

August 12, 2021

To
BSE Limited
Dept. of Corporate Services
P. J. Towers, Dalal Street
Mumbai 400,001
Scrip Code: 503101

To
National Stock Exchange of India Limited
Listing Department
BKC, Bandra (E)
Mumbai 400 051
Symbol: MARATHON

Sub: Un-Audited Financial Results - First Quarter ended on June 30, 2021- Reg. 33 of SEBI (LODR) Regulations, 2015

Dear Sirs,

In compliance with the provisions of Regulation 33 of SEBI (LODR) Regulations, 2015, please find enclosed the Un-Audited Financial Results (Standalone and Consolidated) - First Quarter ended on June 30, 2021 as approved by the Board of Directors at its meeting held on Thursday, August 12, 2021 alongwith the Limited Review Report.

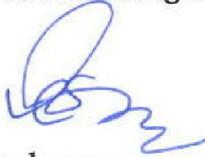
Kindly take the same on your record.

Commencement Time: 4:00 pm

Concluded Time: 6:25 pm

Yours faithfully,

For Marathon Nextgen Realty Limited



K. S. Raghavan
Company Secretary & Compliance Officer

Encl.: as above

RAJENDRA & CO.
CHARTERED ACCOUNTANTS

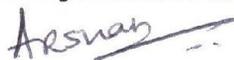
1311 Dalamal Tower 211 Nariman Point Mumbai 400021 Tel : 2285 5770 Fax : 2283 4243 E-mail : contact@rajendraco.com

Independent Auditor's Review Report on the Quarterly 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 ended June 30, 2021 (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 33 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. his 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. 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. Attention is drawn to the fact that the figures for the quarter ended March 31, 2021 as reported in this Statement are the balancing figures between audited figures in respect of full previous financial year and the published year to date figures up to the end of third quarter of the previous financial year. The figures up to the end of third quarter of the previous financial year had only been reviewed and not subject to audit.
5. 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 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 R. Shah
Partner

Membership No.103316

Mumbai

UDIN: 21103316AAAAIR8691

Date: August 12, 2021



MARATHON NEXTGEN REALTY LIMITED

Regd. Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.
CIN - L65990MH1978PLC020080

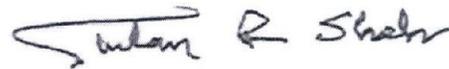
UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30,2021

Particulars	Standalone Quarter Ended			Standalone Year Ended
	30 June 2021	31 March 2021	30 June 2020	31 March 2021
	Un-Audited	Un-Audited	Un-Audited	Audited
1 Revenue from operations	1,087.66	1,573.06	1,479.24	5,439.23
2 Other income	615.42	400.43	289.76	1,869.61
3 Total Income (1+2)	1,703.08	1,973.49	1,769.00	7,308.84
4 Expenses:				
(a) Property development expenses	694.36	1,380.48	500.84	3,315.14
(b) Changes in inventories	(694.36)	(1,380.48)	(500.84)	(3,315.14)
(c) Employee benefits expense	122.73	102.78	55.82	300.65
(d) Finance costs	925.22	814.39	718.88	3,054.07
(e) Depreciation and Amortization	64.35	121.41	68.29	500.05
(f) Other expenses	179.45	236.69	99.97	488.78
Total expenses	1,291.75	1,275.27	942.96	4,343.55
5 Profit/(loss) before exceptional items and tax (3-4)	411.33	698.22	826.04	2,965.29
6 Exceptional Items	-	-	-	-
7 Profit/(Loss) before tax (5-6)	411.33	698.22	826.04	2,965.29
8 Tax expense:				
(a) Current tax	(25.21)	(501.38)	(144.00)	(897.00)
(b) Deferred tax	(72.29)	181.74	167.97	386.86
(c) Excess/Short provision of earlier year	-	-	-	(50.39)
Total tax expense	(97.50)	(319.64)	23.97	(560.53)
9 Profit/(Loss) for the period (7-8)	313.83	378.58	850.01	2,404.76
10 Share of Profit/(loss) of Joint Ventures	(721.41)	-	437.10	437.10
11 Net Profit/(loss) for the period (9+10)	(407.58)	378.58	1,287.12	2,841.86
12 Other Comprehensive Income(OCI)				
(a) Items that will not be reclassified to profit or loss	7.14	40.92	(4.12)	28.55
(b) Income tax relating to items that will not be reclassified to profit or loss	(1.80)	(10.79)	1.20	(7.18)
Total Other Comprehensive Income	5.34	30.13	(2.92)	21.37
13 Total Comprehensive Income for the period (11+12)	(402.24)	408.71	1,284.20	2,863.23
14 Paid-up equity share capital	2,300.00	2,300.00	2,300.00	2,300.00
15 Other equity (Excluding Revaluation Reserve)				63,698.13
16 Earnings per equity share (Face value of ₹ 5/- each)				
Basic	(0.8860)	0.8230	2.7981	6.1780
Diluted	(0.8860)	0.8225	2.7981	6.1739



	The 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 August 12, 2021. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended June 30, 2021 in terms of Regulation 33 of SEBI (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 notified under the Companies (Indian Accounting Standard) Rules 2015 specified in Section 133 of the Companies Act, 2013.
2	The Company has elected to exercise the option permitted under Section 115BAA of the Income Tax Act, 1961 as introduced by the Taxation Laws (Amendment) ordinance, 2019. Accordingly, the Company has recognised provision for current tax for the quarter ended June 30, 2021 at the rate prescribed in that section.
3	The figures of the quarter ended March 31, 2021 are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.
4	Based on the "management approach" as defined in Ind AS 108 – Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Company's performance and allocates resources based on an analysis of various performance indicators of business segment/s in which the company operates. The Company is primarily engaged in the business of real estate development which the Management and CODM recognise as the sole business segment. Hence, disclosure of segment-wise information is not required and accordingly not provided.
5	The Final hearing for the petition of scheme of merger of its wholly owned subsidiary, Marathon Nextgen Township Private Limited, with itself is pending hearing before the Hon'able National Company Law Tribunal, Mumbai. .
6	The Indian Parliament has approved the Social Security Code, 2020 (the code) which inter alia, deals with employee benefits during employment and post-employment. The code has been published in the Gazette of India. The effective date of the code and rules thereunder are yet to be notified. In view of this, the impact of the code and rules thereunder are yet to be notified. In view of this, the impact of the change, if any, will be assessed and recognised post notification of the relevant provisions.
7	In the view of recurrence of the second wave of Covid 19 throughout the country and its potential adverse impact on the economic activities, the company is continuing to assess and evaluate the impact of the pandemic on the recoverabilities of its assets. The Management is expecting to recover the carrying value of the assets and does not foresee any risk to service its financial obligations. The impact of any future events and developments emerging out of Pandemic, occurring after the approval of the above financial results will be recognised prospectively.
8	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

For MARATHON NEXTGEN REALTY LTD



CHAIRMAN AND MANAGING DIRECTOR

Place : Mumbai

Date : August 12, 2021



RAJENDRA & CO.
CHARTERED ACCOUNTANTS

1311 Dalamal Tower 211 Nariman Point Mumbai 400021 Tel : 2285 5770 Fax : 2283 4243 E-mail : contact@rajendraco.com

Independent Auditor's Review Report on the Quarterly 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 ended June 30, 2021 (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 performed 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	Holding 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 Crome (India) Private Limited	Joint Venture
6	Swayam Realtors & Traders LLP	Joint Venture

5. Attention is drawn to the fact that the figures for the quarter ended March 31, 2021 as reported in this Statement are the balancing figures between audited figures in respect of full previous financial year and the published year to date figures up to the end of third quarter of the previous financial



RAJENDRA & CO.
CHARTERED ACCOUNTANTS

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year. The figures up to the end of third quarter of the previous financial year had only been reviewed and not subject to audit.

6. The Statement also includes financial results of two subsidiaries, whose financial information reflects total revenues of Rs.18.88 Lakhs and total net loss after tax and total comprehensive income of Rs. 247.77 Lakhs for the quarter ended June 30, 2021 and Group's share of net profit (including other comprehensive income) of Rs. 254.01 Lakhs for the quarter ended June 30, 2021 in respect of two joint venture, as considered in the statement, 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.
7. 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 R. Shah

Akshay R. Shah

Partner

Membership No.103316

Mumbai

UDIN: 21103316AAAAAIS2058

Date: August 12, 2021

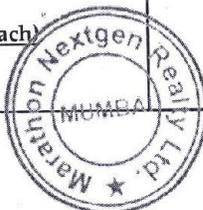


MARATHON NEXTGEN REALTY LIMITED

Regd. Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 013.
CIN - L65990MH1978PLC020080

UN-AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER ENDED JUNE 30,2021

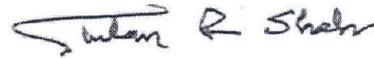
Particulars	Consolidated Quarter Ended			Consolidated Year Ended
	30 June 2021	31 March 2021	30 June 2020	31 March 2021
	Un-Audited	Un-Audited	Un-Audited	Audited
1 Revenue from operations	3,535.01	6,913.01	5,867.22	20,554.84
2 Other income	888.62	335.43	270.52	1,760.06
3 Total Income (1+2)	4,423.63	7,248.44	6,137.74	22,314.90
4 Expenses:				
(a) Property development expenses	3,867.15	4,503.29	1,486.34	10,839.03
(b) Changes in inventories	(1,953.48)	(398.34)	2,023.77	1,245.70
(c) Employee benefits expense	243.55	219.47	113.90	612.30
(d) Finance costs	1,568.22	1,141.73	1,027.99	4,379.11
(e) Depreciation and Amortization	72.44	131.26	78.84	543.45
(f) Other expenses	314.52	909.44	113.02	1,484.99
Total expenses	4,112.40	6,506.85	4,843.86	19,104.58
5 Profit/(loss) before exceptional items and tax (3-4)	311.23	741.59	1,293.89	3,210.32
6 Exceptional Items	-	-	-	-
7 Profit/(Loss) before tax (5-6)	311.23	741.59	1,293.89	3,210.32
8 Tax expense:				
(a) Current tax	(67.21)	(608.29)	(319.52)	(1,238.00)
(b) Deferred tax	(51.51)	184.64	170.18	394.77
(c) Excess/Short provision of earlier year	-	-	-	(50.39)
Total tax expense	(118.72)	(423.65)	(149.34)	(893.62)
9 Profit/(Loss) for the period (7-8)	192.51	317.94	1,144.55	2,316.70
10 Share of Profit/(loss) of Joint Ventures	254.01	(1,075.05)	38.16	(723.88)
11 Net Profit/(loss) for the period (9+10)	446.52	(757.11)	1,182.71	1,592.82
12 Other Comprehensive Income(OCI)				
(a) Items that will not be reclassified to profit or loss	12.72	69.27	(5.15)	54.16
(b) Income tax relating to items that will not be reclassified to profit or loss	(3.20)	(17.19)	1.46	(12.81)
Total Other Comprehensive Income	9.52	52.08	(3.69)	41.35
13 Total Comprehensive Income for the period (11+12)	456.04	(705.03)	1,179.01	1,634.17
14 Profit for the year attributable to:				
(i) Owners of the Company	435.15	(773.13)	1,136.55	1,519.10
(ii) Non-controlling interest	11.37	16.02	46.16	73.72
	446.52	(757.11)	1,182.71	1,592.82
15 Other Comprehensive Income for the year attributable to:				
(i) Owners of the Company	9.14	50.40	(3.62)	39.85
(ii) Non-controlling interest	0.38	1.68	(0.07)	1.50
	9.52	52.08	(3.69)	41.35
16 Total Comprehensive Income for the year attributable to:				
(i) Owners of the Company	444.29	(722.73)	1,132.92	1,558.95
(ii) Non-controlling interest	11.75	17.70	46.09	75.22
	456.04	(705.03)	1,179.01	1,634.17
17 Paid-up equity share capital	2,300.00	2,300.00	2,300.00	2,300.00
18 Other equity				58,609.36
19 Earnings per equity share (Face value of ₹ 5/- each)				
Basic	0.9460	(1.6807)	2.4708	3.3024
Diluted	0.9453	(1.6807)	2.4708	3.3002



The 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 August 12, 2021. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter ended June 30, 2021 in terms of Regulation 33 of SEBI (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 notified under the Companies (Indian Accounting Standard) Rules 2015 specified in Section 133 of the Companies Act, 2013.

2	The figures of the quarter ended June 30, 2021 are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.
3	Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Group's performance and allocates resources based on an analysis of various performance indicators of business segment/s in which the group operates. The Group is primarily engaged in the business of real estate development which the Management and CODM recognise as the sole business segment. Hence, disclosure of segment-wise information is not required and accordingly not provided.
4	The Indian Parliament has approved the Social Security Code, 2020 (the code) which inter alia, deals with employee benefits during employment and post-employment. The code has been published in the Gazette of India. The effective date of the code and rules thereunder are yet to be notified. In view of this, the impact of the code and rules thereunder are yet to be notified. In view of this, the impact of the change, if any, will be assessed and recognised post notification of the relevant provisions.
5	In the view of recurrence of the second wave of Covid 19 throughout the country and its potential adverse impact on the economic activities, the Group is continuing to assess and evaluate the impact of the pandemic on the recoverabilities of its assets. The Management is expecting to recover the carrying value of the assets and does not foresee any risk to service its financial obligations. The impact of any future events and developments emerging out of Pandemic, occurring after the approval of the above financial results will be recognised prospectively.
6	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

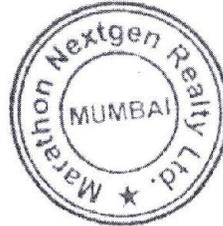
For MARATHON NEXTGEN REALTY LTD



CHAIRMAN AND MANAGING DIRECTOR

Place : Mumbai

Date : August 12, 2021



MARATHON NEXTGEN REALTY LIMITED

Regd. Office : Marathon Futurex, N.M. Joshi Marg, Lower Parel (West), Mumbai 400 018 

CIN - L65990MH1978PLC020080

Extract of Un-Audited Financial Results for the Quarter ended June 30, 2021

(Rs. in lakhs - Except EPS)

Sr No.	Particulars	Standalone			Consolidated		
		Quarter ended 30 June 2021 Un-Audited	Year ended 31 March 2021 Audited	Quarter ended 30 June 2020 Un-Audited	Quarter ended 30 June 2021 Un-Audited	Year ended 31 March 2021 Audited	Quarter ended 30 June 2020 Un-Audited
1	Total revenue from operations	1,087.66	5,439.23	1,479.24	3,535.01	20,554.84	5,867.22
2	Other Income	615.42	1,869.61	289.76	888.62	1,760.06	270.52
3	Net Profit/(Loss) for the period (before tax and Exceptional items)	411.33	2,965.29	826.04	311.23	3,210.32	1,293.89
4	Net Profit/(Loss) for the period before tax (after Exceptional items)	411.33	2,965.29	826.04	311.23	3,210.32	1,293.89
5	Net Profit/(Loss) for the period After Tax	(407.58)	2,841.86	1,287.12	435.15	1,519.10	1,136.55
6	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	(402.24)	2,863.23	1,284.20	444.29	1,558.95	1,132.92
7	Equity Share Capital	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00
8	Earning Per Share (of ₹/-each)						
a)	Basic EPS	(0.8860)	6.1780	2.7981	0.9460	3.3024	2.4708
b)	Diluted EPS	(0.8860)	6.1739	2.7981	0.9453	3.3002	2.4708

Notes:

- The above results were reviewed by the Audit Committee and take on record by the Board of Directors at their meeting held on August 12, 2021.
- The above extract of the detailed format of Quarterly Financial Results filed with the Stock Exchange under Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015. The full format of the Quarterly Financial Results are available of the Stock Exchange website www.bseindia.com, www.nseindia.com and Company's website www.marathonnextgen.com.
- The figures of the quarter ended March 31, 2021 are the balancing figures between audited figures in respect of the full financial year and the unaudited published year to date figures up to the third quarter of the respective financial year.

For MARATHON NEXTGEN REALTY LTD



Chetan R Shah

CHETAN R SHAH
CHAIRMAN AND MANAGING DIRECTOR

Place : Mumbai

Date : August 12, 2021