



V. SANKAR AIYAR & CO.

CHARTERED ACCOUNTANTS

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

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

Independent Auditor's Limited Review Report on quarterly and year to date unaudited financial results of Landmark Property Development Company Limited under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To The Board of Directors of Landmark Property Development Company Limited

1. We have reviewed the accompanying statement of unaudited financial results ("the Statement") of **Landmark Property Development Company Limited** for the quarter and six months ended 30th September 2024 being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations").
2. This Statement, which is the responsibility of the Company's management and has been approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulation 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India (ICAI). This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review of interim financial information consists of making inquiries, primarily of Company's personnel responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement.

Emphasis of Matter

5. We draw attention to Note 4 of the Statement regarding recoverability of space booking advances from Ansal Landmark (Karnal) Township Pvt. Ltd of Rs. 3,526.15 lacs (Net of provisions – Rs.1,926.15 lacs) as at 30.09.2024.

Our opinion is not modified in respect of this matter.

Place: New Delhi

Date: 13.11.2024

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

(Deepak Gupta)

Partner

Membership No. 514856

ICAI UDIN: 24514856BKBLZQ8137





LANDMARK

DALMIA GROUP

Landmark Property Development Company Limited
(Formerly known as Konark Minerals Limited)
Registered Office : 11th Floor, Narain Manzil,
23, Barakhamba Road, New Delhi - 110 001
CIN: L13100DL1976PLC188942

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

Statement of Unaudited Financial Results for the Quarter & Half Year ended September 30, 2024

S No	Particulars	Quarter Ended			Half Year Ended		Year Ended
		30.09.2024	30.06.2024	30.09.2023	30.09.2024	30.09.2023	31.03.2024
		Unaudited	Audited	Unaudited	Unaudited	Unaudited	Audited
	INCOME						
I	Revenue from operations	29.87	40.94	27.51	70.81	74.39	132.68
II	Other Income	15.71	11.95	12.18	27.66	21.14	39.94
III	Total income (I + II)	45.58	52.89	39.69	98.47	95.53	172.62
IV	Expenses:						
	b) Change in inventories of finished goods, work-in-progress and stock-in-trade	14.34	32.31	17.23	46.65	34.45	65.65
	c) Employee benefits expense	6.14	4.17	4.91	10.31	10.09	21.36
	d) Depreciation and amortisation expense	0.04	0.04	0.07	0.08	0.13	0.18
	e) Provision for expected credit loss on Advances / Loan / Interest Accrued (Net) - Refer Note 4	400.00	-	-	400.00	-	1,197.24
	f) Other Expenses	8.18	8.28	8.92	16.46	17.72	47.87
	Total Expenses (IV)	428.70	44.80	31.13	473.50	62.39	1,332.30
V	Profit / (Loss) before Tax & Exceptional items (III - IV)	(383.12)	8.09	8.56	(375.03)	33.14	(1,159.68)
VI	Exceptional Items	-	-	-	-	-	-
VII	Profit / (Loss) after Exceptional items (V - VI)	(383.12)	8.09	8.56	(375.03)	33.14	(1,159.68)
VIII	Tax expense:						
	- Current tax	4.49	1.95	3.08	6.44	5.17	12.70
	- Deferred tax	(0.11)	0.41	(2.41)	0.30	1.60	(0.33)
	Total Tax Expenses (VIII)	4.38	2.36	0.67	6.74	6.77	12.37
IX	Profit / (Loss) for the period (VII - VIII)	(387.50)	5.73	7.89	(381.77)	26.37	(1,172.05)
X	Other Comprehensive Income						
	(i) Items that will not be reclassified to profit or loss						
	a. Remeasurement to the defined benefit obligation that will not be reclassified to Profit & Loss	-	-	-	-	-	0.09
	b. Income tax relating to item that will not be reclassified subsequently to profit & Loss	-	-	-	-	-	(0.02)
	Other Comprehensive Income	-	-	-	-	-	0.07
XI	Total Comprehensive Income for the period (IX + X)	(387.50)	5.73	7.89	(381.77)	26.37	(1,171.98)
	Paid up Equity Share Capital (Ordinary share Re.1 each)	1,341.43	1,341.43	1,341.43	1,341.43	1,341.43	1,341.43
	Other Equity						3,027.37
	Earnings per Equity Share (in Rupees) (face value of Re 1 each) (not annualised)						
	a) Basic	(0.29)	0.004	0.01	(0.28)	0.02	(0.87)
	b) Diluted	(0.29)	0.004	0.01	(0.28)	0.02	(0.87)



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LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
CIN - L13100DL1976PLC188942
Registered Office: 11th Floor, Narain Manzil, 23-Barakhamba Road, New Delhi-110001

Statement of Assets and Liabilities

(Rs. In Lacs)

Particulars	30.09.2024 Unaudited	31.03.2024 Audited
ASSETS		
Non-current assets		
Property, Plant & Equipment	0.27	0.30
Intangible Asset	0.13	0.18
Deferred Tax Assets (Net)	99.94	100.24
Financial Assets		
Other financial assets	328.50	300.84
Non-Current Tax Assets (Net)	13.81	16.27
Other non-current assets	1,926.15	2,559.15
Total Non-Current Assets	2,368.80	2,976.98
Current Assets		
Inventories	1,099.32	1,143.03
Financials Assets		
Investments	-	-
Cash & Cash Equivalents	2.77	7.92
Bank balance other than (iii) above	561.01	338.25
Loans	-	-
Other Financial Assets	31.61	17.45
Other Current Assets	5.24	0.14
Total current assets	1,699.95	1,506.79
TOTAL ASSETS	4,068.75	4,483.77
EQUITY AND LIABILITIES		
Equity		
Equity Share Capital	1,341.43	1,341.43
Other Equity	2,645.60	3,027.37
Total Equity	3,987.03	4,368.80
Liabilities		
Non Current Liabilities		
Provisions	3.06	3.26
Total non current liabilities	3.06	3.26
Current Liabilities		
Financial Liabilities		
Trade Payables		
Total outstanding dues of micro enterprise and small enterprise	-	-
Total outstanding dues of creditors other than micro enterprise and small enterprise	4.45	4.21
Other financial liabilities	1.74	2.16
Other Current Liabilities	72.39	105.26
Provisions	0.08	0.08
Total current liabilities	78.66	111.71
TOTAL - EQUITY & LIABILITIES	4,068.75	4,483.77



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
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Cash Flow Statement

Particulars	(Rs. In Lacs)	
	Six months Ended	
	30.09.2024	30.09.2023
<u>Cash flow from Operating Activities</u>		
Profit / (loss) before tax	(375.03)	33.14
Adjustments:		
Depreciation and amortisation expenses	0.08	0.13
Loss / (Profit) on Sale/write off of Fixed Assets (Net)	-	-
Interest Income	(27.66)	(12.96)
Allowance for expected credit Loss	400.00	-
Unclaimed Credit balances/ excess provision written back	-	(3.00)
Fair Value of Current investment through FVTPL	-	(5.18)
Operating cash flow before working capital changes	(2.61)	12.13
Change in other Financial Assets	-	(59.77)
Changes in inventory	43.71	34.45
Changes in other assets & other current assets	(19.25)	(5.11)
Changes in trade payables	0.25	(0.87)
Changes in provisions	(0.21)	0.26
Changes in Other financial liabilities / current liabilities	(33.30)	24.67
Cash generated from operations	(11.41)	5.76
Income tax paid/ (refund)	3.98	3.13
Net cash generated from operating activities (A)	(15.39)	2.63
<u>Cash flow from investing activity</u>		
Changes in fixed deposits with bank	(250.42)	(6.12)
Repayment of Loan Given	233.00	-
Interest received	27.66	9.19
Net cash (used in) investing activities (B)	10.24	3.07
<u>Cash flow from financing activity</u>		
Net cash generated from financing activities (C)	-	-
Net increase in cash & cash equivalents (A+B+C)	(5.15)	5.70
Cash & cash equivalents as the beginning of the period	7.92	2.25
Cash & cash equivalents as the end of the period	2.77	7.95
Components of cash and cash equivalents		
Cash on hand	0.10	0.01
Balances with Banks - In current accounts	2.67	7.94
Total	2.77	7.95



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LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED
CIN - L13100DL1976PLC188942
Registered Office: 11th Floor, Narain Manzil, 23-Barakhamba Road, New Delhi-110001

NOTES:

- 1 The above Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 13th November, 2024. The Statutory Auditors have conducted audit of these financial results in term of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended and have expressed an unmodified opinion on the aforesaid results.
- 2 The Company is primarily engaged in the business of real estate development which as per Indian Accounting Standard on operating segments (Ind AS - 108) is the only operating segment.
- 3 The above financial results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS), as prescribed under section 133 of the Companies Act 2013, and other recognized accounting practices and the policies to the extent applicable.
- 4 A Business Transfer Agreement was signed on the 2nd April 2012 between Ansal Landmark Townships Pvt. Ltd., (ALTPL); Ansal Landmark (Karnal) Township Pvt. Ltd. (ALKTPL) & Ansal Properties & Infrastructure Ltd. Pursuant to the same, advances of Rs. 4,993.74 lacs (including accrued interest up to June 30, 2008), which Landmark Property Development Co. Ltd. (the Company) had given to ALTPL stood transferred to a new entity set up to run the Karnal project, viz. ALKTPL. Following this new arrangement, the Company was entitled to get allotment of Plots / Flats in Group Housing / Row Housing / Commercial property in the ongoing residential township being developed by ALKTPL at Karnal, vide an agreement dated 16th May, 2013 as amended from time to time, pursuant of which ALKTPL was required to allot the plots & flats, etc. at Karnal to the Company by 31st March 2024 which is still pending. During the FY 2023-24, the Company has extended the period for allotment of plots, flats etc till 31st March 2027 based on request received from ALKTPL as it has received in principle approval from the Director Town and Country Planning, Haryana, for name change of developer in favour of ALKTPL, with additional commitment from ALKTPL that it would prioritise the allotments to the Company over other customers. Further, the Company expects that the development of the project would get expedited since the Company's promoter / promoter group entities have acquired entire shareholding of ALKTPL during FY 2022-23 and it would receive the plots / flats in due course. In view the substantial time lapsed in the completion of transaction and adverse financial position of the ALKTPL as per their latest audited financial statements, the Company has internally reviewed the matter and on the ground of prudence and conservative principle, it has considered appropriate to make a provision of Rs.400.00 lacs during the quarter ended 30th September 2024 (Rs.1200.00 lacs during the FY 2023-24). The amount of space booking advances outstanding from Ansal Landmark (Karnal) Township Pvt. Ltd is Rs. 3,526.15 lacs (Net of provisions – Rs.1,926.15 lacs) as at 30.09.2024.
- 5 Previous period's figures have been regrouped/ reclassified wherever necessary to correspond with the current period's classification / disclosure.

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



Deepak Gupta
Partner
Membership No. 514856

New Delhi
13th November, 2024



For Landmark Property
Development Company Limited


Gaurav Dalmia
Managing Director

Landmark Property Development Company Limited
[CIN : L13100DL1976PLC188942]
Regd. Office : 11 th Floor, Narain Manzil, 23, Barakhamba Road, New Delhi -110 001
Telephone No.: 91 43621200 Fax: (011) 41501333

Website: www.landmarkproperty.in

E-mail : info@landmarkproperty.in

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

Sl.No.	PARTICULARS	Quarter ended			Half Year ended		Year Ended
		Rs/Lacs 30-Sep-24	Rs/Lacs 30-June-24	Rs/Lacs 30-Sep-23	Rs/Lacs 30-Sep-24	Rs/Lacs 30-Sep-23	Rs/Lacs 31-Mar-24
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Total Income	45.58	52.89	39.69	98.47	95.53	172.62
2	Net Profit/(Loss) for the period (before Tax & Exceptional Items)	(383.12)	8.09	8.56	(375.03)	33.14	(1,159.68)
3	Net Profit/(Loss) for the period before tax (after Exceptional Items)	(383.12)	8.09	8.56	(375.03)	33.14	(1,159.68)
4	Net Profit/(Loss) for the period after tax (after Exceptional Items)	(387.50)	5.73	7.89	(381.77)	26.37	(1,172.05)
5	Total Comprehensive Income for the period [comprising profit/(Loss) for the period (after tax and Other Comprehensive Income (after tax)	(387.50)	5.73	7.89	(381.77)	26.37	(1,171.98)
6	Equity Share Capital(Face Value of Re. 1/- each)	1,341.43	1,341.43	1,341.43	1,341.43	1,341.43	1,341.43
7	Reserves (excluding Revaluation Reserve)	-	-	-	-	-	3,027.37
8	Earnings Per Shares(Face Value of Re. 1/- each) (not annualised)						
	(a) Basic (in Rs.)	-0.29	0.004	0.01	-0.28	0.02	(0.87)
	(b) Diluted (in Rs.)	(0.29)	0.004	0.01	-0.28	0.02	(0.87)

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

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

For Landmark Property Development Company limited,



Gaurav Dalmia

Gaurav Dalmia
Managing Director

Place: New Delhi

Date: 13th November 2024