



LANDMARK
DALMIA GROUP

ANNUAL REPORT 2025-26



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED



BOARD OF DIRECTORS

Shri Ambarish Chatterjee–Chairperson
Shri Gaurav Dalmia–Managing Director
Shri Ajay Gulati
Shri D. N. Singh
Smt. Sharmila Dalmia
Shri Uddhav Poddar

CHIEF FINANCIAL OFFICER

Shri Niraj Kumar

COMPANY SECRETARY

Shri Ankit Bhatia

AUDITORS

M/s V. Sankar Aiyar & Co.
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

MUFG Intime India (P) Ltd. (formerly CB Management Services (P) Ltd)
Rasoi Court, 5th Floor,
20, R N Mukherjee Road,
Kolkata- 700001
T. No. 91 33 69066200
Email : investor.helpdesk@in.mpms.mufig.com



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

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Notice is hereby given that 50th Annual General Meeting of the Members of the Company will be held on Monday, 21st September, 2026 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, 2026 together with 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.

SPECIAL BUSINESS

3. Approval for Extension of Timeline for Refund of Outstanding Amount by Eterna Living Private Limited (formerly Ansal Landmark (Karnal) Township Private Limited)

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

"RESOLVED THAT pursuant to the provisions of Section 188 and other applicable provisions, if any, of the Companies Act, 2013, read with the rules made thereunder, Regulation 23 and other applicable provisions of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and subject to such approvals, consents and permissions as may be required, and in continuation of the approval accorded by the Members of the Company at the Extra-Ordinary General Meeting held on 12 March 2026, approval of the Members be and is hereby accorded for extending the timeline for refund of the outstanding amount payable by **Eterna Living Private Limited (formerly known as Ansal Landmark (Karnal) Township Private Limited)** ("Eterna") to the Company under the Refund and Settlement Agreement dated 27 March 2026 from **26 September 2026 to 31 March 2027**, on

such terms and conditions as may be agreed between the Company and Eterna and as may be considered to be in the best interest of the Company.

RESOLVED FURTHER THAT the part-payment of **Rs. 8,00,00,000/-** made by Eterna towards the outstanding refund amount be and is hereby taken on record.

RESOLVED FURTHER THAT the balance amount of **Rs. 27,11,15,047/- (Rupees Twenty-Seven Crore Eleven Lakh Fifteen Thousand Forty-Seven only)** remaining payable after the aforesaid payment and shall be paid by Eterna on or before **31 March 2027**, in accordance with the amended terms to be agreed between the Company and Eterna.

RESOLVED FURTHER THAT the Board of Directors of the Company be and is hereby authorised to negotiate, finalise and execute the necessary amendment, addendum, supplemental agreement or other document with Eterna for giving effect to the aforesaid extension and to settle all matters incidental thereto.

RESOLVED FURTHER THAT the Managing Director, Chief Financial Officer and Company Secretary of the Company be and are hereby jointly and/or severally authorised to do all such acts, deeds, matters and things, including making necessary filings, intimations and disclosures with the Stock Exchanges and other regulatory authorities, as may be necessary or expedient to give effect to this resolution."

By order of the Board
For Landmark Property Development Company Limited

Place: New Delhi
Date: 21-08-2026

Ankit Bhatia
Company Secretary

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 50TH AGM THROUGH VIDEO CONFERENCING (VC)/ OTHER AUDIO VISUAL MEANS (OVAM) FACILITY:**

A. I) The Ministry of Corporate Affairs ("**MCA**") vide General Circular No. 14/2020 dated April 08, 2020, Circular No. 17/2020 dated April 13, 2020, Circular No. 20/2020 dated May 05, 2020, Circular No. 02/2021 dated January 13, 2021, Circular No. 21/2021 dated December 14, 2021, Circular No. 02/2022 dated May 05, 2022, Circular No. 10/2022 dated December 28, 2022, Circular No. 09/2023 dated September 25, 2023, Circular No. 09/2024 dated September 19, 2024, and **the latest being General Circular No. 03/2025 dated September 22, 2025 ("MCA Circulars")**, and the **Securities and Exchange Board of India ("SEBI")** vide its relevant circulars culminating in the **Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/2026/14 dated January 30, 2026 ("SEBI Framework")**, have permitted companies to hold their Annual General Meetings (AGMs) through Video Conferencing ("VC") or Other Audio-Visual Means ("OAVM") **till further orders**, without requiring the physical presence of the members at a common venue. In compliance with the above Circulars and the relevant provisions of the Companies Act, 2013, ('the Act') and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the 50th 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 50th 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-1 to Notice of Meeting).

II) VC/OAVM – Major Guidelines:

a) Members are requested to join the Fiftieth Annual General Meeting (AGM) through VC/OAVM mode by 11.15 a.m. (1ST) 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. (1ST) and may be closed at 11:45 a.m. (1ST) 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 Friday, 18th September, 2026.

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 50th AGM of the Company.
- C. In line with the MCA Circulars and SEBI Circular, the Notice of the 50th 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 50th AGM through VC/OAVM facility and e - Voting during the 50th 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, May 5, 2022, December 28, 2022, September 25, 2023, September 19, 2024 and September 22, 2025 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 50th 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 50th AGM and the Annual Report of the Company for the financial year ended 31st March, 2026 including therein the Audited Financial Statements for the year 2025-2026, 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 50th AGM of the Company along with the Annual Report for the 2025-2026 and all other communications from time to time, can get their email addresses registered.

Members may please note that the Notice of the 50th Annual General Meeting of the Company and the Annual Report for the financial year 2025-2026 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.

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 15th day of September, 2026 to 21st day of September, 2026 (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 25th August, 2026. 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. 25th August, 2026.

6. DEMATERIALIZATION OF SHARES:

In terms of Regulation 40(1) of the SEBI Listing Regulations, as amended from time to time, transfer, transmission and transposition of securities shall be affected only in dematerialized form. In view of the same and to eliminate all risks associated with physical shares and avail various benefits of dematerialization, Members are advised to dematerialize the shares held by them in physical form. Members can contact the Company or RTA, for assistance in this regard

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. 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.

9. 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 to transfer of the unpaid dividend account, if any, is required to be transferred to the Investor Education and Protection Fund (IEPF).
10. Dividend and corresponding shares, as stated in Points 8 and 9 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 Compliance Officer is the Nodal Officer of the Company for the purpose of verification of such claims.

11. 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, MUFG Intime India Private Limited (formerly C B Management Services (P) Limited), Rasoi Court, 20, Sir R N Mukherjee Road, Kolkata-700001.
 12. SEBI has mandated the submission of PAN by every participant in the securities market. Members holding shares in dematerialised form are therefore requested to submit their PAN to the DP's with whom they are maintaining their dematerialised accounts. Members holding securities in physical form are requested to submit their PAN, KYC and nomination details to the Company's RTA.
 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, MUFG Intime India Private Limited (formerly C B Management Services (P) 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. 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.

16. 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.
17. 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 IN TERMS OF REGULATION 36(5) OF SEBI (LODR) REGULATIONS, 2015

Item No. 3

The Members may note that the Company had entered into a **Refund and Settlement Agreement dated 27 March 2026** ("Agreement") with **Eterna Living Private Limited (formerly known as Ansal Landmark (Karnal) Township Private Limited)** ("Eterna"), pursuant to the approval accorded by the Members of the Company at the Extra-Ordinary General Meeting held on **12 March 2026**.

Under the Agreement, the balance space booking arrangement between the Company and Eterna was cancelled and Eterna agreed to refund the outstanding amount of **Rs. 35,26,15,047/-** to the Company on or before **26 September 2026**.

Upon execution of the Agreement, Eterna paid **Rs. 15,00,000/-** to the Company. Subsequently, pursuant to its request for extension of the repayment timeline, Eterna has also paid a further amount of **Rs. 8,00,00,000/-** towards the outstanding refund amount. Accordingly, an aggregate amount of **Rs. 8,15,00,000/-** has been received by the Company against the aforesaid outstanding amount and the balance amount payable by Eterna is **Rs. 27,11,15,047/-**.

The Company has received a letter dated **11 August 2026** from Eterna requesting **an extension of the repayment timeline up to 31 March 2027**. Eterna has stated that it had anticipated realization of funds from another group housing sale transaction, which could not be completed within the anticipated timeframe due to pending approvals from the concerned Government authorities, resulting in delay in realization of the expected funds.

Eterna has requested that the balance amount of **Rs. 27,11,15,047/-** be permitted to be paid on or before **31 March 2027**.

The request of Eterna was placed before the Audit Committee of the Company. The Audit Committee, after considering the matter, recommended to the Board of Directors the proposed extension of the repayment timeline.

The Board of Directors, at its meeting held on **12 August 2026**, after considering the request of Eterna and the recommendation of the Audit Committee, approved the proposal for extension of the repayment timeline from **26 September 2026 to 31 March 2027**, subject to approval of the Members of the Company.

Accordingly, the approval of the Members is being sought for modification of the repayment timeline under the Agreement from **26 September 2026 to 31 March 2027**.

Upon approval by the Members, the Company proposes to enter into an appropriate **amendment/addendum/supplemental agreement** with Eterna to formally record the revised repayment timeline and other agreed terms.

The Board is of the view that the proposed extension, together with the part-payment already received from Eterna, is in the interest of the Company and accordingly recommends the resolution set out at Item No. 3 of the accompanying Notice for approval of the Members as an **Ordinary Resolution**.

Key Particulars: -

Particulars	Details
Name of Related Party	Eterna Living Private Limited (formerly known as Ansal Landmark (Karnal) Township Private Limited)
Nature of Relationship	Related Party under Section 2(76) and SEBI (LODR) Regulations
Nature of Transaction	Extension of timeline for refund of outstanding amount
Monetary Value	Rs. 27,11,15,047/-
Original Agreement	Refund and Settlement Agreement dated 27 th March 2026
Previous Shareholder's Approval	EGM dated 12 th March 2026
Existing Timeline	26 th September 2026
Proposed Timeline	31 st March 2027
Mode	Refund by bank transfer
Safeguards	Provision for security in case of delay

Except Sh. Gaurav Dalmia, managing director, and his respective relatives including Smt. Sharmila Dalmia - director, who may be deemed to be concerned or interested in the proposed resolution by virtue of his common directorship and shareholding, none of the Directors, Key Managerial Personnel of the Company or their respective relatives is concerned or interested, financially or otherwise, in the proposed resolution.

The Board recommends passing the resolution as an **Ordinary Resolution**.

Details of Director seeking appointment / Re-appointment: -

Name of the Director	Smt. Sharmila Dalmia
Date of Appointment on the Board	March 31, 2015
Qualifications	Graduate
Expertise	A member of the leading Dalmia Group with substantial business interests mostly in India, UK and USA.
Directorships held in other Companies	Stars on Net Com Pvt. Ltd. Jiva Designs Pvt. Ltd.
Chairmanships/ Memberships of Committees across	Nil
Shareholding of Directors	Nil
Relationship between Directors inter-se	Smt. Sharmila Dalmia, Women Director is the spouse of Shri Gaurav Dalmia, Managing Director

Annexure-1 to the Notice of Meeting

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

The remote e-voting period begins on September 18, 2026 at 09:00 A.M. and ends on September 20, 2026 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 14, 2026, 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 14, 2026.

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.	1. For OTP based login you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp. You will have to enter your 8-digit DP ID, 8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. 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. 2. Existing IDeAS user can visit the e-Services



website of NSDL Viz. <https://eservices.nsdl.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.

3. If you are not registered for IDeAS e-Services, option to register is available at <https://eservices.nsdl.com>. Select "**Register Online for IDeAS Portal**" or click at <https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp>
4. 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 (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.
5. Shareholders/Members can also download NSDL Mobile App "**NSDL Speede**" facility by scanning the QR code mentioned below for seamless voting experience.

	NSDL Mobile App is available on  App Store  Google Play  
Individual Shareholders holding securities in demat mode with CDSL	1. Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login Easi /Easiest are requested to visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then user your existing my easi username & password. 2. After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly. 3. If the user is not registered for Easi/Easiest, option to register is available at CDSL website www.cdslindia.com and click on login & New System Myeasi Tab and then click on registration option. 4. Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on 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 able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.

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.
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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 022 - 4886 7000
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 toll free no. 1800-21-09911

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?

1. 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.
2. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section.
3. 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.

4. 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 fcs.rahuldhupar@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.: 022 - 4886 7000 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 AGM ARE AS UNDER:-

1. The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for remote e-voting.
2. Only those Members/ shareholders, who will be present in the 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 AGM.
3. Members who have voted through Remote e-Voting will be eligible to attend the AGM. However, they will not be eligible to vote at the 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 AGM shall be the same person mentioned for Remote e-voting.

INSTRUCTIONS FOR MEMBERS FOR ATTENDING THE 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. Shareholders who would like to express their views/have questions may send their questions in advance mentioning their name demat account number/folio number, email id, mobile number at info@landmarkproperty.in. The same will be replied by the company suitably.
6. Institutional Investors, who are Members of the Company, are encouraged to attend and vote in the 50th AGM of the Company through VC/OAVM Facility.

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
BOARD'S REPORT

TO
 THE MEMBERS

Your Directors have pleasure in presenting their 50th Annual Report together with the Audited Statement of Accounts for the Year ended March 31, 2026.

FINANCIAL RESULTS

(Amount in Lakhs)		
Particulars	Year ended 31.03.2026	Year ended 31.03.2025
Revenue from Operations	734.86	117.30
Other Income	81.55	59.28
Profit/(Loss) Before Tax	198.28	(356.50)
Tax Expense		
Current Tax	50.50	15.75
Earlier Year Tax	0.46	0.27
Deferred Tax	(2.10)	(0.37)
Profit after Tax	149.42	(372.15)

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) and Plots amounting to Rs. 734.86 Lakhs in the current year as against Rs. 117.30 Lakhs in the previous year. The profit after tax has been Rs. 149.42 Lakhs against the loss after tax of Rs. 372.25 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, 2026 TILL THE DATE OF THIS REPORT

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 2025-26, no amount was transferred to General Reserve of the Company.

BUSINESS OUTLOOK

The real estate market continues to remain subdued in certain segments in India. The Company continues to focus on sale and monetisation of its existing inventory of plots and flats and will continue to take appropriate steps in this regard.

The advances of the Company to Ansal Landmark Townships Private Limited were transferred to **Eterna Living Private Limited (formerly known as Ansal Landmark (Karnal) Township Private Limited)**, which had been set up to undertake the Karnal Project pursuant to the Business Transfer Agreement dated 2 April 2012 entered into by the Company with Eterna Living Private Limited. Pursuant to the arrangements entered into from time to time, the Company became entitled to allotment of plots, flats in group housing projects and commercial properties in the residential townships at Ghaziabad and Karnal.

Considering the continuing project-related and regulatory uncertainties, the Members of the Company approved the cancellation of the balance space booking arrangement and refund of the outstanding amount at the Extra-Ordinary General Meeting held on **12 March 2026**. Pursuant to the said approval, the Company entered into a **Refund and Settlement Agreement dated 27 March 2026** with Eterna Living Private Limited. Under the said Agreement, the balance space booking arrangement was cancelled and the outstanding amount of **INR 35.26 crore** was agreed to be refunded by Eterna Living Private Limited to the Company. **An amount of INR 15 lakh was paid by Eterna Living Private Limited upon execution of the Agreement on 27 March 2026, and the balance amount of INR 35.11 crore is payable on or before 26 September 2026.**

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 2025-26.

DIRECTORS

As at 31st March, 2026, the Board comprised of one Managing Director, viz: Shri Gaurav Dalmia, three Non-Executive Independent Directors, viz Sh. Ajay Gulati, Sh. Ambarish Chatterjee and Sh. Uddhav Poddar, and two Non-Executive Non-Independent Directors, viz: Sh. Dinkar Nath Singh and Smt. Sharmila Dalmia.

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.

During the year, Sh. J K. Kapur (DIN: 07139086) was ceased to be Independent Director w.e.f. 26th June, 2025 due to completion of his tenure.

Smt. Sharmila Dalmia (DIN: 00266624) retires by rotation at the ensuing 50th 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 50th Annual General Meeting.

KEY MANAGERIAL PERSONNEL

As at 31st March, 2026, Shri Gaurav Dalmia, Managing Director (MD), Shri Niraj Kumar as the Chief Financial Officer (CFO) and Shri Ankit Bhatia as the Company Secretary (CS) are 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 Programme	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
2022-23	1	1	All Independent Directors except Shri N Davar
2023-24	1	1	All Independent Directors
2024-25	1	1	All Independent Directors
2025-26	1	1	All Independent Directors except Uddhav Poddar
Cumulative	12	12	

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 loss 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 formulated a **Related Party Transactions Policy** on the recommendation of the Audit Committee and with the approval of the Board of Directors. The Policy is reviewed from time to time in accordance with applicable provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and is available on the Company's website.

The Company had entered into arrangements with **Eterna Living Private Limited (formerly known as Ansal Landmark (Karnal) Township Private Limited)** pursuant to which advances were made towards allotment of plots, flats in group housing projects and commercial properties in the residential townships at Ghaziabad and Karnal. The said arrangements were approved by the Members of the Company through separate Special Resolutions at their meeting held on **30 September 2014**.

During the year, considering the continuing project-related and regulatory uncertainties, the Members of the Company approved the cancellation of the balance space booking arrangement and refund of the outstanding amount at the Extra-Ordinary General Meeting held on **12 March 2026**. Pursuant to the said approval, the Company entered into a **Refund and Settlement Agreement dated 27 March 2026** with Eterna Living Private Limited, under which the balance space booking arrangement was cancelled and the outstanding amount was agreed to be refunded to the Company. An amount of **INR 15 lakh** was received by the Company upon execution of the Agreement, with the **balance amount of INR 35.11 crore payable on or before 26 September 2026**, subject to the terms and conditions of the Agreement.

The details of related party transactions entered into during the year, as required under applicable provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, are provided in the financial statements and in the prescribed **Form AOC-2**, wherever applicable.

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 Ambarish Chatterjee, Director and the Chairman of the Audit Committee is heading 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.

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 46th Annual General Meeting held on September 30, 2022, approved 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 5 (Five) years from the conclusion of the 46th AGM up to the conclusion of the 51st AGM of the Company.

M/s V. Shankar Aiyar & Co. would continue to act as Statutory Auditors of the Company.

As required under Regulation 33(1) (d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, M/s 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

Members of the Company at the 49th Annual General Meeting held on June 26, 2025 approved the appointment of M/s RD & Associates, Company Secretaries, as the Secretarial Auditors of the Company to hold office for a term of 5 (Five) consecutive years commencing from April 1, 2025, until March 31, 2030.

M/s RD & Associates have confirmed that they hold a valid Certificate issued by the Peer Review Board of the Institute of Company Secretaries of India and would continue to act as Secretarial Auditors of the Company.

ANNUAL RETURN:

The Annual Return of the Company as on March, 31, 2026 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 principal amount outstanding as on 31.03.2026 was Rs. 217.83 Lakhs and Rs. 149.24 Lakhs respectively.

The Company had also advanced Rs. 400 lakhs towards purchase of commercial units from Saya.

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.

Subsequent to the year-end, the Company entered into Settlement Agreements and a Cancellation Agreement with Saya on 6 July 2026 in respect of the aforesaid transactions, pursuant to which the outstanding matters between the parties were settled in accordance with the terms of the respective agreements.

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 2025-26 and hence no complaint is outstanding as on March 31, 2026 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 2025-26.

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 2025-26.

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

Ambarish Chatterjee
Chairperson

Place: New Delhi
Date: 12/08/2026

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)
							Member ship	Chairmanship	
1	Shri Gaurav Dalmia	Managing Director	Promoter, Executive and Non- Independent	1,74,999	4	4	-	-	-
2	Shri Ambarish Chatterjee	Director	Non-Executive and Independent	Nil	4	3	2	2	TARC Limited
3	Shri Ajay Gulati*	Director	Non-Executive and Independent	Nil	3	-	-	-	-
4	Shri D N Singh	Director	Non-Executive and Non-Independent	Nil	4	-	-	-	-
5	Smt. Sharmila Dalmia	Woman Director	Non-Executive and Non-Independent	Nil	3	2	-	-	-
6	Shri Uddhav Poddar	Director	Non-Executive and Independent	Nil	3	19	1	-	Uddhav Properties Limited and Kaushalya Logistics Ltd.

*Appointed w.e.f. May 26, 2025

Notes :

- Four Board meetings were held during the Financial Year 2025-26 on 26.05.2025, 08.08.2025, 10.11.2025, and 29.01.2026.
- #The number of Directorships / Chairmanship / Membership of the Committees reported above does not include the Chairmanship / Membership of the Committees of the Company and for the purpose of determination of limit, chairpersonship and membership, as on 31.03.2026, of the audit committee and the Stakeholders' Relationship Committee alone has been considered.

- c) The 49th Annual General Meeting was held on June 26, 2025 through VC/OAVM means and was attended by Sh. Ambarish Chatterjee, Chairman and Director, Shri Gaurav Dalmia, Managing Director, Shri Ajay Gulati, Director, Shri D N Singh, Director, Shri Uddhav Poddar, Director, Shri Niraj Kumar, CFO and Shri Ankit Bhatia, Company Secretary. Smt. Sharmila Dalmia, Director could not join the meeting due to business travelling. Sh. Ambarish Chatterjee, director and Chairperson of the Audit Committee and Stakeholders Relationship Committee and Shri Uddhav Poddar, director and chairperson of the Nomination and Remuneration Committee were present at the meeting as required under Section 178(7) of the Companies Act, 2013.
- d) None of the Independent Directors had resigned or was removed from the Board during the year except Sh. J K Kapur, Independent Director who was ceased to be Director w.e.f. June 26, 2025 due to completion of his tenure.
- e) All independent directors meet the criteria of independence as laid down under section 149(6) of the Companies Act, 2013 and fulfill the conditions as specified in SEBI (LODR) Regulations, 2015.

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

Chart of core skills/expertise/competencies identified by the Board of Directors in context of the Company's Business and sector for it to function effectively and actually available with Board:

Name of Director	Designation	Strategy & Planning	Administration & Management	Governance	Sales and Marketing	Finance and Law	Operations
Shri Gaurav Dalmia	Managing Director	√	√	√	√	√	√
Shri Ambarish Chatterjee	Independent Director	√	√	√	√	√	√
Shri Ajay Gulati	Independent Director	√	√	√	√	√	√
Shri D N Singh	Non-Executive Director	√	√	√	√	√	√
Smt. Sharmila Dalmia	Non-Executive Director	√	√	√	√	√	√
Shri Uddhav Poddar	Independent Director	√	√	√	√	√	√

- 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.
- 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 comprised of three Directors with Shri Ambarish Chatterjee as its Chairman, Shri Ajay Gulati and Shri Uddhav Poddar as its members as at 31st March 2026. The Board of Directors of the Company approved the reconstitution of the audit Committee with effect from conclusion of Board meeting held on 26th May, 2025 whereupon Shri Ambarish Chatterjee continued as its Chairman, Shri Uddhav Poddar and Shri Ajay Gulati (who were appointed as Director) were appointed as its members w.e.f. close of business hours on 26th May, 2025.
- 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 2025-2026 and the attendance of the Members were as follows:

Date of Audit Committee Meeting	Shri Ambarish Chatterjee (Independent)	Shri Ajay Gulati (Independent)*	Shri Uddhav Poddar (Independent)	Shri D N Singh (Non-executive)**	Shri Jai Karan Kapur (Independent)**
26.05.2025	Present	-	-	Present	Present
08.08.2025	Present	Present	Leave	-	-
10.11.2025	Present	Present	Present	-	-
29.01.2026	Present	Present	Present	-	-

*Appointed as member after 26.05.2025

**Ceased to be member after 26.05.2025

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. As at 31st March 2026, the Nomination and Remuneration Committee comprised of three Directors with Shri Uddhav Poddar as its Chairman, Shri Ambarish Chatterjee and Shri D N Singh as its members. The Board of Directors of the Company had approved the reconstitution of the nomination and remuneration Committee with effect from conclusion of Board meeting held on 26th May, 2025 whereupon Shri Uddhav Poddar was appointed as its Chairman, Shri Ambarish Chatterjee and Shri D N Singh continued as its members.

The particulars of Nomination and Remuneration Committee meetings held during the year ended 2025-2026 and the attendance of the Members were as follows:

Date of Nomination and Remuneration Committee Meetings	Shri J K Kapur Chairman (Independent)*	Shri Uddhav Poddar (Independent)**	Shri Ambarish Chatterjee (Independent)	Shri D N Singh (Non-executive)
--	--	------------------------------------	--	--------------------------------

26.05.2025	Present	-	Present	Present
29.01.2026	-	Leave	Present	Present

*Ceased to be member after 26.05.2025

**Appointed as chairman after 26.05.2026

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 Stakeholders Relationship Committee comprised of three Directors with Shri Ambarish Chatterjee as its Chairman and Shri Gaurav Dalmia and Shri D. N. Singh as its members as on 31st March 2026.

The particulars of Stakeholders Relationship Committee meetings held during the year ended 2025-2026 and the attendance of the Members were as follows:

Date of Stakeholders Relationship Committee Meeting	Shri Ambarish Chatterjee Chairman (Independent)	Shri Gaurav Dalmia (Executive)	Shri D N Singh (Non-Executive)
29.01.2026	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 01.04.2025 to 31.03.2026.

INDEPENDENT DIRECTORS MEETING

During the year under review, the independent Directors met on January 29, 2026, 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 except Mr. Uddhav Poddar 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
47 th AGM	29 th September, 2023	Through VC/OAVM Means	Yes Three Special Resolutions
48 th AGM	30 th September, 2024	Through VC/OAVM Means	No
49 th AGM	26 th June, 2025	Through VC/OAVM Means	Yes Two Special Resolutions

B) Resolutions passed by Postal Ballot

During the Financial Year ended the 31st March, 2026, 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 entered into transactions and arrangements with related parties in the ordinary course of business and on such terms as approved by the Audit Committee, Board of Directors and, wherever applicable, the Members of the Company.

The Company had made advances from time to time to Eterna Living Private Limited (formerly known as Ansal Landmark (Karnal) Township Private Limited) pursuant to arrangements for allotment of plots, flats in group housing projects and commercial properties in the residential townships at Ghaziabad and Karnal.

During the year, considering the continuing project-related and regulatory uncertainties, the Members of the Company approved the cancellation of the balance space booking arrangement and refund of the outstanding amount at the Extra-Ordinary General Meeting held on 12 March 2026. Pursuant to the said approval, the Company entered into a Refund and Settlement Agreement dated 27 March 2026 with Eterna Living Private Limited, under which the balance space booking arrangement was cancelled and the outstanding space booking advance of INR 35.26 crore was agreed to be refunded by Eterna Living Private Limited to the Company. In terms of the said Agreement, INR 15 lakh was paid by Eterna Living Private Limited to the Company upon execution of the Agreement on 27 March 2026, and the balance amount of INR 35.11 crore is payable on or before 26 September 2026, subject to the terms and conditions contained therein.

The Company has formulated a **Related Party Transactions Policy** on the recommendation of the Audit Committee and with the approval of the Board of Directors. The Policy is reviewed from time to time in accordance with applicable provisions of the Companies Act, 2013 and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and is available on the Company's website www.landmarkproperty.in.

- 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 Ambarish Chatterjee, Independent Director and the Chairman of the Audit Committee is the head of the Vigil Mechanism. 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 2025-26. 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 appraises 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 real estate market continues to remain challenging in certain segments in India. The Company continues to focus on monetisation of its existing inventory of plots and flats and to take appropriate steps for sale of such inventory.

The advances of the Company to Ansal Landmark Townships Private Limited were transferred to **Eterna Living Private Limited (formerly known as Ansal Landmark (Karnal) Township Private Limited)**, which had been set up to undertake the Karnal Project pursuant to the Business Transfer Agreement dated 2 April 2012 entered into by the Company with Eterna Living Private Limited. Pursuant to the arrangements entered into from time to time, the Company became entitled to allotment of plots, flats in group housing projects and commercial properties in the residential townships at Ghaziabad and Karnal.

Considering the continuing project-related and regulatory uncertainties, the Company and Eterna Living Private Limited mutually agreed to cancel the balance space booking arrangement and settle the outstanding amount by way of refund. The Members of the Company approved the cancellation of the balance space booking arrangement and refund of the outstanding amount at the Extra-Ordinary General Meeting held on **12 March 2026**. Pursuant to the said approval, the Company entered into a **Refund and Settlement Agreement dated 27 March 2026** with Eterna Living Private Limited, under which the balance space booking arrangement was cancelled and the outstanding amount of **INR 35.26 crore** was agreed to be refunded to the Company. In terms of the said Agreement, **INR 15 lakh was paid by Eterna Living Private Limited to the Company on 27 March 2026 upon execution of the Agreement**, and the **balance amount of ₹35.11 crore is payable on or before 26 September 2026**, subject to the terms and conditions of the said Agreement.

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	:	11 th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi -110001
Financial year	:	1 st April to 31 st March
50 th Annual General Meeting, Day, Date, time and Venue	:	____ day, ____ th September, 2026 at 11.30 AM through Video Conferencing/ Other Audio-Visual Means ("VC/OAVM") facility.
Book Closure Date	:	____ th September, 2026 to ____ th September, 2026 (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 MUFG Intime India Private Limited (formerly C B Management Services (P) Limited).

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 2025-2026 and also for 2026-2027. 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
BSE Limited	533012
National Stock Exchange of India Limited	LPDC

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

	BSE		NSE		BSE Sensex		Nifty	
Month	High (Rs.)	Low (Rs.)	High (Rs.)	Low (Rs.)	High (Rs.)	Low (Rs.)	High (Rs.)	Low (Rs.)
April, 2025	10.20	7.02	10.15	6.96	82,553.87	70,234.43	24,396.05	21,743.65
May, 2025	8.90	7.30	8.77	7.29	83,250.74	78,815.51	25,116.05	23,939.15
June, 2025	10.30	8.10	10.16	8.06	84,369.93	80,604.65	25,992.60	24,472.10
July, 2025	9.20	7.75	9.12	7.70	83,712.99	80,604.65	25,669.35	24,404.20
August, 2025	8.55	7.45	8.45	7.40	82,725.72	79,138.96	25,129.60	24,169.85
September, 2025	8.55	7.55	8.49	7.52	85,978.25	80,895.05	26,277.35	24,529.00
October, 2025	9.75	7.90	8.68	7.90	84,648.40	80,424.10	25,807.30	24,969.15
November, 2025	9.65	6.10	9.46	6.10	86,055.86	80,440.29	26,310.00	25,253.90
December, 2025	7.90	6.90	7.85	6.86	86,159.02	83,647.66	26,373.20	25,472.50
January, 2026	7.50	6.05	7.44	6.01	86,537.38	81,724.54	26,373.00	25,200.00
February, 2026	7.00	5.90	6.98	5.90	85,547.22	80,445.33	26,341.10	24,571.00
March, 2026	6.50	5.45	6.45	5.52	79,545.85	69,679.01	23,781.65	22,407.20

Distribution of Shareholding as on March 31, 2026

Range	No. of Share Holders	% of Shareholders	No. of Shares	% of Shares
000001 - 000500	26432	80.42	2301624	1.72
000501 – 001000	2521	7.67	2098598	1.56
001001 – 002000	1776	5.40	2733277	2.04
002001- 003000	643	1.96	1663195	1.24
003001 - 004000	322	0.98	1145345	0.85
004001 - 005000	299	0.91	1395665	1.04
005001- 010000	486	1.48	3573943	2.66
010001 - 050000	336	1.02	6461129	4.82
050001 - 0100000	28	0.09	1943988	1.45
100001 & ABOVE	24	0.07	110826396	82.62
TOTAL	32867	100.00	134143160	100.00

Shareholding pattern as on 31st March, 2026

All Category	Physical	Demat	Total	% of Holding
Promoters & Friends*	--	87007521	87007521	64.86
UTI	--	--	--	--
Mutual Fund	--	--	--	--
Banks	51135	126765	177900	0.14
Foreign Banks	-	1500	1500	0.00
Financial Institutions/ Insurance Companies	--	--	--	--
Bodies Corporate	19332	13652530	13671862	10.19
Foreign National	--	--	--	--

Foreign Portfolio Investor	--	--	--	--
Overseas Corporate Body	--	--	--	--
IEPF	--	2109625	2109625	1.57
Non Resident	945	507553	508498	0.38
Directors/Relatives	--	--	--	--
Clearing Member	--	69699	69699	0.05
Resident Individual/HUF	1059154	29455051	30514205	22.75
Trust	--	840	840	0.00
Unclaimed Suspense Account	--	81510	81510	0.06
GRAND TOTAL	1130566	133012594	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: 40 Shareholders and 81510 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: Nil

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 Certificate on Corporate Governance

To the Members of Landmark Property Development Company Limited

1. We, V Sankar Aiyar & Co., Chartered Accountants, the statutory auditors of Landmark Property Development Company Limited ("the Company") have examined the compliance of conditions of Corporate Governance by the Company for the year ended 31st March, 2026 as stipulated in Regulation 17 to 27 and clauses (b) to (i) of Regulation 46(2) and Para C and D of Schedule V of the of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time (the "Listing Regulations").

Management's Responsibility

2. The preparation of the Corporate Governance Report is the responsibility of the Management of the Company including the preparation and maintenance of all relevant supporting records and documents. This responsibility includes the designing, implementing and maintaining operating effectiveness of internal control to ensure compliance with the conditions of corporate governance as stipulated in the Listing Regulations.

Auditor's Responsibility

3. Pursuant to the requirements of the Listing Regulations, our responsibility is to express a reasonable assurance in the form of an opinion as to whether the Company has complied with the conditions of corporate governance as stated in paragraph 2 above. Our responsibility is limited to examining the procedures and implementation thereof, adopted by the Company for ensuring the compliance with the conditions of corporate governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.
4. We have examined the relevant records of the Company in accordance with the applicable Generally Accepted Auditing Standards in India, the Guidance Note on Certification of Corporate Governance issued by the Institute of Chartered Accountants of India (the 'ICAI'), and 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.
5. 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

6. Based on the procedures performed by us and to the best of our information and according to the explanations provided to us, in our opinion, the Company has complied, in all material respects, with the conditions of corporate governance as stipulated 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 31st March, 2026.

Other matters and Restriction on Use

7. We state that such compliance 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.

8. This certificate is issued solely for the purpose of complying with the aforesaid regulations and may not be suitable for any other purpose.

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

Place: New Delhi
Date: 12.08.2026

(Deepak Gupta)
Partner
Membership No. 514856
ICAI UDIN: 26514856LNCUSH4031

DECLARATION BY SHRI GAURAV DALMIA, 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

Date: 12/08/2026

Place: New Delhi

Gaurav Dalmia
Managing Director

ANNEXURE-B**Form No. MR-3
SECRETARIAL AUDIT REPORT****For the Financial Year Ended March 31, 2025**

[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies
(Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,

The Members

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

Narain Manzil, 11th Floor, 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, CIN No. L13100DL1976PLC188942** (hereinafter called 'the Company') for the financial year March 31, 2026 (hereinafter called the 'period under audit'). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company 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 period under audit, 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:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the audit period according to the provisions of:

- (i) The Companies Act, 2013 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; I have also examined compliance by the Company with the applicable clauses of the Secretarial Standard on Meetings of Board of Directors (SS-1) and Secretarial Standard on General Meetings (SS-2) issued by the Institute of Company Secretaries of India and notified by Central Government under Section 118(10) of the Act which are mandatorily applicable to the Company.

During the period under audit, compliance with the provisions of the applicable Acts, Rules, Regulations, and other statutory requirements was examined as stated below:-

- (i) 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; **(Not applicable to the company during the audit period)**
- (ii) 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) 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)**
- (e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 ;**(Not applicable to the Company during the Audit Period);**
- (f) 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. ;**(Not applicable to the Company during the Audit Period);**
- (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021;**(Not applicable to the Company during the Audit Period);**
- (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 **(Not applicable to the Company during the Audit Period);**
- (i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.
- (iii) The Company has not entered into any Listing Agreements with the Stock Exchanges.

I further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. 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.

Adequate notices were given to all directors of the Company as regards the schedule of the Meetings of the Board (including Meetings of its Committees), except where consent of the directors were received for scheduling the meetings at a shorter notice. Agenda and detailed notes on agenda were also sent to all the directors of the Company at least seven days in advance, except where consent of directors was received for circulation of the Agenda and notes on Agenda at a shorter notice. A system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for ensuring meaningful participation by the directors at the meetings.

All decisions at the Meetings of the Board and its Committees were carried out unanimously as recorded in the minutes of the meetings of the Board of Directors or Committees of the Board, as the case may be.

I further report that there are adequate systems and processes in the Company commensurate with its size and operations to monitor and ensure compliance with the applicable laws, rules, regulations and guidelines.

I further report that during the period under audit, there were no specific events/actions, having major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc.

For **RD & Associates**
Company Secretaries,

(CS. Rahul Dhupar)

Proprietor

CP No.9863

Membership No. F9446

PR/NO: 2723/2022

UDIN: F009446H000618450

Dated: 12.06.2026

Place: New Delhi

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

ANNEXURE TO THE SECRETARIAL AUDIT REPORT

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

Re: Secretarial Audit Report of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.
2. I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test-check 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 not verified the correctness and appropriateness of financial records and books of accounts of the Company.
4. Wherever required, I have obtained Management Representation about the compliance of laws, rules and regulations and happening of events, etc.
5. The compliance of the provisions or corporate and other applicable laws, rules, regulations, standards, is the responsibility of management. Our examination was limited to the verification of procedures on test-check basis. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of management.
6. The Secretarial Audit report is neither an assurance as to future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **RD & Associates**
Company Secretaries,

(CS. Rahul Dhupar)
Proprietor
CP No.9863

Membership No. F9446

PR/NO: 2723/2022

UDIN: F009446H000618450

Dated: 12.06.2026

Place: New Delhi

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 and having registered office at 11th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi-110001, (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 & 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, 2026** 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.

Sr. No.	Name of the Director	DIN	Date of appointment current designation	Current Designation
1.	Uddhav Poddar	00886181	28/03/2025	Director
2.	Gaurav Dalmia	00009639	22/09/2008	Managing Director
3.	Sharmila Dalmia	00266624	31/03/2015	Director
4.	Ambarish Chatterjee	00653680	29/08/2022	Director
5.	Dinkar Nath Singh	02173314	29/08/2022	Director
6.	Ajay Gulati	11054049	26/05/2025	Director

Ensuring the eligibility of for the appointment/continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our 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 **RD & Associates**
Company Secretaries,

(CS. Rahul Dhupar)
Proprietor
CP No.9863

Membership No. F9446
PR/NO. 2723/2022

UDIN: F009446H000624819

Dated: 13.06.2026

Place: New Delhi

NOMINATION AND REMUNERATION POLICY

(This Policy is amended and approved by the Board on and effective from 8th February, 2023)

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.

Board Evaluation:

Under the applicable provisions of the Companies Act 2013 and SEBI (LODR)

Regulation, 2015

- a) the Board of Directors, excluding the Director being evaluated, shall carry out evaluation of performance of the Board, its Committees and Individual Director on an annual basis.
- b) Independent Directors shall bring an objective view in the evaluation of performance of Board and management.

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 break up 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?

INDEPENDENT AUDITOR'S REPORT ON AUDIT OF THE FINANCIAL STATEMENTS OF LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED FOR YEAR ENDED ON 31st MARCH, 2026

To the Members of Landmark Property Development Company Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Landmark Property Development Company Limited** ("the Company"), which comprise the Balance Sheet as at 31st March, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year on that date and notes to the financial statements, including a summary of the material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid 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 Indian Accounting Standards prescribed under section 133 of the Act ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2026, its profit, total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing ("SA"s) 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 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 ("ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the financial statements.

Emphasis of Matter

We draw attention to Note 4 & 10 of the financial statements regarding recoverability of space booking advances from Eterna Living Pvt. Ltd. (Formerly Ansal Landmark (Karnal) Township Private Limited) of Rs. 3,511.15 lacs (gross) (Net Rs. 1,911.15 lacs after making a provision Rs. 1,600.00 lacs) as at 31st March, 2026.

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 financial Statement of the current period. We have determined that there is no key audit matter to communicate in our report.

Information Other than the Financial Statements and Auditor's Report Thereon

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

Our opinion on the 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 financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information; we are required to report that fact. Reporting under this section is not applicable as no other information is obtained at the date of this auditor's report.

Responsibilities of Management and Those Charged with Governance for the 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 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 Ind AS specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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 Financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 financial statements.

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

- Identify and assess the risks of material misstatement of the 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 Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements 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 financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 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 Section 143 (3) of the Act, based on our audit 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 those books.
- c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Changes in Equity and the Statement of Cash Flow dealt with by this report are in agreement with the books of account.
- d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.
- e) On the basis of written representations received from the directors as on 31st March, 2026 and taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2026 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate report in “**Annexure A**”.
- g) 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, in our opinion and to the best of our information and according to the explanations given to us, the Company has not paid or provided any managerial remuneration within the meaning of section 197 of the Act, therefore, the provisions of section 197(16) of the Act are not applicable.
- h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements (Refer Note 27 to the financial statements).
 - ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at 31st March 2026.
 - iii. There were no amounts, which were required to be transferred during the year to the Investor Education and Protection Fund by the Company.
 - iv. (a) The management has represented to us that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind 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 also represented to us that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person(s) or entity(ies), including foreign entities (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, 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 provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
- (c) Based on audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) of the Companies (Audit and Auditors) Rules 2014, as provided under (a) and (b) above, contain any material misstatement.
- v. The Company has neither declared nor paid any dividend during the year.
- vi. Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account for the financial year ended 31st March, 2026 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit, we did not come across any instance of audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.
2. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in the "**Annexure B**" a statement on the matters specified in the paragraphs 3 and 4 of the said Order.

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

Place : New Delhi
Date : 26th May 2026

Deepak Gupta
(Partner)
Membership No. 514856
ICAI UDIN : 26514856ICXVVO8874

“Annexure A” referred to in the Independent Auditors’ Report

(Referred to in paragraph 1(f) under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the members of Landmark Property Development Company Limited of even date)

Report on the Internal Financial Controls with reference to Financial Statements under Clause (i) of sub section 3 of Section 143 of the Companies Act, 2013 (the “Act”)

We have audited the internal financial controls with reference to financial statements of the Company as of 31st March, 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls with reference to Financial Statements

The Company’s management is responsible for establishing and maintaining internal financial controls with reference to financial statements 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 with reference to financial statements (the “Guidance Note”) issued by the Institute of Chartered Accountants of India (“ICAI”). 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 Act.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and issued by ICAI. 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 with reference to financial statements 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 with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, 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 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 with reference to financial statements.

Meaning of Internal Financial Controls with reference to Financial Statements

A Company’s internal financial control with reference to financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company’s internal financial control with reference to financial statements 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 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 financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Statements

Because of the inherent limitations of internal financial controls with reference to financial statements, 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 with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements 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 with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at 31st March, 2026, 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 issued by the ICAI.

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

Place : New Delhi
Date : 26th May 2026

Deepak Gupta
(Partner)
Membership No. 514856
ICAI UDIN : 26514856ICXVVO8874

“Annexure B” referred to in the Independent Auditors ' Report

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements ' section of our report to the members of Landmark Property Development Company Limited of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit and the representation obtained from the management,

- i
 - a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment.
 - (B) The Company has maintained proper records showing full particulars of intangible assets.
 - b) Property, plant and equipment have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of verification of the property, plant and equipment's is reasonable having regard to the size of the Company and the nature of its assets.
 - c) The Company do not have any immovable property and accordingly, the requirements to report on clause 3(i)(c) of the order is not applicable to the Company.
 - d) The Company has not revalued its property, plant and equipment (including right of use assets) and intangible assets during the year.
 - (e) No proceedings have been initiated during the year or are pending against the company as at March 31, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules thereunder.
- ii
 - a) The inventories have been physically verified by the management at reasonable intervals during the year. In our opinion the coverage and procedure of such verification by the management is appropriate; no discrepancies of 10% or more in the aggregate for each class of inventories were noticed on physical verification.
 - b) The Company has not been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Hence reporting under the clause 3(ii)(b) of the Order is not applicable.
- iii

The Company, during the year, has not made investment, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, limited liability partnerships or any other parties during the year. However, it has granted loans to Saya Buildcon Consortium Private Limited ("M/s. Saya") in earlier years, in respect of which -

 - a) The amount outstanding as at 31st March 2026 is Rs. 367.07 lacs towards loan and Rs. 9.76 lacs towards interest.
 - b) Since no loan has been given during the year. Hence reporting under clause 3(iii)(b) of the Order is not applicable.
 - c) In respect of loan given to M/s. Saya, the schedule of repayment of principal and payment of interest has been stipulated but the receipts are not regular and the outstanding loan remain overdue since FY 2022-23. The Company had made 100% provision for expected credit loss on these loans during the FY 2022-23 and it has also not been recognizing unrealized accrued interest income since September 2022 aggregating to Rs. 267.99 lacs (as at 31st March 2026) (Refer note 31 of the financial statements)
 - d) This loan is overdue for more than ninety days and it is informed to us that the Company has been taking reasonable steps to recover the overdue amount of principal and interest.
 - e) The aforesaid loan was due for repayment on 31st May 2025. However, it remained unpaid and overdue as at 31 March 2026, and no extension or renewal of the loan had been granted by the Company.
 - f) 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
 - a) The Company has not granted any loans to any of its directors or any other person in whom director is interested or given guarantee or provided any security in connection with any loan taken by him or such other person within the meaning of section 185 of the Act.
 - b) The Company has complied with the provisions of section 186 in respect of loan given, given any guarantee or provided any security and acquired securities within the meaning of section 186 of the Act.

- v The Company has not accepted any deposits or amounts which are deemed to be deposit within the provisions of sections 73 to 76 of the Act and the Rules framed there under. Hence reporting under clause 3(v) of the Order is not applicable.
- vi The maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause 3(vi) of the Order is not applicable.
- vii In respect of statutory dues:
 - a) In our opinion, the Company has generally been regular in depositing undisputed statutory dues including goods and services tax (GST), provident fund, income tax, and other material statutory dues with the appropriate authorities. We are informed that there is no liability on the Company on account of sales tax, service tax, duty of customs, excise duty and value added tax. There were no arrears of undisputed statutory dues as at 31st March, 2026, which were outstanding for a period of more than six months from the date they became payable.
 - b) There are no disputed statutory dues referred to in sub-clause (a) above which have remained unpaid as on 31st March, 2026.
- viii The Company, during the year, has not surrendered or disclosed as income any transaction not recorded in the books of accounts in the tax assessments under the Income Tax Act, 1961.
- ix
 - a) The Company did not have any loans or borrowings from any lender during the year. Therefore, reporting under clause 3(ix)(a) of the Order is not applicable.
 - b) The Company is not declared wilful defaulter by any bank or financial institution or other lender;
 - c) The Company has not taken any term loans during the year. Hence reporting under clause 3(ix)(c) of the Order is not applicable.
 - d) The Company has not raised any funds on short term basis during the year. Hence reporting under clause 3(ix)(d) of the Order is not applicable.
 - e) The Company does not have any subsidiaries, associates or joint ventures company. Hence the provision of clause 3(ix)(e) and (f) of the Order are not applicable.
- x
 - a) The Company has not raised any money by way of initial public offer, further public offer (including debt instruments) during the year. Hence reporting under clause 3(x)(a) of the Order is not applicable.
 - b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible). Hence reporting under clause 3(x)(b) of the Order is not applicable.
- xi
 - a) No fraud by the Company or no material fraud on the Company has been noticed or reported during the audit.
 - b) No report under section 143(12) of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
 - c) The Company has not received any whistle blower complaints during the year.
- xii The Company is not a Nidhi Company. Hence reporting under of clause 3(xii)(a) to (c) of the Order is not applicable.
- xiii In our opinion, the Company is in compliance with section 177 and 188 of the Act where applicable, for all transactions with related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.
- xiv
 - a) In our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
 - b) We have considered, the internal audit report for the period under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

- xv In our opinion, during the year, the Company has not entered into any non-cash transactions with directors or persons connected with him. Hence reporting under clause 3(xv) of the Order are not applicable.
- xvi (a) In our opinion, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence reporting under clause 3(xvi)(a), (b) and (c) of the Order is not applicable.
- (d) There are no Core Investment Company (CIC) as a part of Group. We have not, however, separately evaluated whether the information provided by the management is accurate and complete.
- xvii The Company has not incurred cash losses during the financial year covered by our audit and in the immediately preceding financial year.
- xviii There has been no resignation of the statutory auditors during the year. Hence reporting under clause 3(xviii) of the Order is not applicable.
- xix On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the 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 an 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 the audit report and we neither give any guarantee nor any assurance that all 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 There is no unspent amount at the year-end as per the provisions of section 135 of the Companies Act, 2013. Accordingly, reporting under clause 3(xx) (a) and (b) of the Order is not applicable.
- xxi The Company is not required to prepare consolidated financial statements. Hence reporting under clause 3(xxi) of the Order is not applicable.

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

Place : New Delhi
Date : 26th May 2026

Deepak Gupta
(Partner)
Membership No. 514856
ICAI UDIN : 26514856ICXVVO8874



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

CIN - L13100DL1976PLC188942

Balance Sheet as at 31st March, 2026

Particulars	Note No	(Rs. In Lacs)	
		As at 31.03.2026	As at 31.03.2025
ASSETS			
Non-Current Assets			
Property, Plant and Equipment	2	0.19	0.24
Other Intangible Assets	2	-	0.08
Deferred Tax Assets (Net)	26	102.77	100.66
Non-Current Tax Assets	3	4.20	18.23
Other Non-Current Assets	4	-	1,926.15
Total Non Current Assets		107.16	2,045.36
Current Assets			
Inventories	5	539.33	1,070.22
Financial Assets			
Investments	6	413.76	-
Cash and Cash Equivalents	7	99.93	3.46
Bank Balances other than Cash and Cash Equivalents	8	1,117.45	868.50
Loans	9	-	-
Other Financial Assets	10	1,950.81	47.58
Other Current Assets	11	85.24	2.39
Total Current Assets		4,206.52	1,992.15
Total Assets		4,313.68	4,037.51
EQUITY AND LIABILITIES			
EQUITY			
Equity Share Capital	12	1,341.43	1,341.43
Other Equity		2,804.56	2,655.12
Total Equity		4,145.99	3,996.55
LIABILITIES			
Non - Current Liabilities			
Provisions	13	5.19	4.68
Total Non Current Liabilities		5.19	4.68
Current Liabilities			
Financial Liabilities			
Trade Payables	14		
Total Outstanding dues of Micro and Small Enterprise		0.12	0.12
Total Outstanding dues of creditors other than Micro and Small Enterprise		5.00	4.99
Other Financial Liabilities	15	5.00	0.17
Other Current Liabilities	16	152.10	26.76
Provisions	17	0.28	0.23
Current Tax Liabilities (Net)		-	4.01
Total Current Liabilities		162.50	36.28
Total Equity & Liabilities		4,313.68	4,037.51
Corporate information & Material accounting policies	1		
The accompanying notes are an integral part of the financial statements			

As per our report of even date attached

For V. Sankar Aiyar & Co.

Chartered Accountants

Firm Registration Number 109208W

For and on behalf of the Board of Directors

Deepak Gupta

Partner

Membership No. 514856

Gaurav Dalmia

Managing Director

DIN : 00009639

Ambarish Chatterjee

Chairperson and Director

DIN : 00653680

Place : New Delhi

Dated: 26th May,2026

Niraj Kumar

Chief Financial Officer

Ankit Bhatia

Company Secretary



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Statement of Profit and loss for the year ended 31st March, 2026

		(Rs. In Lacs)	
Particulars	Note No.	Year ended 31.03.2026	Year ended 31.03.2025
<u>Income</u>			
Revenue from Operations	18	734.86	117.30
Other Incomes	19	81.55	59.28
Total Income		816.41	176.58
<u>Expenses</u>			
Changes in Inventories of Finished Goods and Stock-in-Trade	20	530.89	75.75
Employee Benefits Expenses	21	40.52	22.54
Depreciation and Amortization Expenses	22	0.13	0.16
Provision for Expected Credit Loss on Advances / Loan	23	-	400.00
Other Expenses	24	46.59	34.63
Total Expenses		618.13	533.08
Profit / (Loss) before tax		198.28	(356.50)
Tax expense:	26		
Current Tax		50.50	15.75
Income Tax for earlier year		0.46	0.27
Deferred Tax		(2.10)	(0.37)
		48.86	15.65
Profit / (Loss) after tax		149.42	(372.15)
<u>Other Comprehensive Income</u>			
Items that will not be reclassified to profit or loss			
Gain / (Loss) on Remeasurement of post employment benefit obligations		0.03	(0.14)
Income Tax on above		(0.01)	0.04
		0.02	(0.10)
Total Comprehensive Income for the year		149.44	(372.25)
Earnings per Equity Share (face value of Re. 1 per share)	25		
Basic & Diluted		0.11	(0.28)

Corporate information & Material accounting policies
The accompanying notes are an integral part of the financial statements

As per our report of even date attached

For V. Sankar Aiyar & Co.
Chartered Accountants
Firm Registration Number 109208W

For and on behalf of the Board of Directors

Deepak Gupta
Partner
Membership No. 514856

Gaurav Dalmia
Managing Director
DIN : 00009639

Ambarish Chatterjee
Chairperson and Director
DIN : 00653680

Place : New Delhi
Dated: 26th May,2026

Niraj Kumar
Chief Financial Officer

Ankit Bhatia
Company Secretary



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

Statement of Cash Flows for the year ended 31st March, 2026

Particulars	(Rs. In Lacs)	
	Year ended 31.03.2026	Year ended 31.03.2025
A Cash flow from Operating Activities		
Profit / (loss) before tax	198.28	(356.50)
Adjustments:		
Depreciation and Amortization Expenses	0.13	0.16
Interest Income	(74.64)	(59.28)
Allowance for expected credit loss / advance (net)	-	400.00
Remeasurement of post employment benefit obligations	0.03	(0.14)
Gain on fair value adjustment of Investments at FVTPL	(3.75)	-
Operating cash flow before working capital changes	120.05	(15.76)
Movements in working capital :		
Decrease/ (Increase) in Inventory	530.89	72.81
Decrease/ (Increase) in Other Current Assets & Other Financial Assets	(1994.00)	(2.25)
(Decrease)/ Increase in Trade Payables	0.01	0.90
Decrease/ (Increase) in Other Non-Current Assets	1926.15	-
(Decrease)/ Increase in Provisions	0.56	1.57
(Decrease)/ Increase in Other Financial Liabilities & Current Liabilities	130.17	(80.50)
Cash generated from Operations	713.83	(23.23)
Direct Taxes Paid (Net of Refund)	40.97	13.97
Net Cash generated from Operating Activities (A)	672.86	(37.20)
B Cash flow from Investing Activities		
Movement in Fixed Deposits with Banks (Net)	(248.95)	(229.41)
(Purchase)/Sale of Investments	(410.00)	-
Repayment of Loan Given	-	233.00
Interest received	82.56	29.15
Net cash from/ (used in) Investing Activities (B)	(576.39)	32.74
C Cash flow from Financing Activities		
Net cash generated from Financing activities (C)	-	-
Net Increase in Cash & Cash equivalents (A+B+C)	96.47	(4.46)
Cash & Cash Equivalents as the beginning of the year	3.46	7.92
Cash & Cash Equivalents as the end of the year	99.93	3.46
Components of Cash and Cash Equivalents		
Cash on Hand	0.06	0.03
Cheque on Hand	64.05	-
Balances with Banks		
-In Current Accounts	35.82	3.43
Total	99.93	3.46

Note: The above Statement has been prepared under indirect method set out in Ind AS 7 "Cash Flow Statement".

Corporate information & Material accounting policies

1

The accompanying notes are an integral part of the financial statements

As per our report of even date attached

For V. Sankar Aiyar & Co.
Chartered Accountants
Firm Registration Number 109208W

For and on behalf of the Board of Directors

Deepak Gupta
Partner
Membership No. 514856

Gaurav Dalmia
Managing Director
DIN : 00009639

Ambarish Chatterjee
Chairperson and Director
DIN : 00653680

Place : New Delhi
Dated: 26th May,2026

Niraj Kumar
Chief Financial Officer

Ankit Bhatia
Company Secretary

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to Financial Statements for the year ended 31st March, 2026

1 Corporate Information & Material Accounting Policies

1.1 Corporate Information

Landmark Property Development Company Limited ("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 the Company is situated at 11th floor, Narain Manzil, 23, Barakhamba Road, New Delhi, India.

1.2 Statement of Material 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. 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 26th May 2026.

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.

b) 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).

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to Financial Statements for the year ended 31st March, 2026

c) 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.

d) 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

e) 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

Plant & Machinery
 Computers & Data Processing Units
 Furnitures & Fittings

Useful Life's

15 years
 3 years
 10 years

f) 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 straight line basis 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.

g) 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.

h) 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.

i) 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 re-valued 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.

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to Financial Statements for the year ended 31st March, 2026

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

k) 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.

l) 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.

m) 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.

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.

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to Financial Statements for the year ended 31st March, 2026

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 AS115.

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 AS115.

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.

r) 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.

1.3 Recent Accounting Pronouncements

The Ministry of Corporate Affairs ("MCA") notifies new Indian Accounting Standards ("Ind AS") and amendments to existing standards through notifications issued under the Companies (Indian Accounting Standards) Rules, as amended from time to time.

Amendments effective from April 1, 2025

Ind AS 21 – The Effects of Changes in Foreign Exchange Rates

In May 2025, the MCA notified amendments to Ind AS 21 relating to the accounting requirements when a currency is not exchangeable. The Company has evaluated the amendments and concluded that they do not have a material impact on its financial statements.

Ind AS 1 – Presentation of Financial Statements

In August 2025, the MCA notified amendments to Ind AS 1 relating to the classification of liabilities as current or non-current, including guidance for non-current liabilities subject to covenants. The amendments clarify that the right to defer settlement of a liability for at least twelve months must exist and have substance as at the reporting date. The Company has assessed these amendments and concluded that they do not have any material impact on the classification of its liabilities.

Ind AS 7 – Statement of Cash Flows and Ind AS 107 – Financial Instruments: Disclosures

The amendments introduce additional disclosure requirements for supplier finance arrangements. Under Ind AS 7, entities are required to disclose information that enables users of financial statements to assess the effects of such arrangements on liabilities, cash flows and liquidity risk. Correspondingly, Ind AS 107 includes supplier finance arrangements as a factor that may give rise to concentration of liquidity risk. The Company has evaluated these amendments and determined that they do not have any material impact on its financial statements.

Ind AS 12 – Income Taxes

The amendments relating to the International Tax Reform – Pillar Two Model Rules provide a temporary mandatory exception from accounting for deferred taxes arising from the implementation of the Pillar Two rules, along with related disclosure requirements. As the Company does not operate in jurisdictions where these rules are applicable, the amendments do not have any impact on its financial statements.

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Statement of Changes in Equity

(Rs. In Lacs)

I) Equity Share Capital

Particulars	Amount
As at April 1, 2024	1,341.43
Changes during the year	-
As at March 31, 2025	1,341.43
Changes during the year	-
As at March 31, 2026	1,341.43

II) Other Equity

	<u>Capital Reserve</u>	<u>General Reserve</u>	<u>Retained Earnings</u>	<u>Total</u>
As at April 1, 2024	3,473.99	11.82	(458.44)	3,027.37
Profit / (Loss) for the year	-	-	(372.15)	(372.15)
Gain / (Loss) on Remeasurement of post employment benefit obligations	-	-	(0.10)	(0.10)
As at March 31, 2025	3,473.99	11.82	(830.69)	2,655.12
Profit / (Loss) for the year	-	-	149.42	149.42
Gain / (Loss) on Remeasurement of post employment benefit obligations	-	-	0.02	0.02
As at March 31, 2026	3,473.99	11.82	(681.25)	2,804.56

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

Arising out of demerger of Real Estate Undertaking as on 01st January 2007 of OCL India Limited, effective date being 20th December 2007.

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.

As per our report of even date attached

For V. Sankar Aiyar & Co.

Chartered Accountants

Firm Registration Number 109208W

For and on behalf of the Board of Directors

Deepak Gupta

Partner

Membership No. 514856

Gaurav Dalmia

Managing Director

DIN : 00009639

Ambarish Chatterjee

Chairperson and Director

DIN : 00653680

Place : New Delhi

Dated: 26th May, 2026

Niraj Kumar

Chief Financial Officer

Ankit Bhatia

Company Secretary

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to the financial statements

2. Property, Plant & Equipment and Other Intangible Assets

(Rs. In Lacs)

<u>Particulars</u>	<u>Furniture and Fixtures</u>	<u>Computers</u>	<u>Total</u>	<u>Intangible Assets - Software</u>
<u>Gross Block</u>				
As at April 01, 2024	1.57	0.72	2.29	0.30
Additions during the year	-	-	-	-
Disposals during the year	-	-	-	-
As at March 31, 2025	1.57	0.72	2.29	0.30
Additions during the year	-	-	-	-
Disposals during the year	-	-	-	-
As at March 31, 2026	1.57	0.72	2.29	0.30
<u>Accumulated Depreciation / Amortisation</u>				
As at April 01, 2024	1.33	0.66	1.99	0.12
Charge for the year	0.06	-	0.06	0.10
Disposals during the year	-	-	-	-
As at March 31, 2025	1.39	0.66	2.05	0.22
Charge for the year	0.05	-	0.05	0.08
Disposals during the year	-	-	-	-
As at March 31, 2026	1.44	0.66	2.10	0.30
<u>Net Block</u>				
As at March 31, 2025	0.18	0.06	0.24	0.08
As at March 31, 2026	0.13	0.06	0.19	-

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to the financial statements for the year ended 31st March, 2026
(Rs. In Lacs)
31.03.2026 **31.03.2025**
3 Non-Current Tax Assets

Income Tax Refundable (Net of Provision of Rs.50.50 lakhs, PY - Nil)	4.20	18.23
	4.20	18.23

4 Other Non Current Assets
A. Secured and Considered Doubtful

Capital Advance (Refer Foot-note 1 below)	400.00	400.00
Less : Provision for doubtful amount	(400.00)	(400.00)

B. Un-Secured and Considered Doubtful

(Due from Private Limited Companies respectively in which a Director of the Company is a Director)

Advance against acquisition of Property to Related Party

- Eterna Living Pvt. Ltd. (Formerly Ansal Landmark (Karnal) Township Pvt. Ltd.	-	3,526.15
-Less : Provision for doubtful amount	-	(1,600.00)
	-	1,926.15

Foot Notes:

- The party has neither delivered the property nor refunded the amount of capital advance given by the Company. An Arbitration was invoked in this regard wherein a joint compromise application was filed under Section 30 of the Arbitration and Conciliation Act, 1996 for passing the consent award. As per the terms of above-mentioned application, the party was required to give the physical possession of the Commercial Units by 19th September 2025 which has not been delivered till date. The Company deposited additional security cheques provided by the party under the above consent terms which was returned as unpaid. Accordingly, the Company has filed a complaint u/s 138 of the Negotiable Instruments Act 1881 which is pending before the Hon'ble Court.
- Pursuant to a Business Transfer Agreement dated 2nd April 2012 entered into between Ansal Landmark Townships Pvt. Ltd. ("ALTPL"), Eterna Living Pvt. Ltd. ("ELPL") (Formerly known as Ansal Landmark (Karnal) Township Private Limited) and Ansal Properties & Infrastructure Ltd., the advances aggregating to Rs.4,993.74 lakhs (including accrued interest up to 30th June 2008) originally given by Landmark Property Development Company Ltd. ("the Company") to ALTPL were transferred to ELPL, a special purpose entity formed for development of the Karnal township project. Subsequently, under an agreement dated 16th May 2013 (as amended from time to time), ELPL was required to allot to the Company plots/flats in group housing, row housing and commercial property in the Karnal project, with the revised allotment timeline extending up to 31st March 2027. During the current year, in view of regulatory constraints, expiry of approvals and uncertainty regarding allotment of properties within the agreed timeframe, the Company and ELPL mutually agreed to cancel the remaining space booking arrangement. The cancellation was approved by the shareholders of the Company in its Extra Ordinary General Meeting held on 12th March 2026. Accordingly, a Refund and Settlement Agreement was executed on 27th March 2026, under which ELPL has irrevocably agreed to refund Rs.3,526.15 lakhs to the Company on or before 26th September 2026. Pursuant to the agreement, the Company received Rs.15.00 lakhs during the year, which has been adjusted against the outstanding balance. Consequently, the balance amount of Rs.3,511.15 lakhs has been reclassified from "Advance against acquisition of property to related party" to "Refund receivable against advance paid for acquisition of property" and disclosed under other Current Financial Assets, as the amount is contractually receivable within twelve months from the balance sheet date. The provision of Rs.1,600.00 lakhs recognised in earlier years has been retained as at 31st March 2026 as a matter of prudence, considering the latest audited financial position of ELPL. Accordingly, the net carrying amount of the refund receivable stands at Rs.1,911.15 lakhs as at 31st March 2026.

5 Inventories

(Valued at lower of cost or net realisable value)

Flats	106.89	608.16
Plots	432.44	462.06
	539.33	1,070.22

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to the financial statements for the year ended 31st March, 2026

	(Rs. In Lacs)	
	<u>31.03.2026</u>	<u>31.03.2025</u>
6 Investments - Current		
Investments carried at fair value through profit & loss account (Unquoted)		
<u>Mutual Funds</u>		
SBI Savings Fund -Direct Growth [1,09,134.823 Units, Face value of Rs.10/-]	50.76	-
SBI Liquid Fund -Direct Growth [8,429.820 Units, Face value of Rs.1000/-]	363.00	-
	<u>413.76</u>	<u>-</u>
Aggregate carrying amount of unquoted Investments	413.76	-
7 Cash & Cash Equivalents		
Balance with banks:		
- in current accounts	35.82	3.43
Cash on hand	0.06	0.03
Cheque on hand	64.05	-
	<u>99.93</u>	<u>3.46</u>
8 Bank Balances other than Cash and Cash Equivalents		
Term Deposits with Banks (with remaining maturity of less than 12 months)	1,117.45	868.50
	<u>1,117.45</u>	<u>868.50</u>
9 Loans- Current		
(Secured, Considered Doubtful)		
Inter-Corporate Loan	367.07	367.07
Less: Allowance for expected Credit Loss	(367.07)	(367.07)
	<u>-</u>	<u>-</u>
Note: The party has failed to repay the loan as well as interest. The Company had deposited the security cheques provided by the party which were returned unpaid. Accordingly, the Company had filed a Criminal Complaint u/s 138 and 141 of Negotiable Instrument Act, 1881 which is pending before the Chief Metropolitan Magistrate, Patiala House Court, New Delhi.		
10 Other Financial Assets (Current)		
Accrued interest on Inter-corporate loan - Considered Doubtful	9.76	9.76
Less: Allowance for expected credit Loss	(9.76)	(9.76)
Accrued interest on Term Deposits	39.66	47.58
Refund receivable against advance paid for acquisition of property	3,511.15	-
Less : Provision for doubtful amount	(1,600.00)	-
(Refer Footnote (2) given in Note 4)	<u>1,950.81</u>	<u>47.58</u>
Due from Private Limited Companies respectively in which a Director of the Company is a Director	3,511.15	-

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to the financial statements for the year ended 31st March, 2026

(Rs. In Lacs)

31.03.2026 **31.03.2025**
11 Other Current Assets

(Unsecured, Considered Good)

Advance recoverable in cash or in kind	85.10	-
Prepaid Expenses	0.14	0.14
Advance to Staff & Others	-	2.25
	85.24	2.39

12 Share Capital
Authorised Share Capital

14,00,00,000 (PY : 14,00,00,000) Equity Shares of Re. 1 each	1,400.00	1,400.00
1,00,000 (PY : 1,00,000) Preference shares of Rs. 10 each	10.00	10.00
	1,410.00	1,410.00

Issued, Subscribed & Paid Up Shares Capital (Fully paid up)

13,41,43,160 (PY: 13,41,43,160) Equity Shares of Re. 1 each	1,341.43	1,341.43
	1,341.43	1,341.43

- a. 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 voting by poll, each holder of equity share is entitled to number of votes against number of shares held.

b. Reconciliation of the number of shares

Equity Shares outstanding at the beginning of the year	13,41,43,160	13,41,43,160
Changes during the year	-	-
Outstanding at the end of the year	13,41,43,160	13,41,43,160

c. Details of Shareholders holding more than 5% Equity Shares in the Company:

	%	Number	%	Number
Shri Mridu Hari Dalmia (As Trustee of Dalmia Family Office Trust)	54.95%	7,37,06,790	54.95%	7,37,06,790
Shri Mridu Hari Dalmia	5.27%	70,62,930	5.27%	70,62,930
M/s. Dharti Commercial Trading Pvt. Ltd.	7.84%	1,05,22,899	7.84%	1,05,22,899

Note: There are no changes in the shareholding of the Company during the year.

d. Shareholding of Promoters

	%	Number	%	Number
Abha Dalmia	4.39%	58,87,803	4.39%	58,87,803
Usha Girdharilal Jhunjunwala	0.13%	1,74,999	0.13%	1,74,999
Gaurav Dalmia	0.13%	1,74,999	0.13%	1,74,999
Mridu Hari Dalmia (As Trustee of Dalmia Family Office Trust)	54.95%	7,37,06,790	54.95%	7,37,06,790
Mridu Hari Dalmia	5.27%	70,62,930	5.27%	70,62,930

Note: There are no changes in the shareholding of the Company during the year.

- e. 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.

- f. The Company has neither issued any bonus shares nor it has carried out buy-back of equity shares in the preceding 5 years.

13 Non-Current Provisions
Provision for Employee Benefits

- Gratuity (Refer Note No 29)	2.91	2.08
- Leave Encashment	2.56	2.83
	5.47	4.91
Less : Current Portion	0.28	0.23
	5.19	4.68

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to the financial statements for the year ended 31st March, 2026

(Rs. In Lacs)

31.03.2026 **31.03.2025**

14 Trade Payables

(For ageing Refer Note 33 (xii))

Total outstanding dues of micro and small enterprises	0.12	0.12
Total outstanding dues of creditors other than micro and small enterprises	5.00	4.99
	<u>5.12</u>	<u>5.11</u>

Micro and small enterprises under the Micro, Small and Medium Enterprises Development Act, 2006 have been determined based on the information available with the Company and the required disclosures are given below:

a. Principal amount remaining unpaid as on 31st March	0.12	0.12
b. Interest due thereon as on 31st March	-	-
c. The amount of Interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
d. The amount of Interest due and payable for the year	-	-
e. The amount of Interest accrued and remaining unpaid as at 31st March	-	-
f. The amount of further interest due and payable even in the succeeding years, until such date when the interest dues as above are actually paid	-	-

15 Other Financial Liabilities (Current)

Accrued Employee Benefits	-	0.17
Refund due to customer	5.00	-
	<u>5.00</u>	<u>0.17</u>

16 Other Current Liabilities

Advance from Customers	148.80	25.61
Statutory Liabilities	3.30	1.15
	<u>152.10</u>	<u>26.76</u>

17 Provisions

Provision for Employee Benefits

- Gratuity (Refer Note No 29)	0.16	0.11
- Leave Encashment	0.12	0.12
	<u>0.28</u>	<u>0.23</u>



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

Notes to the financial statements for the year ended 31st March, 2026

(Rs. In Lacs)

31.03.2026 **31.03.2025**

18 Revenue from Operations

- Sale of Flats	639.86	40.94
- Sale of Plots	95.00	76.36
	734.86	117.30

a. Disaggregated revenue information

Timing of Revenue Recognition		
Revenue recognised at a point of time	734.86	117.30
	734.86	117.30

b. 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, 2026, there were no remaining performance obligation as the same is satisfied upon delivery of goods/services.

c. Contract Balances

Trade Receivables	-	-
Advance from Customers	148.80	25.61

d. Movement of Contract Liability

Amounts included in contract liabilities at the beginning of the year	25.61	104.48
Amount received / adjusted against contract liability during the year	858.05	38.43
Performance obligations satisfied during the year	(734.86)	(117.30)
Amounts included in contract liabilities at the end of the year	148.80	25.61

19 Other Income

Interest Income		
- on Term Deposits with Banks	74.64	59.28
- Income Tax Refund	3.16	-
Gain on fair value adjustment of Investments at FVTPL	3.75	-
	81.55	59.28

20 Changes in inventories of Finished Goods and Stock-in-Trade

<u>Inventories at the end of the year</u>		
Flats	106.89	608.16
Plots	432.44	462.06
	539.33	1,070.22
<u>Inventory at the beginning of the year</u>		
Flats	608.16	637.53
Add: Expenditure incurred during the year	-	2.94
	608.16	640.47
Plots	462.06	505.50
	1,070.22	1,145.97
	539.89	75.75



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

Notes to the financial statements for the year ended 31st March, 2026

(Rs. In Lacs)

31.03.2026 **31.03.2025**

21 Employee Benefits Expenses

Salaries, Wages & Bonus	37.24	20.10
Contribution to Provident & other funds	1.90	1.00
Leave Encashment	0.52	0.92
Gratuity Expenses	0.86	0.51
Staff Welfare Expenses	-	0.01
	40.52	22.54

22 Depreciation and Amortization Expense

Depreciation on tangible assets	0.05	0.06
Amortization of intangible assets	0.08	0.10
	0.13	0.16

23 Provision for Expected Credit Loss on Advances / Loan

Advance against acquisition of property	-	400.00
	-	400.00

24 Other Expenses

Advertisement	0.87	0.69
Postage & Telephone	1.15	0.43
Printing & Stationery	0.44	0.31
Travelling & Conveyance	0.01	0.08
Rates and Taxes	-	0.68
Legal & Professional Charges	20.87	8.84
Payment to Auditors		
-Audit Fees	2.50	2.50
-Quarterly Reviews	1.80	1.80
-Certifications etc.	0.20	0.20
-Reimbursement of Expenses	0.03	0.04
-GST on above	0.81	0.81
Directors Fees (Including GST on Reverse Charge)	7.43	9.91
Listing Fees	6.90	6.90
Commission and Brokerage	2.25	0.76
Miscellaneous Expenses	1.33	0.68
	46.59	34.63

25 Earnings Per Share (EPS)

Profit / (Loss) after tax	149.42	(372.15)
Weighted average number of Equity Shares of Re 1 each	1,341.43	1,341.43
Basic & Diluted Earning Per Share (Rs.)	0.11	(0.28)

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to the financial statements for the year ended 31st March, 2026
(Rs. In Lacs)
31.03.2026 **31.03.2025**
26 Taxation (Including Deferred Taxes)
Effective Tax Reconciliation

Profit / (Loss) before tax	198.28	(356.50)
Enacted Tax Rate	27.82%	26.00%
Computed Tax Income/(expense)	55.16	(92.69)

Tax Expenses

Current Tax	50.50	15.75
Deferred Tax	(2.10)	(0.37)
Total tax expense/(credit)	48.40	15.38

Item of Reconciliation

Tax Rate Change	6.79	-
Permanent Differences	-	(104.00)
Notional Income under Income Tax Act on unsold property	-	(4.04)
Others	(0.03)	(0.03)
	55.16	(92.69)

Net Deferred Tax Assets / (Liabilities)
Deferred Tax Assets

Property, Plant and Equipment	0.17	0.16
Employee Benefits Expenses	1.52	1.28
Business Losses	-	3.78
Allowance for Expected Credit Loss	102.12	95.44
	103.81	100.66

Deferred Tax Liability

Gain on Fair Valuation Measurement Mark to Market Gain on Investments	1.04	-
	1.04	-

Net Deferred Tax Assets / (Liabilities)

	102.77	100.66
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Deferred Tax Charge / Credit for the year

Routed through P&L	(2.10)	(0.37)
Routed through OCI	(0.01)	(0.04)
	(2.11)	(0.41)

27 Capital Commitments and Contingencies

a. Estimated amount of contracts remaining to be executed on capital account not provided for

-

b. Contingent Liabilities and not provided for

i) The Company had received a demand notice during the financial year 2021-22, in respect of Talabasta Fireclay Mines from the Office of the Mining Officer of Government of Odisha amounting to Rs.105.90 lakhs for the alleged excess extraction / production of minerals over the quantity permitted under the mining plan / scheme, environmental or consent to operate and other statutory permissions during the year 2000-01 to 2010-11 under Section 21(5) of Mines & Minerals (Development and Regulation) Act, 1957 ('Act'). The Company is of the view that all royalty and other dues were duly paid to the State Government during the period the said mine was operational and the minerals were used for captive purpose only in their refractory unit. The Company has filed an appeal on 09.03.2022 before the Director of Mines, Bhubaneswar against Demand Notice dated 03.01.2022 for Rs.105.90 lakhs 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. The hearing was completed on 22.06.2022 and order has been reserved.

Further, the Company has received a letter dated 08th November, 2023 from Deputy Director of Mines, Cuttack Circle, Cuttack requesting to pay Rs. 13.05 lacs towards differential Dead Rent outstanding against Talabasta Fireclay mines for the period July, 2010 to Dec'2014 as a part of Audit objection at their end. The Company has responded the same vide letter on 05th December, 2023 with clarification that no amount is payable, since the lease of the mines was expired way back on 06th January, 2005. The Company has filed a Writ Petition against the aforesaid demand of Rs.13.05 Lacs in Hon'ble High Court of Orissa, Cuttack for quashing the demand and the matter is pending as on date.

ii) The Deputy Director of Mines, Odisha has taken over the above mines on 23.09.2015 without completing the mining closure formalities which remains pending as at 31.03.2026. Liability, if any, towards restoration and rehabilitation work at the mine site post completion of closure formalities may arise which would be provided for as and when demanded.

The Company does not expect any cash outflow arising out of these matters as and when this case is ultimately decided.

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to the financial statements for the year ended 31st March, 2026

(Rs. In Lacs)

31.03.2026 **31.03.2025**

28 Related party disclosure as per Ind AS 24

a) Key Managerial Personnel

Mr. Gaurav Dalmia (Managing Director)

There are no transactions during the current year as well as previous year and no outstanding balances.

Sitting Fees paid to Directors :-

Shri Jai Karan Kapur (Up to 26-06-2025)	0.60	2.90
Smt. Sharmila Dalmia	-	0.30
Shri Ambarish Chatterjee	2.40	3.00
Shri Dinkar Nath Singh	1.70	2.20
Ajay Gulati (W.e.f 26-05-2025)	1.60	-
	6.30	8.40

Other Key Managerial Personnel:

Ankit Bhatia -Company Secretary

Niraj Kumar -Chief Financial Officer (W.e.f 01-06-2025)

Remuneration to Key Managerial Personnel

a) Short-term employee benefits	29.50	15.96
b) Post-employment benefits	2.73	1.51

Note:

Transactions and balances relating to reimbursement of expenses to/from the above Related Parties have not been considered.

b) Enterprises owned or significantly influenced by key management personnel or their relatives

Advance against acquisition of property / Amount Receivable

Eterna Living Pvt. Ltd. (Formerly Ansal Landmark (Karnal) Township Pvt. Ltd. (Gross)	3,511.15	3,526.15
Less: Provision for expected credit loss made during the year	1,600.00	1,600.00
Amount net of Provision	1,911.15	1,926.15
Amount received during the year	15.00	-

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to the financial statements for the year ended 31st March, 2026
(Rs. In Lacs)
31.03.2026 **31.03.2025**
29 Employee Benefits Plans:
Expense under defined contribution plans include:

Employer's Contribution to Provident Fund	1.90	1.00
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Defined Benefit Plan (Unfunded)

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. Following information is based on the report of actuary at the balance sheet date:

Reconciliation of opening and closing balances of obligation:

Obligation at the beginning of the year	2.08	1.43
Current Service Cost	0.71	0.39
Interest Cost	0.15	0.12
Actuarial (Gain) / Loss	(0.03)	0.14
Benefits paid	-	-
Obligation at the year end	2.91	2.08

Amount recognized in the income statement (including OCI)

Current Service Cost	0.71	0.39
Interest Cost	0.15	0.12
Actuarial (Gain) / Loss	(0.03)	0.14
Expenses recognized during the year	0.83	0.65

Other Comprehensive Income (OCI)

Unrealised actuarial (Gain) / Loss	(0.03)	0.14
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Assumptions:

a) Discounting Rate (per annum)	7.63%	6.83%
b) Future Salary Increase	10.00%	10.00%
c) Attrition Rate	5.00%	5.00%
d) Mortality Rate	IALM 2012-14 Ultimate	IALM 2012-14 Ultimate

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.

Sensitivity in present value of obligation

Increase in discount rate by 1.00%	(0.27)	(0.21)
Decrease in discount rate by 1.00%	0.32	0.24
Increase in Salary escalation rate by 1.00%	0.09	0.12
Decrease in Salary escalation rate by 1.00%	(0.15)	(0.11)

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.

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to the financial statements

30 Financial Instruments

(Rs. In Lacs)

i) Categories of Financial Instruments

<u>Particulars</u>	<u>As at 31st March 2026</u>		<u>As at 31st March 2025</u>	
	<u>At amortised cost</u>	<u>Fair Value Through Profit & Loss (Level 1)</u>	<u>At amortised cost</u>	<u>Fair Value Through Profit & Loss</u>
Financial Assets				
Investment in Mutual Funds	-	413.76	-	-
Cash and Cash Equivalents	99.93	-	3.46	-
Other Bank Balances	1,117.45	-	868.50	-
Other Financial Assets - Current	1,950.81	-	47.58	-
Total	3,168.19	413.76	919.54	-
Financial Liabilities				
Trade Payables	5.12	-	5.11	-
Other Financial Liabilities	5.00	-	0.17	-
Total	10.12	-	5.28	-

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 has not undertaken any transactions denominated in foreign currencies during the year and it does not have any foreign currency exposures as at 31st March 2026 and 31st March 2025.

b) Interest Rate risk management

The Company is not exposed to change in market interest rate risks as company is not borrowing funds. The 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 and 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. The 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.

There are no trade receivables as on 31st March 2026 and 31st March 2025, thus there are no movement during the year.

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to the financial statements

(Rs. In Lacs)

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

Particulars	As at 31st March 2026			As at 31st March 2025		
	Inter-corporate Loan	Accrued Interest on Inter-corporate Loan	Advance against property	Inter-corporate Loan	Accrued Interest on Inter-corporate Loan	Advance against property
Provision at the beginning of the year	367.07	9.76	1,600.00	367.07	9.76	1,600.00
Add : Provision made during the year	-	-	-	-	-	-
Less : Provision reversed during the year	-	-	-	-	-	-
Provision at the end of the year	367.07	9.76	1,600.00	367.07	9.76	1,600.00

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.

Expected Contractual maturity for financial liabilities	As at 31st March 2026			As at 31st March 2025		
	Repayable on Demand	Due with in 1 Year	Total	Repayable on Demand	Due with in 1 Year	Total
Trade Payable	-	5.12	5.12	-	5.11	5.11
Other Financial Liabilities	-	5.00	5.00	-	0.17	0.17

iii) Fair value measurement
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 Disclosures as per Section 186(4) of Companies Act, 2013

Nature of Transactions (Loan Given)	As at 31st March 2026	As at 31st March 2025	Rate of Interest	Purpose of the Transaction
Loan given to Saya Buildcon Consortium Pvt. Ltd.	217.83	217.83	18% compounded quarterly	For payment to contractors / Vendors involved in the construction of the project, by name of "Saya Zion"
Loan given to Saya Buildcon Consortium Pvt. Ltd.	149.24	149.24	19% per annum payable monthly	General Corporate Purposes

Note : These loans remain overdue since FY 2022-23 and the Company is taking necessary steps to recover the amount. However, the Company had made 100% provision for expected credit loss on these loan during the F.Y. 2022-23 and it has also not been recognising unrealised accrued interest income since September 2022 aggregating to Rs. 267.99 Lakhs as at 31.03.2026 (As at 31.03.2025 -Rs. 200.47 Lakhs).


(Rs. In Lacs)
32 Corporate social responsibility (CSR)

The provisions of Corporate social responsibility (CSR) expenses as per Section 135 of the Companies Act 2013 are not applicable to the Company.

33 Additional disclosure / Regulatory Information as required by Notification no. GSR 207(E) dated 24.03.2021

- (i) The Company does not have any immovable property.
- (ii) The Company does not have any investment property.
- (iii) The Company does not have revalued its Property, Plant and Equipment & its intangible assets.
- (iv) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- (v) The Company does not have any borrowings from banks or financial institutions.
- (vi) The Company has not been declared as wilful defaulter by any bank or financial institutions.
- (vii) The Company does not have any transactions or balances with companies whose name has been struck off.
- (viii) The Company does not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.
- (ix) 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.
- (x) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing 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.
- (xi) Ratio Analysis

S No	Ratios	As at 31.03.2026	As at 31.03.2025	As at 31.03.2026	As at 31.03.2025	% of Variance	Reason for Variance
		Numerator / Denominator	Numerator / Denominator	Ratio	Ratio		
a)	Current Ratio (in times) = Current Assets divided by Current Liabilities	4,206.52 162.50	1,992.15 36.28	25.89	54.91	-53%	Note 1
b)	Debt Equity Ratio = Total Debt divided by total shareholder's equity	Not Applicable					
c)	Debt Service Coverage Ratio = Earnings available for debt services divided by total interest and principal repayments	Not Applicable					
d)	Return on Equity ratio/ Return on Investment Ratio = Net Profit after tax divided by Average Shareholder's equity	149.42 4,071.27	(372.15) 4,182.68	3.67%	-8.90%	141%	Note 2
e)	Inventory Turnover ratio (in times) = Net sales divided by average Inventory	734.86 804.78	117.30 1,106.63	0.91	0.11	761%	Note 2
f)	Trade Receivables Turnover Ratio = Net sales divided by average trade receivables	Not Applicable					
g)	Trade Payables Turnover Ratio = Net Purchases divided by average trade Payables	Not Applicable					
h)	Net Capital Turnover Ratio (in times) = Net Sales divided by Working Capital	734.86 4,044.02	117.30 1,955.87	0.18	0.06	203%	Note 1
i)	Net Profit Turnover Ratio = Net Profit after tax divided by Net sales	149.42 734.86	(372.15) 117.30	20.33%	-317.26%	106%	Note 2
j)	Return on Capital Employed = Earnings before interest and taxes (EBIT) divided by Capital Employed	198.28 4,145.99	(356.50) 3,996.55	4.78%	-8.92%	154%	Note 2
k)	Return on Investment (Return on Investments/Average Investments)	3.75 206.88	- -	1.81%	Not Applicable		

Notes: Explanation for changes in ratio by more than 25% -

1. Due to reclassification of advances from Non-current to Current.
2. This is due to increase in profitability and sales in current year as compared to previous year .

LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
Notes to the financial statements

(Rs. In Lacs)

(xii) **Trade Payables ageing schedule**

As at 31st March, 2026

Particulars	Not Due (Provision for expenses)	Outstanding for following periods from due date of payment				Total
		Less than 1 Year	1-2 Years	2-3 years	More than 3 years	
(i) Undisputed Trade Payables						
a) MSME	0.12	-	-	-	-	0.12
b) Others	5.00	-	-	-	-	5.00
(ii) Disputed Trade Payables						
a) MSME	-	-	-	-	-	-
b) Others	-	-	-	-	-	-
Total	5.12	-	-	-	-	5.12

As at 31st March, 2025

Particulars	Not Due (Provision for expenses)	Outstanding for following periods from due date of payment				Total
		Less than 1 Year	1-2 Years	2-3 years	More than 3 years	
(i) Undisputed Trade Payables						
a) MSME	0.12	-	-	-	-	0.12
b) Others	4.99	-	-	-	-	4.99
(ii) Disputed Trade Payables						
a) MSME	-	-	-	-	-	-
b) Others	-	-	-	-	-	-
Total	5.11	-	-	-	-	5.11

(xiii) The Company has no subsidiary, associates and joint ventures.

(xiv) No scheme of arrangements has been approved by the competent authority in terms of Section 230 to 237 of the Companies Act, 2013.

(xv) No layers of companies has been established beyond the limit prescribed as per said section / rules.

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

(xvii) There is no such income which has not been disclosed in the books of accounts. No such income is surrendered or disclosed as income during the year in the tax assessments under Income Tax Act, 1961.

34 The Government of India notified four Labour Codes namely – The Code on Wages, 2019, The Industrial Relations Code, 2020, The Code on Social Security, 2020, and The Occupational Safety, Health and Working Conditions Code, 2020, collectively referred to as the 'New Labour Codes', consolidating 29 existing labour laws. The New Labour Codes were made effective from November 21, 2025. The Company has assessed the implications of the New Labour Codes based on the available information, including the notified provisions and related rules. Based on such assessment, management is of the view that there is no material impact on the financial statements of the Company, including measurement of employee benefit expenses, and accordingly no adjustment is required in these financial statements.

35 Previous year figures have been regrouped/ re-classified wherever necessary to correspond with the current year's classification/ disclosure.

As per our report of even date attached

For V. Sankar Aiyar & Co.

Chartered Accountants

Firm Registration Number 109208W

For and on behalf of the Board of Directors

Deepak Gupta
Partner
Membership No. 514856

Gaurav Dalmia
Managing Director
DIN : 00009639

Ambarish Chatterjee
Chairperson and Director
DIN : 00653680

Place : New Delhi
Dated : 26th May, 2026

Niraj Kumar
Chief Financial Officer

Ankit Bhatia
Company Secretary

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