

**Date: January 15, 2025**

To

BSE Limited,  
Listing Department,  
P.J. Towers, Dalal Street,  
Mumbai - 400001.  
**Scrip Code: 503101**

NSE Limited,  
Listing Department,  
Exchange Plaza, Plot No. C/1, G Block,  
BKC, Bandra (East), Mumbai - 400051.  
**NSE Code: MARATHON**

**Subject: Revised - Integrated Filing (Financial) for the quarter and nine months ended December 31, 2024.**

With regards to our earlier disclosure dated January 13, 2025 of integrated filing (Financial) for the quarter and nine months ended December 31, 2024, we are hereby submitting the revised disclosure along with Standalone and Consolidated Financials for the quarter and nine months ended December 31, 2024, as per SEBI Circular No. SEBI/HO/CFD/CFD-PoD-2/CIR/P/2024/185 dated December 31 2024, read with BSE Circular No. 20250102-4 and NSE Circular No. NSE/CML/2025/02 dated January 2, 2025.

The aforesaid information is also available on the website of the Company <https://marathon.in/nextgen/>

Kindly take the above information on your record.

Yours Truly,

**Marathon Nextgen Realty Limited**

**Yogesh Patole**

Company Secretary and Compliance Officer

Membership No.: A48777

**RAJENDRA & CO.**  
**CHARTERED ACCOUNTANTS**

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

**Independent Auditor's Review Report on Quarterly and Year to Date unaudited Standalone Financial Results of the Company pursuant to the Regulations 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation 2015, as amended**

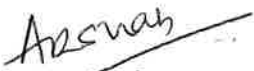
**REVIEW REPORT**

**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 nine months ended December 31, 2024(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. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Company's management and approved by the Board of Directors. 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 5<sup>th</sup> 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 Shah**  
 Partner  
 Membership No.103316  
 UDIN: 25103316 BMN Q KP 8182  
 Mumbai  
 Date: January 13, 2025



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 NINE MONTHS ENDED 31st DECEMBER 2024

(₹. in Lakhs - Except Earning Per Share)

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31 December 2024	30 September 2024	31 December 2023	31 December 2024	31 December 2023	31 March 2024
	Un-Audited	Un-Audited	Un-Audited (Restated)	Un-Audited	Un-Audited (Restated)	Audited (Restated)
1 Revenue from operations	3,892.11	5,324.41	11,900.59	16,823.98	28,518.45	34,480.73
2 Other income	2,236.12	1,584.29	441.33	4,456.14	1,433.62	1,925.90
3 Total Income (1+2)	6,128.23	6,908.70	12,341.92	21,280.12	29,952.07	36,406.63
4 Expenses:						
(a) Property development expenses	2,428.74	2,568.40	5,085.33	7,964.26	12,446.11	15,976.27
(b) Changes in inventories	(1,280.23)	(409.45)	102.25	(855.72)	(786.91)	(2,167.27)
(c) Employee benefits expense	311.37	312.49	292.38	898.58	792.90	1,080.82
(d) Finance costs	673.49	748.35	2,326.20	2,673.04	6,163.66	7,020.91
(e) Depreciation and Amortization	54.85	60.44	68.23	180.87	203.70	261.51
(f) Other expenses	574.50	446.00	639.26	1,375.50	1,545.93	2,097.29
Total expenses	2,762.72	3,726.23	8,513.66	12,236.53	20,365.39	24,269.53
5 Profit/(loss) before exceptional items and tax (3-4)	3,365.51	3,182.47	3,828.26	9,043.59	9,586.68	12,137.10
6 Exceptional Items	-	-	-	-	-	-
7 Profit/(Loss) before tax (5-6)	3,365.51	3,182.47	3,828.26	9,043.59	9,586.68	12,137.10
8 Tax expense:						
(a) Current tax	(570.00)	(590.00)	(1,091.53)	(1,611.00)	(2,620.83)	(3,400.00)
(b) Deferred tax	18.92	23.54	121.68	(154.28)	197.65	227.12
(c) Excess/Short provision of earlier year	-	-	-	-	-	-
Total tax expense	(551.08)	(566.46)	(969.85)	(1,765.28)	(2,423.18)	(3,172.88)
9 Profit/(Loss) for the period (7-8)	2,814.43	2,616.01	2,858.41	7,278.31	7,163.50	8,964.22
10 Share of Profit/(loss) of Joint Ventures	669.72	1,024.33	-	2,199.90	1,087.61	4,593.13
11 Net Profit/(loss) for the period (9+10)	3,484.15	3,640.34	2,858.41	9,478.21	8,251.11	13,557.35
12 Other Comprehensive Income(OCI)						
(a) Items that will not be reclassified to profit or loss	(7.51)	(0.40)	(3.47)	(8.32)	(10.41)	(1.60)
(b) Income tax relating to items that will not be reclassified to profit or loss	1.89	0.10	0.87	2.09	2.62	0.40
Total Other Comprehensive Income	(5.62)	(0.30)	(2.60)	(6.23)	(7.79)	(1.20)
13 Total Comprehensive Income for the period (11+12)	3,478.53	3,640.04	2,855.81	9,471.98	8,243.32	13,556.15
14 Paid-up equity share capital	2,560.41	2,560.41	2,558.56	2,560.41	2,558.56	2,558.56
15 Other equity (Excluding Revaluation Reserve)						93,126.89
16 Earnings per equity share (Face value of ₹ 5/- each)						
Basic (in ₹)	6.80	7.11	5.83	18.51	17.41	28.05
Diluted (in ₹)	6.80	7.10	5.82	18.50	16.11	26.47



**Notes**

1	The Unaudited Standalone Financial Results for the quarter and nine months ended 31st December, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 13th January, 2025 and have been subjected to Limited Review by the Statutory Auditors of the Company. 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 Company is primarily engaged in the business of real estate. Hence, disclosure of segment-wise information is not applicable as per Ind-As 108.																																																
3	In terms of a shareholder agreement dated 10th September, 2015 entered between Marathon Realty Private Limited ("MRPL") and the Company, during the quarter and nine months ended 31st December, 2024 the Company has recognized revenue aggregating to ₹. 1,389.46 Lakhs and ₹.6,020.37 Lakhs respectively from the sale of the identified area in the commercial project Future X out of which an amount of ₹. 604.42 Lakhs and ₹. 2,618.86 Lakhs respectively representing 43.50% has been shared with MRPL and shown as property development expenses in the Financial Statement.																																																
4	The Hon'ble National Company Law Tribunal vide its order dated 14th July, 2023 has sanctioned the scheme of merger between the Company and its wholly owned subsidiary, Marathon Nextgen Township Private Limited (MNTPL), with effect from 01st April, 2020 as being the appointed date instead of 01st April, 2019 as was envisaged in the scheme. Being aggrieved by the said order, the Company had filed an appeal before the Hon'ble National Company Law Appellate Tribunal (NCLAT) on 16th August, 2023 seeking to rectify the order. The Hon'ble NCLAT vide order dated 29th May, 2024 has approved the appointed date of 01st April, 2019 and the order has been filed with MCA on 27th June, 2024 and became effective. As a consequence thereof MNTPL (Transferor Company) stand dissolved without winding up.  The above business combination is evaluated under Ind AS 103 and has been accounted using the pooling of interest method as the said transaction is a common control transaction.  Accordingly, the comparative information for the quarter and nine month ended 31st December, 2023 and year ended 31st March, 2024 included in the statement has been restated to give the effect of the merger from the aforesaid appointed date. The major heads of Result are as below:																																																
	(Rs. In Lakhs)																																																
	<table border="1"> <thead> <tr> <th rowspan="2">Particulars</th> <th colspan="2">Quarter Ended 31 December 2023</th> <th colspan="2">Nine Months Ended 31 December 2023</th> <th colspan="2">Year Ended 31 March 2024</th> </tr> <tr> <th>Restated</th> <th>Reported</th> <th>Restated</th> <th>Reported</th> <th>Restated</th> <th>Reported</th> </tr> </thead> <tbody> <tr> <td>Total Income</td> <td>12,341.92</td> <td>12,341.92</td> <td>29,952.07</td> <td>29,952.07</td> <td>36,406.63</td> <td>36,406.63</td> </tr> <tr> <td>Profit Before Tax</td> <td>3,828.26</td> <td>3830.05</td> <td>9,586.68</td> <td>9,589.51</td> <td>12,137.10</td> <td>12,140.61</td> </tr> <tr> <td>Net Profit for the period</td> <td>2,858.41</td> <td>2860.2</td> <td>8,251.11</td> <td>8,253.94</td> <td>13,557.35</td> <td>13,560.86</td> </tr> <tr> <td>Basic Earning Per Share</td> <td>5.83</td> <td>5.83</td> <td>17.41</td> <td>17.41</td> <td>28.05</td> <td>28.05</td> </tr> <tr> <td>Other Equity</td> <td>87,816.14</td> <td>90,436.67</td> <td>87,816.14</td> <td>90,436.67</td> <td>93,126.89</td> <td>95,748.15</td> </tr> </tbody> </table>	Particulars	Quarter Ended 31 December 2023		Nine Months Ended 31 December 2023		Year Ended 31 March 2024		Restated	Reported	Restated	Reported	Restated	Reported	Total Income	12,341.92	12,341.92	29,952.07	29,952.07	36,406.63	36,406.63	Profit Before Tax	3,828.26	3830.05	9,586.68	9,589.51	12,137.10	12,140.61	Net Profit for the period	2,858.41	2860.2	8,251.11	8,253.94	13,557.35	13,560.86	Basic Earning Per Share	5.83	5.83	17.41	17.41	28.05	28.05	Other Equity	87,816.14	90,436.67	87,816.14	90,436.67	93,126.89	95,748.15
Particulars	Quarter Ended 31 December 2023		Nine Months Ended 31 December 2023		Year Ended 31 March 2024																																												
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5	During the quarter, In terms of board approval dated 11th November, 2024, The Company has invested on 14th November, 2024 (a) In 10,000 Equity Shares being 100% paid up equity share capital of Kanchi Rehab Private Limited at 10 paise per share aggregating to ₹ 0.01 Lakhs (b) In 10,000 Equity Share being 100% paid up equity share Capital of Nexzone IT Infrastructure Private Limited at 10 paise aggregating to ₹ 0.01 Lakhs and (c) In 10,000 Equity Share being 100% paid up equity share Capital of Nexzone Water Management Private Limited at 10 paise aggregating to ₹ 0.01 Lakhs In terms of these investments, above Companies became wholly owned subsidiaries of the Company.																																																
6	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.																																																

For MARATHON NEXTGEN REALTY LIMITED

*Arjun R. Shah*

CHAIRMAN

Place : Mumbai

Date : 13th January, 2025



# RAJENDRA & CO.

CHARTERED ACCOUNTANTS

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

## Independent Auditor's Review Report on the Quarterly and Year to Date 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 nine months ended December 31, 2024 (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.
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 perform the review to obtain moderate assurance as to whether the Statement is free from material misstatement. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the Circular No. CIR/CFD/CMD1/44/2019 dated March 29, 2019 issued by the Securities Exchange Board of India under Regulation 33(8) of the Listing Regulations, to the extent applicable.

4. The statement includes the result of following entities:

Sr. No.	Name of entity	Relationship
1	Marathon Nextgen Realty Limited	Holding Company
2	Terrapolis Assets Private Limited	Wholly owned subsidiary
3	Nexzone Fiscal Services Private Limited	Subsidiary
4	Sanvo Resorts Private Limited	Subsidiary
5	Marathon Nexzone Land Private limited	Wholly owned subsidiary (Wef August 16, 2024)
6	Marathon Energy Private limited	Wholly owned subsidiary (Wef August 16, 2024)
7	Kanchi Rehab Private Limited	Wholly owned subsidiary (Wef from November 14, 2024)



# RAJENDRA & CO.

CHARTERED ACCOUNTANTS

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

8	Nexzone IT infrastructure Private limited	Wholly owned subsidiary (Wef from November 14, 2024)
9	Nexzone Water Management Private limited	Wholly owned subsidiary (Wef from November 14, 2024)
10	Columbia Chrome (India) Private Limited	Joint Venture
11	Swayam Realtors & Traders LLP	Joint Venture

5. The Statement includes

(a) financial results of seven subsidiaries, whose financial information reflects total revenues of Rs.1,676.25 Lakhs and Rs. 9,761.63 Lakhs, total net profit after tax of Rs. 71.06 Lakhs and Rs. 943.33Lakhs and total other comprehensive income of Nil and Nil for the quarter and nine month ended December 31, 2024 respectively and Group's share of net profit (including other comprehensive income) of Rs. 669.72 Lakhs and Rs. 2,199.90 Lakhs for the quarter and nine months ended December 31, 2024 respectively, as considered in the Statement, in respect of one 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.

(b) Group's share of net profit (including other comprehensive income) of Rs. Nil and Rs. Nil for the quarter and nine months ended December 31, 2024 respectively, in respect of one joint venture, whose unaudited financial statements have been furnished to us by the Management of the Company 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 such un-audited Financial result.

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 Shah**

Partner

Membership No.103316

UDIN: 25103316 BMN QK Q 3934

Mumbai

Date: January 13, 2025



MARATHON NEXTGEN REALTY LIMITED

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

CIN - L65990MH1978PLC020080

UN-AUDITED CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER AND NINE MONTHS ENDED 31ST DECEMBER 2024

(₹. in Lakhs - Except Earning Per Share)

Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31 December 2024	30 September 2024	31 December 2023	31 December 2024	31 December 2023	31 March 2024
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
1 Revenue from operations	12,335.08	14,598.96	21,041.28	43,155.26	54,919.59	70,461.50
2 Other income	2,623.75	1,974.44	1,007.17	5,682.67	3,026.96	4,122.49
3 <b>Total Income (1+2)</b>	<b>14,958.83</b>	<b>16,573.40</b>	<b>22,048.45</b>	<b>48,837.93</b>	<b>57,946.55</b>	<b>74,583.99</b>
4 <b>Expenses:</b>						
(a) Property development expenses	9,255.36	6,946.93	9,844.02	25,961.23	25,724.82	37,988.77
(b) Changes in inventories	(1,847.20)	2,192.25	2,248.72	455.17	6,994.74	3,939.37
(c) Employee benefits expense	441.14	468.64	428.66	1,318.22	1,168.86	1,574.26
(d) Finance costs	868.47	1,294.41	2,880.44	4,057.66	7,717.22	9,094.91
(e) Depreciation and Amortization	65.98	71.53	77.27	212.84	229.28	296.66
(f) Other expenses	844.80	748.50	890.10	2,243.88	2,462.46	3,674.63
Total expenses	9,628.55	11,722.26	16,369.21	34,249.00	44,297.38	56,568.60
5 <b>Profit/(loss) before exceptional items and tax (3-4)</b>	<b>5,330.28</b>	<b>4,851.14</b>	<b>5,679.24</b>	<b>14,588.93</b>	<b>13,649.17</b>	<b>18,015.39</b>
6 Exceptional Items	-	-	-	-	-	-
7 <b>Profit/(Loss) before tax (5-6)</b>	<b>5,330.28</b>	<b>4,851.14</b>	<b>5,679.24</b>	<b>14,588.93</b>	<b>13,649.17</b>	<b>18,015.39</b>
8 <b>Tax expense:</b>						
(a) Current tax	(1,089.00)	(965.00)	(1,657.53)	(3,014.00)	(3,646.83)	(4,975.00)
(b) Deferred tax	27.61	35.44	117.18	(110.50)	229.20	336.87
(c) Excess/Short provision of earlier year	(33.95)	-	(4.11)	(33.95)	(4.11)	(4.85)
Total tax expense	(1,095.34)	(929.56)	(1,544.46)	(3,158.45)	(3,421.74)	(4,642.98)
9 <b>Profit/(Loss) for the period (7-8)</b>	<b>4,234.94</b>	<b>3,921.58</b>	<b>4,134.78</b>	<b>11,430.48</b>	<b>10,227.43</b>	<b>13,372.41</b>
10 Share of Profit/(loss) of Joint Ventures	669.72	1,024.33	941.29	2,199.90	2,605.74	3,505.51
11 <b>Net Profit/(loss) for the period (9+10)</b>	<b>4,904.66</b>	<b>4,945.91</b>	<b>5,076.07</b>	<b>13,630.38</b>	<b>12,833.17</b>	<b>16,877.92</b>
12 <b>Other Comprehensive Income(OCI)</b>						
(a) Items that will not be reclassified to profit or loss	(10.91)	(0.56)	(5.74)	(12.03)	(17.24)	0.79
(b) Income tax relating to items that will not be reclassified to profit or loss	2.75	0.14	1.44	3.03	4.34	(0.20)
Total Other Comprehensive Income	(8.16)	(0.42)	(4.30)	(9.00)	(12.90)	0.59
13 <b>Total Comprehensive Income for the period (11+12)</b>	<b>4,896.50</b>	<b>4,945.49</b>	<b>5,071.77</b>	<b>13,621.38</b>	<b>12,820.27</b>	<b>16,878.51</b>
14 <b>Profit for the year attributable to:</b>						
(i) Owners of the Company	4,788.70	4,841.88	5,014.31	13,325.43	12,664.93	16,647.35
(ii) Non-controlling interest	115.96	104.03	61.76	304.95	168.24	230.57
	<b>4,904.66</b>	<b>4,945.91</b>	<b>5,076.07</b>	<b>13,630.38</b>	<b>12,833.17</b>	<b>16,877.92</b>



Particulars	Quarter Ended			Nine Months Ended		Year Ended
	31 December 2024	30 September 2024	31 December 2023	31 December 2024	31 December 2023	31 March 2024
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
<b>15 Other Comprehensive Income for the year attributable to:</b>						
(i) Owners of the Company	(7.93)	(0.41)	(4.15)	(8.75)	(12.44)	0.63
(ii) Non-controlling interest	(0.23)	(0.01)	(0.15)	(0.25)	(0.46)	(0.04)
	(8.16)	(0.42)	(4.30)	(9.00)	(12.90)	0.59
<b>16 Total Comprehensive Income for the year attributable to:</b>						
(i) Owners of the Company	4,780.77	4,841.47	5,010.16	13,316.68	12,652.49	16,647.98
(ii) Non-controlling interest	115.73	104.02	61.61	304.70	167.78	230.53
	4,896.50	4,945.49	5,071.77	13,621.38	12,820.27	16,878.51
<b>17 Paid-up equity share capital</b>	2,560.41	2,560.41	2,558.56	2,560.41	2,558.56	2,558.56
<b>18 Other equity</b>						97,949.59
<b>19 Earnings per equity share (Face value of ₹. 5/- each)</b>						
Basic	9.58	9.46	10.22	26.62	26.71	34.43
Diluted	9.57	9.45	10.21	26.60	24.73	32.50





1	The Unaudited Consolidated Financial Results for the quarter and nine months ended 31st December, 2024 have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on 13th January, 2025 and have been subjected to Limited Review by the Statutory Auditors of the Company. 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 Company is primarily engaged in the business of real estate. Hence, disclosure of segment-wise information is not applicable as per Ind-As 108.
3	In terms of a shareholder agreement dated 10th September 2015 entered between Marathon Realty Private Limited ("MRPL") and the Company, during the quarter and nine months ended 31st December, 2024 the Company has recognized revenue aggregating to ₹. 1,389.46 Lakhs and ₹.6,020.37 Lakhs respectively from the sale of the identified area in the commercial project Future X out of which an amount of ₹. 604.42 Lakhs and ₹. 2,618.86 Lakhs respectively representing 43.50% has been shared with MRPL and shown as property development expenses in the Financial Statement.
4	The Hon'ble National Company Law Tribunal vide its order dated 14th July, 2023 has sanctioned the scheme of merger between the Company and its wholly owned subsidiary, Marathon Nextgen Township Private Limited (MNTPL), with effect from 01st April, 2020 as being the appointed date instead of 01st April, 2019 as was envisaged in the scheme. Being aggrieved by the said order, the Company had filed an appeal before the Hon'ble National Company Law Appellate Tribunal (NCLAT) on 16th August, 2023 seeking to rectify the order. The Hon'ble NCLAT vide order dated 29th May, 2024 has approved the appointed date of 01st April 2019 as being the appointed date and the order has been filed with MCA on 27th June, 2024 and became effective. As a result, the Other equity for the year ended 31st March, 2024 has been restated to ₹. 97,949.59/- as earlier reported as ₹. 97,007.26/-.
5	During the quarter, In terms of board approval dated 11th November, 2024, The Company has invested on 14th November, 2024 (a) In 10,000 Equity Shares being 100% paid up equity share capital of Kanchi Rehab Private Limited at 10 paise per share aggregating to ₹ 0.01 Lakhs (b) In 10,000 Equity Share being 100% paid up equity share Capital of Nexzone IT Infrastructure Private Limited at 10 paise aggregating to ₹ 0.01 Lakhs and (c) In 10,000 Equity Share being 100% paid up equity share Capital of Nexzone Water Management Private Limited at 10 paise aggregating to ₹ 0.01 Lakhs In terms of these investments, above Companies became the wholly owned subsidiaries of the Company.
6	Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.

Place : Mumbai

Date : 13th January, 2025



For MARATHON NEXTGEN REALTY LIMITED

*Intans R Shah*

CHAIRMAN AND MANAGING DIRECTOR



B. STATEMENT ON DEVIATION OR VARIATION FOR PROCEEDS OF PUBLIC ISSUE, RIGHTS ISSUE, PREFERENTIAL ISSUE, QUALIFIED INSTITUTIONS PLACEMENT ETC: **NOT APPLICABLE**

C. FORMAT FOR DISCLOSING OUTSTANDING DEFAULT ON LOANS AND DEBT SECURITIES:

Sr. No.	Particulars	in INR crore
<b>1.</b>	<b>Loans/ revolving facilities like cash credit from banks / financial institutions</b>	
A	Total amount outstanding as on date	0
B	Of the total amount outstanding, amount of default as on date	0
<b>2.</b>	<b>Unlisted debt securities i.e. NCDs and NCRPS</b>	
A	Total amount outstanding as on date	0
B	Of the total amount outstanding, amount of default as on date	0
<b>3.</b>	<b>Total financial indebtedness of the listed entity including short-term and long-term debt</b>	0

D. FORMAT FOR DISCLOSURE OF RELATED PARTY TRANSACTIONS (applicable only for half-yearly filings i.e., 2nd and 4th quarter) – s

E. STATEMENT ON IMPACT OF AUDIT QUALIFICATIONS (FOR AUDIT REPORT WITH MODIFIED OPINION) SUBMITTED ALONG-WITH ANNUAL AUDITED FINANCIAL RESULTS (Standalone and Consolidated separately) (applicable only for Annual Filing i.e., 4th quarter) – **NOT APPLICABLE**