



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
Website : www.landmarkproperty.in

November 7, 2023

BSE Limited 1 st Floor New Trading Ring, Rotunda Building P J Towers, Dalal Street Fort, Mumbai-400001	The Manager, Listing Department National Stock Exchange of India Ltd "Exchange Plaza" Bandra - Kurla Complex Bandra (E) Mumbai - 400 051
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Sub: Unaudited Financial Results for the quarter ended 30th September, 2023 under Regulation 33 of SEBI (LODR) Regulations, 2015

Sir,

We are submitting herewith unaudited financial results for the quarter ended September 30, 2023 duly signed by Director of the Company **along with Limited Review Report**. These results were approved at the Board Meeting held on November 7, 2023.

The time of commencement of the Board Meeting was 11.45 A.M. and the time of conclusion was 12.30 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

Independent Auditor's limited review report on unaudited financial results of Landmark Property Development Company Limited for the quarter and half year ended 30th September, 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 half Year ended 30th September 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 7th, November 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 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.

Place: Delhi
Dated: 7th November 2023

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

(Deepak Gupta)
Partner
Membership No. 514856
ICAI UDIN : 23514856BGXDIT1377





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Statement of Unaudited Financial Results for the Quarter & Half Year ended 30th September, 2023

(Rs. In Lakhs)

S No	Particulars	Quarter ended			Half Year Ended		Year ended
		30.09.2023	30.06.2023	30.09.2022	30.09.2023	30.09.2022	31.03.2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
	Income						
I	Revenue from Operations	27.51	46.88	-	74.39	-	40.67
II	Other Income	12.18	8.96	22.06	21.14	43.37	26.20
III	Total Income (I + II)	39.69	55.84	22.06	95.53	43.37	66.87
	IV Expenses						
	(a) Purchases of stock-in-trade (net of return)	-	-	-	-	-	19.76
	(b) Changes in inventories of finished goods, stock-in-trade and work - in progress	17.23	17.22	-	34.45	-	5.70
	(c) Employees Benefits Expenses	4.91	5.18	4.03	10.09	8.04	16.67
	(d) Depreciation and amortization expense	0.07	0.06	0.03	0.13	0.07	0.16
	(e) Other Expenses	8.92	8.80	40.43	17.72	62.93	763.75
	Total Expenses(IV)	31.13	31.26	44.49	62.39	71.04	806.04
V	Profit /(Loss) before Tax & Exceptional items (III - IV)	8.56	24.58	(22.43)	33.14	(27.67)	(739.17)
VI	Exceptional items	-	-	-	-	-	-
VII	Profit /(Loss) after Tax & Exceptional items (III - IV)	8.56	24.58	(22.43)	33.14	(27.67)	(739.17)
VIII	Tax Expenses						
	- Current tax	3.08	2.09	3.50	5.17	3.50	-
	- Earlier year tax	-	-	-	-	0.02	0.03
	- Deferred tax	(2.41)	4.01	(9.39)	1.60	(9.52)	(85.12)
	Total Tax Expenses (VIII)	0.67	6.10	(5.89)	6.77	(6.00)	(85.09)
IX	Profit / (Loss) for the period (VII - VIII)	7.89	18.48	(16.54)	26.37	(21.67)	(654.08)
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 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
	Other comprehensive income	-	-	-	-	-	(0.08)
XI	Total comprehensive income for the period(IX+X)	7.89	18.48	(16.54)	26.37	(21.67)	(654.16)
	Paid up Equity Share Capital (Ordinary Share Re1 each)	1,341.43	1,341.43	1,341.43	1,341.43	1,341.43	1,341.43
	Other Equity						4,199.35
	Earnings Per Equity Share						
	(of Re 1 each) (not annualised)						
	a) Basic	0.006	0.01	(0.01)	0.02	(0.02)	(0.49)
	b) Diluted	0.006	0.01	(0.01)	0.02	(0.02)	(0.49)

Chaudhary



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 Lakh)

Particulars	30.09.2023 Unaudited	31.03.2023 Audited
ASSETS		
Non-current assets		
Property, Plant & Equipment	0.35	0.38
Intangible Asset	0.19	0.28
Deferred Tax Assets (Net)	98.34	99.94
Financial Assets		
Other financial assets	88.27	28.50
Non-Current Tax Assets (Net)	15.93	17.99
Other non-current assets	3,759.15	3,759.15
Total Non-Current Assets	3,962.23	3,906.24
Current Assets		
Inventories	1,174.23	1,208.68
Financials Assets		
Investments	149.37	144.18
Cash & Cash Equivalents	7.95	2.25
Bank balance other than (iii) above	349.42	343.30
Loans	-	-
Other Financial Assets	11.97	8.20
Other Current Assets	14.23	9.12
Total current assets	1,707.17	1,715.73
TOTAL ASSETS	5,669.40	5,621.97
EQUITY AND LIABILITIES		
Equity		
Equity Share Capital	1,341.43	1,341.43
Other Equity	4,225.72	4,199.35
Total Equity	5,567.15	5,540.78
Liabilities		
Non Current Liabilities		
Provisions	2.13	1.94
Total non current liabilities	2.13	1.94
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	3.74	4.61
Other financial liabilities	1.78	0.17
Other Current Liabilities	94.51	74.45
Provisions	0.09	0.02
Total current liabilities	100.12	79.25
TOTAL - EQUITY & LIABILITIES	5,669.40	5,621.97

for Landmark Property Development Company Ltd.

Place : New Delhi

Dated : 07th November, 2023



Gaurav Dalmia

Gaurav Dalmia
(Chairperson and Managing Director)



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

CIN - L13100DL1976PLC188942

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Cash Flow Statement

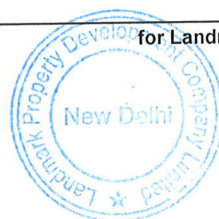
(Rs. In Lakh)

Particulars	Six months Ended	
	30.09.2023	30.09.2022
Cash flow from Operating Activities		
Profit / (loss) before tax	33.14	(27.67)
Adjustments:		
Depreciation and amortisation expenses	0.13	0.07
Loss / (Profit) on Sale/write off of Fixed Assets (Net)	(12.96)	(42.53)
Interest Income	-	40.10
Allowance for expected credit Loss	(3.00)	-
Unclaimed Credit balances/ excess provision written back	(5.18)	(0.84)
Fair Value of Current investment through FVTPL		
Operating cash flow before working capital changes	12.13	(30.87)
Change in other Financial Assets	(59.77)	34.67
Changes in inventory	34.45	-
Changes in other assets & other current assets	(5.11)	(4.45)
Changes in trade payables	(0.87)	(0.01)
Changes in provisions	0.26	0.18
Changes in Other financial liabilities / current liabilities	24.67	(25.28)
Cash generated from operations	5.76	(25.76)
Income tax paid/ (refund)	3.13	3.29
Net cash generated from operating activities (A)	2.63	(29.05)
Cash flow from investing activity		
Changes in fixed deposits with bank	(6.12)	28.07
Interest received	9.19	(1.50)
Net cash (used in) investing activities (B)	3.07	26.57
Cash flow from financing activity		
Net cash generated from financing activities (C)	-	-
Net increase in cash & cash equivalents (A+B+C)	5.70	(2.49)
Cash & cash equivalents as the beginning of the period	2.25	5.53
Cash & cash equivalents as the end of the period	7.95	3.04
Components of cash and cash equivalents		
Cash on hand	0.01	0.06
Balances with Banks - In current accounts	7.94	2.98
Total	7.95	3.04

for Landmark Property Development Company Ltd.

Place : New Delhi

Dated : 07th November, 2023



Gaurav Dalmia

Gaurav Dalmia
(Chairperson and Managing Director)



LANDMARK PROPERTY DEVELOPMENT COMPANY LIMITED

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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 07th November, 2023. 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.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.
- 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 half year ended 30.09.2023 is Rs.16.93 lakh and Rs.33.86 lakh respectively, and total cumulative interest income amount not recognised till 30.09.2023 is Rs.110.95 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
07th November, 2023



For Landmark Property
Development Company Limited



Gaurav Dalmia
Chairperson & Managing Director



Landmark Property Development Company Limited

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Extract of Unaudited Financial Results for the Quarter & Half Year ended 30th September 2023

(Rs. In Lakhs)

Sl.No.	PARTICULARS	Quarter ended			Half Year Ended		Year ended
		30th Sept, 2023	30th June, 2023	30th Sept, 2022	30th Sept, 2023	30th Sept, 2022	31st March, 2023
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Total Income	39.69	55.84	22.06	95.53	43.37	66.87
2	Net Profit/(Loss) for the period (before Tax & Exceptional Items)	8.56	24.58	(22.43)	33.14	(27.67)	(739.17)
3	Net Profit/(Loss) for the period before tax (after Exceptional Items)	8.56	24.58	(22.43)	33.14	(27.67)	(739.17)
4	Net Profit/(Loss) for the period after tax (after Exceptional Items)	7.89	18.48	(16.54)	26.37	(21.67)	(654.08)
5	Total Comprehensive Income for the period [comprising profit/(Loss) for the period (after tax and Other Comprehensive Income (after tax)]	7.89	18.48	(16.54)	26.37	(21.67)	(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.)	0.006	0.01	(0.01)	0.02	(0.02)	(0.49)
	(b) Diluted (in Rs.)	0.006	0.01	(0.01)	0.02	(0.02)	(0.49)

Note : There were no exceptional items during the quarter ended 30th September, 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 and www.bseindia.com and on the company's website www.landmarkproperty.in

Place: New Delhi
Date: 07.11.2023



For Landmark Property Development Company limited,

Gaurav Dalmia

Gaurav Dalmia
Chairperson & Managing Director