

Date: November 11, 2024

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 11, 2024.

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

Dear Sir/Madam,

Pursuant to Regulation 30 and 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), this is to inform you that the Board of Directors of the Company at its meeting held today i.e. Monday, November 11, 2024 have *inter-alia* considered and approved the following:

1. Unaudited Financial Results (Standalone and Consolidated) of the Company for the quarter and half year ended September 30, 2024.

A copy of said Unaudited Financial Results of the Company along with Limited Review Reports issued by Statutory Auditor are enclosed herewith as 'Annexure-I'.

2. The proposal for enhancing the existing limit of raising funds beyond Rs.500 Crores (earlier approved by the Shareholders through Postal Ballot dated July 28, 2024) to Rs. 1000 Crores, by way of issuance of equity shares, eligible securities or any other securities through inter alia, Qualified Institutions Placements (QIP) to one or more Qualified Institutional Buyers (QIBs) or further public issue of equity, debt securities, preferential issue or a private placement or a rights issue or through any other permissible mode and/or combination thereof, subject to the approval of the Shareholders and such other statutory/regulatory approvals, as applicable;
3. Approval for Postal Ballot Notice to be issued to the shareholders, inter alia, for obtaining shareholders consent for enhancement of the existing limit of Rs. 500 Crores (earlier approved by the Shareholders through Postal Ballot dated July 28, 2024) to Rs. 1000 Crores.
4. Acquisition of 100% shareholding of Nexzone IT Infrastructure Private Limited, Nexzone Water Management Private Limited and Kanchi Rehab Private Limited (Marathon Group Companies). The required information is annexed as 'Annexure II'.



5. Based on the recommendation of the Nomination and Remuneration Committee, re-appointment of Mr. Atul J. Mehta (DIN: 08697102) as an Independent Director for a second consecutive term of five years, i.e., from February 13, 2025, to February 12, 2030, subject to the approval of the shareholders of the Company and
6. Based on the recommendation of the Nomination and Remuneration Committee, re-appointment of Mrs. Parul A. Shah (DIN: 02899386) as an Independent Director for a second consecutive term of five years, i.e., from February 13, 2025, to February 12, 2030, subject to the approval of the shareholders of the Company.

In terms of circular dated June 20, 2018 issued by National Stock Exchange of India Limited, bearing reference no. NSE/CML/2018/24, and circular dated June 20, 2018 issued by BSE Limited, bearing reference no. LIST/COMP/14/2018-19, we have received confirmation from Mr. Atul J. Mehta and Mrs. Parul A. Shah, that they are not debarred from accessing capital market and / or restrained from holding the office of director by virtue of any order of the SEBI or any other such authority.

The disclosures required under Regulation 30 of the Listing Regulations, read with SEBI Circular No. SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023, concerning the above reappointments, are enclosed as 'Annexure III' to this letter.

The Board meeting commenced at 12:30 p.m. and concluded at 3:40 p.m.

This is for your information and record.

Yours Truly,
Marathon Nextgen Realty Limited



Yogesh Patole
Company Secretary and Compliance Officer
Membership No.: A48777



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 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 standalone financial results of **MARATHON NEXTGEN REALTY LIMITED**(the "Company") for the quarter and half year ended September 30, 2024(the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33of 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. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended; read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 of the Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. 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 5thJuly, 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

Akshay Shah

Partner

Membership Number: 103316

UDIN: 24103316BKBN FN 5725

Place: Mumbai

Date: 11th November 2024



RAJENDRA & CO.
CHARTERED ACCOUNTANTS

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

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For **Rajendra & Co.**
Chartered Accountants
Firm Registration No 108355W

Akshay Shah

Akshay Shah

Partner

Membership Number: 103316

UDIN: 24103316BKBN FN 5725

Place: Mumbai

Date: 11th November 2024



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 2024

(₹. in Lakhs - Except Earning Per Share)

Particulars	Quarter Ended			Half Year Ended		Year Ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	30 September 2023	31 March 2024
	Un-Audited	Un-Audited	Un-Audited (Restated)	Un-Audited	Un-Audited (Restated)	Audited (Restated)
1 Revenue from operations	5,324.41	7,607.46	7,612.38	12,931.87	16,617.87	34,480.73
2 Other income	1,584.29	635.71	480.80	2,220.00	992.32	1,925.90
3 Total Income (1+2)	6,908.70	8,243.17	8,093.18	15,151.87	17,610.19	36,406.63
4 Expenses:						
(a) Property development expenses	2,568.40	2,967.12	2,773.99	5,535.52	7,360.77	15,976.27
(b) Changes in inventories	(409.45)	833.96	36.65	424.51	(889.16)	(2,167.27)
(c) Employee benefits expense	312.49	274.75	248.30	587.24	500.51	1,080.82
(d) Finance costs	748.35	1,251.18	1,869.59	1,999.53	3,837.46	7,020.91
(e) Depreciation and Amortization	60.44	65.57	67.73	126.01	135.47	261.51
(f) Other expenses	446.00	354.96	560.19	800.96	906.66	2,097.29
Total expenses	3,726.23	5,747.54	5,556.45	9,473.77	11,851.71	24,269.53
5 Profit/(loss) before exceptional items and tax (3-4)	3,182.47	2,495.63	2,536.73	5,678.10	5,758.48	12,137.10
6 Exceptional Items	-	-	-	-	-	-
7 Profit/(Loss) before tax (5-6)	3,182.47	2,495.63	2,536.73	5,678.10	5,758.48	12,137.10
8 Tax expense:						
(a) Current tax	(590.00)	(451.00)	(691.30)	(1,041.00)	(1,529.30)	(3,400.00)
(b) Deferred tax	23.54	(196.74)	28.44	(173.20)	75.96	227.12
(c) Excess/Short provision of earlier year	-	-	-	-	-	-
Total tax expense	(566.46)	(647.74)	(662.86)	(1,214.20)	(1,453.34)	(3,172.88)
9 Profit/(Loss) for the period (7-8)	2,616.01	1,847.89	1,873.87	4,463.90	4,305.14	8,964.22
10 Share of Profit/(loss) of Joint Ventures	1,024.33	505.85	-	1,530.18	1,087.61	4,593.13
11 Net Profit/(loss) for the period (9+10)	3,640.34	2,353.74	1,873.87	5,994.08	5,392.75	13,557.35
12 Other Comprehensive Income(OCI)						
(a) Items that will not be reclassified to profit or loss	(0.40)	(0.40)	(3.47)	(0.80)	(6.94)	(1.60)
(b) Income tax relating to items that will not be reclassified to profit or loss	0.10	0.10	0.87	0.20	1.74	0.40
Total Other Comprehensive Income	(0.30)	(0.30)	(2.60)	(0.60)	(5.19)	(1.20)
13 Total Comprehensive Income for the period (11+12)	3,640.04	2,353.44	1,871.27	5,993.48	5,387.56	13,556.15
14 Paid-up equity share capital	2,560.41	2,560.41	2,348.56	2,560.41	2,348.56	2,558.56
15 Other equity (Excluding Revaluation Reserve)						93,126.89
16 Earnings per equity share (Face value of ₹ 5/- each)						
Basic (in ₹)	7.11	4.60	4.00	11.71	11.58	28.05
Diluted (in ₹)	7.10	4.59	3.78	11.70	10.95	26.47



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Marathon Nextgen Realty Limited

Un-Audited Standalone Statement of Assets and Liabilities as on September 30, 2024

(₹ in Lakhs)

Particulars	As on 30th September 2024	As on 31st March 2024
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	191.15	184.44
(b) Investment Property	13,944.01	14,692.73
(c) Financial Assets	-	-
(i) Investment in Joint Ventures	8,820.20	7,290.02
(ii) Investments	23,663.66	23,627.69
(iii) Loans	51,549.31	51,934.33
(iv) Other Financial Assets	301.04	55.71
(d) Deferred Tax Assets (Net)	46.31	219.31
(e) Income Tax Assets (Net)	955.42	955.50
(f) Other Non-current Assets	90.13	90.13
Total Non - Current Assets	99,561.23	99,049.86
2 Current assets		
(a) Inventories	20,739.56	21,164.07
(b) Financial Assets	-	-
(i) Investment	-	-
(ii) Trade Receivables	1,933.93	1,947.72
(iii) Cash and Cash Equivalents	297.21	215.29
(iv) Other Balances with Banks	3,559.07	2,614.81
(v) Loans	19,347.25	15,954.25
(vi) Other Financial Assets	125.46	104.16
(c) Other Current Assets	1,082.13	1,073.52
Total Current Assets	47,084.61	43,073.82
Total Assets (1+2+3)	146,645.84	142,123.68
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,560.41	2,558.56
(b) Other Equity	98,619.23	93,126.89
Total Equity	101,179.64	95,685.45
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	28,299.15	32,669.44
(ii) Other Financial Liabilities	564.84	467.54
(b) Provisions	140.98	191.73
(c) Other Current Liabilities	53.00	41.92
(d) Deferred Tax Liabilities (Net)	-	-
Total Non - Current Liabilities	29,057.97	33,370.63
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	6,119.97	3,662.97
(ii) Trade Payables		
Due to Micro and Small Enterprises	128.30	214.39
Due to other than Micro and Small Enterprises	974.46	643.18
(iii) Other Financial Liabilities	1,444.61	912.77
(b) Provisions	2,694.83	3,155.30
(c) Current Tax Liabilities (Net)	1,092.79	674.00
(d) Other Current Liabilities	3,953.27	3,804.99
Total Current Liabilities	16,408.23	13,067.60
Total Equity and Liabilities (1+2+3)	146,645.84	142,123.68



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Marathon Nextgen Realty Limited

Un-Audited Standalone Cashflow Statement for the half year ended September 30, 2024

(₹ in Lakhs)

Particulars	Half Year Ended 30th September 2024	Half Year Ended 30th September 2023
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax	7,208.28	6,846.09
<u>Adjustment for:</u>		
Depreciation/ Amortisation	127.36	135.47
Finance Cost	2,610.43	4,471.82
Interest Income	(116.20)	(884.09)
Fair value of investment through Profit and Loss Account	(35.97)	(6.42)
Share of (Profit)/loss of Joint Ventures	(1,530.18)	(1,087.61)
Share based payments to employees	0.73	-
Profit on sale of Investment Property	(918.94)	-
Operating profit before Working Capital changes	7,345.50	9,475.26
<u>Adjustments for changes in Working capital</u>		
(Increase)/Decrease in Inventories	424.51	(889.16)
(Increase)/Decrease in Trade Receivables	13.79	179.35
(Increase)/Decrease in Other Financial Assets - Non current and current	(261.94)	89.46
Increase/(Decrease) in Other Non current and current Assets	(8.61)	(328.19)
Increase/(Decrease) in Trade Payables and other Payable	245.19	125.22
(Increase)/Decrease in Other Financial Liabilities - Non current and current	629.14	(136.19)
Increase/(Decrease) in Other Non current and current Liabilities	159.36	1,886.10
Increase/(Decrease) in Provisions - Non current and current	(989.36)	4.44
Increase/(Decrease) in other Bank Balances	(944.26)	(49.00)
Cash generated from/ (used in) operations	6,613.32	10,357.29
Income taxes paid (Net)	(622.13)	(1,099.94)
Net Cash from/ (used in) operating activities	5,991.19	9,257.35
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from / (Acquisition of) Property, Plant & Equipment	(18.40)	(8.64)
Proceeds from sale / liquidation of investment	1,551.99	413.55
Interest received / accrued	116.20	885.09
Loan and advances given (Net)	(3,007.98)	(2,679.87)
Net Cash from/(used in) investing activities	(1,358.18)	(1,389.87)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed of Long term and short term borrowings (Net)	20,925.00	3,500.00
(Repayment) of Long term and short term borrowings (Net)	(22,838.29)	(8,818.53)
Finance cost paid	(2,610.43)	(4,471.82)
Dividend Paid	(34.74)	(469.71)
Procees on issue of shares on exercise of option (ESOP's) / share warrant	7.37	616.94
Net Cash from/(used in) financing activities	(4,551.09)	(9,643.12)
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	81.92	(1,775.64)
Cash and Cash Equivalents (Opening balance)	215.29	1,876.78
Cash and Cash Equivalents (Closing balance)	297.21	101.14
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	81.92	(1,775.64)

Reconciliation of cash and cash equivalents with the balance sheet

Particular	Half Year Ended 30th September 2024	Half Year Ended 30th September 2023
Cash and cash equivalents	7.21	4.35
Balances with banks		
- In current accounts	290.00	96.79
Total	297.21	101.14



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Notes

1	The Unaudited Standalone Financial Results for the quarter and half year ended 30th September, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 11th November, 2024 and have been subjected to Limited Review by the Statutory Auditors of the Company. The standalone Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013.																																																						
2	The Company is primarily engaged in the business of real estate. Hence, disclosure of segment-wise information is not applicable as per Ind-As 108.																																																						
3	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 September 30, 2024 the Company has recognized revenue aggregating to ₹. 1,888.23 Lakhs and ₹.4,630.91 Lakhs respectively from the sale of the identified area in the commercial project Future X out of which an amount of ₹. 821.38 Lakhs and ₹. 2,014.45 Lakhs respectively representing 43.50% has been shared with MRPL and shown as property development expenses in the Financial Statement.																																																						
4	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, Marathon 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 said order, the Company had filed an appeal before the Hon'ble National Company Law Appellate Tribunal (NCLAT) on 16th August 2023 seeking to rectify the order. The Hon'ble NCLAT vide order dated 29th May 2024 has approved the appointed date of 01st April 2019 and the order has been filed with MCA on 27th June 2024 and became effective. As a consequence thereof MNTPL (Transferor Company) stand dissolved without winding up. The above business combination is evaluated under Ind AS 103 and has been accounted using the pooling of interest method as the said transaction is a common control transaction. Accordingly, the comparative information for the quarter ended and half year ended 30th September 2023 and year ended 31st March 2024 included in the statement has been restated to give the effect of the merger from the aforesaid appointed date. The major heads of Result are as below:																																																						
	(Rs. In Lakhs)																																																						
	<table border="1"> <thead> <tr> <th rowspan="3">Particulars</th> <th colspan="2">Quarter Ended</th> <th colspan="2">Half Year Ended</th> <th colspan="2">Year Ended</th> </tr> <tr> <th colspan="2">30 September 2023</th> <th colspan="2">30 September 2023</th> <th colspan="2">31 March 2024</th> </tr> <tr> <th>Restated</th> <th>Reported</th> <th>Restated</th> <th>Reported</th> <th>Restated</th> <th>Reported</th> </tr> </thead> <tbody> <tr> <td>Total Income</td> <td>8,093.18</td> <td>8093.18</td> <td>17,610.19</td> <td>17,610.19</td> <td>36,406.63</td> <td>36,406.63</td> </tr> <tr> <td>Profit Before Tax</td> <td>2,536.73</td> <td>2537.4</td> <td>5,758.48</td> <td>5,759.48</td> <td>12,137.10</td> <td>12,140.61</td> </tr> <tr> <td>Net Profit for the period</td> <td>1,873.87</td> <td>1874.54</td> <td>5,392.75</td> <td>5,393.75</td> <td>13,557.35</td> <td>13,560.86</td> </tr> <tr> <td>Basic Earning Per Share</td> <td>4.00</td> <td>4.01</td> <td>11.58</td> <td>11.58</td> <td>28.05</td> <td>28.05</td> </tr> <tr> <td>Other Equity</td> <td>80,917.82</td> <td>83,536.56</td> <td>80,917.82</td> <td>83536.56</td> <td>93,126.89</td> <td>95,748.15</td> </tr> </tbody> </table>	Particulars	Quarter Ended		Half Year Ended		Year Ended		30 September 2023		30 September 2023		31 March 2024		Restated	Reported	Restated	Reported	Restated	Reported	Total Income	8,093.18	8093.18	17,610.19	17,610.19	36,406.63	36,406.63	Profit Before Tax	2,536.73	2537.4	5,758.48	5,759.48	12,137.10	12,140.61	Net Profit for the period	1,873.87	1874.54	5,392.75	5,393.75	13,557.35	13,560.86	Basic Earning Per Share	4.00	4.01	11.58	11.58	28.05	28.05	Other Equity	80,917.82	83,536.56	80,917.82	83536.56	93,126.89	95,748.15
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5	During the quarter, the Company declared dividend of ₹. 1.00/- per equity share for the financial year 2023-2024 as approved by the shareholders of the Company at the AGM held on 25th September, 2024 The said dividend was recommended by the Board of Directors of the Company at its meeting held on 28th May, 2024.																																																						
6	In terms of board approval dated 14th August, 2024, The Company has invested (a) In 10,000 Equity Shares being 100% paid up equity share capital of Marathon Energy Private Limited at 10 paisa per share aggregating to Rs 0.01 Lakhs and (b) 10,000 Equity Share being 100% paid up equity share Capital of Marathon Nexzone Land Private Limited at 10 paisa aggregating to Rs 0.01 Lakhs In terms of these investments, Marathon Energy Private Limited and Marathon Nexzone Land Private Limited became wholly owned subsidiaries of the Company.																																																						
7	During the quarter, In terms of Employee Stock Option Plan 2020, the Company has granted in third tranche of 16,691 options to eligible employees of the Group These options can be exercised after a period of 12 months from the date of the grant. The exercise price is ₹.20/- per option and when exercise, would be converted into one equity share of ₹. 5/- each.																																																						
8	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.																																																						

For MARATHON NEXTGEN REALTY LIMITED

Chetan R Shah

CHAIRMAN

Place : Mumbai
Date : 11th November, 2024



RAJENDRA & CO.
CHARTERED ACCOUNTANTS

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Independent Auditor's Review Report on the Quarterly and Year to Date Unaudited Consolidated Financial Results of the Company Pursuant to the Regulation 33 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, 2024** (the "Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 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. This Statement, which is the responsibility of the Parent's Management and approved by the Parent's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, 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 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	Terrapolis Assets Private Limited	Wholly owned subsidiary
3	Marathon Energy Private Limited	Wholly owned subsidiary (w.e.f 14/08/2024)
4	Marathon Nexzone land Private Limited	Wholly owned subsidiary (w.e.f 14/08/2024)
5	Nexzone Fiscal Services Private Limited	Subsidiary
6	Sanvo Resorts Private Limited	Subsidiary
7	Columbia Chrome (India) Private Limited	Joint Venture
8	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 four subsidiaries, whose financial statements reflects total assets of Rs.36,670.82Lakhs as at September 30, 2024, total revenues of Rs.5,158.25 Lakhs and Rs.8,085.38 Lakhs, total net profit after tax of Rs.413.42 Lakhs and Rs.872.27Lakhs, total other comprehensive income of Nil and Nil for the quarter and half year ended September 30, 2024 respectively and net Cash outflow Rs. 18.70lakhs for half year ended September 30, 2024 and Group's share of net profit (including other comprehensive income) of Rs.1,024.33 Lakhs and Rs.1,530.18Lakhs for the quarter and half year ended September 30, 2024 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

Akshay Shah

Partner

Membership Number: 103316

UDIN: 24103316BKBNF07804

Place: Mumbai

Date: 11th November, 2024



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, 2024

(₹. in Lakhs - Except Earning Per Share)

Particulars	Consolidated Quarter Ended			Consolidated Half Year Ended		Consolidated Year Ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	30 September 2023	31 March 2024
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
1 Revenue from operations	14,598.96	16,221.22	12,902.63	30,820.18	33,878.31	70,461.50
2 Other income	1,974.44	1,084.48	1,045.46	3,058.92	2,019.79	4,122.49
3 Total Income (1+2)	16,573.40	17,305.70	13,948.09	33,879.10	35,898.10	74,583.99
4 Expenses:						
(a) Property development expenses	6,946.93	9,758.94	6,609.99	16,705.87	15,880.80	37,988.77
(b) Changes in inventories	2,192.25	110.12	134.07	2,302.37	4,746.02	3,939.37
(c) Employee benefits expense	468.64	408.44	365.66	877.08	740.20	1,574.26
(d) Finance costs	1,294.41	1,894.78	2,337.46	3,189.19	4,836.78	9,094.91
(e) Depreciation and Amortization	71.53	75.33	75.96	146.86	152.01	296.66
(f) Other expenses	748.50	650.58	963.53	1,399.08	1,572.36	3,674.63
Total expenses	11,722.26	12,898.19	10,486.67	24,620.45	27,928.17	56,568.60
5 Profit/(loss) before exceptional items and tax (3-4)	4,851.14	4,407.51	3,461.42	9,258.65	7,969.93	18,015.39
6 Exceptional Items	-	-	-	-	-	-
7 Profit/(Loss) before tax (5-6)	4,851.14	4,407.51	3,461.42	9,258.65	7,969.93	18,015.39
8 Tax expense:						
(a) Current tax	(965.00)	(960.00)	(781.30)	(1,925.00)	(1,989.30)	(4,975.00)
(b) Deferred tax	35.44	(173.55)	32.76	(138.11)	112.02	336.87
(c) Excess/Short provision of earlier year	-	-	-	-	-	(4.85)
Total tax expense	(929.56)	(1,133.55)	(748.54)	(2,063.11)	(1,877.28)	(4,642.98)
9 Profit/(Loss) for the period (7-8)	3,921.58	3,273.96	2,712.88	7,195.54	6,092.65	13,372.41
10 Share of Profit/(loss) of Joint Ventures	1,024.33	505.85	736.55	1,530.18	1,664.45	3,505.51
11 Net Profit/(loss) for the period (9+10)	4,945.91	3,779.81	3,449.43	8,725.72	7,757.10	16,877.92
12 Other Comprehensive Income(OCI)						
(a) Items that will not be reclassified to profit or loss	(0.56)	(0.56)	(5.74)	(1.12)	(11.49)	0.79
(b) Income tax relating to items that will not be reclassified to profit or loss	0.14	0.14	1.44	0.28	2.89	(0.20)
Total Other Comprehensive Income	(0.42)	(0.42)	(4.30)	(0.84)	(8.60)	0.59
13 Total Comprehensive Income for the period (11+12)	4,945.49	3,779.39	3,445.13	8,724.88	7,748.50	16,878.51
14 Profit for the year attributable to:						
(i) Owners of the Company	4,841.88	3,694.85	3,425.81	8,536.73	7,650.62	16,647.35
(ii) Non-controlling interest	104.03	84.96	23.62	188.99	106.48	230.57
	4,945.91	3,779.81	3,449.43	8,725.72	7,757.10	16,877.92



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Particulars	Consolidated Quarter Ended			Consolidated Half Year Ended		Consolidated Year Ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	30 September 2023	31 March 2024
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
15 Other Comprehensive Income for the year attributable to:						
(i) Owners of the Company	(0.41)	(0.41)	(4.14)	(0.82)	(8.29)	0.63
(ii) Non-controlling interest	(0.01)	(0.01)	(0.16)	(0.02)	(0.31)	(0.04)
	(0.42)	(0.42)	(4.30)	(0.84)	(8.60)	0.59
16 Total Comprehensive Income for the year attributable to:						
(i) Owners of the Company	4,841.47	3,694.44	3,421.67	8,535.91	7,642.33	16,647.98
(ii) Non-controlling interest	104.02	84.95	23.46	188.97	106.17	230.53
	4,945.49	3,779.39	3,445.13	8,724.88	7,748.50	16,878.51
17 Paid-up equity share capital	2,560.41	2,560.41	2,348.56	2,560.41	2,348.56	2,558.56
18 Other equity						97,949.59
19 Earnings per equity share (Face value of ₹. 5/- each)						
Basic	9.46	7.22	7.32	16.67	16.43	34.43
Diluted	9.45	7.21	6.91	16.66	15.53	32.50



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Un-Audited Consolidated Statement of Assets and Liabilities as on 30th September 2024

(₹ in Lakhs)

Particulars	As on 30th September 2024	As on 31st March 2024
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	999.92	976.52
(b) Goodwill on consolidated	12,808.32	12,796.36
(c) Investment Property	14,094.98	14,843.70
(d) Financial Assets		
(i) Investment in Joint Ventures	8,814.99	7,284.81
(ii) Investments	823.25	776.55
(iii) Loans	70,873.58	71,258.60
(iv) Other Financial Assets	3,472.41	2,967.18
(e) Deferred Tax Assets (Net)	143.59	295.48
(f) Income Tax Assets (Net)	962.10	979.19
(g) Other Non-current Assets	198.66	250.97
Total Non - Current Assets	113,191.80	112,429.36
2 Current assets		
(a) Inventories	59,737.32	62,039.69
(b) Financial Assets		
(i) Investment	-	-
(ii) Trade Receivables	9,333.43	9,437.39
(iii) Cash and Cash Equivalents	998.84	1,035.08
(iv) Other Balances with Banks	8,902.93	8,275.93
(v) Loans	27,430.94	26,202.76
(vi) Other Financial Assets	301.50	124.87
(c) Other Current Assets	5,357.16	5,259.69
Total Current Assets	112,062.12	112,375.41
Total Assets (1+2)	225,253.92	224,804.77
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,560.41	2,558.56
(b) Other Equity	105,984.33	97,949.59
(c) Non Controlling Interest	1,356.10	1,167.12
Total Equity	109,900.84	101,675.27
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	43,063.47	58,262.92
(ii) Other Financial Liabilities	564.85	467.53
(b) Provisions	9,416.04	8,668.47
(c) Other Current Liabilities	53.00	41.92
(d) Deferred Tax Liabilities (Net)	33.56	47.63
Total Non - Current Liabilities	53,130.92	67,488.47
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	26,526.09	17,829.93
(ii) Trade Payables		
Due to Micro, Small and Medium Enterprises	1,484.58	1,399.00
Due to other than Micro, Small and Medium Enterprises	3,768.61	3,563.90
(iii) Other Financial Liabilities	2,155.74	1,556.13
(b) Provisions	3,205.72	3,837.18
(c) Current Tax Liabilities (Net)	2,067.36	1,221.83
(d) Other Current Liabilities	23,014.06	26,233.06
Total Current Liabilities	62,222.16	55,641.03
Total Equity and Liabilities (1+2+3)	225,253.92	224,804.77



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Marathon Nextgen Realty Limited

Un-Audited Consolidated Cash flow Statement for the half year ended 30th September, 2024

(₹ in Lakhs)

Particulars	For the half year ended 30th Septemeber 2024	For the half year ended 30th Septemeber 2023
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	9,258.65	7,969.93
<u>Adjustment for:</u>		
Depreciation/ Amortisation	146.86	188.57
Finance Cost	3,189.19	6,948.51
Interest Income	(2,017.32)	(1,625.04)
Profit on sale of Properties, Plants and Equipment's	-	(0.20)
Gain on Sale of Investment	(918.94)	1.47
Fair value of investment tl	(46.70)	(41.58)
Employee Stock Option Compensation	5.40	-
Operating profit before Working Capital changes	9,617.13	13,441.65
<u>Adjustments for changes in Working capital</u>		
(Increase)/Decrease in Inventories	2,302.37	4,746.01
(Increase)/Decrease in Trade Receivables	103.96	(4,784.13)
(Increase)/Decrease in Other Financial Assets - Non current and current	(681.86)	3,214.60
Increase/(Decrease) in Other Non current and current Assets	(45.16)	(166.73)
Increase/(Decrease) in Trade Payables and other Payable	290.29	(96.92)
(Increase)/Decrease in Other Financial Liabilities - Non current and current	696.93	(3,341.54)
Increase/(Decrease) in Other Non current and current Liabilities	(3,207.92)	(716.45)
Increase/(Decrease) in Provisions - Non current and current	115.27	(116.65)
Increase/(Decrease) in other Bank Balances	(627.00)	(288.07)
Cash generated from/ (used in) operations	8,564.01	11,891.77
Income taxes (paid) (Net)	(1,062.67)	(1,294.10)
Net Cash from/ (used in) operating activities	7,501.34	10,597.67
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from sale of property, plant & equipment	(47.76)	(49.77)
Proceed from Sale of Immovable Property	1,545.17	412.08
Interest on Investments	2,017.32	1,625.04
Loan and advances given (Net)	(843.16)	(7,060.26)
Addition on acquisition of subsidiary	(11.96)	-
Net Cash from/(used in) investing activities	2,659.61	(5,072.91)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed / (repayment) from Long term and short term borrowings	(6,503.28)	(1,104.02)
Finance cost paid	(3,189.19)	(6,948.51)
Proceeds from issue of Share warrant	-	616.94
Proceed on issue of Shares under options	7.37	-
Dividend Paid	(512.08)	(469.71)
Net Cash from/(used in) financing activities	(10,197.18)	(7,905.30)
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	(36.23)	(2,380.53)
Cash and Cash Equivalents (Opening balance)	1,035.08	3,097.58
Cash and Cash Equivalents (Closing balance)	998.85	717.05
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(36.23)	(2,380.53)

Reconciliation of cash and cash equivalents with the balance sheet

Particular	For the half year ended 30th Septemeber 2024	For the half year ended 30th Septemeber 2023
Cash and cash equivalents	11.30	8.49
Balances with banks		
- In current accounts	987.55	708.56
	998.84	717.05



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Notes

1	The Unaudited Consolidated Financial Results for the quarter and half year ended 30th September, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 11th November, 2024 and have been subjected to Limited Review by the Statutory Auditors of the Company. The Consolidated Financial Results are prepared in accordance with the Indian Accounting Standards (Ind AS) as prescribed under Section 133 of the Companies Act, 2013
2	The Company is primarily engaged in the business of real estate. Hence, disclosure of segment-wise information is not applicable as per Ind-As 108.
3	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 September 30, 2024 the Company has recognized revenue aggregating to ₹. 1,888.23 Lakhs and ₹.4,630.91 Lakhs respectively from the sale of the identified area in the commercial project Future X out of which an amount of ₹.821.38 Lakhs and ₹. 2,014.45 Lakhs respectively representing 43.50% has been shared with MRPL and shown as property development expenses in the Financial Statement.
5	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, Marathon 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 said order, the Company has filed an appeal before the Hon'ble National Company Law Appellate Tribunal (NCLAT) on 16th August 2023 seeking to rectify the order. The Hon'ble NCLAT vide order dated 29th May 2024 has approved the appointed date of 01st April 2019 and the order has been filed with MCA on 27th June, 2024 and became effective. As a result, the Other equity for the year ended 31st March, 2024 has been restated to ₹. 97,949.59/- as earlier reported ₹. 97,007.26/-.
6	In terms of board approval dated 14th August, 2024, The Company has invested (a) In 10,000 Equity Shares being 100% paid up equity share capital of Marathon Energy Private Limited at 10 paise per share aggregating to Rs 0.01 Lakhs and (b) 10,000 Equity Share being 100% paid up equity share Capital of Marathon Nexzone Land Private Limited at 10 paise per share aggregating to Rs 0.01 Lakhs In terms of these investments, Marathon Energy Private Limited and Marathon Nexzone Land Private Limited became wholly owned subsidiaries of the Company.
7	During the quarter, In terms of Employee Stock Option Plan 2020, the Company has granted in third tranche of 16,691 options to eligible employees of the Group These options can be exercised after a period of 12 months from the date of the grant. The exercise price is ₹.20/- per option and when exercise, would be converted into one equity share of ₹. 5/- each.
8	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

For MARATHON NEXTGEN REALTY LIMITED



CHAIRMAN AND MANAGING DIRECTOR

Place : Mumbai

Date : 11th November, 2024



'Annexure-II'

Acquisition(s) (including agreement to acquire), Scheme of Arrangement (amalgamation/merger/demerger/restructuring), sale or disposal of any unit(s), division(s), whole or substantially the whole of the undertaking(s) or subsidiary of the listed entity, sale of stake in the associate company of the listed entity or any other restructuring:

Sr. No.	Particulars	Details
a)	Name of the target entity, details in brief such as size, turnover etc	Nexzone IT Infrastructure Private Limited
b)	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arms length"	<p>Yes, Mr. Chetan R. Shah & Mr. Mayur R. Shah, shareholders of Nexzone IT Infrastructure Private Limited are holding 5,000 equity shares each F.V. of Rs.10/- respectively. Both of them are promoter & Directors in the listed entity, Marathon Nextgen Realty Ltd.</p> <p>Mr. Kaivalya C. Shah, Director of Nexzone IT Infrastructure Private Limited is Son of Mr. Chetan R. Shah and Mr. Parmeet Shah, Director of Nexzone IT Infrastructure Private Limited is Son of Mr. Mayur R. Shah, Promoters & Directors of the listed entity. Mr. Kaivalya C. Shah, is a Director in both the Companies.</p> <p>Therefore, Promoters / promoter group / promoter group companies are interested in this acquisition.</p> <p>Yes, it's on arm's length basis.</p>
c)	Industry to which the entity being acquired belongs	Real Estate
d)	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity	The acquisition would provide synergistic linkage by overseeing the operations and leveraging the assets for the overall benefit of the Company.
e)	Brief details of any governmental or regulatory approvals required for the acquisition	No
f)	Indicative time period for completion of the acquisition	One Month from the time of requisite approval/s.



g)	Nature of consideration - whether cash consideration or share swap and details of the same	Cash
h)	Cost of acquisition or the price at which the shares are acquired	Re. 0.10 paisa per share, total acquisition cost Rs. 1000/-
i)	Percentage of shareholding / control acquired and / or number of shares acquired	100% acquisition
j)	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	Nexzone IT Infrastructure Private Limited is engaged in construction and real estate activities. Nexzone IT Infrastructure Private Limited is incorporated under Companies Act, 1956 on 30/07/2007 Turnover FY. 2023-24 - Rs. Nil Turnover FY. 2022-23 - Rs. Nil Turnover FY. 2021-22 - Rs. Nil



Acquisition(s) (including agreement to acquire), Scheme of Arrangement (amalgamation/merger/demerger/restructuring), sale or disposal of any unit(s), division(s), whole or substantially the whole of the undertaking(s) or subsidiary of the listed entity, sale of stake in the associate company of the listed entity or any other restructuring:

Sr. No.	Particulars	Details
a)	Name of the target entity, details in brief such as size, turnover etc.	Nexzone Water Management Private Limited
b)	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arms length"	<p>Yes, Mr. Chetan R. Shah & Mr. Mayur R. Shah, shareholders of Nexzone Water Management Private Limited are holding 5,000 equity shares each F.V. of Rs.10/- respectively. Both of them are promoter & Directors in the listed entity, Marathon Nextgen Realty Ltd.</p> <p>Mr. Kaivalya C. Shah, Director of Nexzone Water Management Private Limited is Son of Mr. Chetan R. Shah and Mr. Parmeet Shah, Director of Nexzone Water Management Private Limited is Son of Mr. Mayur R. Shah, Promoters & Directors of the listed entity. Mr. Kaivalya C. Shah, is a Director in both the Companies.</p> <p>Therefore, Promoters /promoter group / promoter group companies are interested in this acquisition.</p> <p>Yes, it's on arm's length basis.</p>
c)	Industry to which the entity being acquired belongs	Real Estate
d)	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity	The acquisition would provide synergistic linkage by overseeing the operations and leveraging the assets for the overall benefit of the Company.
e)	Brief details of any governmental or regulatory approvals required for the acquisition	No
f)	Indicative time period for completion of the acquisition	One Month from the time of requisite approval/s.
g)	Nature of consideration - whether cash consideration or share swap and details of the same	Cash



h)	Cost of acquisition or the price at which the shares are acquired	Re. 0.10 paisa per share, total acquisition cost Rs. 1000/-
i)	Percentage of shareholding / control acquired and / or number of shares acquired	100% acquisition
j)	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	Nexzone Water Management Private Limited is engaged in construction and real estate activities. Nexzone Water Management Private Limited is incorporated under Companies Act, 1956 on 30/07/2007 Turnover FY. 2023-24 - Rs. Nil Turnover FY. 2022-23 - Rs. Nil Turnover FY. 2021-22 - Rs. Nil




Acquisition(s) (including agreement to acquire), Scheme of Arrangement (amalgamation/merger/demerger/restructuring), sale or disposal of any unit(s), division(s), whole or substantially the whole of the undertaking(s) or subsidiary of the listed entity, sale of stake in the associate company of the listed entity or any other restructuring:

Sr. No.	Particulars	Details
a)	Name of the target entity, details in brief such as size, turnover etc.	Kanchi Rehab Private Limited
b)	Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at "arms length"	<p>Yes, Mr. Chetan R. Shah & Mr. Mayur R. Shah, shareholders of Kanchi Rehab Private Limited are holding 5,000 equity shares each F.V. of Rs.10/- respectively. Both of them are promoter & Directors in the listed entity, Marathon Nextgen Realty Ltd.</p> <p>Mr. Kaivalya C. Shah, Director of Kanchi Rehab Private Limited is Son of Mr. Chetan R. Shah and Mr. Parmeet Shah, Director of Kanchi Rehab Private Limited is Son of Mr. Mayur R. Shah, Promoters & Directors of the listed entity. Mr. Kaivalya C. Shah, is a Director in both the Companies.</p> <p>Therefore, Promoters / promoter group / promoter group companies are interested in this acquisition.</p> <p>Yes, it's on arm's length basis.</p>
c)	Industry to which the entity being acquired belongs	Real Estate
d)	Objects and effects of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity	The acquisition would provide synergistic linkage by overseeing the operations and leveraging the assets for the overall benefit of the Company.
e)	Brief details of any governmental or regulatory approvals required for the acquisition	No
f)	Indicative time period for completion of the acquisition	One Month from the time of requisite approval/s.
g)	Nature of consideration - whether cash consideration or share swap and details of the same	Cash



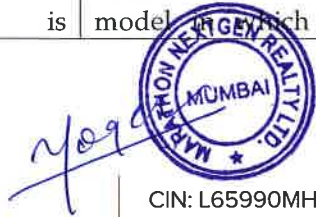
h)	Cost of acquisition or the price at which the shares are acquired	Re. 0.10 paisa per share, total acquisition cost Rs. 1000/-
i)	Percentage of shareholding / control acquired and / or number of shares acquired	100% acquisition
j)	Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief);	Kanchi Rehab Private Limited is engaged in construction and real estate activities. Kanchi Rehab Private Limited is incorporated under Companies Act, 1956 on 03/12/2008. Turnover FY. 2023-24 - Rs. Nil Turnover FY. 2022-23 - Rs. Nil Turnover FY. 2021-22 - Rs. Nil

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'Annexure-III'

Disclosures in terms of Regulation 30 of the Listing Regulations read with SEBI Circular on Continuous Disclosure Requirements concerning the appointment of Mr. Atul Mehta and Mrs. Parul A. Shah.

Sr. No	Particulars	Details	Details
1	Name of Director	Mr. Atul Mehta	Mrs. Parul Shah
2	Reason for change	Re-Appointment as an Independent Director of the Company due to completion of his first term effective February 12, 2025.	Re-Appointment as an Independent Director of the Company due to completion of his first term effective February 12, 2025.
3	Date of Re-appointment (as applicable terms of appointment)	With effect from February 13, 2025, to February 12, 2030 for second term of 5 (five) consecutive years, subject to the shareholders' approval.	With effect from February 13, 2025, to February 12, 2030 for second term of 5 (five) consecutive year, subject to the shareholders' approval.
4	Brief Profile	Mr. Atul Mehta is involved in Building and Construction activities from the year 1983 to 2014. During the three decades of his involvement he had credit of achieving 100% completion of project on time and provided defect free units/projects. As the Real estate sector has undergone many changes in the past two decades, has opted out from the business of Construction and got involved with Project Management Consultancy work, wherein he is	Mrs. Parul A Shah has worked with Patel Batliwala & Associates, renowned Architecture Firm from 1984 to 1986 in designing on various Airport Ancillary Buildings in Mumbai. She started her own practice from 1986 to 1994. In 1995, she has moved to Mauritius on professional grounds. After returning, she continued her practice and involved in devising designs and detailing for various types of Buildings from the year 1984 onwards. The business model which she



		assisting /providing services related to Construction matters.	operates is LLP and she is one of the Designated Partners along with her husband. Also she is involved in Interior Designing of various spaces as well.
5	Disclosure of relationships between the Directors (in case of Re-appointment)	There is no inter se relationship between Mr. Atul Mehta with other Members of the Board and Key Managerial Personnel of the Company	There is no inter se relationship between Mrs. Parul A. Shah with other Members of the Board and Key Managerial Personnel of the Company
6	Names of the other listed entities in which Directors holds Directorships, indicating the category of Directorship and Membership of Board Committees	None	None
7	Information required pursuant to BSE Circular with Ref. no, LIST/COMP/14/ 2018- 19 and the National Stock Exchange of India Ltd. With ref, no. NSE/CML/2018/24 dated June 20, 2018 (in case of appointment)	Mr. Atul Mehta is not debarred from holding office of a Director by virtue of any SEBI order or any other such authority.	Mrs. Parul Shah is not debarred from holding office of a Director by virtue of any SEBI order or any other such authority.