



**Independent Auditor's limited Review Report on quarterly and period 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 un-audited financial results ('the Statement') of Landmark Property Development Limited for the quarter and nine months ended 31<sup>st</sup> December, 2022 being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended ('the Regulations').
2. This Statement, which is the responsibility of the Company's management and has been approved by the Company's Board of Directors in their meeting held on 6<sup>th</sup> February 2023 has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review 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. 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 is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of un-audited financial results prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards specified under Section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, including the manner in which it is to be disclosed, or that it contains any material misstatement.

**Emphasis of Matter**

5. We draw attention to Note 4 to the Statement, which describes the uncertainties and the impact of Covid-19 pandemic on the Company's operations, the recoverability of carrying amounts of financial and non-financial assets and management's evaluation of the future performance of the company. In view of the uncertain economic environment, a definitive assessment of the impact on the subsequent periods is dependent upon circumstances as they evolve.

Our conclusion is not modified in respect of this matter.



**Other Matters**

6. The unaudited financial results of the Company for the quarter and nine months ended 31<sup>st</sup> December, 2021 and for the quarter ended 30<sup>th</sup> September, 2021 were reviewed by the predecessor auditor who expressed an unmodified opinion on those financial information on 14<sup>th</sup> February 2022 and 11<sup>th</sup> November 2021 respectively.

Our conclusion is not modified in respect of this matter.

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



**(Ajay Gupta)  
Partner**

**Membership No. 090104  
ICAI UDIN : 23090104BGXTLQ3687**

**Place :New Delhi  
Date : 8<sup>th</sup> February 2023**





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

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

**Statement of unaudited Financial Results for the Quarter & Nine Month Ended December 31, 2022**

(Rs. in Lakh)

| S No | Particulars  | Quarter Ended |                |              | Nine Months Ended |               | Year Ended     |
|------|--|---------------|----------------|--------------|-------------------|---------------|----------------|
|      |  | 31.12.2022    | 30.09.2022     | 31.12.2021   | 31.12.2022        | 31.12.2021    | 31.03.2022     |
|      |  | Unaudited     | Unaudited      | Unaudited    | Unaudited         | Unaudited     | Audited        |
|      | <b>INCOME</b>  |               |                |              |                   |               |                |
| I    | Revenue from operations  | -             | -              | -            | -                 | 35.20         | 69.74          |
| II   | Other Income   | 23.63         | 22.06          | 21.65        | 67.00             | 66.36         | 89.79          |
| III  | <b>Total income (I + II)</b>   | <b>23.63</b>  | <b>22.06</b>   | <b>21.65</b> | <b>67.00</b>      | <b>101.56</b> | <b>159.53</b>  |
| IV   | <b>Expenses:</b>   |               |                |              |                   |               |                |
|      | a) Purchase of stock-in-trade (net of return)  | 19.76         | -              | -            | 19.76             | -             | -              |
|      | b) Change in inventories of finished goods, work-in-progress and stock-in-trade                                | (19.76)       | -              | -            | (19.76)           | 31.20         | 62.40          |
|      | c) Employee benefits expense   | 4.19          | 4.03           | 3.99         | 12.23             | 12.32         | 16.08          |
|      | d) Depreciation and amortisation expense   | 0.04          | 0.03           | 0.06         | 0.11              | 0.17          | 0.22           |
|      | e) Other Expenses  | 29.34         | 40.43          | 5.92         | 92.27             | 21.82         | 92.13          |
|      | <b>Total Expenses (IV)</b>   | <b>33.57</b>  | <b>44.49</b>   | <b>9.97</b>  | <b>104.61</b>     | <b>65.51</b>  | <b>170.83</b>  |
| V    | <b>Profit / (Loss) before Tax &amp; Exceptional items (III - IV)</b>   | <b>(9.94)</b> | <b>(22.43)</b> | <b>11.68</b> | <b>(37.61)</b>    | <b>36.05</b>  | <b>(11.30)</b> |
| VI   | <b>Exceptional Items</b>   | -             | -              | -            | -                 | -             | -              |
| VII  | <b>Profit / (Loss) after Exceptional items (V - VI)</b>  | <b>(9.94)</b> | <b>(22.43)</b> | <b>11.68</b> | <b>(37.61)</b>    | <b>36.05</b>  | <b>(11.30)</b> |
| VIII | Tax expense:   |               |                |              |                   |               |                |
|      | - Current tax  | 1.03          | 3.50           | 2.60         | 4.53              | 8.02          | 11.20          |
|      | - Earlier Year tax   | -             | -              | -            | 0.02              | -             | -              |
|      | - Deferred Tax   | (4.89)        | (9.39)         | 0.37         | (14.41)           | 0.88          | (14.64)        |
|      | <b>Total Tax Expenses (VIII)</b>   | <b>(3.86)</b> | <b>(5.89)</b>  | <b>2.97</b>  | <b>(9.86)</b>     | <b>8.90</b>   | <b>(3.44)</b>  |
| IX   | <b>Profit / (Loss) for the period (VII - VIII)</b>   | <b>(6.08)</b> | <b>(16.54)</b> | <b>8.71</b>  | <b>(27.75)</b>    | <b>27.15</b>  | <b>(7.86)</b>  |
| X    | <b>Other Comprehensive Income</b>  |               |                |              |                   |               |                |
|      | (i) Items that will not be reclassified to profit or loss  | -             | -              | -            | -                 | -             | -              |
|      | a. Remeasurement to the defined benefit obligation that will not be reclassified subsequently to Profit & Loss | -             | -              | -            | -                 | -             | (0.39)         |
|      | b. Income tax relating to item that will not be reclassified subsequently to profit & Loss                     | -             | -              | -            | -                 | -             | 0.10           |
|      | <b>Other Comprehensive Income</b>  | -             | -              | -            | -                 | -             | <b>(0.29)</b>  |
| XI   | <b>Total Comprehensive Income for the period (IX + X)</b>  | <b>(6.08)</b> | <b>(16.54)</b> | <b>8.71</b>  | <b>(27.75)</b>    | <b>27.15</b>  | <b>(8.15)</b>  |
|      | <b>Paid up Equity Share Capital (Ordinary share Re.1 each)</b>   | 1,341.43      | 1,341.43       | 1,341.43     | 1,341.43          | 1,341.43      | 1,341.43       |
|      | <b>Other Equity</b>  |               |                |              |                   |               | 4,853.51       |
|      | <b>Earnings per Equity Share</b><br>(of Re 1 each) (not annualised)  |               |                |              |                   |               |                |
|      | a) Basic   | (0.00)        | (0.01)         | 0.01         | (0.02)            | 0.02          | (0.01)         |
|      | b) Diluted   | (0.00)        | (0.01)         | 0.01         | (0.02)            | 0.02          | (0.01)         |





## Notes

- 1 The above Unaudited Financial Results have been reviewed by the Audit Committee and approved by the Board of Directors at their respective meetings held on 8th February, 2023. The Limited Review of the Unaudited Financial Results for the quarter and nine months ended 31.12.2022, pursuant to Regulation 33(3)(c)(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 have been carried out by the Statutory Auditors.
- 2 The Company is primarily engaged in the business of real estate, which as per Indian Accounting Standard on operating segment (Ind AS-108) is the only operating segment.
- 3 The above financial results have been prepared in accordance with the Companies (Indian Accounting Standards) Rules, 2015 (Ind AS), as prescribed under 133 of the Companies Act 2013, and the other recognized accounting practices and policies to the extent applicable
- 4 The Company has evaluated the Impact of COVID-19 resulting from (i) the possibility of constraints to fulfil its performance obligations under the contract with customers; (ii) revision of estimations of costs to complete the contract; (iii) termination of contracts by customers The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on the recoverability of receivables, advances and loans given and other financial assets. In developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic, the Company, as at the date of approval of these financial results has used internal and external sources of information including credit reports and related information, economic forecasts and consensus estimates from market sources on the expected future demand of Its business of real estate. The Company has performed analysis on the assumptions used and based on current estimates expects the carrying amount of these assets will be recovered. The Company has concluded that the Impact of COVID-19 is not material on its business on long term basis based on these estimates. The impact of COVID-19 on the Company's financial results may differ from that estimated as at the date of approval of these financial results.
- 5 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. 49,93.74 lakhs (including accrued interest up to June 30, 2008), which Landmark Property Development Co. Ltd. (the Company) had given to ALTPL stood transferred to a new entity set up to run the Karnal project, viz. ALKTPL. Following this new arrangement, the Company was entitled to allotment of Plots, Flats in Group Housing / Row Housing / Commercial property in the ongoing residential township being developed by ALTPL at Ghaziabad and ALKTPL at Karnal, in due course. As on December 31, 2022, the remaining amount outstanding is Rs.3526.15 lakhs.
- 6 The Company had received during the financial year 2021-22, a demand notice against the Company 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. As per directions of the Director of Mines additional written submissions were filed and the appeal was heard on 22.08.2022, in reliance of the written submissions filed by the Company. The hearing was recorded to be complete from both sides. The order by the Appellate has been reserved.
- 7 During the current quarter the Company has recognised accrued interest income of Rs. 16.93 lakhs on inter corporate loan (Rs.31.48 lacs during quarter ended 30th September 2022, which includes Rs.14.55 lacs pertaining to quarter ended 30th June 2022). The Company has fully provided for this accrued interest as doubtful keeping in view of lack of certainty of its collection.
- 8 The figures for the corresponding previous periods have been regrouped, wherever necessary to make them comparable with the current period.

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



Ajay Gupta  
Partner  
Membership No. 090104

Place: New Delhi  
Date: 8th February, 2023



For Landmark Property Development Company Limited,





Gaurav Dalmia  
Chairperson and Managing Director  
DIN - 00009639