



**LANDMARK**  
DALMIA GROUP

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](mailto:info@landmarkproperty.in)  
Website : [www.landmarkproperty.in](http://www.landmarkproperty.in)

February 12, 2024

|  |   |
|--|---|
| BSE Limited<br>1 <sup>st</sup> Floor<br>New Trading Ring, Rotunda Building<br>P J Towers, Dalal Street<br>Fort,<br>Mumbai-400001 | The Manager,<br>Listing Department<br>National Stock Exchange of India<br>Ltd<br>"Exchange Plaza"<br>Bandra - Kurla Complex<br>Bandra (E)<br>Mumbai - 400 051 |
|--|---|

**Sub: Unaudited Financial Results for the quarter ended 31<sup>st</sup> December, 2023 under Regulation 33 of SEBI (LODR) Regulations, 2015**

Sir,

We are submitting herewith unaudited financial results for the quarter ended December 31, 2023 duly signed by Director of the Company **along with Limited Review Report**. These results were approved at the Board Meeting held on February 12, 2024.

The time of commencement of the Board Meeting was 01.00 P.M. and the time of conclusion was 02.00 P.M.

Thanking you,

Yours faithfully,

For Landmark Property Development  
Company Limited

Company Limited

Company Secretary

Ankit Bhatia  
Company Secretary

Encl.: As above



**V. SANKAR AIYAR & CO.**  
CHARTERED ACCOUNTANTS

Sarojini House(GF), 6 Bhagwan Das Road, New Delhi – 110 001  
Tel. 011- 44744643 E-mail : [newdelhi@vsa.co.in](mailto:newdelhi@vsa.co.in)

**Independent Auditor's limited review report on unaudited financial results of Landmark Property Development Company Limited for the quarter and nine months ended 31<sup>st</sup> December, 2023**

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

1. We have reviewed the accompanying statement of un-audited financial results ('the Statement') of Landmark Property Development Company Limited for the quarter and nine month ended 31<sup>st</sup> December 2023, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.
2. This Statement, which is the responsibility of the Company's management and has been approved by the Company's Board of Directors in their meeting held on 12<sup>th</sup> February 2024 has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34"), prescribed under section 133 of the Companies Act, 2013 read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410 'Review of Interim Financial information Performed by the Independent Auditor of the Entity', issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the interim financial information is free of material misstatement. A review is limited primarily to inquiries of Company personnel and analytical procedures applied to financial data and thus provides less assurance than an audit. We have not performed an audit and, accordingly, we do not express an audit opinion.
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.

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

**(Deepak Gupta)**  
**Partner**  
**Membership No. 514856**  
**ICAI UDIN : 24514856BKBLOE1188**

**Place: Delhi**  
**Dated: 12<sup>th</sup> February 2024**





# LANDMARK

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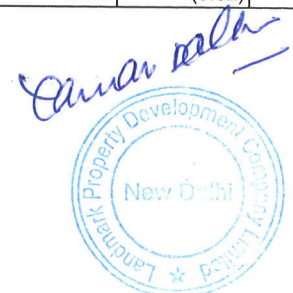
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## Statement of Unaudited Financial Results for the Quarter & Nine month ended 31st December, 2023

(Rs. In Lakhs)

| S No | Particulars  | Quarter ended   |                 |                 | Nine months ended |                 | Year ended      |
|------|--|-----------------|-----------------|-----------------|-------------------|-----------------|-----------------|
|      |  | 31.12.2023      | 30.09.2023      | 31.12.2022      | 31.12.2023        | 31.12.2022      | 31.03.2023      |
|      |  | Unaudited       | Unaudited       | Unaudited       | Unaudited         | Unaudited       | Audited         |
|      | <b>Income</b>  |                 |                 |                 |                   |                 |                 |
| I    | Revenue from Operations  | 22.07           | 27.51           | -               | 96.46             | -               | 40.67           |
| II   | Other Income   | 10.69           | 12.18           | 23.63           | 31.83             | 67.00           | 26.20           |
| III  | <b>Total Income (I + II)</b>   | <b>32.76</b>    | <b>39.69</b>    | <b>23.63</b>    | <b>128.29</b>     | <b>67.00</b>    | <b>66.87</b>    |
|      | <b>Expenses</b>  |                 |                 |                 |                   |                 |                 |
| IV   | (a) Purchases of stock-in-trade (net of return)  | -               | -               | 19.76           | -                 | 19.76           | 19.76           |
|      | (b) Changes in inventories of finished goods, stock-in-trade and work - in progress                              | 13.81           | 17.23           | (19.76)         | 48.26             | (19.76)         | 5.70            |
|      | (c) Employees Benefits Expenses  | 5.26            | 4.91            | 4.19            | 15.35             | 12.23           | 16.67           |
|      | (d) Depreciation and amortization expense  | 0.06            | 0.07            | 0.04            | 0.19              | 0.11            | 0.16            |
|      | (e) Other Expenses   | 10.48           | 8.92            | 29.34           | 28.20             | 92.27           | 763.75          |
|      | <b>Total Expenses(IV)</b>  | <b>29.61</b>    | <b>31.13</b>    | <b>33.57</b>    | <b>92.00</b>      | <b>104.61</b>   | <b>806.04</b>   |
| V    | <b>Profit /(Loss) before Tax &amp; Exceptional items (III - IV)</b>  | <b>3.15</b>     | <b>8.56</b>     | <b>(9.94)</b>   | <b>36.29</b>      | <b>(37.61)</b>  | <b>(739.17)</b> |
| VI   | Exceptional items  | -               | -               | -               | -                 | -               | -               |
| VII  | <b>Profit /(Loss) after Tax &amp; Exceptional items (III - IV)</b>   | <b>3.15</b>     | <b>8.56</b>     | <b>(9.94)</b>   | <b>36.29</b>      | <b>(37.61)</b>  | <b>(739.17)</b> |
| VIII | <b>Tax Expenses</b>  |                 |                 |                 |                   |                 |                 |
|      | - Current tax  | 0.53            | 3.08            | 1.03            | 5.70              | 4.53            | -               |
|      | - Earlier year tax   | -               | -               | -               | -                 | 0.02            | 0.03            |
|      | - Deferred tax   | (0.12)          | (2.41)          | (4.89)          | 1.48              | (14.41)         | (85.12)         |
|      | <b>Total Tax Expenses (VIII)</b>   | <b>0.41</b>     | <b>0.67</b>     | <b>(3.86)</b>   | <b>7.18</b>       | <b>(9.86)</b>   | <b>(85.09)</b>  |
| IX   | <b>Profit / (Loss) for the period (VII - VIII)</b>   | <b>2.74</b>     | <b>7.89</b>     | <b>(6.08)</b>   | <b>29.11</b>      | <b>(27.75)</b>  | <b>(654.08)</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 and loss | -               | -               | -               | -                 | -               | (0.10)          |
|      | b. Income tax relating to item that will not be re-classified subsequently to Profit and Loss                    | -               | -               | -               | -                 | -               | 0.02            |
|      | <b>Other comprehensive income</b>  | <b>-</b>        | <b>-</b>        | <b>-</b>        | <b>-</b>          | <b>-</b>        | <b>(0.08)</b>   |
| XI   | <b>Total comprehensive income for the period( IX+X)</b>  | <b>2.74</b>     | <b>7.89</b>     | <b>(6.08)</b>   | <b>29.11</b>      | <b>(27.75)</b>  | <b>(654.16)</b> |
|      | <b>Paid up Equity Share Capital (Ordinary Share Re1 each)</b>  | <b>1,341.43</b> | <b>1,341.43</b> | <b>1,341.43</b> | <b>1,341.43</b>   | <b>1,341.43</b> | <b>1,341.43</b> |
|      | <b>Other Equity</b>  |                 |                 |                 |                   |                 | <b>4,199.35</b> |
|      | <b>Earnings Per Equity Share</b>   |                 |                 |                 |                   |                 |                 |
|      | (of Re 1 each) (not annualised)  |                 |                 |                 |                   |                 |                 |
|      | a) Basic   | 0.002           | 0.01            | (0.00)          | 0.02              | (0.02)          | (0.49)          |
|      | b) Diluted   | 0.002           | 0.01            | (0.00)          | 0.02              | (0.02)          | (0.49)          |





**LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED**  
**CIN - L13100DL1976PLC188942**

**Registered Office: 11th Floor, Narain Manzil, 23-Barakhamba Road, New Delhi-110001**

- 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 12th February, 2024. The Limited Review of the Financial Results for the quarter and nine months ended 31.12.2023, 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 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.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 March 31, 2023, the remaining amount outstanding is Rs.35,26.15 lakhs.
- 5 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. The hearing was completed on 22.06.2022 and order has been reserved.  
  
Further, the Company has received a letter dated 08<sup>th</sup> 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 05<sup>th</sup> December, 2023 with clarification that no amount is payable, since the lease of the mines was expired a way back on 06<sup>th</sup> January, 2005.
- 6 During the financial year 2022-23, the Company made 100% provision for expected credit loss on inter-corporate loan of Rs.366.83 lakhs. Since the interest income thereon is also not realised, the Company has not been recognising interest income on such loans. The interest income not recognised on such loan for the quarter and nine months ended 31.12.2023 is Rs.16.88 lakh and Rs.50.74 lakh respectively, and total cumulative interest income amount not recognised till 31.12.2023 is Rs.127.83 lakh.
- 7 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**  
**12th February, 2023**



**For Landmark Property Development Company Limited**





**Gaurav Dalmia**  
**Chairperson & Managing Director**

## Landmark Property Development Company Limited

[CIN : L13100DL1976PLC188942]

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E-mail : [info@landmarkproperty.in](mailto:info@landmarkproperty.in)

### Extract of Unaudited Financial Results for the Quarter & Nine month ended 31st December 2023

(Rs. In Lakhs)

| SI.No. | PARTICULARS   | Quarter ended  |                 |                | Nine Months Ended |                | Year ended       |
|--------|---|----------------|-----------------|----------------|-------------------|----------------|------------------|
|        |   | 31st Dec, 2023 | 30th Sept, 2023 | 31st Dec, 2022 | 31st Dec, 2023    | 31st Dec, 2022 | 31st March, 2023 |
|        |   | Unaudited      | Unaudited       | Unaudited      | Unaudited         | Unaudited      | Audited          |
| 1      | Total Income  | 32.76          | 39.69           | 23.63          | 128.29            | 67.00          | 66.87            |
| 2      | Net Profit/(Loss) for the period (before Tax & Exceptional Items)   | 3.15           | 8.56            | (9.94)         | 36.29             | (37.61)        | (739.17)         |
| 3      | Net Profit/(Loss) for the period before tax (after Exceptional Items)   | 3.15           | 8.56            | (9.94)         | 36.29             | (37.61)        | (739.17)         |
| 4      | Net Profit/(Loss) for the period after tax (after Exceptional Items)  | 2.74           | 7.89            | (6.08)         | 29.11             | (27.75)        | (654.08)         |
| 5      | Total Comprehensive Income for the period [comprising profit/(Loss) for the period (after tax and Other Comprehensive Income (after tax)] | 2.74           | 7.89            | (6.08)         | 29.11             | (27.75)        | (654.16)         |
| 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)  | -              | -               | -              |                   |                | 4,199.35         |
| 8      | Earnings Per Shares( Face Value of Re. 1/- each) (not annualised)   |                |                 |                |                   |                |                  |
|        | (a) Basic (in Rs.)  | 0.002          | 0.01            | (0.00)         | 0.02              | (0.02)         | (0.49)           |
|        | (b) Diluted (in Rs.)  | 0.002          | 0.01            | (0.00)         | 0.02              | (0.02)         | (0.49)           |

Note : There were no exceptional items during the quarter ended 31st December, 2023.

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](http://www.nseindia.com) and [www.bseindia.com](http://www.bseindia.com) and on the company's website [www.landmarkproperty.in](http://www.landmarkproperty.in)



For Landmark Property Development Company Limited

*Gaurav Dalmia*

Gaurav Dalmia

Chairperson & Managing Director

Place: New Delhi  
Date: 12.02.2024