

November 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

Dear Sirs,

Sub: Unaudited Financial Results (Standalone and Consolidated) for second quarter and half year ended September 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 Unaudited Financial Results (Standalone and Consolidated) for second quarter and half year ended September 30, 2021 as approved by the Board of Directors at its meeting held on Friday, November 12, 2021 alongwith the Limited Review Report.

Kindly take the same on your record.

Commencement Time: 4:30pm Concluded Time: 6:15 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 and half yearly Unaudited Standalone Financial Results of the Company Pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

**Review Report
To The Board of Directors
Marathon Nextgen Realty Limited**

1. We have reviewed the accompanying statement of unaudited standalone financial results of **Marathon Nextgen Realty Limited** (the "Company") for the quarter and half year ended September 30, 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. This Statement, which is the responsibility of the Company's Management and approved by the Company's Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, (Ind AS 34) "Interim Financial Reporting" prescribed under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statement is free of material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 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: 21103316AA AAM B537D

Date: November 12, 2021



MARATHON NEXTGEN REALTY LIMITED

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

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2021

Particulars	Standalone Quarter Ended				Standalone Half Year Ended		Standalone Year Ended 31 March 2021 Audited
	30 September 2021	30 June 2021	30 September 2020	30 September 2021	30 September 2020	31 March 2021	
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited	
1 Revenue from operations	916.99	1,087.66	1,276.04	2,004.65	2,755.28	5,439.23	
2 Other income	647.25	615.42	260.93	1,262.67	550.69	1,869.61	
3 Total Income (1+2)	1,564.24	1,703.08	1,536.97	3,267.32	3,305.97	7,308.84	
4 Expenses:							
(a) Property development expenses	973.83	694.36	478.76	1,668.19	979.60	3,315.14	
(b) Changes in inventories	(973.83)	(694.36)	(478.76)	(1,668.19)	(979.60)	(3,315.14)	
(c) Employee benefits expense	126.45	122.73	55.59	249.18	111.41	300.65	
(d) Finance costs	820.15	925.22	738.15	1,745.37	1,457.03	3,054.07	
(e) Depreciation and Amortization	64.37	64.35	65.64	128.72	133.94	500.05	
(f) Other expenses	236.45	179.45	32.34	415.90	132.30	488.78	
Total expenses	1,247.42	1,291.75	891.72	2,539.17	1,834.68	4,343.55	
5 Profit/(loss) before exceptional items and tax (3-4)	316.82	411.33	645.25	728.15	1,471.29	2,965.29	
6 Exceptional items	-	-	-	-	-	-	
7 Profit/(Loss) before tax (5-6)	316.82	411.33	645.25	728.15	1,471.29	2,965.29	
8 Tax expense:							
(a) Current tax	(33.43)	(25.21)	(113.00)	(58.64)	(257.00)	(897.00)	
(b) Deferred tax	(48.90)	(72.29)	21.92	(121.19)	189.89	386.86	
(c) Excess/Short provision of earlier year	-	-	-	-	-	(50.39)	
Total tax expense	(82.33)	(97.50)	(91.08)	(179.83)	(67.11)	(560.53)	
9 Profit/(Loss) for the period (7-8)	234.49	313.83	554.17	548.32	1,404.18	2,404.76	
10 Share of Profit/(loss) of Joint Ventures	-	(721.41)	-	(721.41)	437.10	437.10	
11 Net Profit/(loss) for the period (9+10)	234.49	(407.58)	554.17	(173.09)	1,841.28	2,841.86	
12 Other Comprehensive Income(OCI)							
(a) Items that will not be reclassified to profit or loss	7.14	7.14	(4.12)	14.28	(8.25)	28.55	
(b) Income tax relating to items that will not be reclassified to profit or loss	(1.80)	(1.80)	1.20	(3.60)	2.40	(7.18)	
Total Other Comprehensive Income	5.34	5.34	(2.92)	10.68	(5.85)	21.37	
13 Total Comprehensive Income for the period (11+12)	239.83	(402.24)	551.25	(162.41)	1,835.43	2,863.23	
14 Paid-up equity share capital	2,300.00	2,300.00	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)	0.5098	(0.8860)	1.2047	(0.3763)	4.0028	6.1780	
Basic	0.5093	(0.8860)	1.2047	(0.3763)	4.0028	6.1739	
Diluted	-	-	-	-	-	-	



Particulars	Half Year Ended 30th September 2021	Year Ended 31st March 2021
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	64.86	69.19
(b) Rights-of-use assets	-	-
(c) Investment Property	15,332.08	15,459.95
(d) Financial Assets		
(i) Investment in Joint Ventures	1,450.78	1,672.19
(ii) Investments	20,649.40	20,484.07
(iii) Loans	21,747.22	22,903.19
(iv) Other Financial Assets	154.67	35.74
(e) Deferred Tax Assets (Net)	429.15	553.93
(f) Income Tax Assets (Net)	402.49	185.83
(g) Other Non-current Assets	97.64	81.66
Total Non - Current Assets	60,328.29	61,445.75
2 Current assets		
(a) Inventories	29,747.27	28,079.09
(b) Financial Assets		
(i) Trade Receivables	98.49	759.07
(ii) Cash and Cash Equivalents	101.70	48.33
(iii) Other Balances with Banks	29.81	22.27
(iv) Loans	12,644.65	14,675.82
(v) Other Financial Assets	6,729.82	6,332.86
(c) Other Current Assets	855.16	738.20
Total Current Assets	50,206.90	50,655.64
Total Assets (1+2)	1,10,535.19	1,12,101.39
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,300.00	2,300.00
(b) Other Equity	63,634.04	63,698.13
Total Equity	65,934.04	65,998.13
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	33,137.74	38,033.03
(ii) Other Financial Liabilities	584.00	530.47
(b) Provisions	109.13	116.05
(c) Other Current Liabilities	54.26	54.26
(d) Deferred Tax Liabilities (Net)	-	-
Total Non - Current Liabilities	33,885.13	38,733.81
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	6,715.49	3,000.36
(ii) Trade Payables		
Due to Micro, Small and Medium Enterprises	35.01	23.08
Due to other than Micro, Small and Medium Enterprises	1,494.41	1,990.06
(iii) Other Financial Liabilities	845.39	961.08
(b) Lease Liabilities	-	-
(c) Provisions	10.77	12.15
(d) Current Tax Liabilities (Net)	555.67	555.68
(e) Other Current Liabilities	1,059.28	827.04
Total Current Liabilities	10,716.02	7,369.45
Total Equity and Liabilities (1+2+3)	1,10,535.19	1,12,101.39



Marathon Nextgen Realty Limited

Unaudited Standalone Cashflow Satatement for the half year ended September 30, 2021

(₹ in Lakhs)

Particulars	For the Half Year Ended September 30, 2021	For the Half Year Ended September 30, 2020
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	728.15	1,471.29
<u>Adjustment for:</u>		
Depreciation/ Amortisation	133.31	133.94
Finance Cost	1,745.37	2,266.28
Interest Income	(361.67)	(508.90)
Loss on sale of Properties, Plants and Equipments	-	7.95
Provision for doubtful debt and other Provision	7.15	(8.25)
Fair value of investment through Profit and Loss Account	13.33	(17.35)
Employee Stock Option Compensation	98.31	-
Operating profit before Working Capital changes	2,363.95	3,344.96
<u>Adjustments for changes in Working capital</u>		
(Increase)/ Decrease in Inventories	(1,668.18)	(979.60)
(Increase)/ Decrease in Trade Receivables	660.58	195.71
(Increase)/ Decrease in Other Financial Assets - Non current and current	(515.89)	1,058.72
Increase/(Decrease) in Other Non current and current Assets	(132.94)	1.98
Increase/(Decrease) in Trade Payables and other Payable	(483.72)	(260.22)
(Increase)/ Decrease in Other Financial Liabilities - Non current and current	(62.16)	(446.06)
Increase/(Decrease) in Other Non current and current Liabilities	232.24	(22.80)
Increase/(Decrease) in Provisions - Non current and current	(6.92)	11.78
Cash generated from/ (used in) operations	386.96	2,904.47
Income taxes (paid)	216.67	(197.64)
Net Cash from/ (used in) operating activities	603.63	2,706.83
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds/ (Acquisition) from sale of property, plant & equipment	(1.11)	13.57
Withdrawal/ (Investment) of share from Joint Venture	(500.00)	-
Investment in Preference Shares of Subsidiary	(152.00)	-
Other Bank Balances	(7.54)	(52.29)
Interest received on Investments	361.67	508.90
Loan and advances given (Net)	3,495.02	(1,143.89)
Net Cash from/(used in) investing activities	3,196.04	(673.71)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed / (Repayment) of Long term and short term borrowings (Net)	(2,000.93)	173.54
Finance cost paid	(1,745.37)	(552.58)
Net Cash from/(used in) financing activities	(3,746.30)	(379.04)
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	53.37	1,654.08
Cash and Cash Equivalents (Opening balance)	48.33	47.53
Cash and Cash Equivalents (Closing balance)	101.70	1,701.62
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	53.37	1,654.09

Reconciliation of cash and cash equivalents with the balance sheet

Particular	For the Half Year Ended September 30, 2021	For the Half Year Ended September 30, 2020
Cash and cash equivalents	4.75	2.87
Balances with banks		
- In current accounts	96.95	31.07
- Margin money with Bank and NBFC - original maturity of 3 months or less	-	1,667.68
Subtotal	101.70	1,701.62
Less: Book Draft	-	-
	101.70	1701.62



Notes

1	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 November 12, 2021. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended September 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 with effect from the quarter ended June 30, 2021.
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 and accordingly not provided.
4	The Company has filed a scheme with the Hon'ble National Company Law Tribunal, Mumbai for merger of its wholly owned subsidiary, Marathoon Nextgen Township Private Limited, with itself. The final hearing is pending with the said Hon'ble NCLT and the effect of the said scheme will be given in the quarter in which the Hon'ble NCLT issues the final order approving the scheme.
5	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, if any on the Company, will be assessed and recognised in the quarter when the said Code and Rules thereunder are notified.
6	The Ministry of Corporate Affairs (MCA) vide notification dated March 24, 2021 has amended Schedule III to the Companies Act, 2013 in respect of certain disclosures, which are applicable from April 1, 2021. The Company has incorporated the changes as per the said amendment in the above results and has also changed comparative numbers for other periods wherever applicable.
7	The Company has taken into account external and internal information for assessing possible impact of COVID-19 on various elements of its financial results, including recoverability of its assets. The impact of Covid-19 may be different from what is estimated as at the date of approval of the financial results and the Company will continue to monitor any material changes to future economic conditions.
8	Figures for the previous period are reclassified/ re-arranged/ re-grouped, wherever necessary.

Place : Mumbai

Date : November 12, 2021



For MARATHON NEXTGEN REALTY LTD

Vijay R. Shah

CHAIRMAN AND MANAGING DIRECTOR

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

Review Report

To The Board of Directors

Marathon Nextgen Realty Limited

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **Marathon Nextgen Realty Limited** (the "Parent") which includes its subsidiaries (the Parent and its subsidiaries together referred to as "the Group"), and joint ventures for the quarter and half year ended September 30, 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	Parent Company
2	Marathon Nextgen Townships Private Limited	Wholly owned subsidiary
3	Terrapolis Assets Private Limited	Wholly owned subsidiary
4	Sanvo Resorts Private Limited	Subsidiary
5	Columbia Chrome (India) Private Limited	Joint Venture
6	Swayam Realtors & Traders LLP	Joint Venture



RAJENDRA & CO.
CHARTERED ACCOUNTANTS

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

5. The Statement also includes financial results of two subsidiaries, whose financial statements reflects total assets of Rs 25,148.87 Lakhs as at September 30, 2021, total revenues of Rs 35.54 Lakhs and Rs 54.44 Lakhs, total net loss after tax and total comprehensive income of Rs 231.19 Lakhs and Rs 478.96 Lakhs for the quarter and half year ended September 30, 2021 respectively and net Cash outflow Rs 4.61 lakhs for half year ended September 30, 2021 and Group's share of net profit (including other comprehensive income) of Rs 359.76 Lakhs and Rs 613.77 Lakhs for the quarter and half year ended September 30, 2021, as considered in the Statement, in respect of two joint venture, whose financial statements have not been reviewed by us. These financial statements have been reviewed by other auditors whose reports have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these entities, are based solely on the report of the other auditors.
6. Based on our review conducted as stated above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the aforesaid Indian Accounting Standards ('Ind AS') specified under Section 133 of the Companies Act, 2013 as amended, read with relevant rules issued thereunder and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in terms of the Listing Regulations, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Rajendra & Co.

Chartered Accountants

Firm Registration No 108355W

Akshay R. Shah

Akshay R. Shah

Partner

Membership No.103316

Mumbai

UDIN: 21103316 AAAA MC 2364

Date: November 12, 2021



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

UNAUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2021

Particulars	Consolidated Quarter Ended			Consolidated Half Year Ended		Consolidated Year Ended
	30 September 2021	30 June 2021	30 September 2020	30 September 2021	30 September 2020	31 March 2021
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
1 Revenue from operations	3,739.23	3,535.01	2,432.78	7,274.24	8,300.00	20,554.84
2 Other income	941.02	888.62	232.39	1,829.64	502.91	1,760.06
3 Total Income (1+2)	4,680.25	4,423.63	2,665.17	9,103.88	8,802.91	22,314.90
4 Expenses:						
(a) Property development expenses	5,659.70	3,867.15	1,957.59	9,526.85	3,443.93	10,839.03
(b) Changes in inventories	(3,464.03)	(1,953.48)	(1,138.78)	(5,417.51)	884.99	1,245.70
(c) Employee benefits expense	246.06	243.55	112.94	489.61	226.84	612.30
(d) Finance costs	1,506.28	1,568.22	1,095.74	3,074.50	2,123.73	4,379.11
(e) Depreciation and Amortization	71.77	72.44	77.27	144.21	156.11	543.45
(f) Other expenses	546.07	314.52	103.52	860.59	216.54	1,484.99
Total expenses	4,565.85	4,112.40	2,208.28	8,678.25	7,052.14	19,104.58
5 Profit/(loss) before exceptional items and tax (3-4)	114.40	311.23	456.89	425.63	1,750.77	3,210.32
6 Exceptional items	-	-	-	-	-	-
7 Profit/(Loss) before tax (5-6)	114.40	311.23	456.89	425.63	1,750.77	3,210.32
8 Tax expense:						
(a) Current tax	(49.43)	(67.21)	(131.57)	(116.64)	(451.09)	(1,238.00)
(b) Deferred tax	(64.29)	(51.51)	23.23	(115.80)	193.41	394.77
(c) Excess/Short provision of earlier year	-	-	-	-	-	(50.39)
Total tax expense	(113.72)	(118.72)	(108.34)	(232.44)	(257.68)	(893.62)
9 Profit/(Loss) for the period (7-8)	0.68	192.51	348.55	193.19	1,493.09	2,316.70
10 Share of Profit/(loss) of Joint Ventures	359.76	254.01	84.93	613.77	123.09	(723.88)
11 Net Profit/(loss) for the period (9+10)	360.44	446.52	433.48	806.96	1,616.19	1,592.82
12 Other Comprehensive Income(OCI)						
(a) Items that will not be reclassified to profit or loss	12.72	12.72	(5.15)	25.44	(10.30)	54.16
(b) Income tax relating to items that will not be reclassified to profit or loss	(3.20)	(3.20)	1.46	(6.40)	2.92	(12.81)
Total Other Comprehensive Income	9.52	9.52	(3.69)	19.04	(7.38)	41.35
13 Total Comprehensive Income for the period (11+12)	369.96	456.04	429.79	826.00	1,608.81	1,634.17
14 Profit for the year attributable to:						
(i) Owners of the Company	360.31	435.15	432.01	795.46	1,568.56	1,519.10
(ii) Non-controlling interest	0.12	11.37	1.47	11.49	47.63	73.72
	360.43	446.52	433.48	806.95	1,616.19	1,592.82
15 Other Comprehensive Income for the year attributable to:						
(i) Owners of the Company	9.15	9.14	(3.62)	18.29	(7.24)	39.85
(ii) Non-controlling interest	0.37	0.38	(0.07)	0.75	(0.14)	1.50
	9.52	9.52	(3.69)	19.04	(7.38)	41.35
16 Total Comprehensive Income for the year attributable to:						
(i) Owners of the Company	369.46	444.29	428.39	813.75	1,561.31	1,558.95
(ii) Non-controlling interest	0.49	11.75	1.40	12.24	47.50	75.22
	369.95	456.04	429.79	825.99	1,608.81	1,634.17
17 Paid-up equity share capital	2,300.00	2,300.00	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	0.7833	0.9460	0.9392	1.7293	3.4099	3.3024
Diluted	0.7826	0.9453	0.9392	1.7279	3.4099	3.3002



Marathon Nextgen Realty Limited

Un-Audited Consolidated Statement of Assets and Laibilities as on September 30,2021

(₹ in Lakhs)

Particulars	Half Year Ended 30th September 2021	Year Ended 31st March 2021
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	778.09	758.71
(b) Goodwill on consolidated	12,522.52	12,522.52
(c) Rights-of-use assets	-	-
(d) Investment Property	15,332.08	15,459.95
(e) Financial Assets		
(i) Investment in Joint Ventures	2,064.77	951.00
(ii) Investments	979.30	384.89
(iii) Loans	41,327.16	43,519.80
(iv) Other Financial Assets	793.12	744.21
(f) Deferred Tax Assets (Net)	432.50	557.28
(g) Income Tax Assets (Net)	645.93	482.46
(h) Other Non-current Assets	468.03	116.57
Total Non - Current Assets	75,343.50	75,497.39
2 Current assets		
(a) Inventories	55,539.40	50,121.88
(b) Financial Assets		
(i) Trade Receivables	2,174.33	5,025.49
(ii) Cash and Cash Equivalents	1,620.44	4,206.25
(iii) Other Balances with Banks	4,704.57	4,067.23
(iv) Loans	17,668.95	23,860.91
(v) Other Financial Assets	4,536.47	4,572.57
(c) Other Current Assets	4,784.34	3,083.97
Total Current Assets	91,028.50	94,938.30
Total Assets (1+2)	1,66,372.00	1,70,435.69
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,300.00	2,300.00
(b) Other Equity	59,521.42	58,609.36
(c) Non Controlling Interest	516.45	504.20
Total Equity	62,337.87	61,413.56
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	58,966.61	66,732.24
(ii) Other Financial Liabilities	584.00	530.47
(b) Provisions	2,947.85	2,952.30
(c) Other Current Liabilities	54.26	54.26
(d) Deferred Tax Liabilities (Net)	18.20	20.77
Total Non - Current Liabilities	62,570.92	70,290.04
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	8,220.84	7,161.95
(ii) Trade Payables		
Due to Micro, Small and Medium Enterprises	655.14	342.69
Due to other than Micro, Small and Medium Enterprises	3,331.05	4,811.75
(iii) Other Financial Liabilities	2,166.44	1,248.75
(b) Lease Liabilities	-	-
(c) Provisions	235.12	239.69
(d) Current Tax Liabilities (Net)	568.92	744.68
(e) Other Current Liabilities	26,285.70	24,182.58
Total Current Liabilities	41,463.21	38,732.09
Total Equity and Liabilities (1+2+3)	1,66,372.00	1,70,435.69



Marathon Nextgen Realty Limited

Unaudited Consolidated Cashflow Statement for the half year ended September 30,2021

(₹ in Lakhs)

Particulars	Half Year Ended 30 September 2021	Half Year Ended 30 September 2020
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	425.63	1,750.77
<u>Adjustment for:</u>		
Depreciation/ Amortisation	144.21	156.11
Finance Cost	3,074.50	4,216.85
Profit on sale of Properties, Plants and Equipments	-	(7.95)
Provision for doubtful debt and other provision	14.23	(10.30)
Fair value of investment through Profit and Loss Account	(28.25)	(17.35)
Operating profit before Working Capital changes	3,630.32	6,088.13
<u>Adjustments for changes in Working capital</u>		
(Increase)/Decrease in Inventories	(5,417.52)	884.99
(Increase)/Decrease in Trade Receivables	2,851.16	(316.77)
(Increase)/Decrease in Other Financial Assets - Non current and current	(12.81)	1,441.88
Increase/(Decrease) in Other Non current and current Assets	(1,646.24)	206.97
Increase/(Decrease) in Trade Payables and other Payable	(1,168.25)	(704.27)
(Increase)/Decrease in Other Financial Liabilities - Non current and current	971.22	(772.26)
Increase/(Decrease) in Other Non current and current Liabilities	2,103.12	(2,534.61)
Increase/(Decrease) in Provisions - Non current and current	(9.02)	772.74
Cash generated from/ (used in) operations	1,301.98	5,066.80
Income taxes (paid)	(339.23)	(228.16)
Net Cash from/ (used in) operating activities	962.75	4,838.64
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds/(Acquisition) from sale of property, plant & equipment	(42.90)	61.09
Investment in Joint Venture	(500.00)	-
Investment in Preference Share Capital	(1,000.00)	-
Other Bank Balances	(637.34)	(13.09)
Loan and advances given (Net)	8,412.91	(1,611.79)
Net Cash from/(used in) investing activities	6,232.67	(1,563.79)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed / (Repayment) of Long term and short term borrowings (Net)	(6,706.74)	1,266.90
Finance cost paid	(3,074.50)	(2,503.15)
Payment of lease Liabilities	-	(20.56)
Net Cash from/(used in) financing activities	(9,781.24)	(1,256.81)
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	(2,585.82)	2,018.04
Cash and Cash Equivalents (Opening balance)	4,206.25	1,228.41
Cash and Cash Equivalents (Closing balance)	1,620.43	3,246.45
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(2,585.82)	2,018.04

Reconciliation of cash and cash equivalents with the balance sheet

Particular	Half Year Ended 30 September 2021	Half Year Ended 30 September 2020
Cash and cash equivalents	17.46	10.22
Balances with banks		
- In current accounts	1,591.99	1,487.34
- Margin money with Bank and NBFC - original maturity of 3 months or less	10.99	1,972.23
	1,620.44	3,469.79
Less:- Book Draft	-	(223.34)
Total	1,620.44	3,246.45



Notes

1	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 November 12, 2021. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended September 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	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.
3	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, if any on the Group, will be assessed and recognised in the quarter when the said Code and Rules thereunder are notified.
4	The Ministry of Corporate Affairs (MCA) vide notification dated March 24, 2021 has amended Schedule III to the Companies Act, 2013 in respect of certain disclosures, which are applicable from April 1, 2021. The Group has incorporated the changes as per the said amendment in the above results and has also changed comparative numbers for other periods wherever applicable.
5	The Group has taken into account external and internal information for assessing possible impact of COVID-19 on various elements of its financial results, including recoverability of its assets. The impact of Covid-19 may be different from what is estimated as at the date of approval of the financial results and the Group will continue to monitor any material changes to future economic conditions.
6	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

Place : Mumbai
Date : November 12, 2021

For MARATHON NEXTGEN REALTY LTD



CHAIRMAN AND MANAGING DIRECTOR

