



Date: November 6, 2023

To

BSE Limited,

Listing Department,

P.J. Towers, Dalal Street,

Mumbai - 400001.

Scrip Code: 503101

NSE Limited,

Listing Department,

Exchange Plaza, Plot No. C/1, G Block,

BKC, Bandra (East), Mumbai - 400051

NSE Code: MARATHON

Sub: Outcome of Board Meeting held on Monday, November 6, 2023

Ref: Regulation 30 and 33 SEBI (Listing Obligations and Disclosure Requirements)
Regulation, 2015 ("LODR")

Dear Sir/Madam,

We would like to inform you that, the Board Meeting of the Company was held today i.e. Monday, November 6, 2023 at the registered office of the Company. In pursuant to Regulation 30 and Regulation 33 read with Schedule III of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board has considered and approved the following matters amongst others:

a) The Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended September 30, 2023. The copy of the Unaudited Financial Results along with the Limited Review Report of the Auditor of the Company are enclosed herewith.

The Board meeting commenced at 3:45 p.m. and concluded at 5:40 p.m.

This is for your information and record.

Yours Truly,

Marathon Nextgen Realty Limited

K S Raghavan

Company Secretary and Compliance Officer

Membership No.: A8269

# RAJENDRA & CO.

CHARTERED ACCOUNTANTS

1311 Dalamal Tower 211 Nariman Point Mumbai 400021 Tel : 6630 6735 / 2283 4266 E-mail : contact@rajendraco.com

Independent Auditor's Review Report on the Quarterly and Year to Date unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

### **REVIEW REPORT**

To The Board of Directors

## MARATHON NEXTGEN REALTY LIMITED

- We have reviewed the accompanying statement of unaudited standalone financial results of MARATHON NEXTGEN REALTY LIMITED (the "Company") for the quarter and half year ended September 30, 2023 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations"), read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular").
- 2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Company's management and approved by the Board of Directors. 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 Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons 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 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 aforesaid Indian Accounting Standards ('Ind AS') 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 the Listing Regulations, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5<sup>th</sup>July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Rajendra & Co.

Chartered Accountants Firm Registration No 108355W

**Akshay Shah** 

Partner

Membership Number: 103316

UDIN: 23103316 BGWFCF 8824

Place: Mumbai

Date: November 6, 2023

# MARATHON NEXTGEN REALTY LIMITED

Regd.Office: Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

CIN - L65990MH1978PLC020080

# UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2023

(7. in Lakhs - Except Equity share data)

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	1	8	16	15 0	14 P.	_			<u> </u>	(2)		11 7				16		(S)	8		6	5					(	0		4	್ಷ					
VIENDRA &	Diluted	Basic	Earnings per equity share (Face value of ₹ 5/- each)	Other equity (Excluding Revaluation Reserve)	Paid-up equity share capital	Total Comprehensive Income for the period (11+12))	Total Other Comprehensive Income	reclassified to profit or loss	(b) Income tax relating to items that will not be	(a) Items that will not be reclassified to profit or loss	Other Comprehensive Income(OCI)	Net Protit/(loss) for the period (9+10)	Share of Profit/(loss) of Joint Ventures	Protit/(Loss) for the period (7-8)	Total tax expense	(c) Excess/Short provision of earlier year	(b) Deferred tax	(a) Current tax	Tax expense:	Profit/(Loss) before tax (5-6)	Exceptional Items	Profit/(loss) before exceptional items and tax (3-4)	Total expenses	(t) Other expenses	(e) Depreciation and Amortization	(d) Finance costs	(c) Employee benefits expense	(b) Changes in inventories	(a) Property development expenses	Expenses:	Total Income (1+2)	Other income	Revenue from operations		Particulars	E S S E
	3.78	4.01			2,348.56	1,871.95	(2.59)		0.88	(3.47)	EC-E-10/T	1 874 54	r	1,874.54	(662.86)		28.44	(691.30)		2,537.40	•	2,537.40	5,555.79	559.75	67.74	1,869.35	248.31	36.65	2,773.99		8,093.19	480.80	7,612.39	Un-Audited	30 September 2023	
	7.18	7.59		8	2,318.56	3,516.61	(2.60)		0.87	(3.47)	5,015,21	2 510 21	1,087.61	2,431.60	(790.48)	•	47.52	(838.00)		3,222.08	•	3,222.08	6,294.93	346.38	67.73	1,967.64	252.21	(925.81)	4,586.78		9,517.01	511.52	9,005.49	Un-Audited	30 June 2023	Quarter Ended
C. II	0.25	0.26		35	2,309.78	115.43	(2.47)	1	0.83	(3.30)	77.7L	11700	•	117.90	(26.47)	7.81	5.53	(32.00)		144.37		144.37	3,970.33	403.23	67.68	2,509.40	206.14	(391.39)	1,175.27		4,114.70	714.62	3,400.08	Un-Audited	30 September 2022	
10.70	10.95	11.58			2,348.56	5,388.56	(5.19)	3 2	1.75	(6.94)	2,373./3	E 202 7F	1,087.61	4,306.14	(1,453.34)	c		(1,529.30)		5,759.48		5,759.48	11,850.72	906.13	135.47	3,836.99	500.52	(889.16)	7,360.77		17,610.20	992.32	16,617.88	Un-Audited	30 September 2023	Half Ye
0.00	л co so in	600			2,309.78	2,772.56	(4.94)	1.00	166	(6.60)	2,777,50	2 7777	1,536.63	1,240.87	(380.94)		(9.94)	(371.00)		1,621.81		1,621.81	9,782.52	715.03	135.32	4,863.90	396.45	1,473.86	2,197.96		11,404.33	1,376.50	10,027.83	Un-Audited	30 September 2022	Half Year Ended
21.70	27 20	22 74		78,033.13	2,316.21	10,498.38	(10.39)	Ç	3.49	(13.88)	10,508.77	40 700 777	1,536.63	8,972.14	(3,229.02)			(2,813.00)		12,201.16		12,201.16	35,050.96	2,316.00	270.59	9,673.59	904.61	6,574.08	15,312.09		47,252.12	2,725.11	44,527.01	Audited	31 March 2023	Year Ended





Disclosure as per Regulation 52(4) of SEBI (Listing Obligations and Disclosures Requirements ) Regulation, 2015

13 Ope		12 Tota	11 Cur.	10 lnve	9 Deb	8 Bad	7 Inte	6 Lon	5 Cur	4 Deb	3 Deb	2 Tota	1 Net	Sr. Part	
Net profit Margin (%)	Operating Margin (%)	Total Debts to Total Assets	Current Liabilities Ratio	Inventory turnover (times)	Debtors turnover (days)	Bad Debts to Trade receivable ratio	Interest Service Coverage Ratio	Long term debt to working capital ratio	Current ratio	Debt Service Coverage Ratio	Debt Equity Ratio	Total debt (Amount in Lakhs)	Net worth (Amount in Lakhs)	Particulars	
23.16%	52.46%	0.34	0.18	0.14	110		2.01	1.54	3.82	1.13	0.58	49,923.25	85,885.12	Quarter Ended 30-September-2023	
36.98%	52.70%	0.36	0.20	0.19	97	120	2.76	1.52	3.51	1.18	0.63	53,060.90	83,875.39	Quarter Ended 30-June-2023	
2.87%	59.02%	0.47	0.15	0.03	57		0.91	1.85	3,90	0.73	0.97	70,472.99	72,589.56	Quarter Ended 30-September-2022	
30.63%	52.59%	0.34	0.18	0.33	53	×	2.39	1.54	3.82	1.16	0.58	49,923.25	85,885.12	Half Year Ended 30-September-2023	
24.35%	52.30%	0.47	0.15	0.15	29		1.41	1.85	3.90	0.79	0.97	70,472.99	72,589.56	Half Year Ended 30-September-2022	
22.24%	43.61%	0.39	0.15	0.98	15	ı	2.07	1.43	4.82	0.79	0.69	55,241.78	80,349.34	Year Ended 31-March-2023	

Formulae for computation of ratios are as follows:

12		11	10	9	00	7	6	5		4	ω	2	,_	No.
Net profit Margin (%)		11 Operating Margin (%)	Total Debts to Total Assets	Current Liabilities Ratio	Inventory turnover (times)	Debtors turnover (days)	Bad Debts to Trade receivable ratio	Interest Service Coverage Ratio		Long term debt to working capital ratio	Current ratio	Debt Service Coverage Ratio	Debt Equity Ratio	Sr. Particulars
NENDRA &							Ю			l ratio				
Profit After Tax	Venture) before interest, tax, depreciation and amortisation - Other Income	Earnings (Excluding share profit from Joint Revenue from operations	Total Debts	Total Current Liabilities	Cost of Goods Sold	Average Trade Receivables * 365	Bad Debts	Earning before Interest and Tax	Borrowings	owings	Current Assets	Earnings before interest and tax	Total Debt	Numerator
Total income		Revenue from operations	Total Assets	Total Liabilities	Average Inventories	Total revenue from operation	Trade Receivable	Interest Expenses before capitalisation		(Including Working Capital	Current Liabilities	Interest Expense+ Principal Repayments made during the period) (Interest expense includes interest capitalised to projects	Equity	Denominator







# Un-Audited Standalone Statement of Assets and Liabilities as on September 30, 2023 (\* in Lakhs)

		( in Lakhs)
Particulars	As on 30th September 2023	As on 31st March 2023
	Un-Audited	Audited
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	96.52	95.47
(b) Investment Property	14,820.60	14,948.47
(c) Financial Assets		
(i) Investment in Joint Ventures	3,784.50	2,696.89
(ii) Investments	20,278.36	20,271.94
(iii) Loans	64,347.02	58,575.73
(iv) Other Financial Assets	55.39	45.27
(d) Deferred Tax Assets (Net)	69.49	-
(e) Income Tax Assets (Net) (f) Other Non-current Assets	247.80	247.80
Total Non - Current Assets	103.06	103.06
	1,03,802.74	96,984.63
2 Current assets	10.005.07	10.004.00
(a) Inventories (b) Financial Assets	19,885.96	18,996.80
(i) Investment		410 FF
(ii) Trade Receivables	2,161.55	413.55
(iii) Cash and Cash Equivalents	101.14	2,340.90
(iv) Other Balances with Banks	91.90	1,876.78 42.90
(v) Loans	11,979.92	15,071.34
(vi) Other Financial Assets	6,146.12	6,245.70
(c) Other Current Assets	1,251.67	923.48
Total_Current Assets	41,618.26	45,911.45
Total Assets (1+2)	1,45,421.00	1,42,896.08
	5,33,22333	-//
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,348.56	2,316.21
(b) Other Equity	83,536.56	78,033.13
Total Equity	85,885.12	80,349.34
LIABILITIES	,	2 0/2 2010 2
2 Non-current liabilities	1	
(a) Financial Liabilities		
(i) Borrowings	48,101.69	E2 42E 40
(ii) Other Financial Liabilities	339.17	52,425.40 391.35
(b) Provisions	181.49	169.83
(c) Other Current Liabilities	21.75	27.95
(d) Deferred Tax Liabilities (Net)	21.70	8.22
·Total Non - Current Liabilities	48,644.10	53,022.75
3 Current liabilities	20,022.20	00/02270
(a) Financial Liabilities		
(i) Borrowings	1,821.56	2,816.38
(ii) Trade Payables	1,021.00	2,010.00
Due to Micro and Small Enterprises	58.68	148.37
Due to other than Micro and Small Enterprises	1,065.03	850.12
(iii) Other Financial Liabilities	954.69	1,038.70
(b) Provisions	28.99	29.27
(c) Current Tax Liabilities (Net)	1,462.09	1,032.71
(d) Other Current Liabilities	5,500.74	3,608.44
<b>Total Current Liabilities</b>	10,891.78	9,523.99
Total Equity and Liabilities (1+2+3)	1,45,421.00	1,42,896.08







# Unaudited Standalone Cashflow Statement for the half year ended September 30, 2023

(₹ in Lakhs)

Particulars	For the Half Year Ended September 30, 2023	For the Half Year Ended September 30, 2022
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax	5,759.48	1,621.81
Adjustment for:	1	
Depreciation/Amortisation	135.47	135.32
Finance Cost	4,471.82	11,318.28
Interest Income	(885.09)	(619.63)
Fair value of investment through Profit and Loss Account	(6.42)	(7.10)
Share based payments to employees		39.35
Operating profit before Working Capital changes	9,475.26	12,488.04
Adjustments for changes in Working capital		
(Increase)/Decrease in Inventories	(889.16)	1,473.86
(Increase)/Decrease in Trade Receivables	179.35	562.45
(Increase)/Decrease in Other Financial Assets - Non current and current	89.46	3,419.51
Increase/(Decrease) in Other Non current and current Assets	(328.19)	164.46
Increase/(Decrease) in Trade Payables and other Payable	125.22	(721.18)
(Increase)/Decrease in Other Financial Liabilities - Non current and current	(136.19)	143.62
Increase/(Decrease) in Other Non current and current Liabilities	1,886.10	(489.20)
Increase/(Decrease) in Provisions - Non current and current	4.44	(9.27)
Increase/(Decrease) in other Bank Balances	(49.00)	(230,97)
Cash generated from/ (used in) operations	10,357.29	16,801.32
Income taxes paid (Net)	(1,099.94)	(533.59)
Net Cash from / (used in) operating activities	9,257.35	16,267.73
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from / (Acquisition of) Property, Plant & Equipment	(8.64)	(4.91)
Proceeds from sale / liquidation of investment	412.08	, — — / — — — /
Gain on liquidation of Investment	1.47	
Interest received on Investments	885.09	619.63
Loan and advances given (Net)	(2,679.87)	(4,755.78)
Net Cash from/(used in) investing activities	(1,389.87)	(4,141.06)
C CASH FLOW FROM FINANCING ACTIVITIES		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Proceed / (Repayment) of Long term and short term borrowings (Net)	(5,318.53)	(1,168.72)
Finance cost paid	(4,471.82)	(11,318.28)
Dividend Paid	(469.71)	(11,010.20)
Proceed on issue shares and conversion of share warrants	616.94	39.09
Proceed on issue of share warrants	010.51	1,620.00
Net Cash from/(used in) financing activities	(9,643.12)	(10,827.91)
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	(1,775.64)	1,298.76
Cash and Cash Equivalents (Opening balance)	1,876.78	1,039.72
Cash and Cash Equivalents (Closing balance)	101.14	2,338.48
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(1,775.64)	1,298.76

Reconciliation of cash and cash equivalents with the balance sheet

Particular	For the Half Year Ended September 30, 2023	For the Half Year Ended September 30, 2022
Cash In hand	4.35	3.59
Balances with banks		
- In current accounts	96.79	222.02
- Margin money with Bank and NBFC having maturuty of less than 3 months	**	2,112.87
Total	101.14	2,338.48







nounced under the Companies (Indian Accounting Standard) Rules 2015 specified in Section 133 of the Companies Act, 2013.
(Listing Obligations and Disclosures Requirements ) Regulation, 2015. The unaudited financial results are prepared in accordance with the principles of Indian Accounting Standard (Ind AS) as
2023. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended 30th September, 2023 in terms of Regulation 33 and 52 of SEBI
1 The standalone unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on 6th November

- 2 |The Company is primarily engaged in the business of real estate. Hence, disclosure of segment-wise information is not required and accordingly not given as required under Ind-As 108
- which such receivables are deposited. The NCD's are further secured by way of an irrevocable and unconditional personal guarantee of the Promoters of the Company. As at September 30,2023 Future-X commercial project (the project) developed together by the Company and its Holding Company, (ii) Pari Passu charge on receivables from the the project, and the escrow accounts into The listed, rated, secured and redeemable Non Convertible Debentures (NCD) of ₹. 10,00,000/- each issued by the Company are secured by (i) Pari passu charge of the unsold identified area in 4,500 NCD's aggregating to ₹ 22,706.55/-Lakhs are outstanding. The Assets cover is maintained in respect of said debentures as at September 30,2023 as per terms of offer document and Debenture Trust Deed
- In terms of a shareholder agreement dated 10th September 2015 entered between Marathon Realty Private Limited ("MRPL") and the Company, during the quarter and half year ended 30th Future X out of which an amount of ₹.1,934.22/- Lakhs and ₹.3,255.95/- Lakhs respectively representing 43.50% has been shared with MRPL and shown as property development expenses in September, 2023 the Company has recognized revenue aggregating to ₹. 4,446.48/- Lakhs and ₹. 7,484.95/- Lakhs respectively from the sale of the identified area in the commercial project the Financial Statement
- GI The Hon'ble National Company Law Tribunal vide its order dated 14th July, 2023 has sanctioned the scheme of merger between the Company and its wholly owned subsidiary, Marathor no effect has been given to the scheme of Merger in the Financial Results. For the quarter and half year ended 30th September, 2023, the Company has not recognized interest income on its Nextgen Township Private Limited (MNTPL), with effect from 01st April, 2020 as being the appointed date instead of 01st April, 2019 as was envisaged in the scheme. Being aggrieved by the investment in 12,663, 7% debentures of ₹ . 1,00,000/- each issued by MNTPL. said order, the Company has filed an appeal before the Hon'ble National Company Law Appellate Tribunal on 16th August 2023 seeking to rectify the order. Pending the outcome of the appeal
- o, In terms of the Prefrential Offer of shares formulated by the Company on 18th May 2022, during the Quarter ended 30th September, 2023, the Company has issued 6,00,000 equity shares having face value of ₹.5/- each at a premium of ₹.130/- per equity share on exercise of the option of conversion of the equity warrants
- On 6th October, 2023 in terms of the shareholder approval dated 27th September, 2023, the Company has invested in the 90,000 equity shares being 90% paid up equity share capital of Nexzone Fiscal Services Private Limited at price of ₹. 1200/- per share agreegating to ₹. 1080/- Lakhs and in terms of such investment, the Nexzone Fiscal Services Private Limited became the 90%
- During the quarter, the Company paid dividend of ₹. 1.00/- per equity share for the financial year 2022-2023 approved by the shareholders of the Company at the AGM held on 27th September 2023 The said dividend was recommended by the Board of Directors of the Company at its meeting held on 24th May, 2023
- 9 Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

For MARATHON NEXTGEN REALTY LTD

Place: Mumbai
Date: 6th November, 2023

HOW WEST GEN

(DIN-00135296

MUMBAI X

CHETAN R SHAH
CHAIRMAN AND MANAGING DIRECTOR

# RAJENDRA & CO. CHARTERED ACCOUNTANTS

1311 Dalamal Tower 211 Nariman Point Mumbai 400021 Tel: 6630 6735 / 2283 4266 E-mail: contact@rajendraco.com

Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

### **REVIEW REPORT**

To The Board of Directors

### MARATHON NEXTGEN REALTY LIMITED

- 1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of MARATHON NEXTGEN REALTY LIMITED (the "Parent") which includes its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and joint ventures for the quarter and half year ended September 30, 2023 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Regulations"), as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular").
- 2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Parent Company's management and approved by the Parent's Board of Directors. 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 Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons 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 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.

We also performed procedures in accordance with the Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The statement includes the result of following entities:

Sr No.	Name of entity	Relationship
1	Marathon Nextgen Realty Limited	Parent Company
2	Marathon Nextgen Townships Private Limited	Wholly owned subsidiary
3	Terrapolis Assets Private Limited	Wholly owned subsidiary
4	Sanvo Resorts Private Limited	Subsidiary
5	Columbia Chrome (India) Private Limited	Joint Venture
6	Swayam Realtors & Traders LLP	Joint Venture





# RAJENDRA & CO. CHARTERED ACCOUNTANTS

1311 Dalamal Tower 211 Nariman Point Mumbai 400021 Tel: 6630 6735 / 2283 4266 E-mail: contact@rajendraco.com

- 5. The Statement also includes financial results of two subsidiaries, whose financial statements reflects total assets of Rs. 38,643.97 Lakhs as at September 30, 2023, total revenues of Rs. 3,890.04 Lakhs and Rs. 4,445.46 Lakhs, total net profit after tax of Rs. 579.04 Lakhs and Rs. 609.85 Lakhs and total other comprehensive income are Nil and Nil for the quarter and half year ended September 30, 2023 respectively and net Cash inflow Rs. 255.49 lakhs for half year ended September 30, 2023 and Group's share of net profit (including other comprehensive income) of Rs. 736.55 Lakhs and Rs. 1,664.45 Lakhs for the quarter and half year ended September 30, 2023 respectively, as considered in the Statement, in respect of two joint venture, whose financial statements have not been reviewed by us. These financial statements have been reviewed by other auditors whose reports have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, are based solely on the report of the other auditors.
- 6. Based on our review conducted as stated 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 aforesaid Indian Accounting Standards ('Ind AS') 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 the Listing Regulations, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For **Rajendra & Co.**Chartered Accountants

Firm Registration No 108355W

Akshay Shah

Partner

Membership Number: 103316

UDIN: 23103316BQWFCQ9775

Place: Mumbai

Date: November 6, 2023

# MARATHON NEXTGEN REALTY LIMITED

Regd.Office: Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.

CIN - L65990MH1978PLC020080

# UN-AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED 30TH SEPTEMBER, 2023

(₹. in Lakhs - Except Equity share data)

(11) Non-confrolling interest		(i) Owners of the Company																													
introlling interest		of the Company	he year attributable to: of the Company	aprehensive Income for the the year attributable to: of the Company	r Comprehensive Income nprehensive Income for the the year attributable to: of the Company	• tax relating to items that w fit or loss \( T \) Comprehensive Income apprehensive Income for the the year attributable to: • of the Company	prehensive Income(OCI) hat will not be reclassified to tax relating to items that we tax relating to items that we fit or loss or Comprehensive Income for the income the year attributable to: of the Company	prehensive Income(OCI) hat will not be reclassified to e tax relating to items that with or loss r Comprehensive Income for the inprehensive Income for the ithe year attributable to: of the Company	Share of Profit/(loss) of Joint Ventures Net Profit/(loss) for the period (9+10) Other Comprehensive Income(OCI) (a) Items that will not be reclassified to (b) Income tax relating to items that w to profit or loss Total Other Comprehensive Income Fortit for the year attributable to: (i) Owners of the Company	Profit/(Loss) for the period (7-8) Share of Profit/(loss) of Joint Ventures Net Profit/(loss) for the period (9+10) Other Comprehensive Income(OCI) (a) Items that will not be reclassified to (b) Income tax relating to items that w to profit or loss Total Other Comprehensive Income Total Comprehensive Income for the Profit for the year attributable to: (i) Owners of the Company	xpense ss) for the period (7-8) rofit/(loss) of Joint Ventures (loss) for the period (9+10) aprehensive Income(OCI) that will not be reclassified to e tax relating to items that w fit or loss or Comprehensive Income arr Comprehensive Income the year attributable to: of the Company	/Short provision of earlier y xpense ss) for the period (7-8) rofit/(loss) of Joint Ventures (loss) for the period (9+10) aprehensive Income(OCI) that will not be reclassified to tax relating to items that w fit or loss or Comprehensive Income for the upperhensive Income for the the year attributable to:	<ul> <li>(b) Deferred tax</li> <li>(c) Excess/Short provision of earlier year</li> <li>Total fax expense</li> <li>Profit/(Loss) for the period (7-8)</li> <li>Share of Profit/(loss) of Joint Ventures</li> <li>Net Profit/(loss) for the period (9+10)</li> <li>Other Comprehensive Income(OCI)</li> <li>(a) Items that will not be reclassified to profit or loss</li> <li>Total Other Comprehensive Income</li> <li>Total Comprehensive Income</li> <li>Total Comprehensive Income</li> <li>Total Comprehensive Income</li> <li>Total Comprehensive Income</li> <li>(i) Owners of the Company</li> </ul>	ed tax ed tax /Short provision of earlier y xpense ss) for the period (7-8) rofit/(loss) of Joint Ventures /(loss) for the period (9+10) nprehensive Income(OCI) that will not be reclassified to e tax relating to items that w fit or loss r. 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4,303.37	4,303.37	4 101 17	(none)	(UE V)		1.45	(5.75) 1.45	4,307.67 (5.75) 1.45	927.90 4,307.67 (5.75) 1.45	3,379.77 927.90 4,307.67 (5.75) 1.45	(1,128.74) 3,379.77 927.90 4,307.67 (5.75) 1.45	(1,128.74) 3,379.77 927.90 4,307.67 (5.75) 1.45	79.26 - (1,128.74) 3,379.77 927.90 4,307.67 (5.75) 1.45	(1,208.00) 79.26 - (1,128.74) 3,379.77 927.90 4,307.67 (5.75) 1.45	(1,208.00) 79.26 - (1,128.74) 3,379.77 927.90 4,307.67 (5.75) 1.45	4,508.51 (1,208.00) 79.26 (1,128.74) 3,379.77 927.90 4,307.67 (5.75) 1.45	4,508.51 (1,208.00) 79.26 (1,128.74) 3,379.77 927.90 4,307.67 (5.75) 1.45													Un-Ai 5.68 1.68 1.01 1.01 1.54 1.54 1.52 1.50 1.51	30 Septen Un-At 1.68 3.3 3.01 3.01 3.05 3.05 3.05 3.05 3.05 3.05 3.05 3.05
1,575.49	1,575.49	1 575 49	CTO	(2.10)	1.07	(4.26)		1,578.68	1,578.68	1,129.81 448.87 1,578.68	(444.17) 1,129.81 448.87 1,578.68	(444.17) 1,129.81 448.87 1,578.68	7.83 (4.4.1.7) 1,129.81 448.87 1,578.68	(452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	(452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	1,573.98 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	16,617.22 1,573.98 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	581.01 16,617.22 1,573.98 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	78.92 581.01 16,617.22 1,573.98 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	3,143.43 78.92 581.01 16,617.22 1,573.98 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	338.17 3,143.43 78.92 581.01 16,617.22 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	5,942.46 338.17 3,143.43 78.92 581.01 16,617.22 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	6,533.23 5,942.46 338.17 3,143.43 78.92 581.01 16,617.22 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87	6,533.23 5,942.46 338.17 3,143.43 78.92 581.01 16,617.22 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87	18,191.20 6,533.23 5,942.46 338.17 3,143.43 78.92 581.01 16,617.22 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	1,196.22 18,191.20 6,533.23 5,942.46 338.17 3,143.43 78.92 581.01 16,617.22 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	16,994.98 1,196.22 18,191.20 6,533.23 5,942.46 338.17 3,143.43 78.92 581.01 16,617.22 1,573.98 (452.00) 7.83 (444.17) 1,129.81 448.87 1,578.68	Un-Audited 16,994.98 1,196.22 18,191.20 6,533.23 5,942.46 338.17 3,143.43 78.92 581.01 16,617.22 1,573.98 - 1,573.98 (452.00) 7.83 - (444.17) 1,129.81 448.87	30 September 2022 Un-Audited 16,994.98 1,196.22 18,191.20 6,533.23 5,942.46 338.17 3,143.43 78.92 581.01 16,617.22 1,573.98 (452.00) 7.83 - (444.17) 1,129.81 448.87 1,578.68
7,748.50 2 7,650.62	. 7,7	777			7 2.89	(11.49)		8 7,757.10																						Un-Au	30 Septer Un-Au
2,603.20	•		2770.94		2.84			2,729.01		2 2		2,1 5,5 5,7 1,0 1,0 1,0 1,0 1,0 1,0 1,0 1,0 1,0 1,0	<b>B B</b>	(8 2,1) 2,2 2,7	(8 2,1) 2,2 2,7	3,0 (8 (8 2,1) 2,11 2,7	3,0 (8 (8 2,1) 5,5	3,0 3,0 (8 (8 2,11 5,5	25,8 3,0 3,0 (8 2,1) 5,1 2,7	1,0 25,8 3,0 3,0 (8 (8 2,1) 5,0	1 1,0 25,8 3,0 3,0 (8 (8 2,1) 5,0	6,1 1 1,0 25,8 3,0 3,0 (8 (8 2,1) 5,5	6,1 1 1,0 25,8 3,0 3,0 (8 (8 2,1) 5,5	5,4 6,1 1 1,0 25,8 3,0 3,0 (8 (8 2,1) 5,5	12,4 5,4 6,1 1,0 25,8 3,0 (8 (8 2,1) 5,5	12,4 5,4 6,1 1,0 25,8 3,0 (8 (8 2,1) 5,2	28,9  12,4  5,4  6,1  1,0  25,8  3,0  (8  (8  2,1)  5,1	2,1 28,9 112,4 5,4 6,1 1,0 25,8 3,0 (8 (8 2,1) 2,1 2,1	26,7 2,1 28,9 12,4 5,4 6,1 1,0 25,8 3,0 (8 (8 2,1) 2,1 2,1 2,1	Un-Audite 26,7 21,1 28,9 12,4 5,4 6,1 1,0 25,8 3,0 (8 (8 2,1) 5,4 2,1 2,7	30 September Un-Audite 26,7 21,1 28,9 12,4 5,4 5,4 5,4 5,4 5,9 6,1 1,0 25,8 3,0 (8 (8 2,1) (8 2,1)
c	5		M 15 249 72	3		1)			12,	11,	) (4, 11, 1, 12,	) (4	11 (4	12 1 13	) (4	96 15,609.89  00) (3,873.00) (460.88) 528  99) (4,328.60) 97 11,281.29 14 1,087.61 1 12,368.90	) (4	15 ) (3 11 11 12	15 15 15 15 16 17 17 17 17	3 60 15 15 15 17 17 11 11 11	3 60 60 60 60 60 60 60 60 60 60 60 60 60	))) (3 15 15 15 15 15 15 15 15 15 15 15 15 15	12 15 15 15 15 15 15 15 15 15 15 15 15 15	12 13 15 15 15 15 15 15 15 15 15 15 15 15 15	39 39 39 39 39 39 39 39 39 39 39 39 39 3	35 11 11 12 11 14 15 16 16 16 16 16 16 16 16 16 16 16 16 16	33 75 15 15 15 15 15 15 15 15 15 15 15 15 15	38 75 4 11 14 3 15 15 15 15 15 15 15 15 15 15 15 15 15	77 38 39 11 11 11 11 11 11 11 11 11	Audi 77 79 79 10 11 11 11 11 11 11 11 11 11 11 11 11	31 Marc Audil Audil 775 35 36 375 375 375 375 375 375 375 375 375 375

			Consolidated			Consolidated
	Particulars		Quarter Ended	14	<b>1</b>	1 Half Year Ended
	TOTAL	30 September 2023	30 June 2023		30 September 2022	30 September 2022   30 September 2023   30 September 2022
		Un-Audited	Un-Audited		Un-Audited	Un-Audited Un-Audited
15	Other Comprehensive Income for the year attributable to:					
	(i) Owners of the Company	(4.14)		(4.15)	(4.15) (3.12)	
	(ii) Non-controlling interest	(0.16)		(0.15)		(0.07)
	1900	(4.30)		(4.30)	(4.30) (3.19)	
16	Total Comprehensive Income for the year attributable to:					
	(t) Owners of the Company	3,421.67	4	4,220.66	220.66 1,463.30	W1035
	(ii) Non-controlling interest	23.46		82,71	82.71 112.19	
		3,445,13	4,	4,303.37	303.37 1,575.49	
17	Paid-up equity share capital	2,348.56	2,3	2,318.56	18.56 2,309.78	
18	Other equity					
19	Earnings per equity share (Face value of ₹ 5/- each)					
	Basic	7.32		9.11	9.11 3.17	
	Diluted	6.91		8.62	8.62 3.05	

Disclosure as per Regulation 52(4) of SEBI (Listing Obligations and Disclosures Requirements ) Regulation, 2015

12 Curr 13 Total 14 Oper	12 Curr 13 Total	12 Curr		11 Inver	10 Debt	9 Bad 1	8 Inter	7 Long	6 Curr	5 Debt	4 Debt	3 Debe	2 Total	1 Net	No.	S
2	Operating Margin (%)	Total Debts to Total Assets	Current Liabilities Ratio	Inventory turnover (times)	10 Debtors turnover (days)	Bad Debts to Trade receivable ratio	Interest Service Coverage Ratio	Long term debt to working capital ratio	Current Ratio	Debt Service Coverage Ratio	Debt Equity Ratio	Debenture Redemption Reserve	Total debt (Amount in Lakhs)	Net worth of owners of the Company (Amount in Lakhs)		Particulars .
7673 FC	37.43%	0.39	0.35	0.14	192		1.89	1.45	2.12	1.02	0.99		85,779.89	86,309.68	30 September 2023	
1925%	29.13%	0.40	0.36	0.28	76	4)	2.27	1.53	2,06	0.94	1.02		84,463.49	82,750.23	30 June 2023	Quarter Ended
%30 8	21.18%	0.50	0.35	0.24	90		1.19	1.87	1.88	0.59	1.53	812.00	1,05,541.80	69,001.25	30 September 2022	
21 31%	32.29%	0.39	0.35	0.42	40		2.08	1.45	212	1.47	0.99		85,779.89	86,309.68	30 September 2023	Half Ye
200.6	26,82%	0.50	0.35	0.34	53		1.15	1.87	1.88	0.53	1.53	812.00	1,05,541.80	69,001.25	30 September 2023   30 September 2022	Half Year Ended
15.94%	33.40%	0.40	0.37	0.80	22		1.72	1.47	2.05	0.65	1.11		86,883.91	78,520.14	31 March 2023	Year Ended





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Formulae for computation of ratios are as follows:

No.	Sr. Particulars No.	Numerator	
	Debt Equity Ratio	Total Debt	Net worth of owners of the Company
12	Debt Service Coverage Ratio	Earnings before interest and tax	Interest Expense + Principal Repayments made during the period) (Interest expense includes interest capitalised to projects
ယ	Current ratio	Current Assets	Current Liabilities
4	Long term debt to working capital ratio	Non-Current Borrowings (Including Working Capital Current Maturities of Non-Current Borrowings	
	Interest Service Coverage Ratio	Earning before Interest and Tax	Interest Expenses before capitalisation
6	Bad Debts to Trade receivable ratio	Bad Debts	Trade
7	Debtors turnover (days)	Average Trade Receivables * 365	Total revenue from operation
000	Inventory turnover (times)	Cost of Goods Sold	Avera
vo.	Current Liabilities Ratio	Total Current Liabilities	Total L
10	Total Debts to Total Assets	Total Debts	Total Assets
=	11 Operating Margin (%)	Earnings (Excluding share profit from Revenue from operations foint Venture) before interest tax.	Reven
		0	
		Income	
12	Net profit Margin (%)	Profit After Tax attributable to Owners' of	Total income
		the Company	







Un-Audited Consolidated Statement of Assets and Liabilities as on 30th September 2023

('in Lakhs)

		(`in Lakhs)
Particulars	As on	As on
Physical medical decimal records.	30th September 2023	31st March 2023
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	819.72	830.45
(b) Goodwill on consolidation	12,522.52	12,522.52
(c) Investment Property	14,820.60	14,948.47
(d) Financial Assets		10.00.10.000000000000000000000000000000
(i) Investment in Joint Ventures (ii) Investments	5,443.74	3,779.29
	734.96	693.38
(iii) Loans (iv) Other Financial Assets	83,671.29	77,900.01
	1,261.35	830.06
(e) Deferred Tax Assets (Net) (f) Income Tax Assets (Net)	76.17	6.68
(g) Other Non-current Assets	367.12	581.46
Total Non - Current Assets	300.36	347.06
	1,20,017.83	1,12,439.38
2 Current assets		
(a) Inventories	47,040.29	51,786.30
(b) Financial Assets (i) Investment		202222
	0.448.00	413.55
(ii) Trade Receivables	9,117.23	4,333.10
(iii) Cash and Cash Equivalents (iv) Other Balances with Banks	717.05	3,097.58
(v) Loans	5,068.88	4,780.81
(vi) Other Financial Assets	28,353.34	27,064.36
(c) Other Current Assets	2,620.44	6,266.33
Total Current Assets	5,352,91 98,270.14	5,139.48
Total Assets (1+2)		1,02,881.51
10tal A300to (1·2)	2,18,287.97	2,15,320.89
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,348.56	2,316.21
(b) Other Equity	83,961.12	76,203.93
(c) Non Controlling Interest	916.91	810.74
Total Equity	87,226.59	79,330.88
LIABILITIES	01/22013	73/000.00
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	77,143.61	77 015 07
(ii) Other Financial Liabilities	339.17	77,915.97 391.35
(b) Provisions	7,265.79	7,375.16
(c) Other Current Liabilities	21.75	27.95
(d). Deferred Tax Liabilities (Net)	19.27	64.69
Total Non - Current Liabilities	84,789.59	85,775.12
3 Current liabilities	04), 03,03	00,775.12
(a) Financial Liabilities		
(i) Borrowings	8,636.28	8,967.94
(ii) Trade Payables	0,000.20	0,207.24
Due to Micro and Small Enterprises	1,334.35	1,622,11
Due to other than Micro and Small Enterprises	4,478.55	4,287.71
(iii) Other Financial Liabilities	1,704.73	4,994.09
(b) Provisions	664.13	659.92
(c) Current Tax Liabilities (Net)	1,858.78	1,377.90
(d) Other Current Liabilities	27,594.97	28,305.22
Total Current Liabilities	46,271.79	50,214.89
m / m / v / v / v / v / v / v / v / v /	2,18,287.97	2,15,320.89
Total Equity and Liabilities (1+2+3)	2,10,207.97	2,13,320,09

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Un-Audited Consolidated Cash flow Statement for the half year ended 30 September, 2023

(₹. in Lakhs)

m d f	(K. In Lakns)	
Particulars	Half Year Ended 30 September 2023	Half Year Ended 30 September 2022
A CASH FLOW FROM OPERATING ACTIVITIES	oo ocpremoer 2020	oo beptember 2022
Net Profit before tax:	7,969.93	3,044.86
Adjustment for:	1,7,03.30	0,011100
Depreciation/Amortisation	188.57	157.91
Finance Cost	6,948.51	6,148.50
Interest Income	(1,625.04)	(3,528.52)
Fair value of investment through Profit and Loss Account	(41.58)	(38.60)
Employee Stock Option Compensation	(11.50)	39.35
Loss on sale of Property, Plant & Equipment	(0.20)	57.50
Operating profit before Working Capital changes	13,440.18	5,823.50
Adjustments for changes in Working capital	20,220120	Бубшоло
(Increase)/Decrease in Inventories	4,746.01	5,429.52
(Increase)/Decrease in Trade Receivables	(4,784.13)	(442.47)
(Increase)/Decrease in Other Financial Assets - Non current and current	3,214.60	4,112.58
Increase/(Decrease) in Other Non current and current Assets	(166.73)	535.76
Increase/(Decrease) in Trade Payables and other Payable	(96.92)	139.20
(Increase)/Decrease in Other Financial Liabilities - Non current and current	(3,341.54)	(247.70)
Increase/(Decrease) in Other Non current and current Liabilities	(716.45)	(3,859.07)
Increase/(Decrease) in Provisions - Non current and current	(116.65)	1,852.81
Movement in Other Bank Balances	(288.07)	(424.01)
Cash generated from/ (used in) operations	11,890.30	12,920.12
Income taxes paid (net)	(1,294.10)	(880.13)
Net Cash from / (used in) operating activities	10,596.20	12,039.99
B CASH FLOW FROM INVESTING ACTIVITIES		20.70.50
Proceeds from /(Acquisition of) sale of property, plant & equipment	(49.77)	22.57
Proceeds from sale / liquidation of investment	412.08	
Gain on liquidation of Investment	1.47	-
Interest Income	1,625.04	3,528.52
Loan and advances given (Net)	(7,060.26)	(5,719.46)
Net Cash from/(used in) investing activities	(5,071.44)	(2,168.37)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed / (Repayment) of Long term and short term borrowings (Net)	(1,104.02)	(3,156.69)
Finance cost paid	(6,948.51)	(6,148.50)
Proceed on issue of Shares under option and warrants	616.94	39.09
Proceed on issue of share warrant	010,71	1,620.00
Dividend Paid	(469.71)	-
Net Cash from/(used in) financing activities	(7,905.30)	(7,646.10)
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	(2,380.53)	2,225.53
Cash and Cash Equivalents (Opening balance)	3,097.58	1,747.09
Cash and Cash Equivalents (Closing balance)	717.05	3,972.62
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(2,380.53)	

Reconciliation of cash and cash equivalents with the balance sheet

Particular	Half Year Ended 30 September 2023	Half Year Ended 30 September 2022
Cash In hand	8.49	12,01
Balances with banks		
- In current accounts	708.56	1,817.27
- Margin money with Bank and NBFC - original maturity of 3 months or less		2,143.33
	717.05	3,972.61







- The Company is primarily engaged in the business of real estate. Hence, disclosure of segment-wise information is not required and accordingly not given as required under Ind-As 108.
- 30,2023, 4,500 NCD's aggregating to ₹ .22,706.55/-Lakhs are outstanding. The Assets cover is maintained in respect of said debentures as at September 30,2023 as per terms of offer document and Future-X commercial project (the project) developed together by the Company and its Holding Company, (ii) Pari Passu charge on receivables from the the project, and the escrow accounts into which such receivables are deposited. The NCD's are further secured by way of an irrevocable and unconditional personal guarantee of the Promoters of the Company. As at September The listed, rated, secured and redeemable. Non Convertible Debentures (NCD) of ₹. 10,00,000/- each issued by the Company are secured by (i) Pari passu charge of the unsold identified area in
- 4 In terms of a shareholder agreement dated 10th September 2015 entered between Marathon Realty Private Limited ("MRPL") and the Company, during the quarter and half year ended the Financial Statement Future X out of which an amount of ₹ 1,934.22/- Lakhs and ₹ 3,255.95/- Lakhs respectively representing 43.50% has been shared with MRPL and shown as property development expenses in September 30, 2023 the Company has recognized revenue aggregating to ₹. 4,446.48/- Lakhs and ₹. 7,484.95/- Lakhs respectively from the sale of the identified area in the commercial project
- 5 The Hon'ble National Company Law Tribunal vide its order dated July 14, 2023 has sanctioned the scheme of merger between the Company and its wholly owned subsidiary, Marathor effect has been given to the scheme of Merger in the Financial Results. For the quarter and half year ended 30th September, 2023, the Company has not recognized interest income on its order, the Company has filed an appeal before the Hon'ble National Company Law Appellate Tribunal on 16th August 2023 seeking to rectify the order. Pending the outcome of the appeal, no investment in 12,663, 7% debentures of ₹. 1,00,000/- each issued by MNTPL. Nextgen Township Private Limited (MNTPL), with effect from April 01, 2020 as being the appointed date instead of 01st April, 2019 as was envisaged in the scheme. Being aggrieved by the said
- 6 In terms of the Prefrential Offer of shares formulated by the Company on 18th May 2022, during the Quarter ended 30th September, 2023, the Company has issued 6,00,000 equity shares having face value of ₹.5/- each at a premium of ₹.130/- per equity share on exercise of the option of conversion of the equity warrants.
- V On 6th October, 2023 in terms of the shareholder approval dated 27th September, 2023, the Company has invested in the 90,000 equity shares being 90% paid up equity share capital of Nexzone Fiscal Services Private Limited at price of ₹. 1200/- per share agreegating to ₹. 1080/- Lakhs and in terms of such investment, the Nexzone Fiscal Services Private Limited became the 90%
- 00 During the quarter, the Company paid dividend of ₹, 1.00/- per equity share for the financial year 2022-2023 approved by the shareholders of the Company at the AGM held on 27th September. 2023 The said dividend was recommended by the Board of Directors of the Company at its meeting held on 24th May, 2023

9 Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

Place: Mumbai

Date: 6th November, 2023





For MARATHON NEXTGEN REALTY LIT

CHETAN R SHAH
CHAIRMAN AND MANAGING DIRECTO
(DIN-00135296