

MARATHON NEXTGEN REALTY LIMITED



Regd. Off.: Marathon Futurex, N.M. Joshi Marg, Lower Parel, Mumbai 400 013
Tel.: +91-22-6724 8484 Fax: +91-22-6772 8408 CIN: L65990MH1978PLC020080
E-mail: shares@marathonnextgen.com Website: www.marathonnextgen.com

November13, 2020

To

BSE Limited

Dept. of Corporate Services

P. J. Towers, Dalal Street

Mumbai 400 001

Scrip Code: 503101

National Stock Exchange of India Limited

Listing Department

BKC, Bandra (E)

Mumbai 400 051

Symbol: MARATHON

Sub: Un-Audited Financial Results (Standalone and Consolidated) - second quarter and half year ended on September 30, 2020- 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) - second quarter and half year ended on September 30, 2020 as approved by the Board of Directors at its meeting held on November 13, 2020 alongwith the Limited Review Report of the Statutory Auditors.

Kindly take the same on your record.

Commencement Time: 3:15 pm

Concluded Time: 6:05 pm

Yours faithfully,

For Marathon Nextgen Realty Limited



K. S. Raghavan

Company Secretary & Compliance Officer

Encl.:as above

RAJENDRA & CO.

CHARTERED ACCOUNTANTS

1311 DalamaITower 211Nariman Point Mumbai 400021 Tel: 22 85 5770 Fax: 22 83 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, 2020 (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: 20103316AAAAFJ5302

Date: November 13, 2020



MARATHON NEXTGEN REALTY LIMITED

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

CIN - L65990MH1978PLC020080

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2020

(₹. in lakhs - Except Equity share data)

Particulars	Standalone Quarter Ended			Standalone Half Year Ended		Standalone Year Ended
	30 Sep 2020	30 June 2020	30 Sep 2019	30 Sep 2020	30 Sep 2019	31 March 2020
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
1 Revenue from operations	1,276.04	1,479.24	1,630.33	2,755.28	3,114.92	8,127.00
2 Other income	260.93	289.76	361.65	550.69	593.89	1,121.72
3 Total Income (1+2)	1,536.97	1,769.00	1,991.98	3,305.97	3,708.81	9,248.72
4 Expenses:						
(a) Property development expenses	478.76	500.84	429.66	979.60	922.88	2,155.61
(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(478.76)	(500.84)	(429.66)	(979.60)	(922.88)	(999.05)
(c) Employee benefits expense	55.59	55.82	212.72	111.41	391.84	627.76
(d) Finance costs	738.15	718.88	765.83	1,457.03	1,484.51	2,866.34
(e) Depreciation and Amortization	65.64	68.29	105.78	133.94	208.96	455.74
(f) Other expenses	32.34	99.97	198.03	132.30	369.55	1,016.22
Total expenses	891.72	942.96	1,282.36	1,834.68	2,454.86	6,122.62
5 Profit/(loss) before exceptional items and tax (3-4)	645.25	826.04	709.62	1,471.29	1,253.95	3,126.10
6 Exceptional Items	-	-	-	-	-	-
7 Profit/(Loss) before tax (5-6)	645.25	826.04	709.62	1,471.29	1,253.95	3,126.10
8 Tax expense:						
(a) Current tax	(113.00)	(144.00)	(103.75)	(257.00)	(220.00)	(537.00)
(b) Deferred tax	21.92	167.97	(9.27)	189.89	8.75	96.31
(c) Excess/Short provision of earlier year	-	-	-	-	0.35	0.35
Total tax expense	(91.08)	23.97	(113.02)	(67.11)	(210.90)	(440.35)
9 Profit/(Loss) for the period (7-8)	554.17	850.01	596.60	1,404.18	1,043.05	2,685.75
10 Share of Profit/(loss) of Joint Ventures	-	437.10	-	437.10	754.73	754.73
11 Net Profit/(loss) for the period (9+10)	554.17	1,287.12	596.60	1,841.28	1,797.78	3,440.47
12 Other Comprehensive Income(OCI)						
(a) Items that will not be reclassified to profit or loss	(4.12)	(4.12)	(2.21)	(8.25)	(4.42)	(16.49)
(b) Income tax relating to items that will not be reclassified to profit or loss	1.20	1.20	1.93	2.40	1.29	4.80
Total Other Comprehensive Income	(2.92)	(2.92)	(0.28)	(5.85)	(3.13)	(11.69)
13 Total Comprehensive Income for the period (11+12)	551.25	1,284.20	596.32	1,835.43	1,794.65	3,428.78
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						60,809.67
16 Earnings per equity share (Face value of Rs. 5/- each)						
Basic and Diluted	1.20	2.80	1.30	4.00	3.91	7.48



cul



Note

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 13, 2020. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended September 30, 2020 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.
2	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.
3	Provision for current tax for the half year ended September 30, 2020 is after utilising MAT credit of ₹. 119.27 Lakhs.
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	A Petition for merger of Wholly Owned Subsidiary of the Company Marathon Nextgen Township Private Limited with itself was filed with NCLT on December 13, 2019. As directed by Hon'ble NCLT in its order dated 6th February 2020, the Company has sought and received approval from Shareholder at Annual General Meeting of the company held on September 29,2020. The company has accordingly filed affidavit with NCLT on approval of shareholders.
6	In preparation of these results, the Company has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets. Based on current indicators of future economic conditions, the Company possesses sufficient liquidity and expects to fully recover the carrying amount of its assets. Considering the evolving nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these financial results. The Company will continue to monitor any material changes to future economic conditions.
7	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

Place : Mumbai
Date : November 13, 2020



For MARATHON NEXTGEN REALTY LTD

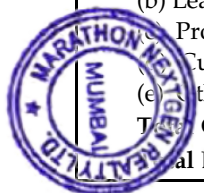
CHETAN R SHAH
CHAIRMAN AND MANAGING DIRECTOR

Marathon Nextgen Realty Limited

Unaudited Standalone Statement of Assets and Liabilities as on September 30,2020

(₹ in Lakhs)

Particulars	Half Year Ended 30th Sep 2020	Year Ended 31st March 2020
	Un-Audited	Audited
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	74.62	102.21
(b) Rights-of-use assets	-	237.40
(c) Investment Property	15,587.82	15,715.69
(d) Financial Assets		-
(i) Investment in Joint Ventures	2,272.19	1,835.09
(ii) Investments	20,476.30	20,458.96
(iii) Loans	29,803.02	36,975.32
(iv) Other Financial Assets	108.88	229.39
(e) Deferred Tax Assets (Net)	366.55	174.25
(f) Income Tax Assets (Net)	528.47	587.83
(g) Other Non-current Assets	-	-
Total Non - Current Assets	69,217.85	76,316.14
2 Current assets		
(a) Inventories	25,743.55	24,763.95
(b) Financial Assets		
(i) Trade Receivables	82.57	278.28
(ii) Cash and Cash Equivalents	1,701.62	47.53
(iii) Other Balances with Banks	74.00	21.71
(iv) Loans	3,688.93	4,663.22
(v) Other Financial Assets	1,653.84	2,592.05
(c) Other Current Assets	607.62	609.60
Total Current Assets	33,552.13	32,976.34
Total Assets (1+2)	102,769.98	109,292.48
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,300.00	2,300.00
(b) Other Equity	62,645.10	60,809.66
Total Equity	64,945.10	63,109.66
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	30,824.75	29,874.76
(ii) Other Financial Liabilities	365.96	657.96
(b) Provisions	146.92	135.14
(c) Other Current Liabilities	87.93	143.36
(d) Deferred Tax Liabilities (Net)	-	-
Total Non - Current Liabilities	31,425.56	30,811.22
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	-	-
(ii) Trade Payables		
Due to Micro, Small and Medium Enterprises	46.20	5.32
Due to other than Micro, Small and Medium Enterprises	908.25	10,499.83
(iii) Other Financial Liabilities	4,757.91	3,974.72
(b) Lease Liabilities	-	257.96
(c) Provisions	24.47	24.47
(d) Current Tax Liabilities (Net)	-	-
(e) Other Current Liabilities	662.49	609.30
Total Current Liabilities	6,399.32	15,371.60
Total Equity and Liabilities (1+2+3)	102,769.98	109,292.48



Marathon Nextgen Realty Limited

Unaudited Standalone Cashflow Statement for the half year ended September 30,2020

(₹ in Lakhs)

Particulars	Half Year Ended 30 September 2020	Half Year Ended 30 September 2019
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	1,471.29	1253.95
<u>Adjustment for:</u>		
Depreciation/ Amortisation	133.94	208.97
Finance Cost	2266.28	1484.51
Interest Income	(508.90)	(579.33)
Loss on sale of Properties, Plants and Equipments	7.95	-
Provision for doubtful debt and other Provision	(8.25)	25.84
Fair value of investment through Profit and Loss Account	(17.35)	(14.51)
Operating profit before Working Capital changes	3,344.96	2379.43
<u>Adjustments for changes in Working capital</u>		
(Increase)/Decrease in Inventories	(979.60)	(922.88)
(Increase)/Decrease in Trade Receivables	195.71	19.44
(Increase)/Decrease in Other Financial Assets - Non current and current	1058.72	(421.67)
Increase/(Decrease) in Other Non current and current Assets	1.98	722.94
Increase/(Decrease) in Trade Payables and other Payable	(260.22)	(749.14)
(Increase)/Decrease in Other Financial Liabilities - Non current and current	(446.06)	(60.62)
Increase/(Decrease) in Other Non current and current Liabilities	(22.80)	101.78
Increase/(Decrease) in Provisions - Non current and current	11.78	(0.57)
Cash generated from/ (used in) operations	2904.47	1068.71
Income taxes (paid)	(197.64)	(219.65)
Net Cash from / (used in) operating activities	2706.83	849.06
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from sale of property, plant & equipment	13.57	(441.16)
Other Bank Balances	(52.29)	(162.53)
Interest received on Investments	508.90	579.33
Loan and advances given (Net)	(1143.89)	(3380.76)
Net Cash from/(used in) investing activities	(673.71)	(3405.12)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed / (Repayment) of Long term and short term borrowings (Net)	173.54	4233.53
Dividend (Including Tax on Dividend) paid	-	(277.28)
Finance cost paid	(552.58)	(1484.51)
Net Cash from/(used in) financing activities	(379.04)	2471.74
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	1,654.09	(84.32)
Cash and Cash Equivalents (Opening balance)	47.53	124.69
Cash and Cash Equivalents (Closing balance)	1701.62	40.37
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	1,654.09	(84.32)



Reconciliation of cash and cash equivalents with the balance sheet

Particular	Half Year Ended 30 September 2020	Half Year Ended 30 September 2019
Cash and cash equivalents	2.87	2.56
<u>Balances with banks</u>		
- In current accounts	31.07	37.81
- Margin money with Bank and NBFC - original maturity of 3 months or less	1,667.68	-
	1,701.62	40.37



cel



RAJENDRA & CO.

CHARTERED ACCOUNTANTS

1311 Dalamal Tower 211Nariman Point Mumbai 400021 Tel: 22 85 5770 Fax: 22 83 4243 E-mail:contact@rajendraco.com

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, 2020 (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 211Nariman Point Mumbai 400021 Tel: 22 85 5770 Fax: 22 83 4243 E-mail:contact@rajendraco.com

5. The Statement also includes financial results of two subsidiaries, whose financial statements reflects total assets of Rs 21,120.61 Lakhs as at September 30, 2020 and total revenues of Rs.24.73 Lakhs and Rs.49.19 Lakhs, total net loss after tax and total comprehensive income of Rs.221.01 Lakhs and Rs.440.35 Lakhs for the quarter and half year ended September 30, 2020 respectively and net Cash outflow Rs 171.69 lakhs for half year ended September 30, 2020 and Group's share of net profit (including other comprehensive income) of Rs.84.93 Lakhs and 123.09 Lakhs for the quarter and half year ended September 30, 2020, 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

Partner

Membership No.103316

Mumbai

UDIN: 20103316AAAAFK9542

Date: November 13, 2020



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, 2020

(₹. in Lakhs - Except EPS)

Particulars	Consolidated Quarter Ended			Consolidated Half Year Ended		Consolidated Year Ended
	30 Sep 2020	30 June 2020	30 Sep 2019	30 Sep 2020	30 Sep 2019	31 March 2020
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
1 Revenue from operations	2,432.78	5,867.22	7,933.13	8,300.00	13,976.28	24,113.22
2 Other income	232.39	270.52	810.71	502.91	1,454.61	830.12
3 Total Income (1+2)	2,665.17	6,137.74	8,743.84	8,802.91	15,430.89	24,943.34
4 Expenses:						
(a) Property development expenses	1,957.59	1,486.34	2,576.05	3,443.93	5,590.91	12,888.27
(b) Changes in inventories	(1,138.78)	2,023.77	2,717.52	884.99	3,768.39	1,535.31
(c) Employee benefits expense	112.94	113.90	363.14	226.84	681.39	1,118.66
(d) Finance costs	1,095.74	1,027.99	889.74	2,123.73	1,791.02	4,102.00
(e) Depreciation	77.27	78.84	134.61	156.11	266.61	567.70
(f) Other expenses	103.52	113.02	454.93	216.54	771.26	2,137.89
Total expenses	2,208.28	4,843.86	7,135.99	7,052.14	12,869.58	22,349.83
5 Profit/(loss) before exceptional items and tax (3-4)	456.89	1,293.89	1,607.85	1,750.77	2,561.31	2,593.51
6 Exceptional Items	-	-	-	-	-	-
7 Profit/(Loss) before tax (5-6)	456.89	1,293.89	1,607.85	1,750.77	2,561.31	2,593.51
8 Tax expense:						
(a) Current tax	(131.57)	(319.52)	(364.52)	(451.09)	(669.59)	(637.00)
(b) Deferred tax	23.23	170.18	(4.32)	193.41	17.20	100.64
(c) Excess/Short provision of earlier year	-	-	-	-	0.35	0.35
Total tax expense	(108.34)	(149.34)	(368.84)	(257.68)	(652.03)	(536.01)
9 Profit/(Loss) for the period (7-8)	348.55	1,144.55	1,239.01	1,493.09	1,909.27	2,057.50
10 Share of Profit/(loss) of Joint Ventures	84.93	38.16	118.49	123.09	269.40	436.90
11 Net Profit/(loss) for the period (9+10)	433.48	1,182.71	1,357.50	1,616.19	2,178.68	2,494.40
12 Other Comprehensive Income(OCI)						
(a) Items that will not be reclassified to profit or loss	(5.15)	(5.15)	(2.94)	(10.30)	(6.79)	(21.97)
(b) Income tax relating to items that will not be reclassified to profit or loss	1.46	1.46	2.05	2.92	1.88	6.18
Total Other Comprehensive Income	(3.69)	(3.69)	(0.89)	(7.38)	(4.91)	(15.79)
13 Total Comprehensive Income for the period (11+12)	429.79	1,179.01	1,356.61	1,608.81	2,173.77	2,478.61
14 Profit for the year attributable to:						
(i) Owners of the Company	432.01	1,136.55	1,071.71	1,568.56	1,746.05	2,408.01
(ii) Non-controlling interest	1.47	46.16	285.79	47.63	432.63	86.39
	433.48	1,182.71	1,357.50	1,616.19	2,178.68	2,494.40
15 Other Comprehensive Income for the year attributable to:						
(i) Owners of the Company	(3.62)	(3.62)	(0.69)	(7.24)	(4.33)	(14.44)
(ii) Non-controlling interest	(0.07)	(0.07)	(0.20)	(0.14)	(0.58)	(1.35)
	(3.69)	(3.69)	(0.89)	(7.38)	(4.91)	(15.79)
16 Total Comprehensive Income for the year attributable to:						
(i) Owners of the Company	428.39	1,132.92	1,071.02	1,561.31	1,741.72	2,393.57
(ii) Non-controlling interest	1.40	46.09	285.59	47.50	432.05	85.04
	429.79	1,179.01	1,356.61	1,608.81	2,173.77	2,478.61
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 Earnings per equity share (Face value of ₹. 5/- each)						
Basic and Diluted	0.94	2.47	2.33	3.41	3.80	5.23
19 Other Equity (Excluding Revaluation Reserve)						5.17



Note

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 13, 2020. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended September 30, 2020 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.
2	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.
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 company 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	Provision for current tax for the half year ended September 30, 2020 is after utilising MAT credit of ₹. 119.27 Lakhs.
5	A Petition for merger of Wholly Owned Subsidiary of the Company Marathon Nextgen Township Private Limited with itself was filed with NCLT on December 13, 2019. As directed by Hon'ble NCLT in its order dated 6th February 2020, the Company has sought and received approval from Shareholder at Annual General Meeting of the company held on September 29, 2020. The company has accordingly filed affidavit with NCLT on approval of shareholders.
6	In preparation of these results, the Group has taken into account internal and external sources of information to assess possible impacts of the pandemic, including but not limited to assessment of liquidity and going concern, recoverable values of its financial and non-financial assets. Based on current indicators of future economic conditions, the Group possesses sufficient liquidity and expects to fully recover the carrying amount of its assets. Considering the evolving nature of the pandemic, its actual impact in future could be different from that estimated as at the date of approval of these financial results. The Group will continue to monitor any material changes to future economic conditions.
7	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

Place : Mumbai

Date : November 13, 2020



For MARATHON NEXTGEN REALTY LTD

A handwritten signature in blue ink that reads "Chetan R Shah".

CHETAN R SHAH

CHAIRMAN AND MANAGING DIRECTOR

Marathon Nextgen Realty Limited
Unaudited Consolidated Statement of Assets and Liabilities as on September 30,2020

(₹ in Lakhs)

Particulars	Half Year ended 30 September 2020	Year ended 31 March 2020
	Un-Audited	Audited
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	813.03	894.41
(b) Goodwill on consolidation	12,522.52	12,522.52
(c) Rights-of-use assets	5.63	243.04
(d) Investment Property	15,587.82	15,715.69
(e) Investment in Joint Ventures	2,397.97	2,274.87
(f) Financial Assets		
(i) Investments	377.13	359.78
(ii) Loans	49,116.77	56,018.32
(iii) Other Financial Assets	850.36	915.45
(g) Deferred Tax Assets (Net)	370.93	178.63
(h) Income Tax Assets (Net)	664.13	887.06
(i) Other Non-current Assets	0.24	0.29
Total Non - Current Assets	82,706.53	90,010.06
2 Current assets		
(a) Inventories	50,482.59	51,367.58
(b) Financial Assets		
(i) Trade Receivables	2,498.79	2,182.03
(ii) Cash and Cash Equivalents	3,469.79	1,228.41
(iii) Bank balances other than (ii) above	3,817.29	3,804.20
(iv) Loans	8,129.40	8,906.54
(v) Other Financial Assets	332.80	1,709.59
(c) Other Current Assets	2,297.38	2,504.30
Total Current Assets	71,028.04	71,702.65
Total Assets (1+2)	153,734.57	161,712.71
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,300.00	2,300.00
(b) Other Equity		
(i) Equity Attributable to the owner of the company	58,586.48	57,025.17
(c) Non Controlling Interest	476.45	428.95
Total Equity	61,362.93	59,754.12
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	42,877.83	43,475.40
(ii) Other Financial Liabilities	365.96	657.96
(b) Provisions	3,128.25	2,430.15
(c) Other Non Current Liabilities	87.93	143.36
(d) Deferred Tax Liabilities (Net)	20.05	24.09
Total Non - Current Liabilities	46,480.02	46,730.96
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	8,740.20	8,375.85
(ii) Trade Payables		
Due to Micro, and Small Enterprises	268.60	239.98
Due to other than Micro and Small Enterprises	4,422.12	14,445.49
(iii) Lease Liabilities	7.00	264.97
(iv) Other Financial Liabilities	9,193.85	6,236.95
(b) Provisions	242.71	168.07
(c) Income Tax liabilities (net)	14.40	14.40
(d) Other Current Liabilities	23,002.74	25,481.92
Total Current Liabilities	45,891.62	55,227.63
Total Equity and Liabilities (1+2+3)	153,734.57	161,712.71



Marathon Nextgen Realty Limited

Unaudited Consolidated Cashflow Statement for the half year ended September 30,2020

(₹ in Lakhs)

Particulars	Half Year Ended 30 September 2020	Half Year Ended 30 September 2019
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	1,750.77	2,561.31
<u>Adjustment for:</u>		
Depreciation/ Amortisation	156.11	266.61
Finance Cost	4,216.85	1,791.02
Profit on sale of Properties, Plants and Equipments	(7.95)	-
Provision for doubtful debt and other provision	(10.30)	(4.91)
Fair value of investment through Profit and Loss Account	(17.35)	(14.51)
Operating profit before Working Capital changes	6,088.13	4,599.52
<u>Adjustments for changes in Working capital</u>		
(Increase)/Decrease in Inventories	884.99	3,509.11
(Increase)/Decrease in Trade Receivables	(316.77)	(875.16)
(Increase)/Decrease in Other Financial Assets - Non current and current	1,441.88	(3,869.14)
Increase/(Decrease) in Other Non current and current Assets	206.97	530.90
Increase/(Decrease) in Trade Payables and other Payable	(704.27)	(1,365.35)
(Increase)/Decrease in Other Financial Liabilities - Non current and current	(772.26)	3,019.77
Increase/(Decrease) in Other Non current and current Liabilities	(2,534.61)	(3,822.76)
Increase/(Decrease) in Provisions - Non current and current	772.74	1,044.64
Cash generated from/ (used in) operations	5,066.80	2,771.53
Income taxes (paid)	(228.16)	(669.24)
Net Cash from / (used in) operating activities	4,838.64	2,102.29
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from sale of property, plant & equipment	61.09	(505.30)
Other Bank Balances	(13.09)	3,307.44
Loan and advances given (Net)	(1,611.79)	(4,720.76)
Goodwill on acquisition of Subsidiaries	-	198.63
Net Cash from/(used in) investing activities	(1,563.79)	(1,719.99)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed /(Repayment) of Long term and short term borrowings (Net)	1,266.90	1,558.73
Dividend (Including Tax on Dividend) paid	-	(277.27)
Finance cost paid	(2,503.15)	(1,791.02)
Payment of lease Liabilities	(20.56)	-
change in Non controlling interest	-	97.82
Net Cash from/(used in) financing activities	(1,256.81)	(411.74)
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	2,018.04	(29.44)
Cash and Cash Equivalents (Opening balance)	1,228.41	781.92
Cash and Cash Equivalents (Closing balance)	3,246.45	752.48
Net Increase / (DECREASE) IN CASH AND CASH EQUIVALENTS	2,018.04	(29.44)



Reconciliation of cash and cash equivalents with the balance sheet

Particular	Half Year Ended 30 September 2020	Half Year Ended 30 September 2019
Cash and cash equivalents	10.22	7.49
<u>Balances with banks</u>		
- In current accounts	1,487.34	744.99
- Margin money with Bank and NBFC - original maturity of 3 months or less	1,972.23	-
	3,469.79	752.48
Less:- Book Draft	(223.34)	-
Total	3,246.45	752.48



cel



MARATHON NEXTGEN REALTY LIMITED

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

CIN - L65990MH1978PLC020080

Extract of Unaudited Financial Results for the Quarter and Half Year ended September 30, 2020

(₹ in Lakhs - Except EPS)

Sr No.	Particulars	Standalone			Consolidated		
		Quarter ended 30-Sep-20 Un-Audited	Half Year ended 30-Sep-20 Un-Audited	Quarter ended 30-Sep-19 Un-Audited	Quarter ended 30-Sep-20 Un-Audited	Half Year ended 30-Sep-20 Un-Audited	Quarter ended 30-Sep-19 Un-Audited
1	Total revenue from operations	1,276.04	2,755.28	1,630.33	2,432.78	8,300.00	7,933.13
2	Other Income	260.93	550.69	361.65	232.39	502.91	810.71
3	Net Profit/(Loss) for the period (before tax and Exceptional items)	645.25	1,471.29	709.62	456.89	1,750.77	1,607.85
4	Net Profit/(Loss) for the period before tax (after Exceptional items)	645.25	1,471.29	709.62	456.89	1,750.77	1,607.85
5	Net Profit/(Loss) for the period after tax (after Exceptional items)	554.17	1,841.28	596.60	433.48	1,616.19	1,357.50
6	Total Comprehensive Income for the period [Comprising Profit / (Loss) for the period (after tax) and Other Comprehensive Income (after tax)]	551.25	1,835.43	596.32	429.79	1,608.81	1,356.61
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 ₹. 5/-each) (for continuing and discontinued operations) a) Basic and diluted	1.20	4.00	1.30	0.94	3.41	2.33

Note:

- The above results were reviewed by the Audit Committee and take on record by the Board of Directors at their meeting held on November 13, 2020 .
- The above extract of the detailed format of Quarterly and half yearly 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.

For MARATHON NEXTGEN REALTY LTD



Chetan R Shah

CHETAN R SHAH
CHAIRMAN AND MANAGING DIRECTOR

Place : Mumbai

Date : November 13, 2020