

May 24, 2023

To
The BSE Limited
Department of Corporate Services,
P.J. Towers, Dalal Street,
Mumbai- 400 001
Scrip Code equity: 503101
Debt :973776,973681 & 973682

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

Sub: Outcome of the Board Meeting held on May 24,2023**Ref: Regulations 30 & 52 of SEBI (LODR) Regulations, 2015**

Dear Sirs,

We wish to inform you that the Board of Directors of the Company at their meeting held on May 24,2023, has taken on record the following businesses subject to the approval of the shareholders:

I.

- a) the standalone and the consolidated Audited Financial Results (AFR) for the 4th quarter and year ended on March 31, 2023 along with Auditors Report thereon for the year ended March 31, 2023, in compliance of Regulation 33 of the SEBI (LODR) Regulations, 2015
- b) recommended a dividend of Rs. ¹./ per equity share of Rs.5 each for the FY ended : 2022-23
- c) recommended the re-appointment of Mr.Mayur R. Shah, Director of the Company, at the ensuing 46th Annual General Meeting
- d) recommended the re-appointment Mr. Chetan R Shah as Managing Director with remuneration for a period of 5 years effective from 1/7/2023
- e) recommended the appointment of Mr.Kaivalya C Shah and Mr.Samyag M Shah as "Head of Projects" in the Office or Place of Profit of the Company

II. The Board also approved the Payment of Commission to the Managing Director for the FY ended 2022-23, which was foregone by the Managing Director, in the last three FYs, despite eligible to receive and adequacy of profits.

This is for your information and record.

The Meeting commenced at : 3.00 pm

concluded at: ^{6:45} pm

Yours faithfully,

For Marathon Nextgen Realty Limited,



K.S. Raghavan,
Company Secretary & Compliance Officer



RAJENDRA & CO.
CHARTERED ACCOUNTANTS

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

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

To

The Board of Directors of Marathon Nextgen Realty Limited

Report on the audit of the Standalone Financial Results

Opinion

We have audited the accompanying Statement of quarterly and year to date standalone financial results of **Marathon Nextgen Realty Limited** (the "Company"), for the quarter and year ended March 31, 2023 (the "Statement"), attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us, the statement:

- a. is presented in accordance with the requirements of the Listing Regulations in this regard; and
- b. gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the net profit, other comprehensive income and other financial information of the Company for the quarter and year ended March 31, 2023

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SA's") specified under Section 143(10) of the Companies Act, 2013 as amended ("the Act") Our responsibilities under those Standards are further described in the "Auditors' Responsibilities for the Audit of the Standalone Financial Results" section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Standalone Financial Results

The Statement has been prepared on the basis of the standalone annual financial statements. The Board of Directors of the Company are responsible for the preparation and presentation of the Statement that gives true and fair view of the net profit and other comprehensive income of the Company and other financial information in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Regulations 33 of the Listing Regulations. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, Implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.



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In preparing the Statement, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.



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Other Matter

The Statements includes the results for the quarter ended March 31, 2023 being the balancing figure between the audited figures in respect of full financial year ended March 31, 2023 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

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

A.R. Shah



A. R. Shah
Partner
Membership No. 047166
Mumbai
UDIN: **23047166 BQASFK3095**
Date: May 24, 2023

MARATHON NEXTGEN REALTY LIMITED

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

CIN - L65990MH1978PLC020080

AUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31st MARCH, 2023

(Rs. in Lakhs - Except Equity share data)

Particulars	Quarter Ended			Year Ended	
	31 March 2023	31 December 2022	31 March 2022	31 March 2023	31 March 2022
	Audited	Un-Audited	Audited	Audited	Audited
1 Revenue from operations	10,585.21	23,913.98	12,789.33	44,527.01	15,822.23
2 Other income	683.30	665.31	727.56	2,725.11	2,614.62
3 Total Income (1+2)	11,268.51	24,579.29	13,516.89	47,252.12	18,436.85
4 Expenses:					
(a) Property development expenses	2,854.18	10,259.96	1,626.55	15,312.09	4,988.02
(b) Changes in inventories	3,343.85	1,756.37	5,869.68	6,574.08	2,508.21
(c) Employee benefits expense	316.20	191.96	188.46	904.61	625.49
(d) Finance costs	2,061.59	2,748.10	2,279.01	9,673.59	5,043.23
(e) Depreciation and Amortization	67.65	67.63	67.41	270.59	263.21
(f) Other expenses	532.78	1,068.21	550.72	2,316.00	1,196.09
Total expenses	9,176.25	16,092.23	10,581.83	35,050.96	14,624.25
5 Profit/(loss) before exceptional items and tax (3-4)	2,092.26	8,487.06	2,935.06	12,201.16	3,812.60
6 Exceptional Items	-	-	-	-	-
7 Profit/(Loss) before tax (5-6)	2,092.26	8,487.06	2,935.06	12,201.16	3,812.60
8 Tax expense:					
(a) Current tax	(161.00)	(2,281.00)	(641.36)	(2,813.00)	(850.00)
(b) Deferred tax	(411.84)	5.77	(90.04)	(416.02)	(152.95)
(c) Excess/Short provision of earlier year	-	-	1.68	-	76.29
Total tax expense	(572.84)	(2,275.23)	(729.72)	(3,229.02)	(926.66)
9 Profit/(Loss) for the period (7-8)	1,519.42	6,211.83	2,205.34	8,972.14	2,885.94
10 Share of Profit/(loss) of Joint Ventures	-	-	-	1,536.63	(721.41)
11 Net Profit/(loss) for the period (9+10)	1,519.42	6,211.83	2,205.34	10,508.77	2,164.53
12 Other Comprehensive Income(OCI)					
(a) Items that will not be reclassified to profit or loss	(3.98)	(3.30)	(34.61)	(13.88)	(13.20)
(b) Income tax relating to items that will not be reclassified to profit or loss	1.00	0.83	8.71	3.49	3.32
Total Other Comprehensive Income	(2.98)	(2.47)	(25.90)	(10.39)	(9.88)
13 Total Comprehensive Income for the period (11+12))	1,516.44	6,209.36	2,179.44	10,498.38	2,154.65
14 Paid-up equity share capital	2,316.21	2,316.21	2,300.00	2,316.21	2,300.00
15 Other equity (Excluding Revaluation Reserve)				78,033.13	66,049.51
16 Earnings per equity share (Face value of Rs. 5/- each)					
Basic	3.28	13.43	4.79	22.74	4.71
Diluted	3.12	12.88	4.79	21.90	4.70



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

Sr. No.	Particulars	Quarter Ended 31-March-2023	Quarter Ended 31-December-2022	Quarter Ended 31-March-2022	Year Ended 31-March-2023	Year Ended 31-March-2022
1	Net worth (Amount in Lakhs)	80,349.35	78,833.66	68,349.51	80,349.34	68,349.50
2	Total debt (Amount in Lakhs)	55,241.78	59,544.21	71,641.71	55,241.78	71,641.71
3	Debt Equity Ratio	0.69	0.76	1.05	0.69	1.05
4	Debt Service Coverage Ratio	0.61	0.88	0.72	0.79	0.68
5	Current ratio	4.82	3.39	3.32	4.82	3.32
6	Long term debt to working capital ratio	1.43	1.64	1.73	1.43	1.73
7	Interest Service Coverage Ratio	1.64	3.62	1.85	2.07	1.22
8	Bad Debts to Trade receivable ratio	-	-	-	-	-
9	Debtors turnover (days)	56.48	9.86	18.79	14.74	23.24
10	Inventory turnover (times)	0.30	0.52	0.26	0.98	0.28
11	Current Liabilities Ratio	0.15	0.20	0.19	0.15	0.19
12	Total Debts to Total Assets	0.39	0.40	0.48	0.39	0.48
13	Operating Margin (%)	33.43%	44.48%	35.61%	43.61%	41.11%
14	Net profit Margin (%)	13.48%	25.27%	16.32%	22.24%	11.74%

Formulae for computation of ratios are as follows:

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



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Marathon Nextgen Realty Limited

Audited Standalone Statement of Assets and Liabilities as on March 31, 2023

(Rs. in Lakhs)

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	95.47	83.61
(b) Investment Property	14,948.47	15,204.21
(c) Financial Assets	-	-
(I) Investment in Joint Ventures	2,696.89	24,589.10
(ii) Investments	20,271.94	20,660.26
(iii) Loans	58,575.73	37,290.54
(iv) Other Financial Assets	45.27	18.00
(d) Deferred Tax Assets (Net)	-	404.30
(e) Income Tax Assets (Net)	247.80	60.29
(f) Other Non-current Assets	103.06	102.56
Total Non - Current Assets	96,984.63	98,412.87
2 Current assets		
(a) Inventories	18,996.80	25,570.88
(b) Financial Assets		
(i) Investment	413.55	-
(ii) Trade Receivables	2,340.90	919.90
(iii) Cash and Cash Equivalents	1,876.78	1,013.70
(iv) Other Balances with Banks	42.90	46.52
(v) Loans	15,071.34	13,377.75
(vi) Other Financial Assets	6,245.70	7,054.30
(c) Other Current Assets	923.48	1,325.24
Total Current Assets	45,911.45	49,308.29
Total Assets (1+2)	1,42,896.08	1,47,721.16
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,316.21	2,300.00
(b) Other Equity	78,033.13	66,049.51
Total Equity	80,349.34	68,349.51
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	52,425.40	63,743.25
(ii) Other Financial Liabilities	391.35	590.39
(b) Provisions	169.83	140.06
(c) Other Current Liabilities	27.95	31.81
(d) Deferred Tax Liabilities (Net)	8.22	-
Total Non - Current Liabilities	53,022.75	64,505.51
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	2,816.38	7,898.46
(ii) Trade Payables		
Due to Micro, Small and Medium Enterprises	148.37	148.46
Due to other than Micro, Small and Medium Enterprises	850.12	1,372.42
(iii) Other Financial Liabilities	1,038.70	904.67
(b) Provisions	29.27	25.41
(c) Current Tax Liabilities (Net)	1,032.71	230.85
(d) Other Current Liabilities	3,608.44	4,285.87
Total Current Liabilities	9,523.99	14,866.14
Total Equity and Liabilities (1+2+3)	1,42,896.08	1,47,721.16



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Marathon Nextgen Realty Limited

Audited Standalone Cashflow Statement for the year ended March 31, 2023

(Rs. in Lakhs)

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax and after share of profit from Joint venture:	13,737.79	3,091.19
<u>Adjustment for:</u>		
Depreciation/ Amortisation	270.59	263.08
Finance Cost	9,673.59	5,043.23
Interest Income	(1,585.68)	(1,481.26)
Fair value of investment through Profit and Loss Account	(25.23)	(15.15)
Share of (Profit)/loss of Joint Ventures	(907.79)	721.41
Share based payments to employees	9.31	196.74
Operating profit before Working Capital changes	21,172.58	7,819.24
<u>Adjustments for changes in Working capital</u>		
(Increase)/Decrease in Inventories	6,574.08	2,508.21
(Increase)/Decrease in Trade Receivables	(1,421.00)	(160.83)
(Increase)/Decrease in Other Financial Assets - Non current and current	781.33	(703.70)
Increase/ (Decrease) in Other Non current and current Assets	401.26	(607.94)
Increase/ (Decrease) in Trade Payables and other Payable	(522.39)	(492.26)
(Increase)/Decrease in Other Financial Liabilities - Non current and current	(65.01)	58.50
Increase/ (Decrease) in Other Non current and current Liabilities	(681.29)	3,436.38
Increase/ (Decrease) in Provisions - Non current and current	19.75	24.07
Cash generated from/ (used in) operations	26,259.31	11,881.67
Income taxes (paid) (Net)	(2,198.67)	(973.01)
Net Cash from/ (used in) operating activities	24,060.64	10,908.66
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds / (Acquisition) from Property, Plant & Equipment	(26.72)	(21.76)
Withdrawal of share from Joint Venture Investment	22,800.00	(23,638.32)
Movement in other Bank Balances	3.62	(24.25)
Interest received	1,585.68	1,481.26
Loan and advances given (Net)	(22,978.78)	(13,250.32)
Net Cash from/(used in) investing activities	1,383.80	(35,453.39)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed / (Repayment) of Long term and short term borrowings (Net)	(16,399.93)	30,608.31
Finance cost paid	(9,673.59)	(5,043.23)
Dividend Paid	(230.98)	-
Proceed on issue of shares	103.14	-
Proceed on issue of share warrant	1,620.00	-
Net Cash from/(used in) financing activities	(24,581.36)	25,565.08
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	863.08	1,020.35
Cash and Cash Equivalents (Opening balance)	1,013.70	(6.65)
Cash and Cash Equivalents (Closing balance)	1,876.78	1,013.70
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	863.08	1,020.35

Reconciliation of cash and cash equivalents with the balance sheet

Particular	Year Ended 31st March 2023	Year Ended 31st March 2022
Cash and cash equivalents	2.59	3.93
Balances with banks		
- In current accounts	1,874.19	1,009.77
- Margin money with Bank and NBFC - original maturity of 3 months or less	-	-
Sub Total	1,876.78	1,013.70
Less:- Book Draft	-	-
Total	1,876.78	1,013.70



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Notes

1	The Audited Standalone Financial Results for the quarter and year ended 31st March, 2023 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 24th May, 2023. The Statutory Auditors have expressed an unmodified audit opinion. 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 figures of the current quarter (i.e. three months ended 31st March, 2023) and corresponding previous quarter (i.e. three months ended 31st March, 2022) are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the respective financial years which have been subject to limited review.
3	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.
4	The listed, rated, secured and redeemable Non Convertible Debentures (NCD) of Rs. 10,00,000/- each issued by the Company are secured by - (i) Pari passu charge of the unsold identified area in Futures X commercial project (the project) developed together by the Company and its Holding Company. (ii) Pari Passu charge on receivables from the the project, and the escrow accounts into which such receivables are deposited. The NCD's are further secured by way of an irrevocable and unconditional personal guarantee of the Promoters of the Company. As at 31st March, 2023, 4,500 NCD's aggregating to Rs. 26,877.62/-Lakhs are outstanding. The Assets cover is maintained in respect of said debentures as at 31st March, 2023 as per terms of offer document and Debenture Trust Deed.
5	In terms of a shareholder agreement dated 10th September 2015 entered between Marathon Realty Private Limited ("MRPL") and the Company, during the quarter and year ended march 31, 2023 the Company has recognized revenue aggregating to Rs. 4,134.35 Lakhs and Rs. 20,452.25 Lakhs respectively from the sale of the identified area in the commercial project Future X out of which an amount of Rs.1,798.44 Lakhs and Rs.8,896.73 Lakhs respectively representing 43.50% has been shared with MRPL and shown as property development expenses in the Financial Statement.
6	The Final hearing for the petition of scheme of merger of its wholly owned subsidiary, Marathon Nextgen Township Private Limited, with itself is heard before the Hon'ble National Company Law Tribunal, Mumbai and the order is awaited.
7	The Board of Directors of the Company has recommended a dividend @ 20% i.e. Rs. 1 per Equity share of Rs. 5/- each, subject to the approval by the Shareholder of the Company in ensuing Annual General meeting.
8	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

Place : Mumbai
Date : 24th May, 2023



For MARATHON NEXTGEN REALTY LIMITED

[Handwritten Signature]

CHAIRMAN AND MANAGING DIRECTOR

RAJENDRA & CO.
CHARTERED ACCOUNTANTS

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

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

To
The Board of Directors of Marathon Nextgen Realty Limited

Report on the audit of the Consolidated Annual Financial Results

Opinion

We have audited the accompanying Statement of quarterly and year to date Consolidated financial results of **Marathon Nextgen Realty Limited** ("Holding Company") and its subsidiaries (the Holding Company and its subsidiaries together referred to as "the Group") and its joint ventures for the quarter and year ended March 31, 2023 ("Statement"), attached herewith, being submitted by the Holding Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations").

In our opinion and to the best of our information and according to the explanations given to us and based on consideration of reports of the other auditors on separate financial statements of the subsidiaries and joint ventures, the statement:

- a) includes the results of the 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 Chrome (India) Private Limited	Joint Venture
6	Swayam Realtors & Traders LLP	Joint Venture

- b) is presented in accordance with the requirements of the Listing Regulations in this regard; and
- c) gives a true and fair view in conformity with the applicable accounting standards and other accounting principles generally accepted in India, of the Consolidated net Loss, other comprehensive income and other financial information of the Group for the quarter ended and Consolidated net Profit, other comprehensive income and other financial information of the Group for the year ended March 31, 2023.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing ("SA"s) specified under Section 143(10) of the Companies Act, 2013 as amended ("the Act") Our responsibilities under those Standards are further described in the "Auditors' Responsibilities for the Audit of the Consolidated Financial Results" section of our report. We are independent of the Group in accordance with the 'Code of Ethics' issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.



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Management's Responsibilities for the Consolidated Financial Results

The Statement has been prepared on the basis of the consolidated annual financial statements. The Holding Company's Board of Directors are responsible for the preparation and presentation of the Statement that gives true and fair view of the net profit, other comprehensive income and other financial information of the Group including its joint ventures in accordance with the applicable accounting standards prescribed under Section 133 of the Act read with relevant rules issued thereunder and other accounting principles generally accepted in India and in compliance with Listing Regulations. The respective Board of Directors of the Companies and similar approving authority of joint ventures included in the Group are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, Implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Statement by the Directors of the Holding Company, as aforesaid.

In preparing the Statement, the respective Board of Directors of the companies and similar approving authority of joint ventures included in the Group are responsible for assessing the ability of Group and of its joint ventures to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the respective Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the Companies and similar approving authority of joint ventures included in the Group are also responsible for overseeing the financial reporting process of the Group and its joint ventures.

Auditor's Responsibilities for the Audit of the Consolidated Financial Results

Our objectives are to obtain reasonable assurance about whether the Statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this Statement.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the Statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal financial controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.



RAJENDRA & CO.
CHARTERED ACCOUNTANTS

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- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern and its joint ventures.
- Evaluate the overall presentation, structure and content of the Statement, including the disclosures, and whether the Statement represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial results/ financial information of the entities within the Group and its joint ventures to express an opinion on the statement. We are responsible for the direction, supervision and performance of the audit of the financial information of such entities which are included in the Statement of which we are the independent auditors. For other entities included in the Statement, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

We communicate with those charged with governance of the Holding Company and such other entity included in the consolidated annual financial results of which we are the independent auditors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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.

Other Matters

The accompanying Statement includes the audited financial statements and other financial information in respect of:

- (a) 2 subsidiaries, whose financial statements reflects total assets of Rs. 32,875.94 Lakhs as at March 31, 2023, and total revenues of Rs. 4,293.38 Lakhs and Rs. 4,366.52 Lakhs, total Net Profit after tax of Rs. 4.14 Lakhs and total Net Loss after tax Rs. 681.52 Lakhs, total Other comprehensive loss of Rs. 0.30 Lakhs and total Other Comprehensive loss of Rs. 2.01 Lakhs for quarter and year ended on that date respectively and net cash outflow of Rs. 46.64 Lakhs for the year ended March 31, 2023 as considered in the Statement which have been audited by their respective independent auditors.
- (b) 2 Joint Ventures whose financial statements reflect Group's share of net profit (including other comprehensive income) of Rs. 64.86 Lakhs and Rs. 1087.61 Lakhs for the quarter and year ended March 31, 2023 respectively, as considered in the Statement which have been audited by their respective independent auditors.

The independent auditors report on the financial statement of the entities referred above have been furnished to us by the Management and our opinion on the Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint venture, is based solely on the report of the other auditors and the procedures performed by us as stated in paragraph above. Our Opinion is not modified in



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respect of above matters.

- (c) The Statements includes the results for the quarter ended March 31, 2023 being the balancing figure between the audited figures in respect of full financial year ended March 31, 2023 and the published unaudited year-to-date figures up to the third quarter of the current financial year, which were subjected to a limited review by us, as required under the Listing Regulations.

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

A.R. Shah

A. R. Shah
Partner
Membership No. 047166
Mumbai
UDIN: 23047166 BKG SFL 6473
Date: May 24, 2023



MARATHON NEXTGEN REALTY LIMITED

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

CIN - L65990MH1978PLC020080

AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2023

(Rs. in Lakhs - Except Equity share data)

Particulars	Consolidated Quarter Ended			Consolidated Year Ended	
	31 March 2023	31 December 2022	31 March 2022	31 March 2023	31 March 2022
	Audited	Un-Audited	Audited	Audited	Audited
1 Revenue from operations	17,045.41	27,842.92	16,535.44	71,653.43	30,609.22
2 Other income	909.23	1,157.86	1,022.69	4,240.91	3,812.84
3 Total Income (1+2)	17,954.64	29,000.78	17,558.13	75,894.34	34,422.06
4 Expenses:					
(a) Property development expenses	8,481.92	18,853.11	7,086.66	39,796.58	23,614.53
(b) Changes in inventories	2,866.93	(5,378.19)	3,398.08	2,918.26	(4,582.68)
(c) Employee benefits expense	465.98	313.58	298.90	1,429.01	1,116.92
(d) Finance costs	2,739.07	3,365.24	2,624.96	12,252.81	7,454.57
(e) Depreciation and Amortization	75.96	77.96	77.93	311.83	297.72
(f) Other expenses	1,106.07	1,422.76	1,340.67	3,575.96	3,020.22
Total expenses	15,735.93	18,654.46	14,827.20	60,284.45	30,921.28
5 Profit/(Loss) before exceptional items and tax (3-4)	2,218.71	10,346.32	2,730.93	15,609.89	3,500.78
6 Exceptional Items	-	-	-	-	-
7 Profit/(Loss) before tax (5-6)	2,218.71	10,346.32	2,730.93	15,609.89	3,500.78
8 Tax expense:					
(a) Current tax	(180.50)	(2,831.50)	(671.36)	(3,873.00)	(1,060.00)
(b) Deferred tax	(462.67)	7.78	(91.37)	(460.88)	(145.80)
(c) Excess/Short provision of earlier year	(15.22)	20.50	(11.56)	5.28	63.05
Total tax expense	(658.39)	(2,803.22)	(774.29)	(4,328.60)	(1,142.75)
9 Profit/(Loss) for the period (7-8)	1,560.32	7,543.10	1,956.64	11,281.29	2,358.03
10 Share of Profit/(loss) of Joint Ventures	64.85	471.62	370.19	1,087.61	1,531.20
11 Net Profit/(loss) for the period (9+10)	1,625.17	8,014.72	2,326.83	12,368.90	3,889.23
12 Other Comprehensive Income(OCI)					
(a) Items that will not be reclassified to profit or loss	(9.41)	(4.26)	(64.78)	(24.58)	(26.61)
(b) Income tax relating to items that will not be reclassified to profit or loss	1.50	1.07	16.39	5.41	6.78
Total Other Comprehensive Income	(7.91)	(3.19)	(48.39)	(19.17)	(19.83)
13 Total Comprehensive Income for the period (11+12)	1,617.26	8,011.53	2,278.44	12,349.73	3,869.40
14 Profit for the year attributable to:					
(i) Owners of the Company	1,621.64	7,873.90	2,329.93	12,098.74	3,852.01
(ii) Non-controlling interest	3.56	140.82	(3.10)	270.19	37.22
	1,625.20	8,014.72	2,326.83	12,368.93	3,889.23

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Particulars	Consolidated Quarter Ended			31 March 2023	Consolidated Year Ended 31 March 2022
	31 March 2023	31 December 2022	31 March 2022		
	Audited	Un-Audited	Audited		
15 Other Comprehensive Income for the year attributable to:					
(i) Owners of the Company	(7.52)	(3.13)	(47.00)	(18.59)	(19.57)
(ii) Non-controlling interest	(0.42)	(0.06)	(1.39)	(0.61)	(0.26)
	(7.94)	(3.19)	(48.39)	(19.20)	(19.83)
16 Total Comprehensive Income for the year attributable to:					
(i) Owners of the Company	1,614.12	7,870.77	2,282.93	12,080.15	3,832.44
(ii) Non-controlling interest	3.14	140.76	(4.49)	269.58	36.96
	1,617.26	8,011.53	2,278.44	12,349.73	3,869.40
17 Paid-up equity share capital	2,316.21	2,316.21	2,300.00	2,316.21	2,300.00
18 Other equity				76,203.93	62,638.52
19 Earnings per equity share (Face value of Rs. 5/- each)					
Basic	3.50	17.03	5.07	26.12	8.37
Diluted	3.33	16.33	5.06	25.21	8.36

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

Sr. No.	Particulars	Quarter Ended 31-March-2023	Quarter Ended 31-December-2022	Quarter Ended 31-March-2022	Year Ended 31-March-2023	Year Ended 31-March-2022
1	Net worth (Amount in Lakhs)	78,520.14	76,906.78	64,938.52	78,520.14	64,938.52
2	Total debt (Amount in Lakhs)	86,883.91	92,255.61	1,08,698.49	86,883.91	1,08,698.49
3	Debenture Redemption Reserve	-	812.00	677.00	-	677.00
4	Debt Equity Ratio	1.11	1.20	1.67	1.11	1.67
5	Debt Service Coverage Ratio	0.54	0.85	0.61	0.65	0.66
6	Current Ratio	2.05	1.68	1.77	2.05	1.77
7	Long term debt to working capital ratio	1.47	1.83	1.83	1.47	1.83
8	Interest Service Coverage Ratio	1.27	3.23	1.29	1.72	1.06
9	Bad Debts to Trade receivable ratio	-	-	-	-	-
10	Debtors turnover (days)	86	52	50	22	55
11	Inventory turnover (times)	0.21	0.26	0.19	0.80	0.36
12	Current Liabilities Ratio	0.37	0.41	0.38	0.37	0.38
13	Total Debts to Total Assets	0.40	0.42	0.51	0.40	0.51
14	Operating Margin (%)	24.20%	45.37%	26.68%	33.40%	24.31%
15	Net profit Margin (%)	9.03%	27.15%	13.27%	15.94%	11.19%



Formulae for computation of ratios are as follows:

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



Marathon Nextgen Realty Limited**Audited Consolidated Statement of Assets and Liabilities as on 31 March 2023****(Rs. in Lakhs)**

Particulars	Year Ended 31st March 2023	Year Ended 31st March 2022
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	830.45	861.21
(b) Goodwill on consolidated	12,522.52	12,522.52
(c) Investment Property	14,948.47	15,204.21
(d) Financial Assets		
(i) Investment in Joint Ventures	3,779.29	26,120.52
(ii) Investments	693.38	1,018.87
(iii) Loans	77,900.01	56,843.26
(iv) Other Financial Assets	830.06	956.86
(e) Deferred Tax Assets (Net)	6.68	410.28
(f) Income Tax Assets (Net)	581.46	413.44
(g) Other Non-current Assets	347.06	429.86
Total Non - Current Assets	1,12,439.38	1,14,781.03
2 Current assets		
(a) Inventories	51,786.30	54,704.56
(b) Financial Assets		
(i) Investment	413.55	-
(ii) Trade Receivables	4,333.10	3,790.06
(iii) Cash and Cash Equivalents	3,097.58	1,689.47
(iv) Other Balances with Banks	4,780.81	4,567.85
(v) Loans	27,064.36	24,497.38
(vi) Other Financial Assets	6,266.33	4,405.52
(c) Other Current Assets	5,139.48	5,462.67
Total Current Assets	1,02,881.51	99,117.51
Total Assets (1+2)	2,15,320.89	2,13,898.54
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,316.21	2,300.00
(b) Other Equity	76,203.93	62,638.52
(c) Non Controlling Interest	810.74	541.16
Total Equity	79,330.88	65,479.68
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	77,915.97	89,071.08
(ii) Other Financial Liabilities	391.35	590.39
(b) Provisions	7,375.16	2,839.74
(c) Other Current Liabilities	27.95	31.81
(d) Deferred Tax Liabilities (Net)	64.69	12.80
Total Non - Current Liabilities	85,775.12	92,545.82
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	8,967.94	19,627.41
(ii) Trade Payables		
Due to Micro, Small and Medium Enterprises	1,622.11	1,010.60
Due to other than Micro, Small and Medium Enterprises	4,287.71	3,527.38
(iii) Other Financial Liabilities	4,994.09	1,720.71
(b) Provisions	659.92	341.45
(c) Current Tax Liabilities (Net)	1,377.90	230.85
(d) Other Current Liabilities	28,305.22	29,414.64
Total Current Liabilities	50,214.89	55,873.04
Total Equity and Liabilities (1+2+3)	2,15,320.89	2,13,898.54



Marathon Nextgen Realty Limited

Audited Consolidated Cash flow Statement for the year ended 31st March, 2023

(Rs. in Lakhs)

Particulars	Year Ended 31 March 2023	Year Ended 31 March 2022
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	15,609.89	3,500.78
<u>Adjustment for:</u>		
Depreciation/ Amortisation	317.35	302.07
Finance Cost	12,252.81	7,454.57
Interest Income	3,528.52	(3,169.32)
Profit on sale of Properties, Plants and Equipments	0.13	-
Fair value of investment through Profit and Loss Account	(13.79)	(15.14)
Share of Profit / (Loss) of Joint Ventures	628.84	1,531.20
Employee Stock Option Compensation	47.63	196.74
Operating profit before Working Capital changes	32,371.38	9,800.90
<u>Adjustments for changes in Working capital</u>		
(Increase)/Decrease in Inventories	2,918.26	(4,582.68)
(Increase)/Decrease in Trade Receivables	(543.04)	1,235.43
(Increase)/Decrease in Other Financial Assets - Non current and current	(1,734.01)	70.77
Increase/(Decrease) in Other Non current and current Assets	405.99	(2,501.47)
Increase/(Decrease) in Trade Payables and other Payable	1,371.84	(616.45)
(Increase)/Decrease in Other Financial Liabilities - Non current and current	3,087.45	606.24
Increase/(Decrease) in Other Non current and current Liabilities	(1,113.28)	5,099.87
Increase/(Decrease) in Provisions - Non current and current	4,755.05	(37.41)
Cash generated from/ (used in) operations	41,519.64	9,075.19
Income taxes (paid)	(2,888.69)	(1,441.76)
Net Cash from/ (used in) operating activities	38,630.95	7,633.43
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds/(Acquisition) from sale of property, plant & equipment	(30.98)	(148.83)
Withdrawal / additional investment of share from Joint Venture Investment	22,800.00	(925.74)
Movement in Other Bank Balances	(212.96)	(500.61)
Interest on Investments	(3,528.52)	3,169.32
Loan and advances given (Net)	(23,623.73)	(13,959.93)
Investment in Preference Share	-	(2,131.20)
Investment in Joint Venture	-	(23,038.32)
Net Cash from/(used in) investing activities	(4,596.19)	(37,535.31)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed / (Repayment) of Long term and short term borrowings (Net)	(21,814.58)	34,804.29
Finance cost paid	(12,252.81)	(7,454.57)
Proceed on issue of share warrant	1,620.00	-
Proceed on issue of Shares under options	64.82	-
Dividend Paid	(230.98)	-
Net Cash from/(used in) financing activities	(32,613.55)	27,349.72
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	1,421.21	(2,552.16)
Cash and Cash Equivalents (Opening balance)	1,579.74	4,131.90
Cash and Cash Equivalents (Closing balance)	3,000.95	1,579.74
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	1,421.21	(2,552.16)

Reconciliation of cash and cash equivalents with the balance sheet

Particular	Year Ended 31 March 2023	Year Ended 31 March 2022
Cash and cash equivalents	6.47	13.24
Balances with banks		
- In current accounts	3,091.11	1,676.24
- Margin money with Bank and NBFC - original maturity of 3 months or less	-	-
	3,097.58	1,689.48
Less:- Book Draft	(96.63)	(109.74)
Total	3,000.95	1,579.74



Ans

Notes

1	The Audited Consolidated Financial Results for the quarter and year ended 31st March,2023 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 24th May, 2023. The Statutory Auditors have expressed an unmodified audit opinion. 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 figures of the current quarter (i.e. three months ended 31st March ,2023) and corresponding previous quarter (i.e. three months ended 31st March,2022) are the balancing figures between the audited figures in respect of the full financial year and the published year to date figures up to the third quarter of the respective financial years which have been subject to limited review.
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.
4	The listed, rated, secured and redeemable Non Convertible Debentures (NCD) of Rs. 10,00,000/- each issued by the Company are secured by . (i) Pari passu charge of the unsold identified area in Futures X commercial project (the project) developed together by the Company and its Holding Company. (ii) Pari Passu charge on receivables from the the project, and the escrow accounts into which such receivables are deposited. The NCD's are further secured by way of an irrevocable and unconditional personal guarantee of the Promoters of the Company. As at 31st March,2023, 4,500 NCD's aggregating to Rs. 26,877.62/-Lakhs are outstanding. The Assets cover is maintained in respect of said debentures as at 31st March ,2023 as per terms of offer document and Debenture Trust Deed.
5	In terms of a shareholder agreement dated 10th September 2015 entered between Marathon Realty Private Limited ("MRPL") and the Company, during the quarter and year ended march 31, 2023 the Company has recognized revenue aggregating to Rs. 4,134.35 Lakhs and Rs. 20,452.25 Lakhs respectively from the sale of the identified area in the commercial project Future X out of which an amount of Rs.1,798.44 Lakhs and Rs.8,896.73 Lakhs respectively representing 43.50% has been shared with MRPL and shown as property development expenses in the Financial Statement.
6	The Final hearing for the petition of scheme of merger of its wholly owned subsidiary, Marathon Nextgen Township Private Limited, with itself is heard before the Hon'ble National Company Law Tribunal, Mumbai and the order is awaited.
7	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

Place : Mumbai
Date : 24th May, 2023



For MARATHON NEXTGEN REALTY LTD

Shri R. S. Shah

CHAIRMAN AND MANAGING DIRECTOR