



# V. SANKAR AIYAR & CO.

CHARTERED ACCOUNTANTS

Sarojini House (GF), 6, Bhagwan Das Road, New Delhi-110001

Tel.(011)-44744643; e-mail: [newdelhi@vsa.co.in](mailto:newdelhi@vsa.co.in)

**Independent Auditor's limited review report on quarterly unaudited financial results of Landmark Property Development Company Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015**

**To The Board of Directors Landmark Property Development Company Limited**

1. We have reviewed the accompanying statement of un-audited financial results ('the Statement') of Landmark Property Development Company Limited for the quarter ended 30<sup>th</sup> June 2024 being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's management and has been approved by the Company's Board of Directors in their meeting held on 12<sup>th</sup> August 2024 has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act ,2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the interim financial information is free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.

**Emphasis of Matter**

4. We draw attention to Note 4 of the Statement regarding recoverability of space booking advances from Ansal Landmark (Karnal) Township Pvt. Ltd of Rs.35,26.15 lacs (Net of provisions – Rs.23,26.15 lacs) as at 30.06.2024.  
Our opinion is not modified in respect of this matter.
5. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of un-audited financial results prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards specified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For V. Sankar Aiyar & Co.  
Chartered Accountants  
ICAI Firm Regn No. 109208W

(Ajay Gupta)  
Partner

Membership No. 090104  
ICAI UDIN : 24090104BKFN05758

Place: New Delhi  
Date : 12<sup>th</sup> August 2024





# LANDMARK

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Landmark Property Development Company Limited  
**Registered Office :** 11th Floor, Narain Manzil,  
 23, Barakhamba Road, New Delhi - 110 001  
**CIN :** L13100DL1976PLC188942

Tel. : (91-11) 43621200  
 Fax : (91-11) 41501333  
 Email : info@landmarkproperty.in  
 Website : www.landmarkproperty.in

## Statement of Unaudited Financial Results for the Quarter ended June 30, 2024

S No	Particulars	Quarter Ended			Rs in lacs
		30.06.2024	31.03.2024	30.06.2023	31.03.2024
		Unaudited	Audited	Unaudited	Audited
	<b>INCOME</b>				
I	Revenue from operations	40.94	36.22	46.88	132.68
II	Other Income	11.95	8.11	8.96	39.94
III	<b>Total income (I + II)</b>	<b>52.89</b>	<b>44.33</b>	<b>55.84</b>	<b>172.62</b>
IV	<b>Expenses:</b>				
	b) Change in inventories of finished goods, work-in-progress and stock-in-trade	32.31	17.39	17.22	65.65
	c) Employee benefits expense	4.17	6.01	5.18	21.36
	d) Depreciation and amortisation expense	0.04	(0.01)	0.06	0.18
	e) Provision for expected credit loss on Advances / Loan / Interest Accrued (Net) - Refer Note 4	-	1,197.24	-	1,197.24
	f) Other Expenses	8.28	19.67	8.80	47.87
	<b>Total Expenses (IV)</b>	<b>44.80</b>	<b>1,240.30</b>	<b>31.26</b>	<b>1,332.30</b>
V	<b>Profit / (Loss) before Tax &amp; Exceptional items (III - IV)</b>	<b>8.09</b>	<b>(1,195.97)</b>	<b>24.58</b>	<b>(1,159.68)</b>
VI	<b>Exceptional Items</b>			-	-
VII	<b>Profit / (Loss) after Exceptional items (V - VI)</b>	<b>8.09</b>	<b>(1,195.97)</b>	<b>24.58</b>	<b>(1,159.68)</b>
VIII	<b>Tax expense:</b>				
	- Current tax	1.95	7.00	2.09	12.70
	- Deferred tax	0.41	(1.81)	4.01	(0.33)
	<b>Total Tax Expenses (VIII)</b>	<b>2.37</b>	<b>5.19</b>	<b>6.10</b>	<b>12.37</b>
IX	<b>Profit / (Loss) for the period (VII - VIII)</b>	<b>5.72</b>	<b>(1,201.16)</b>	<b>18.48</b>	<b>(1,172.05)</b>
X	<b>Other Comprehensive Income</b>				
	(i) Items that will not be reclassified to profit or loss				
	a. Remeasurement to the defined benefit obligation that will not be reclassified to Profit & Loss	-	0.09	-	0.09
	b. Income tax relating to item that will not be reclassified subsequently to profit & Loss	-	(0.02)	-	(0.02)
	<b>Other Comprehensive Income</b>	<b>-</b>	<b>0.07</b>	<b>-</b>	<b>0.07</b>
XI	<b>Total Comprehensive Income for the period (IX + X)</b>	<b>5.72</b>	<b>(1,201.09)</b>	<b>18.48</b>	<b>(1,171.98)</b>
	<b>Paid up Equity Share Capital (Ordinary share Re.1 each)</b>	1,341.43	1,341.43	1,341.43	1,341.43
	<b>Other Equity</b>				3,027.37
	<b>Earnings per Equity Share (in Rupees)</b> (face value of Re 1 each) (not annualised)				
	a) Basic	0.004	(0.90)	0.01	(0.87)
	b) Diluted	0.004	(0.90)	0.01	(0.87)



## Notes

- 1 The above Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 12th August 2024. The Statutory Auditors have conducted audit of these financial results in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended and have expressed an unmodified opinion on the aforesaid results
- 2 The Company is primarily engaged in the business of real estate development, which as per Indian Accounting Standard on operating segment (Ind AS-108) is the only operating segment.
- 3 The above financial results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS), as prescribed under 133 of the Companies Act 2013, and the other recognized accounting practices and policies to the extent applicable
- 4 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. 4,993.74 lacs (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 get allotment of Plots / Flats in Group Housing / Row Housing / Commercial property in the ongoing residential township being developed by ALKTPL at Karnal, vide an agreement dated 16th May, 2013 as amended from time to time, pursuant of which ALKTPL was required to allot the plots & flats, etc. at Karnal to the Company by 31st March 2024 which is still pending.  
During the FY 2023-24, the Company has extended the period for allotment of plots, flats etc till 31st March 2027 based on request received from ALKTPL as it has received in principle approval from the Director Town and Country Planning, Haryana, for name change of developer in favour of ALKTPL, with additional commitment from ALKTPL that it would prioritise the allotments to the Company over other customers. Further, the Company expects that the development of the project would get expedited since the Company's promoter / promoter group entities have acquired entire shareholding of ALKTPL during FY 2022-23 and it would receive the plots / flats in due course.  
In view the substantial time lapsed in the completion of transaction and adverse financial position of the ALKTPL as per their latest audited financial statements, the Company has internally reviewed the matter and on the ground of prudence and conservative principle, it has considered appropriate to make a provision of Rs.1200.00 lacs during the FY 2023-24.
- 5 The figure for the quarter ended March 31, 2024 are the balancing figure between audited figures in respect of full financial year ended March 31, 2024 and the unaudited published year to date figures up to December 31, 2023 being the date of the third quarter of financial year which were subject to limited review.
- 6 The figures for the corresponding previous periods have been regrouped, wherever necessary to make them comparable with the current period.

For V. Sankar Aiyar & Co.  
Chartered Accountants  
Firm Registration No.109208W

*Ajay Gupta*

Ajay Gupta  
Partner  
Membership No. 090104

Place: New Delhi  
Date: 12.08.2024



For Landmark Property Development Company Limited



*Gaurav Dalmia*

Chairperson and Managing Director

Gaurav Dalmia  
DIN : 00009639

Landmark Property Development Company Limited

[CIN : L13100DL1976PLC188942]

Regd. Office : 11 th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi -110 001

Telephone No.: 91 43621200

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Website: www.landmarkproperty.in

E-mail : info@landmarkproperty.in

Extract of Unaudited Financial Results for the Quarter and Year ended 30th June, 2024

Sl.No.	PARTICULARS	Quarter ended		Year ended	
		Rs/Lakhs 30 Jun-24	Rs/Lakhs 31-Mar-24	Rs/Lakhs 30-Jun-23	Rs/Lakhs 31-Mar-24
		Audited	Audited	Audited	Audited
1	Total Income	52.89	44.33	55.84	172.62
2	Net Profit/(Loss) for the period (before Tax & Exceptional Items)	8.09	(1,195.97)	24.58	(1,159.68)
3	Net Profit/(Loss) for the period before tax (after Exceptional Items)	8.09	(1,195.97)	24.58	(1,159.68)
4	Net Profit/(Loss) for the period after tax (after Exceptional Items)	5.72	(1,201.16)	18.48	(1,172.05)
5	Total Comprehensive Income for the period [comprising profit/(Loss) for the period (after tax and Other Comprehensive Income (after tax)]	5.72	(1,201.09)	18.48	(1,171.98)
6	Equity Share Capital(Face Value of Re. 1/- each)	1,341.43	1,341.43	1,341.43	1,341.43
7	Reserves (excluding Revaluation Reserve)	-	-	-	3,027.37
8	Earnings Per Shares( Face Value of Re. 1/- each) (not annualised)				
	(a) Basic (in Rs.)	0.00	(0.90)	0.01	(0.87)
	(b) Diluted (in Rs.)	0.00	(0.90)	0.01	(0.87)

Note : There were no exceptional items during the quarter and year ended 30th June, 2024.

The above is an extract of the detailed format of Quarterly and Annual Financial Results filed with the Stock exchanges under Regulation 33 of the SEBI (Listing Obligations & Disclosure Requirements) regulations, 2015. The full format of the Quarterly and Annual Financial Results is available on the stock exchanges websites, www.nseindia.com and www.bseindia.com and on the company's website www.landmarkproperty.in

For Landmark Property Development Company limited,



*Gaurav Dalmia*

Gaurav Dalmia  
Chairperson & Managing Director

Place: New Delhi

Date: 12th August 2024