

General information about company	
Scrip code*	503101
NSE Symbol*	MARATHON
MSEI Symbol*	NOTLISTED
ISIN*	INE182D01020
Name of company	MARATHON NEXTGEN REALTY LIMITED
Type of company	Main Board
Class of security	Equity
Date of start of financial year	01-04-2025
Date of end of financial year	31-03-2026
Date of board meeting when results were approved	11-11-2025
Date on which prior intimation of the meeting for considering financial results was informed to the exchange	06-11-2025
Description of presentation currency	INR
Level of rounding	Lakhs
Reporting Type	Quarterly
Reporting Quarter	Second quarter
Nature of report standalone or consolidated	Standalone
Whether results are audited or unaudited for the quarter ended	Unaudited
Whether results are audited or unaudited for the Year to date for current period ended/year ended	Unaudited
Segment Reporting	Single segment
Description of single segment	Real Estate
Start date and time of board meeting	11-11-2025 15:30
End date and time of board meeting	11-11-2025 17:30
Whether cash flow statement is applicable on company	Yes
Type of cash flow statement	Cash Flow Indirect
Declaration of unmodified opinion or statement on impact of audit qualification	Not applicable
Whether the company has any related party?	Yes
Whether the company has entered into any Related Party transaction during the selected half year for which it wants to submit disclosure?	Yes
(I) We declare that the acceptance of fixed deposits by the bans/Non-Banking Finance Company are at the terms uniformly applicable/offered to all shareholders/public	NA
(II) We declare that the scheduled commercial bank, as per RBI circular RBI/DBR/2015-16/19 dated March 03, 2016, has allowed additional interest of one per cent per annum, over and above the rate of interest mentioned in the schedule of interest rates on savings or a term deposits of bank's staff and their exclusive associations as well as on deposits of Chairman, Chairman & Managing Director, Executive Director or such other Executives appointed for a fixed tenure.	NA
(III) Whether the company is a 'high value debt listed entity' according to regulation 15 (1A)?	No
(a) If answer to above question is Yes, whether complying with proviso to regulation 23 (9), i.e., submitting RPT disclosures on the day of results publication?	
(b) If answer to above question is No, please explain the reason for not complying.	
Whether the updated Related Party Transactions (RPT) Policy (in compliance with Reg. 23 of SEBI LODR) has been uploaded on the website of the Company?	Yes
Latest Date on which RPT policy is updated	11-08-2023
Indicate Company website link for updated RPT policy of the Company	https://marathon.in/nextgen-corporate-governance/#1696413617128-145072ae-98e0
Whether statement on deviation or variation for proceeds of public issue, rights issue, preferential issue, qualified institutions placement etc. is applicable to the company for the current quarter?	Yes
No. of times funds raised during the quarter	1
Whether the disclosure for the Default on Loans and Debt Securities is applicable to the entity?	No
	Not applicable

Financial Results – Ind-AS			
Particulars		3 months/ 6 months ended (dd-mm-yyyy)	Year to date figures for current period ended (dd-mm-yyyy)
Date of start of reporting period		01-07-2025	01-04-2025
Date of end of reporting period		30-09-2025	30-09-2025
Whether results are audited or unaudited		Unaudited	Unaudited
Nature of report standalone or consolidated		Standalone	Standalone
Part I	Blue color marked fields are non-mandatory. For Consolidated Results, if the company has no figures for 3 months / 6 months ended, in such case zero shall be inserted in the said column.		
1	Income		
	Revenue from operations	6270.06	8662.64
	Other income	4302.87	9211.95
	Total income	10572.93	17874.59
2	Expenses		
(a)	Cost of materials consumed	2022.81	3788.12
(b)	Purchases of stock-in-trade	0	0
(c)	Changes in inventories of finished goods, work-in-progress and stock-in-trade	480.27	-103.17
(d)	Employee benefit expense	412.31	764.08
(e)	Finance costs	63.33	1142.79
(f)	Depreciation, depletion and amortisation expense	26.38	59.57
(g)	Other Expenses		
1	Other Expenses	623.28	1180.68
	Total other expenses	623.28	1180.68
	Total expenses	3628.38	6832.07
3	Total profit before exceptional items and tax	6944.55	11042.52
4	Exceptional items	0	0
5	Total profit before tax	6944.55	11042.52
6	Tax expense		
7	Current tax	1150	2050
8	Deferred tax	23.83	-66.68
9	Total tax expenses	1173.83	1983.32
10	Net movement in regulatory deferral account balances related to profit or loss and the related deferred tax movement	0	0
11	Net Profit Loss for the period from continuing operations	5770.72	9059.2
12	Profit (loss) from discontinued operations before tax	0	0
13	Tax expense of discontinued operations	0	0
14	Net profit (loss) from discontinued operation after tax	0	0
15	Share of profit (loss) of associates and joint ventures accounted for using equity method	280.26	1179
16	Total profit (loss) for period	6050.98	10238.2
17	Other comprehensive income net of taxes	-3.02	-6.04
18	Total Comprehensive Income for the period	6047.96	10232.16
19	Total profit or loss, attributable to		
	Profit or loss, attributable to owners of parent		
	Total profit or loss, attributable to non-controlling interests		
20	Total Comprehensive income for the period attributable to		
	Comprehensive income for the period attributable to owners of parent		
	Total comprehensive income for the period attributable to owners of parent non-controlling interests		
21	Details of equity share capital		
	Paid-up equity share capital	3371.03	3371.03
	Face value of equity share capital	5	5
22	Reserves excluding revaluation reserve		
23	Earnings per share		
i	Earnings per equity share for continuing operations		
	Basic earnings (loss) per share from continuing operations	8.97	17.25

	Diluted earnings (loss) per share from continuing operations	8.97	17.24	
ii	Earnings per equity share for discontinued operations			
	Basic earnings (loss) per share from discontinued operations	0	0	
	Diluted earnings (loss) per share from discontinued operations	0	0	
iii	Earnings per equity share (for continuing and discontinued operations)			
	Basic earnings (loss) per share from continuing and discontinued operations	8.97	17.25	
	Diluted earnings (loss) per share from continuing and discontinued operations	8.97	17.24	
24	Debt equity ratio			Textual Information(1)
25	Debt service coverage ratio			Textual Information(2)
26	Interest service coverage ratio			Textual Information(3)
27	Disclosure of notes on financial results			Textual Information(4)

Text Block	
Textual Information(4)	<p data-bbox="491 248 584 271">Please Note:</p> <p data-bbox="491 293 1362 338">In Cashflow the PBT is Rs. 11042.52 and in Financial results it is 12221.52 because it doesn't include Share of Profit of Joint venture as separate line item. Due to the fact that,</p> <ol data-bbox="491 353 1388 461" style="list-style-type: none"><li data-bbox="491 353 1388 398">1. As per schedule III of companies Act, the share of profit is part of the other income & consequently, included in to Profit Before Tax.<li data-bbox="491 398 1388 443">2. As Abridge Financial Statement, there is separate line item post Profit After Tax for share of Profit. so, it is not added in to Profit Before Tax.<li data-bbox="491 443 1388 461">3. Therefore, while calculating the Profit Before Tax for cash flow we have added the share of profit.

Statement of Asset and Liabilities	
Particulars	Half Year ended (dd-mm-yyyy)
Date of start of reporting period	01-04-2025
Date of end of reporting period	30-09-2025
Whether results are audited or unaudited	Unaudited
Nature of report standalone or consolidated	Standalone
Assets	
1 Non-current assets	
Property, plant and equipment	202.73
Capital work-in-progress	
Investment property	4272.54
Goodwill	0
Other intangible assets	0
Intangible assets under development	
Biological assets other than bearer plants	
Investments accounted for using equity method	
Non-current financial assets	
Non-current investments	35012.89
Trade receivables, non-current	
Loans, non-current	47217.46
Other non-current financial assets	47.27
Total non-current financial assets	82277.62
Deferred tax assets (net)	184.91
Other non-current assets	2118.12
Total non-current assets	89055.92
2 Current assets	
Inventories	19465.48
Current financial asset	
Current investments	48288.7
Trade receivables, current	2601.92
Cash and cash equivalents	2438.21
Bank balance other than cash and cash equivalents	3986.04
Loans, current	46904.64
Other current financial assets	173.8
Total current financial assets	104393.31
Current tax assets (net)	0
Other current assets	913.7
Total current assets	124772.49
3 Non-current assets classified as held for sale	
4 Regulatory deferral account debit balances and related deferred tax Assets	
Total assets	213828.41
Total current assets	124772.49
3 Non-current assets classified as held for sale	
4 Regulatory deferral account debit balances and related deferred tax Assets	
Total assets	213828.41
Equity and liabilities	
1 Equity	
Equity attributable to owners of parent	
Equity share capital	3371.03
Other equity	204194.55
Total equity attributable to owners of parent	207565.58
Non controlling interest	
Total equity	207565.58
2 Liabilities	
Non-current liabilities	

Non-current financial liabilities	
Borrowings, non-current	5.37
Trade Payables, non-current	
(A) Total outstanding dues of micro enterprises and small enterprises	
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	
Total Trade payable	
Other non-current financial liabilities	308.37
Total non-current financial liabilities	313.74
Provisions, non-current	177.02
Deferred tax liabilities (net)	
Deferred government grants, Non-current	
Other non-current liabilities	
Total non-current liabilities	490.76
Current liabilities	
Current financial liabilities	
Borrowings, current	15.58
Trade Payables, current	
(A) Total outstanding dues of micro enterprises and small enterprises	96.52
(B) Total outstanding dues of creditors other than micro enterprises and small enterprises	601.15
Total Trade payable	697.67
Other current financial liabilities	1489.1
Total current financial liabilities	2202.35
Other current liabilities	441.71
Provisions, current	2166.34
Current tax liabilities (Net)	961.67
Deferred government grants, Current	
Total current liabilities	5772.07
3 Liabilities directly associated with assets in disposal group classified as held for sale	
4 Regulatory deferral account credit balances and related deferred tax liability	
Total liabilities	6262.83
Total equity and liabilities	213828.41
Disclosure of notes on assets and liabilities	Textual Information(1)

Other Comprehensive Income			
	Date of start of reporting period	01-07-2025	01-04-2025
	Date of end of reporting period	30-09-2025	30-09-2025
	Whether results are audited or unaudited	Unaudited	Unaudited
	Nature of report standalone or consolidated	Standalone	Standalone
	Other comprehensive income [Abstract]		
1	Amount of items that will not be reclassified to profit and loss		
	Total Amount of items that will not be reclassified to profit and loss		
2	Income tax relating to items that will not be reclassified to profit or loss	4.03	8.06
3	Amount of items that will be reclassified to profit and loss		
	Total Amount of items that will be reclassified to profit and loss		
4	Income tax relating to items that will be reclassified to profit or loss	-1.01	-2.02
5	Total Other comprehensive income	-3.02	-6.04

Cash flow statement, indirect		
Particulars		Half Year ended (dd-mm-yyyy)
	Date of start of reporting period	01-04-2025
	Date of end of reporting period	30-09-2025
	Whether results are audited or unaudited	Unaudited
	Nature of report standalone or consolidated	Standalone
Part I	Blue color marked fields are non-mandatory.	
1	Statement of cash flows	
	Cash flows from used in operating activities	
	Profit before tax	11042.52
2	Adjustments for reconcile profit (loss)	
	Adjustments for finance costs	1167.35
	Adjustments for decrease (increase) in inventories	-103.17
	Adjustments for decrease (increase) in trade receivables, current	907.74
	Adjustments for decrease (increase) in trade receivables, non-current	0
	Adjustments for decrease (increase) in other current assets	0
	Adjustments for decrease (increase) in other non-current assets	-713.65
	Adjustments for other financial assets, non-current	1884.28
	Adjustments for other financial assets, current	0
	Adjustments for other bank balances	-2525.35
	Adjustments for increase (decrease) in trade payables, current	-313.47
	Adjustments for increase (decrease) in trade payables, non-current	0
	Adjustments for increase (decrease) in other current liabilities	0
	Adjustments for increase (decrease) in other non-current liabilities	143.04
	Adjustments for depreciation and amortisation expense	59.58
	Adjustments for impairment loss reversal of impairment loss recognised in profit or loss	0
	Adjustments for provisions, current	0
	Adjustments for provisions, non-current	160.4
	Adjustments for other financial liabilities, current	0
	Adjustments for other financial liabilities, non-current	-48.44
	Adjustments for unrealised foreign exchange losses gains	0
	Adjustments for dividend income	0
	Adjustments for interest income	2234.53
	Adjustments for share-based payments	42.51
	Adjustments for fair value losses (gains)	-378.49
	Adjustments for undistributed profits of associates	0
	Other adjustments for which cash effects are investing or financing cash flow	5916.83
	Other adjustments to reconcile profit (loss)	0
	Other adjustments for non-cash items	0
	Share of profit and loss from partnership firm or association of persons or limited liability partnerships	0
	Total adjustments for reconcile profit (loss)	3964.63
	Net cash flows from (used in) operations	15007.15
	Dividends received	0
	Interest paid	0
	Interest received	0
	Income taxes paid (refund)	1620.72
	Other inflows (outflows) of cash	0
	Net cash flows from (used in) operating activities	13386.43
3	Cash flows from used in investing activities	
	Cash flows from losing control of subsidiaries or other businesses	0
	Cash flows used in obtaining control of subsidiaries or other businesses	0
	Other cash receipts from sales of equity or debt instruments of other entities	0
	Other cash payments to acquire equity or debt instruments of other entities	0
	Other cash receipts from sales of interests in joint ventures	0
	Other cash payments to acquire interests in joint ventures	0

	Cash receipts from share of profits of partnership firm or association of persons or limited liability partnerships	0
	Cash payment for investment in partnership firm or association of persons or limited liability partnerships	0
	Proceeds from sales of property, plant and equipment	-0.35
	Purchase of property, plant and equipment	0
	Proceeds from sales of investment property	-48569.55
	Purchase of investment property	0
	Proceeds from sales of intangible assets	0
	Purchase of intangible assets	0
	Proceeds from sales of intangible assets under development	0
	Purchase of intangible assets under development	0
	Proceeds from sales of goodwill	0
	Purchase of goodwill	0
	Proceeds from biological assets other than bearer plants	0
	Purchase of biological assets other than bearer plants	0
	Proceeds from government grants	0
	Proceeds from sales of other long-term assets	0
	Purchase of other long-term assets	0
	Cash advances and loans made to other parties	27240.49
	Cash receipts from repayment of advances and loans made to other parties	0
	Cash payments for future contracts, forward contracts, option contracts and swap contracts	0
	Cash receipts from future contracts, forward contracts, option contracts and swap contracts	0
	Dividends received	0
	Interest received	2234.53
	Income taxes paid (refund)	0
	Other inflows (outflows) of cash	0
	Net cash flows from (used in) investing activities	-73575.86
4	Cash flows from used in financing activities	
	Proceeds from changes in ownership interests in subsidiaries	0
	Payments from changes in ownership interests in subsidiaries	0
	Proceeds from issuing shares	89166.56
	Proceeds from issuing other equity instruments	0
	Payments to acquire or redeem entity's shares	0
	Payments of other equity instruments	0
	Proceeds from exercise of stock options	0
	Proceeds from issuing debentures notes bonds etc	0
	Proceeds from borrowings	-16979.87
	Repayments of borrowings	8697.05
	Payments of lease liabilities	0
	Dividends paid	0
	Interest paid	1167.35
	Income taxes paid (refund)	0
	Other inflows (outflows) of cash	0
	Net cash flows from (used in) financing activities	62322.29
	Net increase (decrease) in cash and cash equivalents before effect of exchange rate changes	2132.86
5	Effect of exchange rate changes on cash and cash equivalents	
	Effect of exchange rate changes on cash and cash equivalents	0
	Net increase (decrease) in cash and cash equivalents	2132.86
	Cash and cash equivalents cash flow statement at beginning of period	305.35
	Cash and cash equivalents cash flow statement at end of period	2438.21

Format for Disclosure of Related Party Transactions (applicable only for half-

Sr. No.	Details of the party (listed entity /subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction	Details of other related party transaction	Value of the related party transaction as approved by the audit committee	Remarks on approval by audit committee	Value of the related party transaction ratified by the audit committee	Date of Audit Committee Meeting where the ratification was approved	Value of transaction during the reporting period	In d : Oj ba
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary								
1	Marathon Nextgen Realty Ltd	AAACP8032E	Marathon Realty Private Limited	AAACM3361R	Holding Company	Loan		70000	Approved			7156.29	66
2	Marathon Nextgen Realty Ltd	AAACP8032E	Columbia Chrome India Private Limited	AAACC6395H	Joint Venture	Loan			Approved			27	3
3	Marathon Nextgen Realty Ltd	AAACP8032E	United Builders	AABFU8530A	Significant Influence	Loan			Approved			465.13	
4	Marathon Nextgen Realty Ltd	AAACP8032E	Matrix Enclaves Project Development Private Limited	AAFCEM3513L	Group Company	Loan			Approved			0	15
5	Marathon Nextgen Realty Ltd	AAACP8032E	Vinotak Investment Private Limited	AAACV1788P	Significant Influence	Loan			Approved			44.44	8
6	Marathon Nextgen Realty Ltd	AAACP8032E	United Enterprises	AABFU4965H	Significant Influence	Loan			Approved			-17.5	
7	Marathon Nextgen Realty Ltd	AAACP8032E	Swayam Realtors & Traders LLP	ACEFS2816A	Joint Venture	Loan			Approved			27.23	
8	Marathon Nextgen Realty Ltd	AAACP8032E	Marathon Realty Private Limited	AAACM3361R	Holding Company	Loan			Approved			-59.73	
9	Marathon Nextgen Realty Ltd	AAACP8032E	Chetan R Shah	AAJPS0811J	Director	Loan			Approved			292.74	3
10	Marathon Nextgen Realty Ltd	AAACP8032E	United Enterprises	AABFU4965H	Significant Influence	Loan			Approved			0.01	
11	Marathon Nextgen Realty Ltd	AAACP8032E	Mayur R Shah	AAJPS2829Q	Director	Loan			Approved			-178.41	3
12	Marathon Nextgen Realty Ltd	AAACP8032E	Marathon Realty Private Limited	AAACM3361R	Holding Company	Any other transaction	Trade Receivable		Approved			-0.07	
13	Marathon Nextgen Realty Ltd	AAACP8032E	Marathon Ener-gen LLP	AAUFM8302P	Significant Influence	Any other transaction	Trade Receivable		Approved			-0.27	
14	Marathon Nextgen Realty Ltd	AAACP8032E	United Builders	AABFU8530A	Significant Influence	Any other transaction	Trade Receivable		Approved			-777.48	1:
15	Marathon Nextgen Realty Ltd	AAACP8032E	Nexzone Buildcon LLP	AAJFN1878Q	Significant Influence	Any other transaction	Trade Receivable		Approved			-7.87	
16		AAACP8032E		ACEFS2816A					Approved			-6.33	

	Marathon Nextgen Realty Ltd		Swayam Realtors & Traders LLP		Joint Venture	Any other transaction	Trade Receivable						
17	Marathon Nextgen Realty Ltd	AAACP8032E	Suyog Developers	AAMFS8354H	Significant Influence	Any other transaction	Trade Receivable		Approved				-95.35
18	Marathon Nextgen Realty Ltd	AAACP8032E	Swayam Realtors & Traders LLP	ACEFS2816A	Joint Venture	Any other transaction	Other Receivable		Approved				13.35
19	Marathon Nextgen Realty Ltd	AAACP8032E	Marathon Realty Private Limited	AAACM3361R	Holding Company	Any other transaction	Trade Payable		Approved				-15.13
20	Marathon Nextgen Realty Ltd	AAACP8032E	Matrix Waste Management Private Limited	AAFCM3516R	Significant Influence	Any other transaction	Trade Payable		Approved				-325.19
21	Marathon Nextgen Realty Ltd	AAACP8032E	Ixoxi Equip - Hire LLP	AAFFI4596J	Significant Influence	Any other transaction	Trade Payable		Approved				-5.92
22	Marathon Nextgen Realty Ltd	AAACP8032E	IXOXI Construction LLP	AAFFI4939M	Significant Influence	Any other transaction	Trade Payable		Approved				-213.19
23	Marathon Nextgen Realty Ltd	AAACP8032E	Matrix Enclaves Project Development Private Limited	AAFCM3513L	Group Company	Any other transaction	Trade Payable		Approved				-0.54
24	Marathon Nextgen Realty Ltd	AAACP8032E	Nexzone Buildcon LLP	AAJFN1878Q	Significant Influence	Any other transaction	Trade Payable		Approved				-16.64
25	Marathon Nextgen Realty Ltd	AAACP8032E	United Enterprises	AABFU4965H	Significant Influence	Any other transaction	Trade Payable		Approved				-2.61
26	Marathon Nextgen Realty Ltd	AAACP8032E	United Builders	AABFU8530A	Significant Influence	Any other transaction	Trade Payable		Approved				-4.89
27	Marathon Nextgen Realty Ltd	AAACP8032E	Suyog Developers	AAMFS8354H	Significant Influence	Any other transaction	Trade Payable		Approved				-81.49
28	Marathon Nextgen Realty Ltd	AAACP8032E	Nexzone Energy Utilities LLP	AAJFN1879R	Significant Influence	Any other transaction	Trade Payable		Approved				-0.61
29	Marathon Nextgen Realty Ltd	AAACP8032E	Matrix Enclaves Project Development Private Limited	AAFCM3513L	Group Company	Any other transaction	% Redeemable Non-Cumulative Preference Share		Approved				52.31
30	Marathon Nextgen Realty Ltd	AAACP8032E	Chetan R Shah	AAJPS0811J	Director	Any other transaction	% Redeemable Non-Cumulative Preference Share		Approved				0
31	Marathon Nextgen Realty Ltd	AAACP8032E	Mayur R Shah	AAJPS2829Q	Director	Any other transaction	% Redeemable Non-Cumulative Preference Share		Approved				0
Total value of transaction during the reporting period												6269.28	

Statement on Deviation or Variation for proceeds of Public Issue, Rights Issue, Preferential Issue, Qualified Institutions Placement Etc. (1)	
Mode of Fund Raising	QIP
Description of mode of fund raising (Applicable in case of others is selected)	
Date of Raising Funds	01-07-2025
Amount Raised	89999.93
Report filed for Quarter ended	30-09-2025
Monitoring Agency	Applicable
Monitoring Agency Name, if applicable	India Ratings & Research Private Limited
Is there a Deviation / Variation in use of funds raised	No
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	
If Yes, Date of shareholder Approval	
Explanation for the Deviation / Variation	NA
Comments of the Audit Committee after review	NA
Comments of the auditors, if any	NA

Sr.	Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the quarter according to applicable object	Remarks if any
1	Investment in Subsidiaries to fund certain of their Ongoing Projects	Not Applicable	16000	0	6624.09	0	
2	Repayment / pre-payment, in full or in part, of certain outstanding borrowings availed by our Company and/or certain of our Subsidiaries, through investment in such subsidiaries	Not Applicable	34000	0	34035.93	0	
3	Acquisition of land or land development rights	Not Applicable	30000	0	300	0	
4	General corporate purposes	Not Applicable	8965.29	0	4292.15	0	

Signatory Details	
Name of signatory	Chetan R Shah
Designation of person	Managing Director
Place	Mumbai
Date	11-11-2025

