022 with a directions to file the written submission in the matter. The next date of hearing is fixed for 26.05.2022.

32 A Business Transfer Agreement was signed on the 2nd April 2012 between Ansal Landmark Townships Pvt. Ltd., (ALTPL); Ansal Landmark (Karnal) Township Pvt. Ltd. (ALKTPL) & Ansal Properties & Infrastructure Ltd. Pursuant to the same, advances of Rs.4993.75 Lakh (including accrued interest up to June 30, 2008), which Landmark Property Development Co. Ltd. (the Company) had given to ALTPL stood transferred to a new entity set up to run the Karnal project, viz. ALKTPL. Following this new arrangement, the Company was entitled to allotment of Plots, Flats in Group Housing/Row Housing/Commercial property in the ongoing residential township being developed by ALTPL at Ghaziabad and ALKTPL at Karnal, in due course. As on March 31, 2022, the remaining amount outstanding is Rs.3545.91 Lakh

33 Remuneration to Auditors

Particulars	Rupees in Lakh	
	2021-22	2020-21
Audit Fees*	2.36	1.82
In Other Capacities:		
Tax Audit	-	-
Other Matters and Certification Work	0.75	0.40
Quarter Review	1.50	1.28
Expenses Reimbursed	0.00	-
Total	4.61	3.50

* Including GST.

34 Disclosures as per Section 186 of Companies Act, 2013

Rupees in Lakhs						
Nature of Transactions (Loan Given/Guarantee Given/Security Provided/Investment Made)	Opening Balance	Granted during the year	Refunded during the year	Closing Balance	Rate of Interest %	Purpose for which Loan/Guarantee/Security is utilized by Recipient
Loan given to Saya Buildcon Consortium Pvt. Ltd.	217.83	-	-	217.83	18% compounded quarterly	For payment to contractors/Vendors/Suppliers/involved in the construction of the project, by name of "Saya Zion" Over Plot no GC-8/2, Gaur City, Plot No. GH-01 Situated at Sector 4, Greater Noida, Uttar Pradesh
Loan Given to Saya Buildcon Consortium Pvt. Ltd.	150.00	-	-	150.00	19% per annum payable monthly	General Corporate Purposes

35 Particulars as required by Schedule V of Securities and Exchange Board of India (Listing obligation and Disclosure requirements) Regulations, 2015

Particulars	Name	Rupees in Lakhs #
Loans and Advances in the nature of Loans to Firms/ Companies in which Directors are interested	Ansal Landmark (Kamal) Township Pvt Ltd	3,545.91
Loans and Advances in the nature of Loans to Firms/ Companies in which Directors are interested	Landmark Land Holdings Pvt Ltd	233.00
Total		3,778.91

Advances of Rs 3778.91 Lakhs (refer Notes 6) are outstanding from Private Limited Companies in which Mr Gaurav Dalmia , Managing Director is a member/ director. Part of these balances were taken over on merger of Real Estate undertaking of OCL India Limited, the effective date being 20th December 2007 and part of these were given before Mr Gaurav Dalmia was appointed as the Director of the company w.e.f. 29th January, 2008.

36 Corporate social responsibility (CSR)

The company is not eligible to undertake Corporate social responsibility(CSR) activities as per the criteria defined under section 135 of companies act 2013. Hence no CSR activities has been undertaken in the current financial year.

37 Impact on COVID 19(Global Pandemic)

The Company has evaluated the impact of COVID-19 resulting from (i) the possibility of constraints to fulfil its performance obligations under the contract with customers; (ii) revision of estimations of costs to complete the contract; (iii) termination of contracts by customers. The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on the recoverability of advances and loans given and other financial assets. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of information including credit reports and related information, economic forecasts and consensus estimates from market sources on the expected future demand of its business of real estate. The Company has performed analysis on the assumptions used and based on current estimates expects the carrying amount of these assets will be recovered. The Company has concluded that the impact of COVID-19 is not material on its business on long term basis based on these estimates. The impact of COVID-19 on the Company's financial results may differ from that estimated as at the date of approval of these financial results.

38 The Indian Parliament has approved the Code on Social Security, 2020 which would impact the contributions by the company towards Provident Fund and Gratuity. The Ministry of Labour and Employment has released draft rules for the Code on Social Security, 2020 on November 13, 2020, and has invited suggestions from stake holders which are under active consideration by the Ministry. The Company will assess the impact and its evaluation once the subject rules are notified and will give appropriate impact in its financial statements in the period in which, the Code becomes effective and the related rules to determine the financial impact are published.

39 Ratio Analysis

	Ratios	Numerator	Denominator		FY 2021-2022	FY 2020-2021	Percentage variance (%)	Explanation shall be provided for any change in the ratio by more than 25% as compared to the preceding year.
1	Current Ratio	Current assets	Current liabilities		34.57	23.45	47.39	Due to decrease in current liabilities for repayment to customers and other payables.
2	Debt-Equity Ratio	Total debt	Total equity		-	-	-	There is no debt.
3	Debt Service Coverage Ratio	Earning before interest, tax and depreciation & amortisation	Short & long term borrowings		-	-	-	There is no borrowing
4	Return on Equity Ratio	Profit after tax	Total equity		-0.13%	0.65%	(119.64)	Due to Provision made for ECL.
5	Inventory Turnover Ratio	Revenue from operation	Average inventory		0.01	0.02	(26.78)	Due to decreased in Inventory.
6	Trade Receivables Turnover Ratio	Revenue from operation	Average trade receivables		-	-	-	There is no trade receivable
7	Trade Payables Turnover Ratio	Revenue from operation	Average trade payables		-	-	-	There is no trade payable
8	Net Capital Turnover Ratio	Revenue from operation	Average working capital		0.02	0.03	(30.17)	Due to Decrease in turnover and current assets and liabilities.
9	Net Profit Ratio	Profit after tax	Revenue from operation		-4.93%	21.36%	(123.07)	Due to Provision made for ECL.
10	Return on Capital Employed	Profit before interest and tax	Total equity + short & long term borrowings		-0.18%	0.86%	(121.20)	Due to Provision made for ECL.
11	Return on	Income generated form	Average		4.55%	1.64%	177.93	Due to Increase in



40 The Income Tax Department has shown outstanding demand of Rs.58.93 Lakh for the Assessment Year 2008-09 in its rectification order u/s 154 of Act 1961., dated 28.12.2012. This rectification was made against the order u/s 143(1) of the Income Tax Act 1961., dated 08.01.2010. In both orders has not allowed the credit of advance tax of Rs.43.00 Lakh paid by OCL India Ltd., out of its challan No. 00004 dated 14.03.2008 for Rs.910.00 Lakh. Landmark Property Development Co. Ltd. being the demerged entity to the real estate business (Previously known Konark Minerals Ltd.,). This Demergers/ amalgamations of the Companies.

The company has approached and requested the Income Tax Department (AO, Circle 15(1), C. R. Building, New Delhi) several times but the credit was not allowed. At last, the company had filed a writ petition before High Court of Delhi, vide writ petition (C) 8940/2015 and 9784/2015 for not allow advance tax of Rs.43.00 Lakh. The Hon'ble Delhi High court has passed the order dated 29.08.2016 in favor of Company and directed the Income Tax Department to give the credit of Advance tax of Rs. 43.00 Lakh to the company.

After the order of High Court of Delhi dated 29.08.2016 the Income Tax Department (AO), Circle 15(1), C. R. Building, New Delhi has given the effect passed an order u/s 154/143(1) of the Act., dated 03.03.2017 manually for the above Assessment Year, as the splitting of the original challan of Rs. 910.00 Lakh into two parts. So, as to redistribute the amount of advance tax of Rs. 43.00 Lakh to Landmark Property Development Co. Ltd. (LPDCL) firm was not possible otherwise.

The income tax department had passed the aforesaid order manually and allowed credit of advance tax of Rs. 43.00 Lakh to the company. After giving advance tax a refund of Rs. 6.10 Lakh was determined and same has already been received. However, the above adjustment was not made on the part of the company which continues to show a demand of Rs. 58.93 lakh (including interest) as outstanding. Now this matter for rectification is pending before DCIT, Delhi.

41 Other Statutory Information

(i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.

(ii) The Company does not have any transactions with companies struck off.

(iii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period. However, it has been observed that two charge ids were erroneously created at the MCA portal w.r.t. charge in favour of PNB for one loan which has already been satisfied and satisfaction of such charge has already been submitted with ROC within due time. In this regard, it has also been observed that one charge id, which was erroneously created, is still showing active at MCA Portal and the Company, vide letter dated 14th October, 2021, had submitted a request for rectification of this error and the said request is pending with ROC.

(iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

(v) The Company has not advanced or loaned or invested funds in any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or

(b) Provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries.

(vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (written or otherwise) that the company shall:

(a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(b) Provide any guarantee, security or the like on behalf of the ultimate beneficiaries.

(vii) The Company has no subsidiary, associates and joint venture down word.

(viii) The lender of the company has not declared company as wilful defaulter and also company has not defaulted in loan repayment of loan to the lender.

(ix) The Company does not have any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act 1961).

42 Previous year figures have been regrouped/ re-classified wherever necessary to correspond with the current year's classification/ disclosure. All figures are rounded off to the nearest rupees.

As per our report of even date attached

For SCV & Co. LLP
Chartered Accountants
Firm Registration Number 000235N/N500089

For and on behalf of the Board of Directors

(Gaurav Dalmia)
Chairperson and Managing Director
DIN:00009639

(G.B. Rao)
Director
DIN:00493992

(Abhinav Khosla)
Partner
Membership No 087010

(Arvind Vachaspati)
Chief Financial Officer

(Ankit Bhatia)
Company Secretary

Place : New Delhi
Dated : 30th May, 2022.

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi - 110 001