MARATHON NEXTGEN REALTY LTD.
Corporate Office:
702, Marathon Max,
Mulund-Goregaon Link Road,
Mulund (West), Mumbai - 400 080.
Tel.: +91-22-6724 8484 / 88
Fax: +91-22-6772 8408
E-mail: marathon@marathonrealty.com
Website: www.marathonnextgen.com
CIN: L65990MH1978PLC020080

MARATHON

September 3, 2019

Department of Corporate Services,
P.J. Towers, Dalal Street,
Mumbai- 400 001.
Scrip Code : 503101

NSE Ltd.
BKC.Bandra(E).
Mumbai-400 050
Symbol: "MARATHON"

Dear Sirs,

Sub: 42nd Annual Report - Reg-34 of SEBI(LODR) 2015.

We are attaching herewith the Annual Report of the Company for the Financial Year ended 2018-19.

Kindly take note of the same.

For Marathon Nextgen Realty Ltd.

MARATHON NEXTGEN REALTY LTD MUMBAI

K.S.Raghavan.
Compliance Officer.

Encl.as above

MARATHON

MARATHON NEXTGEN REALTY LIMITED

42nd ANNUAL REPORT 2018-19

Contents **Page**

DIRECTORS

• Mr. Chetan R. Shah	Chairman & Managing Director
• Mr. Mayur R. Shah	Vice Chairman & Director
• Mr. S. Ramamurthi	Whole Time Director & CFO
• Mrs. Shailaja C. Shah	Director
• Mr. V. Ranganathan	Independent Director
• Mr. Padmanabha Shetty	Independent Director
• Dr. Anup P. Shah	Independent Director
• Mr. Deepak R. Shah	Independent Director

COMPANY SECRETARY

- Mr. K.S. Raghavan

AUDITORS

- STATUTORY AUDITORS
- RAJENDRA & CO.

  Chatered Accotants

  1311 Dalamal Tower, 211, Nariman Point-400021

  Tel: 22855770 E-mail: contact@rajendraco.com

- SECRETARIAL AUDITORS
- NITIN R. JOSHI

  415, Marathon Max, Next to Udyog Kshetra,

  Jn. Of L.B.S. Marg & Goregoan Link Road,

  Mulund (W), Mumbai - 400 080.

  E-mail: n_r_joshi@yahoo.com

  Tel. 2562 5660

BANKERS :

- AXIS BANK LIMITED
- KOTAK MAHINDRA BANK LIMITED

REGISTERED OFFICE :

Marathon Futurex
N. M. Joshi Marg, Lower Parel,
Mumbai - 400 013.

CORPORATE OFFICE :

702, Marathon Max,
Goragaon Link Road, Mulund,
Mumbai - 400 080.

CIN:L65990MH1978PLC020080

Website:http://www.marathonnextgen.com

Chairman's Message

Dear Shareholders,

As always, it is a pleasure to communicate with you.

Overview of the Real Estate Sector:

Financial Year 2018-19 was a year of evolution for the Indian real estate. Various challenges posed by ongoing structural reforms by the Government and its keen interest to implement benefited a lot to the players on the demand side in this sector especially in the low cost affordable segment.

The real estate sector is currently undergoing massive transformation due to land mark reforms like Real Estate (Regulation and Development) Act 2016,GST Act (Goods and Service Tax) and latest the Insolvency and Bankruptcy Code 2016.Although these initiatives are helping to shape up the Sector, they also led to increased uncertainty in the short term.

The Government of India and the Reserve Bank of India have proposed strict provisioning norms that have caused a severe liquidly crisis. Further the situation has worsened on account of refinance problems faced by the Non Banking Financial Companies who have traditionally been lenders to the Realty Developers.

The real estate sector is notoriously cyclical. Typically, healthy demand leads developers to over commit supply, which creates pressure on pricing and eventually leads to a real estate down cycle. Then, when conditions are difficult, developers tend to postpone or cancel planned supply, which over the time, demand increases, leads to the next up- cycle in the sector.

The Indian real estate sector has been in a down cycle for the past seven years .However ,all the typical indicators of the end of this down cycle are now present .The weak market with difficulties in the financial sector, means that supply has been low and is likely to remain low for the next couple of years. There are however tremendous interest shown by portfolio investors in quality commercial real estate.

Residential Real estate-Affordable Housing:

The residential real estate is more affordable than it has been in over 15 years because of the implementation of Prime Minister's Affordable housing Scheme of Govt. of India, which had taken up the mission of "house for all by 2024" and decline in the interest rates by 300 basis points, income have risen by over 50% and property prices have been flat. However, a recent report by RBI shows that housing affordability has worsened, despite developers launching homes at lower prices. Data from Knight Frank India report noted that during the last four years, home price increase in top eight cities of India had been below the retail inflation growth.

As RBI's quarterly residential asset price monitoring survey(RAPMS) on housing loans disbursed in 13 cities showed that house price to Income(HPTI) ratio worsened from 56.1% in March 2015 to 61.5% in March 2019.Among the cities, Mumbai was the least affordable, with HPTI of 74.4%

My strong feeling is, demand revival and an imminent cyclical recovery is bound to happen very soon.

Performance:

In the Financial Year 2018-19, despite difficult market your company Marathon has delivered relatively a better performance. This is testament to Marathon's superior resilience and agility and the capacity to manage uncertainty. Current market dynamics, where the NBFC crisis has further worsened an already challenged liquidity environment, have surmounted and we have bolstered our balance sheet through strong cash flows and have extended our competitive advantages by entering into JV and investing in the equity of one of the group companies, as part of our Growth strategy.

The most critical performance measure for the real estate industry is Operating Cash Flow and is linked to scale and efficiency.

Our total income increased by 24% and stood at INR 92 crore. EBITDA increased by 30% to INR 63 crore, and net profit 10% to INR 34 crore. It is, however, important to keep in mind that new IndAS dictate that the P&L and operating performance for a given period do not necessarily align. Project completion accounting ,which only recognizes revenues from projects once they are completed, means that the current period accounts reflect largely what the Company sold around three years ago.

Looking Ahead:

Your Company is working to create a unique value proposition to position itself in the market, on one side, high end office building (Marathon Futurex) in mid-town area and high end residential towers (Monte South) in Byculla close to City, and on the other hand, affordable segment of residential housing in suburbs at Bhandup. It is scouting opportunities in these segments to grow further. Further the company through its wholly owned subsidiary has invested in 67% of the equity in Sanvo Resorts Pvt Ltd which is engaged in the construction of residential towers in Panvel.

The investment of the Company in joint ventures and subsidiaries would add significantly to the value and profitability of the Company.

Your Company has always had the interest of the shareholders as paramount. over the years it has considerably increased the wealth of the shareholders. Ever since the Marathon Group took over the management control of the Company there has been that is being paid. Despite the liquidity constraints the Company has declared a dividend of 10% on the face value of the share.

In closing, I am grateful to every Marathonite at all levels for their tremendous commitment that has kept the company running.I would like to thank all our customers, suppliers and Board of Directors for the co-operation extended to us. Finally ,a big thanks to you, our shareholders for your continued belief in Marathon Group.

Best Wishes

Chetan R Shah
Chairman & Managing Director

Vice Chairman's Message

Dear Shareholders,

I am happy to be writing to you all on this occasion.

During this fiscal, our brand has grown from strength to strength – we received two "Developer of the Year" awards at the ET Now Real Estate Awards and the DNA Real Estate and Infrastructure Awards 2018.

Overall the year has been a challenging one for the real estate industry with the NBFC crisis in 2018 causing a liquidity crunch in the market resulting in fewer new launches and slower growth. However several positive developments have also brought back a degree of optimism in the industry especially in the affordable housing and commercial segments. The reduction of GST rates to 1% and 5% for affordable and general segment respectively has improved buyer sentiment and has boosted demand for under-construction property. Reduction in home loan interest rates has also boosted sales. The Government is also focused on affordable housing and is bullish about achieving its target of 'Housing for All' under Pradhan Mantri Awas Yojana by 2020. Across our portfolio, we have seen good sales at our affordable housing projects.

Here are some of the highlights and key initiatives

Key milestones and launches during the year:

Possession commences at Nexzone

The much awaited possession for Marathon Nexzone, Panvel commenced. We have now received part OC for 4 out of 12 towers with protracted follow up and engagement with NAINA Officials and has been handed over to the respective buyers. More than 300 homes have been handed over and 400 more possessions are underway.

Marathon Futurex

Marathon Futurex, our flagship Grade A commercial project at Lower Parel continues to grow from strength to strength with increased occupancy and brands like Zee, L'Oreal, Thomas Cook and more.

Launch of NeoHomes at Bhandup

This was a major milestone for the Group. We launched two affordable housing towers in Bhandup with great success. The project pioneers a new category of high quality budget homes and has Studio and 1BHK apartments. I am pleased to share that Neohomes has been awarded the '**Best Affordable Housing Project – West'** at the Franchise India awards. We have ambitious plans for Bhandup where planning for 5000 more homes is already underway.

Launch of Monte South Tower 2 – Pilatus

We launched Tower 2 of our joint venture project with Adani Realty, Monte South at Byculla. With an attractive ticket size, the launch was incredibly successful with Tower 2 clocking a significant number of bookings.

Other initiatives

Virtual Reality deployment

We have now developed in-house capabilities of producing Virtual Reality content and have deployed Virtual Reality at our sales offices in Mulund and Bhandup as well as at all BTL engagements at corporate parks and societies. At Monte South, a VR experience was created that could be accessed by channel partners on their phones. They were given VR glasses that they could carry to their customers and let them have the experience no matter where they were.

Salesforce improvements

We have continued to make significant improvement to our presales and sales systems. For presales, implementation of Knowlarity cloud telephony system has improved productivity and enabled our agents to call customers with a single click. Call recordings are tracked and recorded to the relevant customer records for greater transparency and accountability. We have also opened a new channel of communication with customers on whatsapp – all our agents are now equipped with whatsapp business accounts and we plan to bring further automation here.

With improved campaign tracking in the system, we are able to measure granular effectiveness of all marketing campaigns with metrics like cost per lead, cost per walkin and cost per booking now being tracked more reliably.

New corporate website launched

New corporate website with a cleaner and more modern design with improved functionality taken online during the year.

Driving Industry Policy

As an immediate past President of CREDAI MCHI, I have been fortunate to be able to work on the most important policy areas in real estate– Improving business viability in MMR, Ease of Doing Business, Improving knowledge & Skillsets, Clean, Green & Skill Mumbai and preparing the fraternity for intensive workshops on coping with RERA & GST.

Human Capital & Training

We aim to develop a learning culture throughout the organization to nurture our human capital.

To effectively leverage on our human capital, we are taking several concrete steps towards creating workforce of tomorrow.Initiatives like "Above and Beyond" program wherein the efforts put in by the Sales & Marketing force is measured during every quarter and the achievers are suitably awarded help keep our sales team motivated.The Ideas and Innovation portal created by the Group encourages every Marathonite to express their ideas freely. This has encouraged the "Disruptive Innovation" amongst the workforce.

The future looks bright

While several challenges still remain at an industry level with further improvements needed in the liquidity scenario and in streamlining of approvals, we are optimistic about the current year. The recent decision of the Maharashtra Government to reduce the FSI premium amount for residential and commercial projects bodes well for the sector and will improve margins.Our portfolio focus for the year is on affordable housing and commercial project categories, which are seeing a positive uptick, with several launches being planned. We plan to launch affordable housing projects at Bhandup and Panvel with further commercial inventory in the pipeline at Marathon Futurex and at Byculla as well. This being our 50th year of operations, we are also planning a large celebratory 50th year campaign in the current year.

This is the time for the realty industry to soar to new heights.

Warm Regards,

Mayur R Shah
Vice Chairman

NOTICE

NOTICE is hereby given that the 42nd Annual General Meeting of the members of **MARATHON NEXTGEN REALTY LIMITED** will be held at 2nd floor ,Babubhai Chinai Committee Room, Churchgate, Mumbai - 400 020. Mumbai on Thursday, September 26, 2019 at 3.00 p.m. to transact the following business:

A. ORDINARY BUSINESS :

1. To receive, consider and adopt the Financial Statements for the year ended on 31st March, 2019 and the Reports of the Directors and Auditors thereon.
2. To declare a Dividend, if any, on the Equity Shares for the year 2018-19.
3. To appoint a Director in place Mr. Mayur R Shah , who retires by rotation and being eligible offers himself for re-appointment.

Registered Office:
Marathon FutureX,
NM Joshi Marg
Lower Parel
Mumbai -400 013.
Date: May 29, 2019

By Order of the Board

K. S. Raghavan
Company Secretary

NOTES:

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. THE PROXIES TO BE EFFCETIVE, SHOULD BE DEPOSITED AT THE REGISTERED OFFICE NOT LATER THAN 48 HOURS BEFORE THE COMMENCEMENT OF THE MEETING.
2. Corporate Members intending to send their authorized representatives are requested to send a duly certified copy of Board Resolution authorizing their representatives to attend and vote at the Annual General Meeting.
3. Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 in respect of the special business is annexed hereto.
4. Members are requested to send all communications relating to shares, unclaimed dividends and intimate any changes in their address to the Registrar and Share Transfer Agents, M/s Adroit Corporate Services Pvt. Ltd., 19/20, Jaferbhoy Ind. Estate, 1st Floor, Makwana Road, Marol Naka, Andheri (E), Mumbai-400 059. “Adroit” is also the Depository interface of the Company with both NSDL and CDSL.
5. Under the Companies Act,2013, dividends that are unclaimed for a period of seven years are transferred to the “Investor Education and Protection Fund” constituted by the Central Government. Accordingly the Members who have not encashed the dividend warrants are requested to encash the same soon.
6. Pursuant to second proviso to Rule 6 of Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Amendment Rules, 2017 notified on February 28, 2017 and under Section (5) of section 124 unclaimed equity Shares transferred to IEPF Authority.
7. The Register of members and the share transfer books of the Company will remain closed from September 19, 2019 to September 26, 2019 (both days inclusive).
8. Members may exercise their right to vote at by electronic voting system in accordance with the Companies (Management and Administration) Rules 2014. The Company has tied up with NSDL for this e-voting facility. The process for members opting for e-voting is as under:

   In compliance with the provisions of Section 108 of the Companies Act, 2013 and the Rules framed, the members are provided with the facility to exercise their votes at the 42nd Annual General Meeting (AGM) by electronic means and the business may be transacted through e-voting services provided by National Securities Depository Limited (NSDL).

A. In case a member receives an e-mail from NSDL (for members whose e-mail addresses are registered with the Company / Depositories):

   How do I vote electronically using NSDL e-Voting system?

   The way to vote electronically on NSDL e-Voting system consists of “Two Steps” which are mentioned below:

   Step 1 : Log-in to NSDL e-Voting system at https://www.evoting.nsdl.com/

   Step 2 : Cast your vote electronically on NSDL e-Voting system.

   Details on Step 1 is mentioned below:

   How to Log-in to NSDL e-Voting website?

   1. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile.
   2. Once the home page of e-Voting system is launched, click on the icon “Login” which is available under ‘Shareholders’ section.
   3. A new screen will open. You will have to enter your User ID, your Password and a Verification Code as shown on the screen.

      Alternatively, if you are registered for NSDL eservices i.e. IDEAS, you can log-in at https://eservices.nsdl.com/ with your existing IDEAS login. Once you log-in to NSDL eservices after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.

4. Your User ID details are given below :

Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical	Your User ID is:
a) For Members who hold shares in demat account with NSDL.	8 Character DP ID followed by 8 Digit Client ID For example if your DP ID is IN300*** and Client ID is 12****** then your user ID is IN300***12******.
b) For Members who hold shares in demat account with CDSL.	16 Digit Beneficiary ID For example if your Beneficiary ID is 12************** then your user ID is 12**************
c) For Members holding shares in Physical Form.	EVEN Number followed by Folio Number registered with the company For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001***

5. Your password details are given below:

   a) If you are already registered for e-Voting, then you can user your existing password to login and cast your vote.

   b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.

   c) How to retrieve your 'initial password'?

      (i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.

      (ii) If your email ID is not registered, your 'initial password' is communicated to you on your postal address.

6. If you are unable to retrieve or have not received the " Initial password" or have forgotten your password:

   a) Click on "Forgot User Details/Password?"(If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.

   b) Physical User Reset Password?" (If you are holding shares in physical mode) option available on www.evoting. nsdl.com.

   c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.co.in mentioning your demat account number/folio number, your PAN,your name and your registered address.

7. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.

8. Now, you will have to click on "Login" button.

9. After you click on the "Login" button, Home page of e-Voting will open.

Details on Step 2 is given below:

How to cast your vote electronically on NSDL e-Voting system?

1. After successful login at Step 1, you will be able to see the Home page of e-Voting. Click on e-Voting. Then, click on Active Voting Cycles.
2. After click on Active Voting Cycles, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle is in active status.
3. Select "EVEN" of company for which you wish to cast your vote.
4. Now you are ready for e-Voting as the Voting page opens.
5. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on "Submit" and also "Confirm" when prompted.
6. Upon confirmation, the message "Vote cast successfully" will be displayed.
7. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
8. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

General Guidelines for shareholders

1 Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to n_r_joshi@yahoo.com with a copy marked to evoting@nsdl.co.in.

2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the "Forgot User Details/Password?" or "Physical User Reset Password?" option available on www.evoting.nsdl.com to reset the password.

3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on toll free no.: 1800-222-990 or send a request at evoting@nsdl.co.in

C. Other instructions:

1. The e-voting period commences on Monday, September 23, 2019 (at 09.00 a.m. IST) and ends on Wednesday, September 25, 2019 (at 05.00 IST), during this period Members of the Company, holding shares either in physical form or in dematerialised form, as on September 19, 2019 2019, may cast their vote electronically. The e-voting module shall be disabled by NSDL for voting thereafter. Once the vote on a resolution is cast by the Member, he shall not the allowed to change it subsequently.
2. The voting rights of Members shall be in proportion to their shares of the paid-up equity share capital if the Company as on September 19, 2019 and as per the Register of Members of the Company.
3. Mr. Nitin R. Joshi, Practicing Company Secretary (membership no. FCS - 3137) has been appointed as the Scrutinizer to scrutinize the e-voting process (including the Postal Ballot Form received from the Members who do not have access to the e-voting process) in a fair and transparent manner.
4. The Scrutinizer shall within a period not exceeding three working days from the conclusion of the e-voting period, unblock the votes in the presence of at least two witnesses not in the employment of the Company and make a Scrutinizer's Report of the votes cast in favour or against, if any, forthwith to the Chairman of the Company.

Ballot Form received after this date will be treated as invalid.

5. A Member can opt for only one mode of voting i.e. either through e-voting or by Ballot. If a Member casts vote by both mode, then voting done through e-voting shall prevail and Ballot shall be treated as invalid.
6. The results declared alongwith the Scrutinizer's Report shall be placed on the Company's website www.marathonnextgen.com and on the website of NSDL www.e-voting.nsdl.com within two working days of the passing of the resolutions at the Forty Second Annual General Meeting.

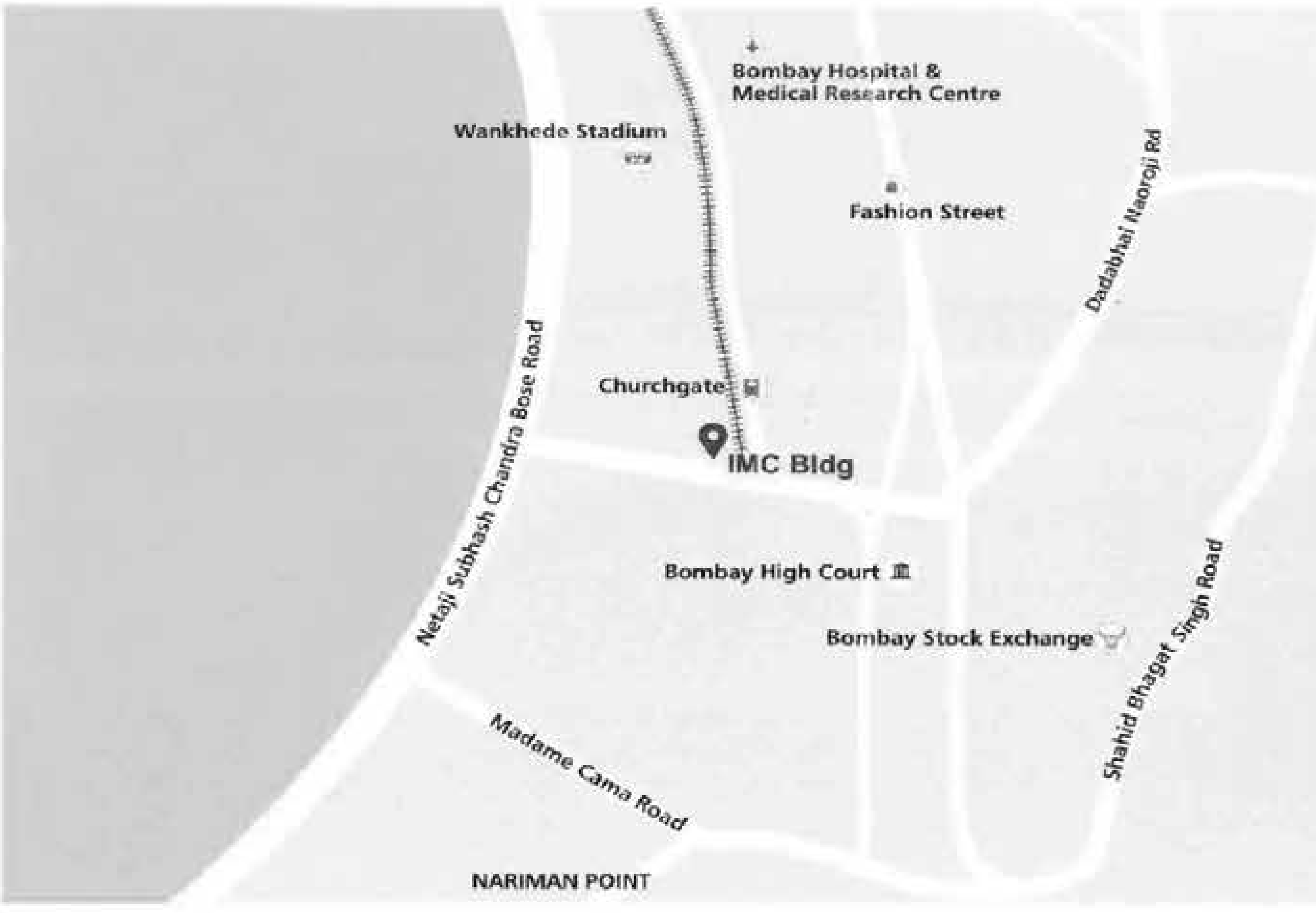
Registered Office:
Marathon FutureX,
NM Joshi Marg
Lower Parel
Mumbai -400 013.
Date: May 29, 2019

By Order of the Board

K. S. Raghavan
Company Secretary
CIN:L65990MH1978PLCO20080
Website: www.marathonnextgen.com

AGM Venue Location MAP :

2nd floor ,Babubhai Chinai Committee Room, Churchgate, Mumbai - 400 020.



DIRECTORS REPORT

The Directors have pleasure in submitting their 42nd Annual Report together with the Audited Financial Statements of your Company for the year ended March 31, 2019.

WORKING RESULTS:

Financial Year	Ended 31/03/2019 (Amt in INR lacs)	Ended 31/03/2018 (Amt in INR Lacs)
Income	9170	6993
EBIDT	6302	4384
Interest	2115	456
Depreciation	179	76
PBT	4008	3853
PAT	3424	3091
Earnings Per Share (Amount in Rs)	7.44	6.32

DIVIDEND:

In line with the Dividend Policy of the Company, your directors are pleased to recommend a dividend of Re.0.50 per equity for the FY2018-19.

FUTURE PROSPECTS:

Your Company has entered into the Re-development and Rehabilitation of Slums segment in and around Bhandup area of Mumbai and the revenue recognition is yet to be booked .

The construction activities of Project at Byculla, Mumbai ,known as "MONTE SOUTH"of the SPV (a LLP) wherein your Company holds 40% equity stake has been progressing well.

During the year under review ,your Company ,in line with its business strategy has acquired the entire paid up capital of Marathon Nextgen Townships Pvt Ltd(MNTP) ,a Marathon Group Company and effective from 29/3/2019 ,MNTP has become the Wholly Owned Subsidiary of the Company.

Also ,your Company has subscribed 7% NCDs issued by MNTP for an amount of Rs.126.63 crore and the same will be put to use in the Real estate and construction activities of the Group Companies.

SCHEME OF AMALGAMATION OF PROMOTER COMPANY:

Pursuant to Scheme of Amalgamation vide NCLT Order dated July 23,2018 the name of "Promoter group Company" has been changed from Ithaca Informatics Private Limited to Marathon Realty Private Limited.

DIRECTORS AND CHANGES IN INDEPENDENT DIRECTORSHIP:

In accordance with the applicable provisions of the Companies Act, 2013, Mr.Mayur R Shah,Vice Chair & Director ,retires by rotation and being eligible offers himself for reappointment.

Mr.V.Ranganathan and Mr.Padmanabha Shetty, both the Independent Directors, having completed their terms at the conclusion of this 42nd AGM, will retire from the Independent Directorship of the Company and are not seeking reappointment at this AGM.

The Board acknowledged their sincere contribution and unstinted support provided to the Management in improving the Governance Standards and strengthening the Board Process . Their absence will be felt by both the Management and the Board. The Board placed on record their efforts and ethical standards imparted for the improvement and growth of the Company.

AUDITORS

M/s. Rajendra & Co., Chartered Accountants, who had been appointed as Statutory Auditors for a term of 5 years with effect from F.Y. 2016-17 will continue to be the Statutory Auditors for the FY 2019-20 also. Vide MCA notification dated May 7,2018 the requirement of yearly ratification by the shareholders at every general Meeting as per Sec 139 of the Companies Act 2013 is dispensed with, hence their reappointment has not been included in the Notice calling the 42nd AGM.

PARTICULARS OF EMPLOYEES:

Except the Chairman & Managing Director none of the employees are covered under Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014 .The other details of disclosures pertaining to the Managerial personnel is dealt in the annexure which forms part of this Directors Report .

CONSERATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS AND OUTGO:

The Company undertakes necessary Energy conservation and technology absorption methods while executing the projects by implementing advanced building system and usage of energy efficient materials during the construction of Projects.

There were no foreign exchange earnings and outgo during the year under Review

LISTING :

The Equity Shares of the Company are listed with the BSE Limited& NSE Limited . The Company has paid the Annual Listing Fees for both the Exchanges for the year 2019-20.

DEMATERIALIZATION OF SHARES:

The members are aware that the Company's equity shares are under compulsory trading in dematerialized form for all categories of investors.

REPORT U/S 134 (3) OF THE COMPANIES ACT 2013:

A report containing relevant information as required by the said section of the Companies Act 2013 is dealt separately and forms part of this Directors Report.

FIXED DEPOSITS:

Your Company has not accepted any deposits from the public or its employees during the period under review.

DISCLOSURE UNDER THE SEXUAL HARASSEMENT OF WOMEN AT WORK PLACE (PREVENTION ,PROHIBITION AND REDRESSAL) ACT, 2013:

The Company has in place a Policy in line with the requirements of "The Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013". Internal Complaints Committee (ICC) has been set up to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy.

No Complaints were received, during the year under review.

CORPORATE GOVERNANCE:

A separate section on disclosures specified in Companies Act 2013 along with other requirements, as amended and as specified in Regulations 17 to 27 and 46(2)(b) to (i) of SEBI (LODR) Regulations 2015 forms part of this Annual Report.

ACKNOWLEDGEMENTS:

The Board of Directors take this opportunity to place on record their sincere appreciation for the excellent support and cooperation extended by the shareholders, bankers, customers, suppliers / associates during the year under review.

The Board whole heartedly acknowledges the dedicated and sincere efforts and services put in by the employees at all levels in the Company during very trying times. Their dedicated efforts and enthusiasm has been integral to your Company's growth.

For and on behalf of the Board

Place: Mumbai
Date: May 29 ,2019

Chetan R. Shah
Chairman & Managing Director.

REPORT U/S 134(3) OF THE COMPANIES ACT 2103 FORMING PART OF DIRECTORS REPORT

a. The extract of the annual return is given in Annexure I

b. Number of Meetings of the Board:

   Five Board meetings were held on the following dates during the year under review.

   May 22, 2018, August 02,2018, November 01, 2018, January 30 ,2019, March 25, 2019 .

c. DIRECTORS RESPONSIBILITY STATEMENT:

   Pursuant to the requirement under Section 134 (3)(c) of the Companies Act, 2013 with respect to Directors Responsibility it is hereby confirmed that:

   (i) in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures.

   (ii) proper accounting policies were followed and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit or loss of the Company for that period.

   (iii) proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of this Companies Act 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.

   (iv) the annual accounts were prepared on a going concern basis.

   (v) necessary internal financial controls were laid down for ensuring the orderly and efficient conduct of its business, including the adherence to Company's policies, the safe guarding of its assets ,the prevention and detection of frauds and errors ,the accuracy and completeness of the accounting records and the timely preparation of reliable financial information;

(vi) proper systems were devised to ensure compliance with the provisions of all applicable laws and that such system were adequate and operating effectively.

(ca) details in respect of frauds reported by auditors under sub-section (12) of section 143 other than those which are reportable to the Central Government: NONE

d. Statement of declaration given by the Independent Directors under section 149(6) of the Companies Act 2013:

All the Independent Directors of the Company have complied Section 149(6) of the Companies Act 2013, by submitting the Annual declaration for the financial year 2019-20.

e. The Company has a policy on Directors appointment and remuneration including criteria for determining qualifications, positive attributes, independence of a director and other matters and the Nomination and Remuneration Committee of the Company ensures that the policy guidelines are followed .

Matters relating to determination of payment of Commission to Mr. Chetan R Shah Chairman & Managing Director –KMP of the Company for the year 2018-19:

The Nomination & Remuneration Committee of the Board met on May 29, 2019 to determine and recommended the Commission of Rs.16 lacs payable to the CMD for the year 2019-20.

f. Explanations or comments by the Board on every qualification, reservation or adverse remarks or disclaimer, if any, made by the Auditor in his report:

No qualification, reservation or adverse remarks or disclaimer is made by the Statutory Auditors in their report.

g. Particulars of loans, guarantees or investments under section 186:

The provisions of the section 186 of the Companies Act 2013 are not applicable to the Company .

There are no loans, guarantees or investments made during the year under review.

h. Particulars of contracts or arrangements (COA) with related parties referred to in subsection (1) of section 188:

There is no COA with related parties as referred above during the year under review.

i. The state of Company's affairs:

The Company's Operating Profit before Tax expenses: Rs.2919.06 lacs

Segment wise Operating Profit before Tax expenses:Rs.2919.06 lacs

The Company's Other Income before Tax expenses: Rs.1089.00 lacs

The Profit before ,finance cost , Tax, depreciation & amortization(EBITDA): Rs.6302.93 lacs

The Profit after finance cost Tax, depreciation & amortization(EBITDA): Rs.3424.22 lacs

The Net profit for the Year ended: Rs.3424.22 lacs

The Company's basic and diluted Earnings Per Share for year ended on March 31,2019: Rs.7.44

j. Amount proposed to be carried to General Reserve: NIL

k. Dividend details:

In line with the Dividend Policy of the Company, your directors are pleased to recommend a dividend of Re.0.50-per equity share., (10%) for the year 2018-19.

l. Material changes and commitments affecting the financial position of the Company:

During the year under review the Company on March 29,2019 had subscribed to 7% NCD issued by its wholly owned subsidiary company.viz., Marathon Nextgen Townships Pvt. Ltd. ,for a value of Rs.126.63 crore.

m. Conservation of Energy etc.,

The Company undertakes necessary Energy conservation and technology absorption methods while executing the projects by implementing advanced building system and usage of energy efficient materials during the construction of Projects.

n. Visualization of Potential Risk:

During the year under review, the Company has ventured into the SRA segment in the realty vertical by undertaking the development of Projects at Bhandup (W), Mumbai.

The process of identification of Risks elements in developing the said projects are initiated and are in place .The risk containment measures will be addressed along with the project mile stones identified thereon .No potential threat is envisaged, as of now.

o. CSR Policy initiatives Spending:

The Company has a CSR policy. For the FY 2018-2019, the amount to be spent on the CSR related activities amounting to Rs.1.75 crore was contributed to a recognized Trust .

p. **Evaluation Mechanism of Directors:**

The performance evaluation of all the Directors was undertaken as per the prescribed standards. The Independent Directors of the Company at their meeting held on March 25, 2019 have carried out such evaluation of all the directors for the year under review and submitted their report to the Chairman of the Company .

The Board, has also undertaken the "Performance Evaluation" of all of its Independent Directors pursuant to the Clause VIII of Schedule IV of the Companies Act 2013(Code for Independent Directors) at their Meeting held on March 25,2019.

Directors Familiarization Initiatives:

The Company has undertaken a Familiarization programmes for Directors on March 25,2019 .The Directors have met at the "Marathon FutureX" and a detailed presentation was made by the Management about the ongoing projects. The procedures and the process of the execution of the projects were explained to them. They were also informed about the Maha RERA implications applicable to the Company .The feedback received from them were noted by the Management.

Appointment and Remuneration of Managerial Personnel) 2014) Rules:

a. **Details as per Rule 5 (1)of the Companies (Appointment and Remuneration of Managerial Personnel) 2014) Rules:**

(i) The ratio of the remuneration of CMD to the median remuneration of the employees of the Company for the FY:2018-2019: 1: 8.46

(ii) The % age increase /(decrease) of median remuneration:(30.72 %) ,due to increase in no.of employees

a. CMD –40% age of increase ,in the FY 2018-19

b. CS -18 % age increase ,in the FY 2018-19

(iii) (30.72)% age decrease in the median remuneration of the employees.

(iv) The no. of permanent employees of the company are :82 in numbers.

(v) The explanation of the relationship between average increase in remuneration and the company's performance: decrease due to increase in number of employees.

The decrease in the net profit of the company for the FY: 2018-19 (Previous FY:17-18 Rs.3105 lacs)

Comparison of remuneration of the KMP against the performance of the Company.

KMP	%age of Increase in Remuneration	Remarks
1.CMD	40% Increase to last year-	-
2.CS	18% increase compared to last year-	Nominal increase as per prevailing standards in the sector.

vii. **Variation of market cap, P/E at the closing of FY etc.,**

Details	FY: 2018-19	FY:2017-18	FY:2016-17	FY: 2015-16	FY:2014-15	FY: 2013-14	Variation
Market Cap (Rs in Crore)	566	962	746	398	281	234	41% (decrease)
Closing Price-(Rs)-Rs.5 -FV	BSE-122.95 NSE-121.45	BSE-417.20 NSE-418.55	BSE-262.40 NSE-262.50	140 -	148 -'	123.50	87.43% (Increase)
EPS	7.44	12.20	30.93	26.51	20.26	19.25	
P/E	16.53	34.30	8.49	5.28	7.31	6.42	

Total no.of equity shares listed:4,60,00,000 of face value of Rs.5/-each.

x. **The key parameters for any variable component of remuneration availed by the directors: Not Applicable**

xi. The ratio of remuneration of the highest paid director to that of employees who are not directors but receive remuneration in excess of the highest paid director during the year: None of the employee in this category.

(vi) Affirmation that the remuneration is as per the remuneration policy of the company:

The Managerial Remuneration paid during the FY 2019-2020 is as per the Remuneration policy of the Company.

b. **Details as per Rule 5 (2)of the Companies (Appointment and Remuneration of Managerial Personnel) 2014) Rules:**

Except the Chairman & Managing Director(CMD)none of the employees are covered under Rule 5(2 Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014.

To review the Management Discussion and Analysis of the financial condition and results of operations; as approved by the Audit Committee.

REPORT U/S 134(3) OF THE COMPANIES ACT 2013 FORMING PART OF DIRECTORS REPORT

Extract of annual Return as provided under section 92(3) of the Companies Act 2013:

I. REGISTRATION AND OTHER DETAILS:

i	**CIN**	L65990MH1978PLC020080
ii	**Registration Date**	January 1, 1978
iii	**Name of the Company**	Marathon Nextgen Realty Limited
iv	**Category / Sub-category of the Company**	Public Limited Company
v	**Address of the Registered Office of the Company**	Marathon Futurex, N. M. Joshi Marg, Lower Parel, Mumbai 400 013
vi	**Whether Listed (Yes/No)**	Yes
vii	**Name, Address and contact details of Registrar and Transfer Agent, if any**	Adroit Corporate Services Pvt. Ltd. 17/20, Jaferbhoy Industrial Estate, 1st Floor, Makwana Road Marol Naka, Andheri (E), Mumbai 400 059.

II.	**PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY:**		
All the business activities contributing 10% or more of total turnover of the Company shall be stated			
Sl. No.	**Name & Description of main products / services**	**NIC Code of the Product / service**	**% of total turnover of the Company**
1	Real Estate & Construction	70	100%

III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES:

Sl. No.	**Name & Address of the Company**	**CIN / GLN**	**% of shares held**	**Holding / Subsidiary/ Associate**	**Applicable Section**
1	Marathon Realty Private Limited	U70100MH1994PTC084037	74.96%	Holding	2 (46) of the Companies Act 2013
2	Swayam Realtors & Traders LLP	AAB -0362	40%	JV	2(6) of the Companies Act 2013
3	Columbia Chrome (India) Private Limited	U29110MH1995PTC086069	40%	JV	2(6) of the Companies Act 2013

IV. SHAREHOLDING PATTERN (Equity Share Capital Break-up as percentage of Total Equity):

i. Category-wise Share Holding

Category of shareholders		**No. of shares held at the beginning of the year (01.04.2018)**				**No. of shares held at the end of the year (31.03.2019)**				**% change during the year**
		Demat	**Physical**	**Total**	**% of total shares**	**Demat**	**Physical**	**Total**	**% of total shares**	
A.	**PROMOTERS:**									
1	**Indian**									
a.	Individuals/ HUF	900	0	900	0.00	1800	0	1800	0.00	0.00
b.	Central Govt.	0	0	0	0.00	0	0	0	0.00	0.00
c.	State Govt.(s)	0	0	0	0.00	0	0	0	0.00	0.00
d.	Bodies Corp.	17241323*	0	17241323	74.97	34482646*	0	34482646*	74.97	0.00
e.	Banks/FI	0	0	0	0.00	0.00	0	0	0.00	0.00
f.	Any other	0	0	0	0	0.00	0	0	0	0.00
Sub-Total (A) (1)		**17242223***	**0**	**17242223**	**74.97**	**34484446***	**0**	**34484446***	**74.97**	**0.00**
2	**Foreign**									
a.	NRIs - Individual	0	0	0	0	0	0	0	0	0
b.	Other - Individuals	0	0	0	0	0	0	0	0	0
c.	Bodies Corp.	0	0	0	0	0	0	0	0	0
d.	Banks/FI	0	0	0	0	0	0	0	0	0
e.	Any other	0	0	0	0	0	0	0	0	0
Sub-Total (A) (2)		0	0	0	0	0	0	0	0	0
Total Shareholding of Promoters (A) = (A) (1) + (A) (2)		**17242223**	**0**	**17242223**	**74.97**	**34484446***	**0**	**34484446***	**74.97**	**0.00**

Category of shareholders		No. of shares held at the beginning of the year (01.04.2018)				No. of shares held at the end of the year (31.03.2019)				% change during the year
		Demat	Physical	Total	% of total shares	Demat	Physical	Total	% of total shares	
B.	**PUBLIC SHARHOLDING :**									
1	**Institutions**									
a.	Mutual Funds	22	110	132	0.00	44	200	244	0.00	0.00
b.	Banks/FI	11088	495	11583	0.05	3464	990	4454	0.01	-0.04
c.	Central Govt.	0	0	0	0.00	0	0	0	0.00	0.00
d.	State Govt.(s)	0	0	0	0.00	0	0	0	0.00	0.00
e.	Venture Capital Funds	0	0	0	0.00	0	0	0	0.00	0.00
f.	Insurance Companies	0	0	0	0.00	0	0	0	0.00	0.00
g.	Foreign Portfolio Investors	3021	0	3021	0.01	2	0	2	0.00	-0.01
h.	Foreign Venture Capital Funds	0	0	0	0.00	0	0	0	0.00	0.00
i.	Others (specify)	0	0	0	0.00	0	0	0	0.00	0.00
Sub-Total (B) (1)		14131	605	14736	0.06	3510	1190	4700	0.01	0.00
2	Non-Institutions:									
a.	Bodies Corporate:									
i.	Indian	198483	94786	293269	1.28	391658	189446	581104	1.26	-0.01
ii.	Overseas	0	0	0	0.00	0	0	0	0.00	0.00
b.	Individuals:									
i.	Individual shareholders holding nominal share capital up to Rs.2 Lac	1443331	107503	1550834	6.74	2921572	156264	3077836	6.91	0.17
ii.	Individual shareholders holding nominal share capital in excess Rs.2 Lac	3656964	0	3656964	15.90	7344146	0	7344146	15.97	0.07
c.	Others (specify) Clearing Members, NRIs & Trusts	241974	0	241974	1.05	507768	0	507768	0.89	-0.17
Sub-Total (B) (2)		**5540752**	**202286**	**5743041**	**24.97**	**11165144**	**345710**	**11510854**	**25.02**	**0.05**
Total (B) = (B1)+(B2)		**5554883**	**202894**	**5757777**	**25.03**	**11168654**	**346900**	**11515554**	**25.03**	**0.03**
C.										
	0	0	0	0	0					0
Grand Total (A+B+C)		**22797106**	**202894**	**23000000***	**100.00**	**45653100**	**346900**	**46000000**	**100**	**0.00**

*NOTE: No. of Shares at the beginning of the year was 2,30,00,000. During the financial year 2018-2019, the Company has done sub-division of its shares and paid–up Equity shares face value changed from Rs.10/-to Rs.5/-. Post Sub-division the number of shares of the Company stood at 4,60,00,000.

ii. Shareholding of Promoters:

Sl. No.	Shareholder's name	Shareholding at the beginning of the year (01.04.2018)			Shareholding at the end of the year (31.03.2019)			% change in shareholding during the year
		No. of shares	% of total shares of the Company	% of shares pledged/ encumbered to total shares	No. of shares	% of total shares of the Company	% of shares pledged / encumbered to total shares	
1	*Marathon Realty Pvt. Ltd.	17241323*	74.97%	0	34482646	74.97%	0	0
2	Mr.Chetan R. Shah	150	0%	0	300	0	0	0
3	Mr.Mayur R. Shah	150	0%	0	300	0	0	0
4	Ms.Shailaja C. Shah	150	0%	0	300	0	0	0
5	Ms.Sonal M. Shah	150	0%	0	300	0	0	0
6	Ms.Ansuya R. Shah	150	0%	0	300	0	0	0
7	Mr.Ramniklal Z. Shah	150	0%	0	300	0	0	0
	Total	**17242223**	74.97%	**0**	**300**	74.97%	**0**	**0**

*NOTE: No. of Shares at the beginning of the year was 2,30,00,000. During the financial year 2018-2019, the Company has done sub-division of its shares and paid–up Equity shares face value changed from Rs.10/-to Rs.5/-. Post Sub-division the number of shares of the Company stood at 4,60,00,000. Moreover, the Ithaca Informatics Pvt. Ltd. Had been amalgamated with a group Company i.e. Marathon Realty Pvt. Ltd., thereupon, its promoter changed to Marathon Realty Pvt. Ltd.

iii. Change in Promoters Shareholding (please specify, if there is no Change):

Sl. No.	Particulars	Shareholding at the beginning of the year (01.04.2018)		Shareholding at the end of the year (31.03.2019)	
		No. of shares	% of total shares of the Company	No. of shares	% of total shares of the Company
1	At the beginning of the year	17242223	74.97	34482646	74.97
2	Date-wise Increase / Decrease in Promoters Share holding during the year specifying in the reasons for increase / decrease (e.g. allotment / transfer / bonus / sweat equity, etc.	During the financial year 2017-2018, the Company has bought back 40,85,677 fully paid – up Equity shares from the Promoter Group.			
3	At the end of the year	17242223	74.97	34482646	74.97

iv. Shareholding Pattern of top ten shareholders (other than Directors, Promoters & holders of GDRs and ADRs):

Sl. No	For each of the top 10 Shareholders	Shareholding at the beginning of the year (01.04.2018)		Shareholding at the end of the year (31.03.2019)	
		No. of shares	% of total shares of the Company	No. of shares	% of total shares of the Company
	Shoorji Aditya Pratapsing	664000	2.89	1328000	2.89
	KhyatiSudhir Valia	309946	1.35	619892	1.35
	Shraddha Sudhir Valia	307867	1.34	615734	1.34
	Vijay Mohanlal Parekh	272636	1.19	545272	1.19
	Paresh Mohanlal Parekh	270003	1.17	540006	1.17
	ManojMehra	295400	1.28	590800	1.28
	VatsalManoj Desai	218500	0.95	437000	0.95
	Padma Hanuman Agarwal	111500	0.48	329624	0.72
	Shashin Manilal Shah	91100	0.40	314336	0.68
	Ketan Maganlal Desai	133300	0.58	237200	0.52

v. Shareholding of Directors and Key Managerial Personnel:

Sl. No.	For each of the Directors & KMP	Shareholding at the beginning of the year (01.04.2018)		Shareholding at the end of the year (31.03.2019)	
		No. of shares	% of total shares of the Company	No. of shares	% of total shares of the Company
1	At the beginning of the year DIRECTORS Mr.Chetan R Shah Mr.Mayur R Shah Ms.Shailaja C Shah	 150 150 150	 0 0 0	 300 300 300	 0 0 0
	At the end of the year	450	0	0	0
2	KMP-				0
	K.S.Raghavan -CS	300	0	300	0

VI. INDEBTNESS: (Amt in Lakhs)

Indebtedness of the Company including interest outstanding / accrued but not due for payment:				
Particulars	**Secured Loans excluding deposits**	**Unsecured Loans**	**Deposits**	**Total Indebted ness**
Indebtness at the beginning of the Financial Year				
i. Principal Amount	20,780.76	-	-	20,780.76
ii. Interest due but not paid	-	-	-	-
iii. Interest accrued but not due	54.58	-	-	54.58
Total (i+ii+iii)	**20,835.34**	**-**	-	**20,835.34**

Indebtedness of the Company including interest outstanding / accrued but not due for payment:				
Particulars	**Secured Loans excluding deposits**	**Unsecured Loans**	**Deposits**	**Total Indebted ness**
Change to Indebtness during the Financial Year				
i. Addition	23,497.06	-	-	23,497.06
ii. Reduction	13,396.67	-	-	13,396.67
Indebtness at the end of the Financial Year				
i. Principal Amount	30,881.15	84.21	-	30,965.36
ii. Interest due but not paid	-	-	-	-
iii. Interest accrued but not due	180.24	-		180.24
Total (i+ii+iii)	**31,061.39**	**84.21**	**-**	**31,145.60**

VII. REMUNERATION OF DIRECTOR AND KEY MANAGERIAL PERSONNEL:

A. Remuneration to Managing Director, Whole-Time Directors and / or Manager:

(Amount INR lacs)

Sl. No.	**Particulars of Remuneration**	**Name of the MD/WTD/Manager**		
		Chetan Shah (CMD)	**S. Ramamurthi (WTD)**	**Total Amount**
1	Gross salary	106.84	0	106.84
	a. Salary as per provisions contained in Section 17(1) of the Income Tax Act, 1961.	0	0	0
	b. Value of perquisites u/s.17(2) of the Income Tax Act, 1961.	0	0	0
	c. Profits in lieu of salary under Section 17(3) of the Income Tax Act, 1961.	0	0	0
2	Stock Option	0	0	0
3	Sweat Equity	0	0	0
4	Commission	16.00	0	16.00
	-as % of profit	0	0	0
	-other, specify	0	0	0
5	Others, please specify-PF	0	0	0
	Total (A)	**122.84**		**122.84**

A. Sitting Fees paid to other Directors:

Sl. No.	**Particulars of Sitting Fees**		**Name of the Directors**				
		Mayur R. Shah	**Ms.Shailaja C Shah**	**V. Ranganathan**	**Padmanabha Shetty**	**Mr.Anup P Shah**	**Mr.Deepak R. Shah**	**Total Amount (in Rs)**
1	**Independent Directors**							
	- Fee for attending Board / Committee meetings	-	-	1,40,000	2,20,000	2,20,000	1,70,000	7,50,000
	- Commission	-	-	-	-	-	-	
	-Other, please specify	-	-	-	-	-	-	
	Total (1)	**-**	**-**	**1,40,000**	**2,20,000**	**2,20,000**	**1,70,000**	**7,50,000**

Sl. No.	Particulars of Sitting Fees	Name of the Directors						
		Mayur R. Shah	Ms.Shailaja C Shah	V. Ranganathan	Padmanabha Shetty	Mr.Anup P Shah	Mr.Deepak R. Shah	Total Amount (in Rs)
2	**Other Non-Executive Directors**							
	- Fee for attending Board / Committee meetings	80,000	1,20,000	-	-	-	-	2,00,000
	- Commission	-	-	-	-	-	-	-
	-Other, please specify	-	-	-	-	-	-	-
	Total (B) = (1+2)	80,000	1,20,000	1,40,000	2,20,000	2,20,000	1,70,000	7,50,000
	Total Managerial Remuneration							
	Overall Ceiling as per the Act							

B. Remuneration to Key Managerial Personnel other MD/WTD/Manager:

Sl. No.	Particulars of Remuneration	Key Managerial Personnel			
		CEO	Company Secretary	CFO	Total Amount
1	**Gross salary**		**36.74 Lacs**		
	a. Salary as per provisions contained in Section 17(1) of the Income Tax Act, 1961.	0	Entire	0	0
	b. Value of perquisites u/s.17(2) of the Income Tax Act, 1961.	0	NIL	0	0
	c. Profits in lieu of salary under Section 17(3) of the Income Tax Act, 1961.	0	NIL	0	0
2	**Stock Option**	**0**	**NIL**	**0**	**0**
3	**Sweat Equity**	**0**	**NIL**	**0**	**0**
4	**Commission**		**NIL**		
	-as % of profit	0	NIL	0	0
	-other, specify	0	NIL	0	0
5	Others, please specify		NIL	0	0
	Total	**0**	**36.74 Lacs**	**0**	**0**

VIII. PENALTIES / PUNISHMENT / COMPOUNDING OF OFFENCES:

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment / Compounding fees imposed	Authority (RD / NCLT / Court)	Appeal made, if any (give details)
A. Company:					
Penalty	0	0	0	0	0
Punishment	0	0	0	0	0
Compounding	0	0	0	0	0
B. Directors:					
Penalty	0	0	0	0	0
Punishment	0	0	0	0	0
Compounding	0	0	0	0	0
C. Other Officers in default:					
Penalty	0	0	0	0	0
Punishment	0	0	0	0	0
Compounding	0	0	0	0	0

MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED MARCH 31, 2019

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To
The Members,
Marathon Nextgen Realty Limited.
Marathon Futurex, Mafatlal Mill Compound,
N.M. Joshi Marg, Lower Parel (W),
Mumbai 400 013.

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Marathon Nextgen Realty Limited (hereinafter called the Company). Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on March 31, 2019 complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, and in the manner reported hereinafter:

I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March, 31, 2019 according to the provisions of:

(i) The Companies Act, 2013 (the Act) and the Rules made under that Act;

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the Rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) The Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder; to the extent applicable to Foreign Direct Investment (FDI), Overseas Direct Investment (ODI) and External Commercial Borrowings (ECB);

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):

- (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
- (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
- (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; (Not applicable to the Company during the Audit Period)
- (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations,2014; (Not applicable to the Company during the Audit Period)
- (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; (Not applicable to the Company during the Audit Period)
- (f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
- (g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; (Not applicable to the Company during the Audit Period) and
- (h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (Not applicable to the Company during the Audit Period)

(vi) The Management has identified and confirmed the following laws as specifically applicable to the Company:

- (a) The Real Estate (Regulation and Development) Act,2016;
- (b) The Maharashtra Ownership Flats (Regulation and Promotion of Construction, Sale, Management, Transfer) Act, 1963 and its Rules;
- (c) The Maharashtra Apartment Ownership Act ,1970;
- (d) Building & other construction Workers welfare cess Act,,1996;
- (e) Development Control and Promotional Regulations as updated.(DCR)
- (f) Maharashtra Regional Town Planning Act-1974;
- (g) Environment (Protection) Act, 1996;

(h) Maharashtra State Goods and Services Tax Act,2017 (GST)

I further report that for the compliance of Labour Laws and other General Laws, my examination and reporting is based on the documents, records as produced and shown to me and the information and explanation as provided to me, by the officers and management of the Company and to the best of my judgment and understanding of the applicability of the different enactments upon the Company, in my opinion there are adequate systems and processes exist in the Company to monitor and ensure compliance with applicable General Laws and Labour Laws.

I further report that the Company has complied with the applicable clauses/regulations of the following:

(a) Applicable clauses of Secretarial Standards issued by The Institute of Company Secretaries of India.;

(b) The Equity Listing Agreement, to the extent applicable, entered in to by Company with National Stock Exchange of India Limited and BSE Limited; and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

During the period under review, the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, standards etc mentioned above except to the extent as mentioned below:

- The Company has field with delay forms CHG-1, (charge created in favour of Life Insurance corporation of India),required to be submitted with Registrar of Companies.
- Key Managerial Personnel (KMP) holding similar position of another Company, which is inconsistent with the provision of Section 203 of the Companies Act, 2013.

I further report that

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act;

Adequate notice is required to be given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were to be sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

All decisions at Board meetings and Committee Meetings are carried out unanimously as recorded in the minutes of the meetings of the Board of Directors or Committee of the Board, as the case may be.

I further report that there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

I further report that during the audit period;

(a) Pursuant to Scheme of Amalgamation vide NCLT Order dated July 23, 2018 the name of “Promoter group Company” has been changed from Ithaca Informatics Private Limited to Marathon Realty Private Limited.

(b) The Company has acquired the entire paid up capital of Marathon Nextgen Townships Pvt Ltd (MNTP), a Marathon Group Company, and MNTP has become the Wholly Owned Subsidiary of the Company.

(c) The your Company has subscribed 7% NCDs issued by MNTP for an amount of Rs.126.63 crores.

(NITIN R. JOSHI)
Practicing Company Secretary
Membership No. 3137
Certificate Of Practice No.1884

Date : May 29, 2019
Place: Mumbai

Note: This report is to be read with our letter of even date which is annexed as Annexure A and forms an integral part of this report.

415, Marathon Max, Next to Udyog Kshetra, Jn. Of L.B.S. Marg & Goregoan Link Road, Mulund (W), Mumbai-400 080. E-mail: n_r_joshi@yahoo.com Tel. 2562 5660 Cell 98201 29178.

'Annexure A'

To
The Members,
Marathon Nextgen Realty Limited.
Marathon Futurex, Mafatlal Mill Compound,
N.M. Joshi Marg, Lower Parel (W),
Mumbai 400 013.

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.
4. Wherever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

____
(NITIN R. JOSHI)
Practicing Company Secretary
Membership No. 3137
Certificate of Practice No.1884

Date : May 29, 2019
Place: Mumbai

MANAGEMENT DISCUSSION & ANALYSIS REPORT-FY 2018-19

The Management of the Company is pleased to present this report covering the activities of the Company during the year ended on 31st March 2019.

ECONOMIC OUTLOOK:

Global Economy:

The trade and tariff wars between global powers has entered a new phase, one in which the earlier hopes of a compromise are rapidly receding. This has a cascading effect across the globe which could result in affecting the economic growth, particularly those of emerging economies.

Altogether, there will now be price increases on goods across the board. And the price of this trade war will be paid by "Consumers" and Companies. However, it is unlikely that this confrontation will now remain limited to trade sphere. The main concern is maritime security that may heighten the levels of confrontations.

Yet for India, which has made a mantra of strategic autonomy will have to manage a much more tricky international situation. There may of course, be benefits to be garnered; Markets may be opened to Indian exports to a larger extent.

Indian economy:

The Finance Ministry's Monthly Economic Report for March-2019 observes that "India's economy appears to have slowed down slightly in 2018-19.The proximate factors responsible for this slow down include declining growth of private consumption, tepid increase in fixed investment and muted exports.

For the Indian economy, there are two major engines of growth-Consumption and Investment. Exports are not really our forte and can supplement though never lead growth. Government spending, though important, can be inflationary. Therefore the importance of consumption has to be underlined. In fact the demographics of the country indicate that there is potential for people to move up the income chain thus leading to enhanced consumption. As long as there is upward mobility ,the pace of consumption will continue. The declaration in consumption growth over the last five years is a result of lack of jobs, rural distress and growing inequality.

As per the latest data from CSO, final consumption expenditure accounts 57%of the GDP and hence is the leading sector. Growth in this sector at current prices has slowed down from an average annual growth rate of 15.7% during 2009-10 to 2013-14 to 11.9% in the 2014-15 to 2018-19 period.

The classic Picketty situation, where growth situation in the last few years has tended to get concentrated at the higher levels where incomes especially from capital has increased sharply thus exacerbating the difference between the lower and higher income levels.

If the growth is not evenly distributed then due to saturation of demand at the higher levels of income there is an impasse. Income levels must increase at the lower levels too so that consumption takes place at a steady pace. It is against this backdrop that the competitive promises on the income transfers to the poor should be looked at. The Government's PM- Kisan scheme, where Rs.6000/annum is given to farmers can boost spending .The MGNREGA scheme has helped to an extent in boosting consumption of non staples as this was additional income received that was used for higher value consumption as well as discretionary spending .

Therefore, the consumption led growth story will be gradual and circular with higher growth leading to more employment and income which spurs consumption which in turn fosters growth.

SECTORAL (REAL ESTATE) REVIEW:

A string of buyer friendly factors in the last few years failed to boost the real estate sector.

Increase in tax deduction limit against home loan interest ,implementation of Real Estate (Regulation and Development) Act 2016 and demonetization, among other factors ,had little effect on the sales figures. But it seems the dust is finally going to settle. The Supply side stakeholders, including the Developers and financiers, expect the rationalization of the GST rate for under construction property, effective 1st April2019, to bring home buyers back to the market.

The Knight Frank Real estate Sentiment Index, which records the expectation of supply side stakeholders on real estate prices, sales and demand,for Jan-March 2019(Q1-2019) has increased compared to the last quarter of calendar year 2018(Q4-2018). A value of 50 on the index stands for neutral sentiment, anything above the score shows optimism, while anything below the score points to negative sentiment. The index is based on a quarterly survey of supply side stakeholders across India including developers, PE Funds, banks and NBFCs.

The Index Value has increased from 57 in Q4-2018 to 62 in Q1-2019 for the current sentiment. At the same time the future sentiment, or expectation in the next six months, has increased from 59 in Q4-2018 to 63 in Q1-2019.

As far as property prices are concerned, stakeholders are expecting some increase but are not too optimistic.

Riding on positive sentiments, the future sentiments regarding the price appreciation had also showed some positivity in Q1-2019.Improving from the preceding quarter, majority of the stakeholders opined that the residential prices will either remain in the current range or may even inch upwards in the coming six months.

RERA Reports:

The RERA Act was enacted on May 1, 2016 and all the States were mandated to formulate and notify rules for the functioning of the regulator in their respective jurisdictions within six months ,and set up a Regulator by May 1,2017.Howver many states failed to meet both these deadlines. Maharashtra was one of the first states to notify its Rules and to establish the Maharashtra Real Estate Regulatory Authority(Maha-RERA).

As on April 1 2019 ,in the state of Maharashtra- 20,718 number of Projects were registered and 19699 Agents got registered under Maha-RERA, which is the highest in the Country.

MUMBAI REAL ESTATE:

Most Mumbai builders are struggling and sitting on huge inventories, but the property prices still haven't fallen the way they did in the year 1997.

Two decades ago, property prices had crashed by upto 40% in the City, but during the current downturn, builders are still trying to hold on to them despite slow sales.

High taxes and premiums have squeezed developers as the vicious structure of the cost has eaten up the margins. BMC premiums are so prohibitive that they now equate to almost 50% of the project cost in smaller plots. Mhada lay outs get higher FSI and so does SRA.The cost of premiums in these schemes are almost 30-40% cheaper.

Some developers are not considering exploiting the full potential of the FSI in their projects ,since arbitrage gains don't prevail any more.

This is considered to be a biggest change in the landscape of real estate in Mumbai, where developer did not part with a single inch of unconsumed FSI.

There has been an over eight times increase in finance/interest cost of the project since 2005.

Development Control and Promotion Regulations -2034:

The recently unveiled Mumbai Development Plan (DP) 2034 speaks about creating 1 million affordable houses and 8 million jobs in the city of Mumbai. The DP envisages creating of theatres, museums, parks, play grounds, theme gardens, old age homes and shelters for homeless .However the effectiveness of the DP remains to be seen as the execution is always the crux of the issue.

The DP talks of utilizing salt pan lands for affordable housing. According to the plan, out of 3,355 hectares in no-development zone, BMC has earmarked 2,100 hectares as well as 330 hectares of salt pan lands for affordable housing provided the environment activists allow the smooth transition. To create more jobs, the DP has given incentives for commercial structures to have extra FSI. The housing sector will be given extra FSI subject to road width. Data centres have been encouraged to set up more centres. The DP has also designated 12,859 hectares as natural spaces, a new category where no new construction will be allowed.

THE MARATHON GROUP

The Marathon Group has been in the real estate sector for over five decades. It has successfully weathered many a storm and has consolidated their position in the Mumbai Real Estate Sector. The Group offers a wide spectrum of products ranging from affordable housing to state of the art uber luxury homes using state of the art cutting edge technology.

The group has earned tremendous laurels in the commercial sector .Its offerings have been sought after and the who's who of Industry has their offices in these structures.

Marathon Nextgen Realty Ltd(MNRL) has completed its Nextgen Project consisting of "Era" the residential tower and "Innova" the commercial project. Innova was recognized as a private technology park.

MNRL is listed in the Bombay Stock Exchange and the National Stock Exchange and is actively traded. Over a period of time MNRL has created tremendous wealth to its shareholders.

Currently the company is engaged in the rehabilitation of a large swath of land in Bhandup. It is actively involved in a Joint Venture where it is constructing luxury apartments in South Mumbai. In Lower Parel it is constructing a state of the art commercial structure.

OPPORTUNITIES AND CHALLENGES:

Opportunities:

As India awaits policy reforms to pick up speed, your Company firmly believes that the demand for Real Estate in a country like India should remain strong in the medium to long term. Your Company's well accepted brand, contemporary architecture, well designed projects in strategic locations, strong balance sheet and stable financial performance even in testing times make it a preferred choice for customers and shareholders. Your Company is ideally placed to further strengthen its development potential by acquiring new land parcels

Challenges:

While the management of your Company is confident of creating and exploiting the opportunities, it also finds the following challenges: ?

- Unanticipated delays in Project approvals
- Availability of trained labour force
- Availability of Land
- Increased cost of man power
- Rising cost of Construction
- Over regulated environment

Company's Strength :

Your Company continues to capitalize on the market opportunities by leveraging its key strengths. These include:

1. Brand Reputation:

   Enjoys higher recall and influences the buying decision of the customer. Strong customer connects further results in higher premium realizations.

2. Execution: Possesses a successful track record of quality execution of projects with contemporary architecture.

3. Strong cash flows: Has built a business model that ensures continuous cash flows from their investment and development properties ensuring a steady cash flow even during the adverse business cycles.

4. Significant leveraging opportunity: Follows conservative debt practice coupled with enough cash balance which provides a significant leveraging opportunity for further expansions.

5. Outsourcing: Operates an outsourcing model of appointing some of renowned architects / contractors that allows scalability and emphasizes contemporary design and quality construction – a key factor of success.

6. Transparency: Follows a strong culture of corporate governance and ensures transparency and high levels of business ethics.

Opportunities and Threats:

With the Government of India targeting 'Housing for All' by 2022, it is all the more pertinent that this sector gets the impetus from the Government by not only recognizing the priority sector lending in the category of infrastructure but also by rightfully regulating the sector, which will only lead to further growth. Delays in the project are the biggest issue faced by the buyers. Since last 10 years many project has seen delays up to 7 years.

GST Impact on India Real Estate Sector:

The GST rates for affordable housing have been reduced from 8 percent (with full input tax credit) to 1 percent (without input tax credit). Similarly, for other segments the rates have been reduced from 12 percent (with full input tax credit) to 5 percent (without input tax credit). The long-term impact of rate reduction on under- construction segment will be positive, though in the near term, managing customer expectations on price reduction in ongoing projects will be a key challenge for developers, especially at the lower ticket sizes,

The reduced rates will bolster consumer sentiment towards under-construction properties as high rates were a dampener for customer-buying sentiment, considering the high value of such transactions. However short-term transition issues relating to pricing and profit margins in ongoing projects and possible deferment of purchases by customers cannot be ruled out.

Housing boom set to be next growth driver:

India's unhoused may soon become a potent economic growth driver, thanks to the Government's drive to bring homes to the country's 1.3 billion people, rising incomes and the best affordability in two decades. The result may be a $ 1.3 trillion wave of investment in housing over the next seven years, according to CLSA India Pvt Ltd. It is expected 60 million new homes to be built between 2018 and 2024,creating about 2 million jobs annually and giving a tailwind of as much as 75basis points (0.75%) to India's GDP. The volume of social and affordable housing will rise almost 70% to 10.5 million annually by 2024, exceeding the 33% increase in the premium market.

Human Resources :

The forever changing business landscape today requires companies to continuously evolve it's HR practices. Your Company's biggest assets are our employees. Through their commitment and excellence, every year, they have helped your Company achieve new horizons of success. The key highlights for the year were: a) Attract and engage the right talent & b) Employee Wellness.

Sales volume:

The volume of bookings depends on the ability to design projects that will meet customer preferences, getting various approvals in time, general market factors, project launch and customer trust in entering into sale agreements well in advance of receiving possession of the projects. Your Company sells its projects in phases from the time it launches the project, based on the type and scale of the project and depending on market conditions.

Execution:

Execution depends on several factors which include labour availability, raw material prices, receipt of approvals and regulatory clearances, access to utilities such as electricity and water, weather conditions and the absence of contingencies such as litigation. Your Company manages the adversities with cautious approach, meticulous planning and by engaging established and reputed contractors. As your Company imports various materials, at times execution is also dependent upon timely shipment and clearance of the material.

Rental realizations:

The rental realizations on the space leased depends upon the project location, design, tenant mix, prevailing economic conditions and competition. Your Company has set up its retail property in prime location and maintains a fresh ambience resulting in crowd pull and attracting first time kind of retailers. As far as the office space rentals are concerned, the same depends on demand and supply, general economic conditions, business confidence and competition.

Land / Development rights, costs and availability:

The cost of land forms a substantial part of the project cost, particularly in Mumbai. It includes amounts paid for freehold rights, leasehold rights, fungible FSI, construction cost of area given to landlords in consideration for development rights, registration and stamp duty. Your Company acquires land / land development rights from the government and private parties. It ensures that the consideration paid for the land is as per the prevailing market conditions, reasonable and market timed. Your Company also enters into MOUs and makes advances for the land / land development rights prior to entering into definitive agreements. The ensuing negotiations may result in either a transaction for the acquisition of the land / land development rights or the Company getting a refund of the moneys advanced.

Financing costs:

The acquisition of land and development rights needs substantial capital outflow. Inadequate funding resources and high interest costs may impact regular business and operations. Your Company has always tried to build sufficient reserves resulting out of operating cash flows to take advantage of any land acquisition or development opportunity. Availability of right type of land for development (including Slum Redevelopment) is a major issue. Apart from the increase in land prices, inputs costs have also been increasing. Higher interest cost would dent margins and may have a direct effect on the customers' cash flow as well. Increase in end product prices coupled with tight liquidity may impact demand. The Company has a Risk Management Policy, which is being periodically-reviewed.

a. Internal control systems and their adequacy

The internal control is supplemented by an internal audit and are reviewed by the management .Documented policies and guidelines and procedures are in place. The internal auditor covers all activities of the Company. The internal control system is designed to ensure that every aspect of the Company's activity is properly monitored. Despite the satisfactory functioning of the control systems the Company is reviewing the same and may even go for external consultants to critically examine the existing systems and suggest changes if any to make them more contemporary in case the need arise

b. Operational Performance:

Financial Year	**Ended 31/03/2019 (Amt in INR lacs)**	**Ended 31/03/2018 (Amt in INR Lacs)**
Income	9170	6993
EBIDT	6302	4384
Interest	2115	456
Depreciation	179	76
PBT	4008	3853
PAT	3424	3091
Earnings per share-(Amount in Rs.)	7.44	6.32

c. Material developments in Human Resources/Industrial Relations front, including the no. of people employed:

The Company has harmonious relations with employees and there is close interaction between the management and employees to facilitate smooth functioning of your Company. The Company facilitates consistent improvement in performance, productivity and effectiveness by setting targets through an interactive process. Human resources are being recognized as one of the critical areas to the success of our organization. They are subject to constant training to augment their skills to effectively carry out their assignment.

The present strength of Human Resources on the roll of the Company is 82 in numbers .

Details of significant changes (i.e change 25% or more as compared to the immediately previous financial year) in key financial ratios, alongwith detailed explanation therefor including :

Significant Changes in Key Financial Ratios :	**Formula**	
(i) Debtors T/over:	Net Credit sales / Average Account Receivable	NA
(ii) Inventory T/over:	Sales / Avg Inventory	0.04
(iii) Interset Coverage Ratio:	Interest expenses/ EBIT	0.35
(iv) Current Ratio:	Current Assets/ Current Liabilities	2.50
(v) Debt equity Ratio:	Debt/ Equity	0.49
(vi) Operating Profit margin(%):	Operating profi/ Operating Revenue	0.36
(vii) Net profit Margin(%):	Net Profit / Turnover	0.37

Disclosure of Accounting Treatment:

In preparation of these financial statements, the Company has followed the prescribed Accounting Standards and no different treatment had been followed

Cautionary Statement:

Statements in this report on Management Discussion and Analysis describing the Company's objectives, projection, estimates, expectations or predictions may be forward looking statements within the meaning of applicable laws or regulations. These statements are based on certain assumptions and reasonable expectation of future events. Actual results could however differ materially from those expressed or implied. Important factors that could make a difference to the Company's operations include material availability and prices, cyclical demand and pricing in the Company's principal markets, changes in government regulations, tax regimes, economic developments within India and other incidental factors. The Company assumes no responsibility in respect of the forward-looking statements herein, which may undergo changes in future on the basis of subsequent development

Report on Corporate Governance 2018-19

The Directors present the Company's Report on Corporate Governance for the year ended 2018-19.

(1) PHILOSOPHY ON CORPORATE GOVERNANCE:

The Marathon Group is committed to providing and adhering of the highest standards of Customer Service in the sector. The vision of the Company is to provide the customer a product, meeting the highest standard of excellence at the most reasonable price.

The Marathon Group in general and Marathon Nextgen Realty Limited in particular is committed to the adherence of all compliances in true spirit, at all times and the adoption of the best practices conducive to maintain good governance. Our inherent desire to improve and innovate brings out good governance practices which reflect and redefine the Marathon culture at every point of time – all this is deeply ingrained in our value system and forms part of the strategic thought process – our philosophy mainly rests on five basic concepts, viz., i) Board accountability to the Company and its stakeholders as a whole, ii) guidance and effective monitoring by the Board in strict terms, iii) protection of minority interests and rights (iv) equitable treatment to all concerned and v) transparency and timely disclosure.

Keeping in view of the above philosophy, the Company has been striving continuously for maintaining excellence through adoption of good governance and disclosure practices. The Company has complied and/or has been complying with the provisions Corporate Governance mandated by Regulations 17 to 27 , 46(2) (b to i) of SEBI(LODR) Regulations 2015.

The following are the broad categories of Governance perceptive:

- Proper composition of the Board of Directors
- Timely dissemination of material information to the shareholders concerning their interests
- Transparency and accountability
- Adequate internal control measures
- Compliance with the applicable laws and regulations

(2) BOARD COMPOSITION AND PARTICULARS OF DIRECTORS:

(i) The present strength of Board of Directors of the Company are eight Directors the composition of which is as follows:

	Name	Category	Designation
1.	Mr. Chetan R. Shah	Promoter	Chairman & Mg. Director
2.	Mr. Mayur R. Shah	Promoter	Vice Chairman & Director
3.	Mr. S. Ramamurthi	Non-promoter	Whole Time Director
4	Ms. Shailaja C Shah	Promoter	Director
5	Mr. V. Ranganathan	Non-Executive	Independent Director
6.	Mr. Padmanabha Shetty	Non-Executive	Independent Director
7.	Dr. Anup P. Shah	Non-Executive	Independent Director
8.	Mr. Deepak R Shah	Non –Executive	Independent Director

The Board of Directors of the Company are well qualified and adequately experienced.

(ii) Board/Committee Meetings and Proceedings:

The Company has a process of placing vital and sufficient intimation before the Board pertaining to business to be considered at each Board Meeting. This enables the members of the Board to actively and freely participate in discussions in the meeting and the Board in turn is able to take corrective and appropriate decision based on the available inputs from the Members of the Board. The Members of the Board are also updated upon various events as are required under the SEBI(LODR) Regulations 2015.

On the advice of the Managing Director of the Company and in line with the compliance of the Secretarial Standards, the Company Secretary after collecting and collating details and information from the concerned departments finalizes the agenda for the Board Meeting which is distributed to all members of the Board in advance.

(iii) Number of Board Meetings and other details held and the dates on which held:

Five Board Meetings were held during the Financial Year ended 31st March, 2019 on the following dates: 22nd May, 2018; 2nd August, 2018; 1st November, 2018; 30th January, 2019 and 25th March, 2019

The Company has obtained the requisite disclosures from the Directors in respect of their directorship in other companies. Composition of Board of Directors and their attendance at the Board meetings during the period and at the last Annual General Meeting as also number of other directorship/ membership of committees of other companies are as under:

Name of Director	Director Identification Number (DIN)	Category of Directorship		No. of Board Meetings attended	Attendance at the last AGM	Directorship in other Companies including private companies in India	No. of Committees in which Chairman/ Member (other than Marathon Nextgen Realty Limited)		Listed Entities in which the Director holds Directorship
		Executive or Non Executive	Independent				Member	Chairman	
Mr. Chetan R. Shah Chairman & Managing Director	00135296	Promoter – Executive		5	Yes	17	1	Nil	1. Citadel Realty & Developers Ltd
Mr. Mayur R. Shah Vice-Chairman & Director	00135504	Promoter – Non Executive		4	Yes	13	Nil	Nil	NONE
Mr. S. Ramamurthi Whole time Director	00135602	Executive-WTD		5	Yes	1	2	Nil	1. Citadel Realty & Developers Ltd
Ms.Shailaja C Shah	00215042	Promoter-Non Executive		5	Yes	3	-	-	NONE
Mr. V. Ranganathan	00269682	Non- - Executive	Independent	5	NO	Nil	1	3	1.Citadel Realty & Developers Ltd
Mr. Padmanabha Shetty	00433761	Non- - Executive	Independent	5	Yes	3	1	-	1. Saint-Gobain Sekurit India Ltd
Dr. Anup P. Shah	00293207	Non-Executive	Independent	5	Yes	12	4	0	1. Jai Corp Ltd
Mr. Deepak R. Shah	06954206	Non-Executive	Independent	4	Yes		1	2	1.Ruby Mills Ltd

The particulars of Directors who are proposed to be re-appointed at this AGM is given below:

(i). Mr. Mayur R Shah(DIN:00135504)

Name of Director	Mr.Mayur R Shah
Qualification	Civil Engineering from Bombay University and M.S in Structurl .Engg from the USA
Age	57 years
Date of appointment(Initial)	March 31,2003
Expertise in specific functional areas	Having rich and relevant experience in the Construction and Real Estate Sector.
Other Companies in which Directorship held	1. Columbia Chrome(I) Pvt Ltd. 2. Cornell Housing &Infrastructure Pvt Ltd. 3. Lark Consultancy Pvt Ltd. 4. Marathon Fiscal Pvt Ltd. 5. Marathon Nexzone Infrastructure Pvt Ltd. 6. Marathon Panvel Infrastructure Pvt Ltd. 7. Marathon Realty Pvt Ltd. 8. Matrix Enclaves Projects Developments Pvt Ltd. 9. Matrix Land Hub Pvt Ltd. 10. Nextgen Land Pvt Ltd. 11. Svarnim Enterprises Pvt Ltd. 12.Terrapolis Assets Pvt Ltd.
No. of shares held as on 31.3.2019	300

(ii) Number of Shares held by the Non –Executive Directors as on March 31,2019 :

Name of Non –Executive Directors	No. of Shares held
Mr. V. Ranganathan	Nil
Mr. Padmanabha Shetty	Nil
Dr. Anup P Shah	Nil
Mr. Deepak R. Shah	Nil
Mr. Mayur R. Shah	300
Ms. Shailaja C Shah	300

(iii) Directors' Familiarization Programme:

Upon induction, the Directors are provided with an induction kit which, inter alia, includes the Company's Memorandum and Articles of Association, Corporate Governance Policies , Terms of references of Board Committees, Code of Conduct, Code of Conduct for Prevention of Insider Trading ,Prevention of Sexual Harassment Policy and other policies alongwith the last 2 years' Annual Reports.

The Company has undertaken a Familiarization programme for Directors on March 25, 2019. The Directors have met at the Regd .Office of the Company and a detailed presentation was made by the Company about the ongoing projects (SRA).The procedures and the process of the execution of the projects were explained to them .

The feedback received from them were noted by the Management.

The Company holds Board Meetings at its registered office and also in other locations within Mumbai. The Directors periodically review the various businesses of the Company, in the context of the industry scenario, competitive environment and regulatory framework.

Presentations are also made to the Board / Board Committees; inter alia, on CSR initiatives, quarterly and annual results, annual business plan etc. The Directors are briefed periodically on the risk assessment & minimization procedures, changes in organizational structure, and Company's succession planning & management development processes. The Directors are also provided with adequate opportunity to interact with the senior managers of the Company.

-Web link of the Company regarding the familiarization programme imparted:

www. marathonnextgen.com

(iv) Matrix representing the skill/expertise/competence of the Board of Directors in the context of the business of the Company:

Governance	Experience in developing governance practices, serving the best interests of all stakeholders, maintaining board and management accountability, building long-term effective stakeholder engagements and driving corporate ethics and values.
Strategy and Planning	Appreciation of long-term trends, strategic choices and experience in guiding and leading management teams to make decisions in uncertain environments.

3. Audit Committee:

(a) Brief description of terms of reference:

The terms of reference of the Audit Committee of the Company shall inter-alia include the following review of :

(1) management discussion and analysis of financial condition and results of operations;

(2) statement of significant related party transactions (as defined by the audit committee), submitted by management;

(3) management letters / letters of internal control weaknesses issued by the statutory auditors;

(4) internal audit reports relating to internal control weaknesses; and

(5) the appointment, removal and terms of remuneration of the chief internal auditor shall be subject to review by the audit committee.

(6) statement of deviations:

(b) Quarterly statement of deviation(s) including report of monitoring agency as per Regulation 32 of SEBI(LODR) Regulation 2015 is/ are not applicable to the Company.

(c) Composition, name of the members and Chairperson of Audit Committee:

The constitution of the Committee and the attendance of each Member of the committee is given below:

Name	Designation	Executive/Non-Executive/ Independent	Committee Meeting attended
Mr. Deepak R.Shah	Chairman	Independent	4
Mr. Padmanabha Shetty	Member	Independent	5
Mr.Chetan R. Shah	Member	Executive- CMD	5
Dr.Anup P Shah	Member	Independent	5

(c) During the Year ended March 31, 2019 five Audit Committee Meetings were held on the following dates:

22nd May, 2018; 2nd August, 2018; 1st November, 2018; 30th January, 2019 and 25th March, 2019

The Audit Committee during the year ended 31st March 2019 reviewed:

(i) the Company's financial reporting process.

(ii) disclosure of financial information.

(iii) the periodical and annual financial statements.

(iv) related party transactions

(v) risk assessment

(vi) adequacy of internal control

(vii) performance of Auditors

(viii) vigil mechanism process

4. Nomination & Remuneration Committee:

(a) Brief description of terms of reference:

Role of committee shall, inter-alia, include the following:

(1) formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees;

(2) formulation of criteria for evaluation of performance of independent directors and the board of directors;

(3) devising a policy on diversity of board of directors;

(4) identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the board of directors their appointment and removal.

(5) whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors.

(b) The following is the composition of Nomination & Remuneration Committee of Directors.

Name	**Category**	**Position**
Mr. V. Ranganathan	Independent Director	Chairman
Dr.Anup P. Shah	Independent Director	Member
Mr. Padmanabha Shetty	Independent Director	Member

A meeting of the said Committee was held on Wednesday, May 29 2019 to review and recommend the Commission payable to the CMD.

5. CSR Committee:

The Company has CSR policy. In line with the requirements a CSR Committee is in place.

Following is the composition of the CSR Committee:

Name	Category	Position
Mr. V. Ranganathan-	Independent Director	Chairman
Mr. Chetan R Shah	Executive-Promoter -	Member
Mr. Mayur R Shah	Non Executive-Promoter	Member

A meeting of the CSR Committee was held on March 25,2019 to review the CSR related activities of the Company. The Company is required to spend Rs. 1.73 crore towards the CSR activities for the year 2018-19. The Committee approved the contribution of Rs 1.75 crore to a recognized Trust in line with its CSR Policy .

Performance evaluation criteria for Independent Directors:

The evaluation of IDs has been done by the entire Board of Directors, excluding the director being evaluated. The Board will keep in view the report of performance evaluation while determining the suitability of extending or continuing the term of appointment of the IDs.

6. Remuneration of Directors:

Details of the remuneration paid to the Directors of the Company during the period ended March 31, 2019 are given below:

(Amount in Rs.)

Name of Director	**Salary**	**Perquisites**	**Commission**	**Sitting fees (Rs.)**	**Total**
Mr. Chetan R. Shah	10684000	Nil	16,00,000	NIL	1,22,84,000
Mr. S. Ramamurthi	Nil	Nil	Nil	Nil	Nil
Mr. Mayur R Shah	Nil	Nil	Nil	80,000	80,000
Mr. V Ranganathan	Nil	Nil	Nil	1,40,000	1,40,000

Name of Director	Salary	Perquisites	Commission	Sitting fees (Rs.)	Total
Ms. Shailaja C. Shah	Nil	Nil	Nil	1,20,000	1,20,000
Mr. Padmanabha Shetty	Nil	Nil	Nil	2,20,000	2,20,000
Dr. Anup P. Shah	Nil	Nil	Nil	2,20,000	2,20,000
Mr.Deepak R. Shah	Nill	Nil	Nil	1,70,000	1,70,000

7. Stakeholders Relationship Committee:

The following is the composition of Stakeholders Relationship

Committee of Directors:

Name	Category	Position
Mr. V. Ranganathan	Independent Director	Chairman
Mrs.Shailaja C. Shah	Non Executive Director	Member
Mr. S. Ramamurthi	Executive-Whole Time Director	Member

The Committee met on March 25,2019 to look into the various aspects of interest of shareholders ,during the Financial Year ended 31st March 2019 : - ONE - complaint was received by the RTA and was attended and resolved to the satisfaction of the shareholder and no complaint is pending as on date.

The Company has complied with the applicable "Secretarial Standards" issued by the Institute of Company Secretaries of India.

8. GENERAL BODY MEETINGS

Venue and time of last three Annual General Meetings:

Year /no.	Location	Date	Time	Special Resolutions
2017-18 – 41st AGM	Walchand Hirachand Hall, 4th Floor, IMC, Churchgate, Mumbai-20	September 19, 2018	3.30 p.m.	None
2016-17 – 40th AGM	M.C. Ghia Hall, Bhogilal Hargovindas Building,18/20, Dubhash Marg, Kala Ghoda, Mumbai-01.	September 20, 2017	3.30 p.m.	4 (Four)
2015-16 – 39th AGM	Kilachand Conference Hall, 2nd floor, I.M.C. Bldg. IMC Marg, Churchgate Mumbai 400020	September 27, 2016	11.30 a.m.	1 (one)

8. Means of Communication:

The quarterly and half-yearly results are regularly submitted to the Stock Exchanges in accordance with the Listing Agreement and are published in one English daily newspaper and one vernacular daily news paper having adequate circulation.

9. GENERAL SHAREHOLDERS INFORMATION

Annual General Meeting : 42nd Annual General Meeting

- Date and Time : Thursday, September 26, 2019 at 3.00 p.m.
- Venue : Babubhai Chinai Committee Room, 2nd floor, Churchgate, Mumbai-400020
- Financial Year : April 1, 2018 to March 31, 2019
- Date of Book Closure : September 19, 2019 to September 26, 2019 (both days inclusive)
- Listing on Stock Exchanges : BSE LTD & NSE LTD
- Stock Code : BSE- 503101: NSE –Symbol: "Marathon"
- ISIN in NSDL & CDSL : INE182D01012
- CIN : L65990MH1978PLC020080
- Stock Price Data:

Table below gives the monthly highs and lows of the Company's shares on the BSE Limited for the FY 2018-19:

MONTHS (FY: 2018-2019)	HIGH (Rs.)	LOW (Rs.)	SENSEX		
			High	Low	Close
April-2018-FV changed toRs.5 wef 6/4/18	444.40	216.00	35213.30	32972.56	35160.36
May '18	228.00	184.05	35993.53	34302.89	35322.38
June	210.35	167.00	35877.41	34784.68	35423.48
July	176.00	143.15	37644.59	35106.57	37606.58
August	179.65	147.05	38989.65	37128.99	38645.07
September	163.15	130.00	38934.35	35985.63	36227.14
October	139.90	100.80	36616.64	33291.58	34442.05
November	136.70	101.15	36389.22	34303.38	36194.30
December	128.95	96.25	35554.99	34426.29	36068.33
January-2019	129.95	102.50	36701.03	35375.51	36256.69
February	119.80	91.00	37712.18	35287.16	35867.44
March	134.85	106.00	38748.54	35926.94	38672.91

- **Registrar & Transfer Agents** : Adroit Corporate Services Pvt Ltd.

  19/20 Jaferbhoy Industrial Estate,
  1st Floor, Makwana Road, Marol Naka, Andheri (East), Mumbai 400 059.

  Email: adroits@vsnl.net

Share Transfer System:

Share transfers are registered and duly transferred share certificates are returned to the lodger within a period of fifteen days from the date of receipt, if the documents are otherwise in order.

Share transfers and other related requests are considered for approval every fortnight by the Share Transfer Committee.

Distribution of shareholding as on March 31, 2019:

Category (Shares)	No. of Shareholders	Percentage (%)	No. of Shares of Rs. 5/each	Percentage (%)
1 – 500	4635	80.45	609557	1.32
501 – 1000	510	8.85	385632	0.84
1001 – 2000	255	4.43	377351	0.82
2001 – 3000	113	1.96	276324	0.60
3001 – 4000	61	1.06	215628	0.47
4001 – 5000	33	0.57	149242	0.32
5001 – 10000	70	1.22	501041	1.09
Above 10000	84	1.46	43485225	94.63
Total	**5761**	**100.00**	**46000000**	**100.00**

Dematerialization of Shares and Liquidity:

The status of Dematerialized/ Physical shares of the Company as on March 31, 2019 is as under:

Categories	Physical	Demat	Total	% age to	% in	% in
			(Category)	the total	physical	Demat
Resident Individuals	156264	10265718	10421982	22.66	0.34	22.32
Non-Resident Individual	0	393188	393188	0.85	0.00	0.85
Corporate Bodies,Clearing Members, Corp. Bodies-Broker, Investor Education And Protection, Foreign Portfolio, trust	189446	506240	695686	1.51	0.41	1.10
Mutual Fund/UTI	200	44	244	0.00	0.00	0.00
FI/Banks	988	3466	4454	0.01	0.00	0.01
Promoter & Promoter group		34484446	34484446	74.97	0.00	74.97
Total	346898	45653102	46000000	100	0.75	99.25

Categories of Shareholders as on March 31, 2019 :

Sr. no	Category	No. of Share-holders	No. of Shares	Voting Strength (%)
1	Promoters	7	34484446*	74.97
2	Mutual Funds/UTI	2	244	0.00
3	Financial Institutions/Banks	2	4454	0.01
4	Corp. Bodies, Cl. Members, Brokers, Trusts	137	595184	1.29
5	NRIs/OCBs/FIIs	77	393190	0.85
6	General Public	5355	10522482	22.88
	Total	5580	46000000	100.00

*Lien /Encumbrance on Promoters Holding:

The Promoters ,as a matter of comfort, have provided a "Declaration cum Undertaking to hold a minimum of 51% of the shareholding in the Company to a Lender who has funded one of its subsidiary companies.

Outstanding GDRs/ ADRs/ Warrants or any convertible instruments conversion date and likely impact on equity: Not Applicable

Address for correspondence:

The Shareholders may send their queries to the e-mail address, shares@marathonnextgen.com, proactively managed by the Company, under the Shareholders' / Investors' Grievance Committee at :

Marathon Nextgen Realty Limited

8th Floor, Marathon Max,
Jn of Mulund Goregaon Link Road,
Mulund (W), Mumbai 400080.
Tel.:022 67728474

Registered Office :

Marathon Nextgen Realty Limted
Marathon FutureX,
N.M. Joshi Marg,
Lower Parel (West), Mumbai 400018.
Tel.: 022 24925869/ 24963547 Fax: 022 2496 3560
Website: marathonnextgenrealty.com.

Registrar and Share Transfer Agents:

Adroit Corporate Services Private Limited
19/20 Jaferbhoy Industrial Estate, 1st Floor,
Makwana Road, Marol Naka, Andheri (East), Mumbai 400 059
Tel.: 022 2859 4060/ 6060/ 4442 Fax: 022 2850 3748 e-mail: adroits@vsnl.net

10. Other Disclosures-

- **Annual Secretarial Compliance Report:**

  The Annual Secretarial Compliance report u/r 24A of SEBI(LODR) Regulations 2015 for the FY: 2018-19 in the prescribed format has been submitted to the Stock Exchanges and the copy of the same is published in this Annual Report.

- **Related Party Transactions:**

  Related Party Transaction is defined under Regulation 2 (zc) of SEBI(LODR) Regulations -2015 as ," a transfer of resources ,services or obligations between a listed entity and a related party, regardless of whether a price is charged and a "transaction" with a related party shall be construed to include a single transaction or a group of transactions in a contract".

  Transaction with a related party shall be considered material if the transaction/transactions to be entered into individually or taken together with previous transactions during the financial year, exceeds 10% of the annual consolidated turnover of the Company as per the last audited financial statements.

  There were no material transactions with related parties during the financial year ended on 31st March 2019 which are prejudicial to the interest of the Company and its shareholders.

Policy on Materiality of Related Party Transactions and on Dealing with Related Party Transactions u/Reg 23(1) of SEBI(LODR) Regulations 2018 :

1. Scope & Inclusion: This PART-II of the policy sets definition of materiality of related party transactions and dealing with related party transactions as per Regulation 23(1) of SEBI(LODR) Regulations 2015(as amended)

3. Threshold limits & Materiality: Transactions with related party/s shall be considered as "Material related party contracts / arrangements if the transaction/s to be entered into individually or taken together with previous transactions during a financial year exceeds 10% of the annual consolidated turnover of MNRL as per the last Audited financial statements.

4. Approvals: All material related party contracts / arrangements shall require approval of the shareholders through resolution and NO Related party shall vote to approve such resolutions whether MNRL is a related party to the particular transaction or not.

- The details of all material transactions with related parties shall be disclosed on a quarterly basis along with the compliance report on corporate governance filed with the stock exchanges ,as amended ,under Regulation 27(2)(b) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
- Quarterly/Periodical update to the Audit Committee on all the related party transactions entered into by the Company. –
- The Company shall keep one or more registers as specified under Applicable Law giving separately the particulars of all contracts or arrangements with any related party.

  REVIEW: This Policy shall be reviewed by the Board of Directors at least once in three years and updated accordingly:

  This Policy shall be uploaded on the website of the Company and a web link there to shall be provided in the Annual Report.

  Also Transactions with related parties as per Accounting standard-Ind AS-18 are disclosed in Note No. 49 of the accounts in the Annual Report-2018-19..
- Details of non compliance, penalty, strictures imposed by BSE,NSE & SEBI or any statutory authority, on any matter related to capital markets, during the last three years: NONE.
- Details of vigil mechanism whistle blower policy and affirmation that no personnel have been denied access to the Audit Committee: Furnished.
- weblink of availability of policy for determining the material subsidiaries and RPT policy: www.marathonnextgenrealty.com
- Details of compliance with mandatory requirements and adoption of non mandatory requirements: Mandatory requirements as per the SEBI(LODR)Regulations-2015 are adhered with.
- Web link of the Company regarding the Policy determining "material" subsidiaries:
  www. Marathonnextgen.com
- Web link of the Company regarding the Policy on RPTs:
  www. Marathonnextgen.com
- Disclosure of Commodity price risks and commodity hedging activities –NONE and N/A
- Utilization of funds raised through Pref. allotment or QIP as specified u/r 32(7A) of SEBI(LODR)Regulations-2015: No funds raising activity undertaken during the year under review
- A certificate from Mr. Nitin R Joshi, Company Secretary in Practice, stating that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors of companies by the board/ministry of corporate affairs or any such statutory authority has been obtained.
- All the recommendations of the Committees were accepted by the Board in total.
- The particulars of total fees for all services paid to the statutory auditor on a consolidated basis to M/S. Rajendra & Co., Chartered Accountants and all entities in the network firms/network entity of which the statutory auditor is a part,(firm registration no. 108355w):

  No fees other than the Statutory Audit Fees paid to the Statutory Auditors of the Company
- **DISCLOSURE UNDER THE SEXUAL HARASSEMENT OF WOMEN AT WORK PLACE (PREVENTION ,PROHIBITION AND REDRESSAL) ACT, 2013:**

  The Company has in place a Policy in line with the requirements of "The Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013". Internal Complaints Committee (ICC) has been set up to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this policy. During the year under review No Complaints were received.

  - Number of complaints filed during the financial year-None
  - Number of complaints disposed of during the financial year-N/A
  - Number of complaints pending as on at the end of the financial year-N/A

11. Statutory Compliance, Penalties and Strictures:

The Company has complied with all the requirements of the Corporate Governance as per the Schedule -V (paragraphs 2 to10) of SEBI(LODR)Regulations 2015.

12. Adoption of discretionary requirements specified in Part E of Schedule II on Corporate Governance as per SEBI(LODR) Regulations 2015:

A. The Board:

The Chairman of the Board is executive Chairman and do not maintain a separate office,

B. Shareholders Rights:

A half yearly declaration of financial performance including summary of significant events to be sent to Shareholders: Yet to be initiated.

B. Modified Opinion in Audit Report:

Efforts are made to move towards unmodified audit opinion regime.

D. Separate Posts of Chairperson and CEO:

Presently the post of Chairman & Managing Director/CEO is held by an individual person.

E. Reporting of the Internal Auditor:

The Internal Auditors are reporting directly to the Audit Committee of the Company.

13. Necessary disclosures have been made in this report regarding the compliance with Corporate Governance requirements specified in SEBI (LODR) Regulations 2015.

- The Management Discussion and Analysis Report forms part of this Annual Report.
- There were no presentations made to the institutional investors or analysts separately.

14. Reconciliation of Share Capital Audit:

As required by Circular dated Dec 31 2002 read with Regulation 55(A) of SEBI(Depositories and Participants) Regulations -1996 the Quarterly "Reconciliation of Share Capital" Report pertaining for the financial year : 2018-19 were furnished to the BSE Ltd & NSE Ltd on the following dates :

Quarter ended on	Furnished on	
	BSE	NSE
June 30 ,2018	July 18, 2018	July 18, 2018
September 30 ,2018	October 16, 2018	October 16, 2018
December 31,2018	January 16, 2019	January 16, 2019
March 31, 2019	April 22, 2019	April 22, 2019

CERTIFICATES

To

The Members of Marathon Nextgen Realty Ltd.

Sub: Declaration by the Managing Director under Schedule V (D) of SEBI (LODR) Regulations 2015.

I, Chetan R Shah, Managing Director of Marathon Nextgen Realty Ltd hereby declare that all members of the Board of Directors and Senior Management Personnel have affirmed compliance with the Code of Conduct for the year ended March 31, 2019.

Mumbai
Date: 29.05.2019

Chetan R. Shah
Managing Director

Certificate on Compliance from the Practicing Company Secretary

Sub: Compliance Certificate under Schedule V (E) of SEBI (LODR) Regulations 2015.

Certificate of the Practicing Company Secretary has been obtained on the compliance of conditions of the Corporate Governance and the same forms part of this Directors Report.

For and on behalf of the Board of Directors

Place :Mumbai
Date: 29.05.2019

Chetan R. Shah
Chairman & Managing Director

To the Members of
MARATHON NEXTGEN REALTY LIMITED

Mumbai

I have examined the compliance of the conditions of Corporate Governance by Marathon Nextgen Realty Limited ("the Company") for the year ended 31 March, 2019 as stipulated in and as per the relevant provisions of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The Compliance of the Conditions of Corporate Governance of the responsibility of the management. Our examination was limited to procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In my opinion and to the best of my information and according to the explanations given to me, I certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above mentioned Listing Agreement/Listing Regulations, as applicable.

I further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

Sd/-
Nitin Joshi
Practicing Company Secretary
FCS No: 3137
PCS No: 1884

Place: Mumbai
Date: 29.05.2019

Vigil mechanism /whistle blower mechanism.

The Company has duly incorporated the Vigil Mechanism / Whistle Blower in the Code of Conduct for Directors and Senior Management. Each year necessary affirmation of compliance is made and the same is informed to the Audit Committee/Board .

The said "Vigil mechanism" is hosted on the website of the Company under the head of "whistle blower mechanism" .The mechanism has necessary provisions relating to reporting the compliant of unethical /improper conduct to the Chair of "Audit Committee" and action suitable steps to investigate, safeguarding measures of the "whistle blower" etc .

The Chairman of the Audit Committee to confirm to the Committee regarding the instances under this mechanism and the Committee affirm compliance of the same.

Affirmation

Ref: Schedule-V(C)(10)(c) of SEBI (LODR) Regulations 2015-Coprportae Governance

We affirm that necessary Vigil mechanism and whistle blower policy mechanism are in place and no personnel has been denied access to the audit Committee for the purpose of lodging complaint to the Chair of the Audit Committee regarding unethical behavior/improper conduct.

Further, on the basis of the report received from the HR -Head of the Company no complaint was reported /received either at the Registered Office or at the Corporate Office of the Company, during the FY 2018-19".

Chairman of the Audit Committee of the Company

Place: Mumbai
Dated: 29.05.2019

Secretarial compliance report under regulation 24A of SEBI(LODR) Regulations, 2015 of Marathon Nextgen Realty Limited for the Year ended March 31, 2019

I Nitin R. Joshi have examined:

(a) all the documents and records made available to me and explanation provided by Marathon Nextgen Realty Limited CIN- L65990MH1978PLC020080 ("the listed entity").

(b) the filings/ submissions made by the listed entity to the stock exchanges,

(c) website of the listed entity,

(d) any other document/ filing, as may be relevant, which has been relied upon to make this certification,

for the year ended March 31, 2019 in respect of compliance with the provisions of:

(a) the Securities and Exchange Board of India Act, 1992 ("SEBI Act") and the Regulations, circulars, guidelines issued there under; and

(b) the Securities Contracts (Regulation) Act, 1956 ("SCRA"), rules made thereunder and the Regulations, circulars, guidelines issued thereunder by the Securities and Exchange Board of India ("SEBI");

The specific Regulations, whose provisions and the circulars/ guidelines issued thereunder, have been examined, include:-

(a) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;

(b) Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;

(c) Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;

(d) Securities and Exchange Board of India (Buybackof Securities) Regulations, 2018;

(e) Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014;

(f) Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;

(g) Securities and Exchange Board of lndia (lssue and Listing of Non- Convertible and Redeemable Preference Shares) Regulations, 2013;

(h) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

and base on the above examination, I hereby by report that, during the Review Period :

(a) The listed entity has complied with the provisions of the above Regulations and circulars I guidelines issued thereunder, as applicable to it. However regulations mentioned above under clause (b),(d),(e),(f) and (g) are not applicable to the Company during the review period.

(b) The listed entity has maintained proper records under the provisions of the above Regulations and circulars/ guidelines issued thereunder insofar as it appears from my examination of those records.

(c) The following are the details of actions taken against the listed entity/ its promoters/ directors/ material subsidiaries either by SEBI or by Stock Exchanges (including under the Standard Operating Procedures issued by SEBI through various circulars) under the aforesaid Acts/ Regulations and circulars/ guidelines issued there under:

Sr. No.	Action taken by	Details of violation	Details of action taken E.g. fines, warning letter, debarment, etc.	Observations/ remarks of the Practicing Company Secretary, if any.
NIL				

(d) The listed entity has taken the following actions to comply with the observations made in previous reports:

Sr. No.	Observations of the Practicing Company Secretary in the previous reports	Observations made in the secretarial compliance report for the year ended ... (The years are to be mentioned)	Actions taken by the listed entity, if any	Comments of the Practicing Company Secretary on the actions taken by the listed entity
Not Applicable				

(NITIN R JOSHI)
Practicing Company Secretary
FCS No.: 3137-- C P No.: 1884

Place: Mumbai
Date : 16.05.2019

INDEPENDENT AUDITOR'S REPORT

To
The Members of Marathon Nextgen Realty Limited
Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone Financial Statements of Marathon Nextgen Realty Limited ("the Company"), which comprise the Balance Sheet as at 31st March 2019, the Statement of profit and loss (Including Other Comprehensive Income), Statement of changes in equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Standalone Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Standalone Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2019, and its Profit including Other Comprehensive Income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the Standalone Financial Statements for the financial year ended March 31, 2019. These matters were addressed in the context of our audit of the Standalone Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context. We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the Standalone Financial Statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the Standalone Financial Statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying Standalone Financial Statements.

1. **Adoption of Ind AS 115 - Revenue from Contract with Customers as described in note no 2.8 of Standalone Financial Statement**

   The Company has adopted Ind AS 115 – 'Revenue from Contracts with Customers', mandatory for reporting periods beginning on or after April 1, 2018. Revenue from real-estate contracts is recognised over a period of time in accordance with the requirements of the said Standard using the percentage of completion method. This determination is based on the proportion that contract costs actually incurred, bear to the estimated total contract costs, and requires significant judgements, including identification of contractual obligations, the Company's rights to receive payments for performance completed till date, changes in scope and consequential revised contract price. The adoption of Ind AS 115, as at the transition date as per the modified retrospective method requires significant judgement in determining when 'control' of the asset underlying the performance obligation is transferred to the customer.

Auditor's Response

Principle Audit Procedure

We assessed the management evaluation of recognising revenue from real estate contracts over a period of time in accordance with the requirements under Ind AS 115.

We tested controls over revenue recognition with specific focus on determination of progress of completion, recording of costs incurred and estimation of costs to complete the remaining contract obligations.

We inspected a sample of underlying customer contracts, performed retrospective assessment of costs incurred with estimated costs to identify significant variations and assess whether those variations have been considered in estimating the remaining costs-to-complete and consequential determination of stage of completion.

We tested controls and management processes pertaining to transfer of control in case of real estate

We assessed the adequacy of disclosures included in Standalone financial statements, as specified in Ind AS 115.

2. **Evaluation of Uncertain tax positions.**

   Refer Note No. 39 of the Standalone Financial Statements

   The Company has pending disputes in respect of the Indirect Taxes which involves the significant judgement to determine the possible outcomes of these disputes. As at 31 March 2019 outstanding demand raised by various authorities is Rs. 5125.99 which are pending adjudication against which a sum of Rs. 459 Lakhs has been paid under protest and is included under "Other Current Assets".

Auditor's Response

Principle Audit Procedure

We obtained the details of demands raised up to year ended 31st March 2019 from management. We have considered legal precedence and other rulings in evaluating management's positions on these disputes. We discussed with appropriate senior management and assessed management's estimate of the possible outcome of the disputed cases. We have reviewed the disclosures made by the Company in the standalone financial Statement in this regard.

Other Information

The Company's Board of Directors is responsible for the Preparation of other information. The other information comprises of the information included in the Board's Report including Annexures to Board's report but does not include the Financial Statements and our auditor's report thereon. Our opinion on the Standalone Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the Standalone Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Standalone Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Standalone Financial Statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Standalone Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

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

As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional scepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013 as amended, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Standalone Financial Statements, including the disclosures, and whether the Standalone Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2016 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

2. As required by Section 197(16) of the Act, we report that the company has paid remuneration to its directors during the year in accordance with the provisions of the limits laid down under Section 197 read with Schedule V of the Act.

3. As required by Section 143(3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   (c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.

   (d) In our opinion, the aforesaid Standalone Financial Statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2015, as amended.

   (e) On the basis of the written representations received from the directors as on 31st March, 2019 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2019 from being appointed as a director in terms of Section 164(2) of the Act.

   (f) With respect to the adequacy of the internal financial controls with reference to standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

   (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us :

1. The Company has disclosed the impact of pending litigations on its financial position in its Standalone Financial Statements – Refer Note no 39 to the Standalone Financial Statements

2. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

3. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company.

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

Akshay R. Shah
Partner
Membership No. 103316
Place: Mumbai
Date: 29th May, 2019

"ANNEXURE A" TO THE INDEPENDENT AUDITORS' REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF MARATHON NEXTGEN REALTY LIMITED

(Referred to in Paragraph 1 under the heading of "Report on other legal and regulatory requirements" of our report of even date)

i. In respect of its fixed assets :

a. The Company has maintained proper records showing full particulars including quantitative details and situation of fixed assets on the basis of available information.

b. As explained to us, all the fixed assets have been physically verified by the management in a phased periodical manner, which in our opinion is reasonable, having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such physical verification.

c. The title deeds of immovable properties recorded as fixed assets in the books of account of the company are in the name of the company, except for the details given below:

Land/Building	Total number of cases	Leasehold/Freehold	Gross block as on March 31, 2019 (Rs. In lakhs)	Net Block as on March 31,2019 (Rs. In Lakhs)	Remarks
Land	1	Freehold	1.49	1.49	Unused FSI of self-developed project

ii. Inventories comprise of car parking units, unsold inventory, expenditure incurred on acquisition of land and tenancy rights, development rights, and other expenditure on construction and development of the project of the company. As explained to us, physical verification of the inventories have been conducted at reasonable intervals by the management, which in our opinion is reasonable, having regard to the size of the Company and nature of its inventories. No material discrepancies were noticed on such physical verification.

iii. The company has granted unsecured loans to Companies and a Limited Liability Partnerships covered in the register maintained under Section 189 of the Act.

(a) According to the information and explanations given to us and based on the audit procedures conducted by us we are of the opinion that, the terms and conditions of the aforesaid loans granted by the Company are not prejudicial to the interest of the Company.

(b) The schedule of repayment of principal and payment of interest in respect of such loans has not been stipulated and hence, we are unable to comment whether the repayments or receipts are regular and report on amounts overdue for more than ninety days, if any, as required under Paragraph 3(iii) of the Order.

iv. According to the information and explanations given to us in respect of loans, investments, guarantees and securities, the Company has complied with the provisions of Section 185 of the Act, except with respect to a transaction carried out by it with a company in which Directors are interested as Directors and shareholders of the recipient company, wherein the loan extended by the Company is in the nature of project advance. Maximum amount of loan outstanding during the year is of Rs. 36,536.11 Lakhs and the outstanding amount as on March 31, 2019 is of Rs. 26,366.14 Lakhs. As explained in Note no. 29.1 to the Standalone Financial Statements, the Management is of the opinion that, project advance of this nature would not attract the provisions of Section 185 of the Act.

Further, the provisions of section 186 of the Act are not applicable to the Company as it is engaged in the business of Real estate and Construction.

v. In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits within the meaning of provisions of sections 73 to 76 or any other relevant provisions of the Act and the rules framed there under. Therefore, the clause (v) of paragraph 3 of the Order is not applicable to the Company.

vi. The Central Government has prescribed the maintenance of cost records under sub section (1) of Section 148 of the Act and rules framed there under. However, at present the Company does not fall under the criteria for which such records are required to be maintained. Hence, the said rules are not applicable to the Company.

vii. In respect of Statutory dues :

a. According to the records of the Company, undisputed statutory dues including Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, Custom Duty, Excise Duty , Value Added Tax, Cess, Goods and Service tax and any other statutory dues have been generally regularly deposited with appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of the aforesaid dues, were outstanding as at 31st March, 2019 for a period of more than six months from the date becoming payable.

b. According to the information and explanations given to us, the dues outstanding with respect to, income tax, excise duty on account of any dispute are as follows:

Name of the statute	Nature of dues	Amount (Rs.in Lakhs)#	Period to which the amount relates	Forum where dispute is pending
Central Excise Act, 1944	Excise duty including penalty	90.64	1991-92, 1992-93, 1994-95, 1995-96	Central Excise & Service tax Appellate Tribunal (CENSTAT)
Central Excise Act, 1944	Penalty	0.15	1998-99, 1991-92, 1992-93	Commissioner of Central Excise (Appeal)
Central Excise Act, 1944	Excise duty	14.63	1977-78, 1983-84, 1991-92, 1992-93	Deputy Commissioner of Central Excise (Appeal)
Income Tax Act, 1961	Income Tax	4.31	Asst. year 2011-12	Income tax Assessing Officer
The Maharashtra Value Added Tax Act, 2002	Value Added Tax	4131.10*	2006-07 2007-08 2009-10	Deputy Commissioner Sales Tax (Appeal)
The Maharashtra Value Added Tax Act, 2002	Value Added Tax	430.47	2008-09	Deputy Commissioner Sales Tax (Appeal)

*Excluding applicable interest and penalties
#Net of Amount paid under protest.

viii. In our opinion and according to the information given to us, the Company has not defaulted in repayment of loans or borrowings to financial institution or bank did not have any outstanding dues payable to Government or to debenture holders.

ix. In our opinion and according to the information and explanations given to us, the money raised by way of term loan has been applied by the Company for the purpose for which they were raised. The Company has not raised money by way of initial public offer or further public offer (including debt instruments)

x. In our opinion, based on the audit procedures performed for the purpose of reporting the true and fair view of the Standalone Financial Statements and as per information and explanations given to us, no fraud by the Company or on the Company by its officers or employees has been noticed or reported during the year.

xi. According to the information and explanations given to us, managerial remuneration has been paid/ provided in accordance with the requisite approvals mandated by the provisions by the provisions of Section 197 read with Schedule V to the Act.

xii. In our opinion Company is not a Nidhi Company and hence reporting under, the provisions of clause (xii) of paragraph 3 of the Order is not applicable to the Company.

xiii. In our opinion and according to the information and explanations given to us, all transactions with related parties are in compliance with sections 177 and 188 of the Act and details of related party transactions have been disclosed in the Standalone Financial Statements etc., as required by the applicable accounting standards.

xiv. In our opinion and according to the information and explanations given to us, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year and hence reporting under clause (xiv) of paragraph 3 of the Order is not applicable to the Company.

xv. In our opinion and according to the information and explanations given to us, during the year, the Company has not entered into any non-cash transaction with the directors or persons connected with him and covered under section 192 of the Act and hence reporting under clause (xv) of the paragraph 3 of the Order is not applicable to the Company.

xvi. In our opinion and according to the information and explanations given to us, the Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

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

Akshay R. Shah
Partner
Membership No.103316
Mumbai
Date: 29th May, 2019

ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT ON THE STANDALONE FINANCIAL STATEMENTS OF MARATHON NEXTGEN REALTY LIMITED

(Referred to in paragraph 3 (f) under 'Report on Other Legal and Regulatory Requirements' of our report of even date)

Report on the Internal Financial Controls with reference to Standalone Financial Statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the Internal Financial Control with reference to standalone financial statements of MARATHON NEXTGEN REALTY LIMITED ("the company") as of 31st March, 2019 in conjunction with our audit of the Standalone Financial Statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone financial statements and such internal financial controls were operating effectively as at March 31, 2019, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls With reference to standalone financial statements issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management Responsibility for the Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls With reference to standalone financial statements (the "Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note issued by ICAI and the Standards on auditing prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to standalone financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to standalone financial statements and their operating effectiveness. Our audit of internal financial controls with reference to standalone financial statements included obtaining an understanding of internal financial controls with reference to standalone financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Standalone Financial Statements, whether due to fraud or error.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system with reference to standalone financial statements.

Meaning of Internal Financial Controls with reference to Standalone Financial Statements

A company's internal financial control with reference to standalone financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Standalone Financial Statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to standalone financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Standalone Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the Standalone Financial Statements.

Inherent Limitations of Internal Financial Controls with reference to Standalone Financial Statements

Because of the inherent limitations of internal financial controls with reference to standalone financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to standalone financial statements to future periods are subject to the risk that the internal financial control with reference to standalone financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

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

Akshay R. Shah
Partner
Membership No.103316

Mumbai
Date: 29th May, 2019

Standalone Balance Sheet as at 31 March 2019

(₹ in Lakhs)

Particulars	Note No.	As at 31-Mar-19	As at 31-Mar-18
ASSETS			
1 Non-current assets			
(a) Property, Plant and Equipment	3	125.87	140.97
(b) Investment Property	4	11,226.67	10,366.10
(c) Financial Assets			
(i) Investment in Joint Ventures	5A	1,080.36	47.61
(ii) Investments	5B	12,993.70	285.56
(iii) Loans	6	42,246.30	45,392.46
(iv) Other Financial Assets	7	206.42	11.64
(d) Deferred Tax Assets (Net)	8	61.04	73.92
(e) Income Tax Assets (Net)	9	1,545.00	1,482.06
(f) Other Non-current Assets	10	-	-
Total Non - Current Assets		**69,485.36**	**57,800.31**
2 Current assets			
(a) Inventories	11	28,482.51	28,207.96
(b) Financial Assets			
(i) Trade Receivables	12	94.79	3.92
(ii) Cash and Cash Equivalents	13	124.69	1,048.92
(iii) Bank balances other than (ii) above	14	37.20	15.15
(iv) Loans	15	4,214.78	3,811.08
(v) Other Financial Assets	16	61.49	77.58
(c) Other Current Assets	17	762.37	287.83
Total Current Assets		**33,777.83**	**33,452.44**
Total Assets (1+2)		**103,263.19**	**91,252.75**
EQUITY AND LIABILITIES			
1 **EQUITY**			
(a) Equity Share Capital	18	2,300.00	2,300.00
(b) Other Equity	19	57,687.64	55,378.83
Total Equity		**59,987.64**	**57,678.83**
LIABILITIES			
2 Non-current liabilities			
(a) Financial Liabilities			
(i) Borrowings	20	29,216.39	11,654.26
(ii) Other Financial Liabilities	21	349.98	21.60
(b) Provisions	22	119.25	82.91
(c) Other Non Current Liabilities	23	93.67	-
Total Non - Current Liabilities		**29,779.29**	**11,758.77**
3 Current liabilities			
(a) Financial Liabilities			
(i) Borrowings	24	84.21	-
(ii) Trade Payables			
Due to Micro, Small and Medium Enterprises	25a	6.18	-
Due to other than Micro, Small and Medium Enterprises	25b	10,015.79	11,037.52
(iii) Other Financial Liabilities	26	2,866.60	10,292.53
(b) Provisions	27	13.88	15.04
(c) Other Current Liabilities	28	509.60	470.07
Total Current Liabilities		**13,496.26**	**21,815.16**
Total Equity and Liabilities (1+2+3)		**103,263.19**	**91,252.75**

See accompanying notes forming part of the financial statements

In terms of our report attached
For Rajendra & Co.
Chartered Accountants
ICAI Firm Registration No. 108355W

Akshay R. Shah
Partner
Membership No. 103316

Place: Mumbai
Date: May 29,2019

For and on behalf of the Board of Directors

Chetan R. Shah	**S. Ramamurthi**	**K. S. Raghavan**
Chairman & MD	CFO & WTD	Company Secretary
DIN: 00135296	**DIN: 00135602**	

Place: Mumbai
Date: May 29,2019

Standalone Statement of Profit and Loss for the year ended March 31,2019

(₹ in Lakhs except Earning Per Share)

	Particulars	Note No.	For the year ended March 31,2019	For the year ended March 31,2018
I	Revenue from Operations	29	8,081.86	6,930.77
II	Other Income	30	1,089.00	62.05
III	**TOTAL INCOME (I+II)**		**9,170.86**	**6,992.82**
IV	**Expenses**			
	(a) Project Development Expenses	31	2,243.01	27,389.76
	(b) Change in Inventory of Finished Goods and capital work in Progress	32	(1,304.92)	(26,216.16)
	(c) Employee Benefits Expense	33	608.30	511.81
	(d) Depreciation and Amortization	36	179.72	75.78
	(e) Finance Costs	34	2,115.14	455.65
	(f) Other Expenses	35	1,321.55	923.15
	TOTAL EXPENSES		**5,162.80**	**3,139.98**
V	**PROFIT BEFORE TAX (III-IV)**		**4,008.06**	**3,852.84**
VI	**Tax Expense:**			
	(a) Current Tax	37	639.23	826.52
	(b) Deferred Tax	37	15.46	(0.54)
	(c) Excess provision of Tax related to earlier periods		(70.86)	(64.16)
	TOTAL TAX EXPENSES		**583.84**	**761.82**
VII	**PROFIT FOR THE YEAR(V-VI)**		**3,424.22**	**3,091.02**
VIII	**OTHER COMPREHENSIVE INCOME (OCI)**			
	A Items that will not be reclassified subsequently to Profit or Loss			
	(i) Remeasurement of Defined Benefit Obligation		(8.86)	14.44
	(ii) Income Tax effect on above remeasurement	8	2.58	(5.00)
	TOTAL OTHER COMPREHENSIVE INCOME/(LOSS) [NET OF TAX]		**(6.28)**	**9.44**
IX	**TOTAL COMPREHENSIVE INCOME FOR THE YEAR**		**3,417.95**	**3,100.46**
X	**EARNING PER EQUITY SHARE (FACE VALUE OF ₹ 5) IN ₹**			
	(1) Basic	38A	7.44	6.32
	(2) Diluted	38B	7.44	6.32

See accompanying notes forming part of the financial statements

In terms of our report attached
For Rajendra & Co.
Chartered Accountants
ICAI Firm Registration No. 108355W

Akshay R. Shah
Partner
Membership No. 103316

Place: Mumbai
Date: May 29,2019

For and on behalf of the Board of Directors

Chetan R. Shah
Chairman & MD
DIN: 00135296

S. Ramamurthi
CFO & WTD
DIN: 00135602

K. S. Raghavan
Company Secretary

Place: Mumbai
Date: May 29,2019

Standalone Statement of Changes in Equity for the year ended March 31,2019

a) Equity Share Capital

(₹ in Lakhs)

Particulars	Amount
Balance As at March 31, 2017	**2,843.73**
Change for the year	
(i) Shares bought back [Refer Note 18F(c)]	(543.73)
Balance As at March 31, 2018	**2,300.00**
Change for the year	-
Balance As at March 31, 2019	**2,300.00**

b) Other Equity

For FY 2017-18 (₹ in Lakhs)

	Particulars	Capital Reserve	Capital Redemption Reserve	General Reserve	Retained Earnings	Other Comprehensive Income	Total other Equity
i	Balance as at April 1, 2017	-	-	33,887.67	34,367.52	10.15	68,265.34
ii	Addition on Business combination [Refer Note 19.1 (a)]	(1,301.19)	-	-	-	-	(1,301.19)
iii	Transfer from Retained Earnings	-	543.73	-	(543.73)	-	-
iv	Utilisation on account of Buy back of shares	-	-	(14,408.96)	-	-	(14,408.96)
v	Profit for the Year	-	-	-	3,091.02	-	3,091.02
vi	Remeasurement of defined benefit plan (net off deferred tax)	-	-	-	-	9.44	9.44
vii	Dividend paid (Including Dividend Distribution Tax)[Refer Note 46b]	-	-	-	(276.82)	-	(276.82)
	Balance as at March 31,2018	**(1,301.19)**	**543.73**	**19,478.70**	**36,637.98**	**19.60**	**55,378.83**

For FY 2018-19 (₹ in Lakhs)

	Particulars	Capital Reserve	Capital Redemption Reserve	General Reserve	Retained Earnings	Other Comprehensive Income	Total other Equity
i	Balance as at April 1, 2018	(1,301.19)	543.73	19,478.70	36,637.98	19.60	55,378.83
ii	Profit for the Year	-	-	-	3,424.22	-	3,424.22
iii	Remeasurement of defined benefit plan (net of deferred tax)	-	-	-	-	(6.28)	(6.28)
iv	Dividend paid (Including Dividend Distribution Tax) [Refer Note 46b]	-	-	-	(1,109.15)	-	(1,109.15)
	Balance as at March 31,2019	**(1,301.19)**	**543.73**	**19,478.70**	**38,953.06**	**13.32**	**57,687.63**

The accompanying notes are an integral part of financial statements.

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

Akshay R. Shah
Partner
Membership No. 103316

Place: Mumbai
Date: 29.05.2019

For and on behalf of the Board of Directors

Chetan R. Shah
Chairman & MD
DIN: 00135296

S. Ramamurthi
CFO & WTD
DIN: 00135602

K. S. Raghavan
Company Secretary

Place: Mumbai
Date: 29.05.2019

Standalone Cash Flow Statement for the year ended 31 March 2019

(₹ in Lakhs)

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	4,008.06	3,852.84
Adjustment for:		
Depreciation/Amortisation	179.72	75.78
Finance Cost	2,115.14	455.65
Interest & Dividend Income	(23.12)	(50.67)
Profit on sale of Properties, Plants and Equipments	(0.03)	-
Provision for doubtful debt and other Provision	30.93	54.30
Fair value of investment through Profit and Loss Account	(22.52)	(8.09)
Operating profit before Working Capital changes	**6,288.20**	**4,379.81**
Adjustments for changes in Working capital		
(Increase)/Decrease in Inventories [Refer Note 4.1]	(1,304.92)	(26,216.16)
(Increase)/Decrease in Trade Receivables	(90.87)	26,270.17
(Increase)/Decrease in Other Financial Assets - Non current and current	(178.70)	(20.99)
Increase/(Decrease) in Other Non current and current Assets	(537.49)	1,718.59
Increase/(Decrease) in Trade Payables and other Payable	(1,015.55)	10,879.75
(Increase)/Decrease in Other Financial Liabilities - Non current and current	(7,097.54)	805.71
Increase/(Decrease) in Other Non current and current Liabilities	7,594.95	290.49
Increase/(Decrease) in Provisions - Non current and current	(4.62)	25.08
Cash generated from/ (used in) operations	**3,653.46**	**18,132.45**
Income taxes (paid)	(568.34)	(1,194.59)
Net Cash from / (used in) operating activities	**3,085.12**	**16,937.86**
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from sale of property, plant & equipment	5.20	(151.49)
Acquisition of Non-current investments	(13,718.39)	(277.18)
Acquisition of Investment Property	-	(11,705.30)
Other Bank Balances	(22.06)	(29.17)
Interest & Dividend received on Investments	23.12	50.67
Loan and advances given	2,742.47	(7,718.83)
Net Cash from/(used in) investing activities	**(10,969.66)**	**(19,831.31)**
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed /(Repayment) of Long term and short term borrowings (Net)	10,184.60	19,695.40
Dividend (Including Tax on Dividend) paid	(1,109.15)	(276.83)
Finance cost paid	(2,115.14)	(455.65)
Buy back of shares	-	(14,952.70)
Net Cash from/(used in) financing activities	**6,960.31**	**4,010.23**
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	**(924.23)**	**1,116.78**
Cash and Cash Equivalents (Opening balance)	1,048.92	(67.86)
Cash and Cash Equivalents (Closing balance)	124.69	1,048.92
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	**(924.23)**	**1,116.78**

DISCLOSURE AS REQUIRED BY IND AS 7

Reconciliation of liabilities arising from financing activities **(₹ in Lakhs)**

Particulars		**Year ended 31 March 2019**	**Year ended 31 March 2018**
1.	Long term and short term Borrowings		
	Opening Balance	20,781	1,131.27
	Cashflow (outflow)/inflow	10,184	19,695.49
	Fair Value Changes	84.11	46.00
	Closing Balance	**30,881**	**20,781**
2.	Lease Liabilities		
	Opening Balance	-	-
	Cashflow (outflow)/inflow	439.75	-
	Fair Value Changes	113.43	-
	Closing Balance	**326.31**	-

Note A:- The amount of undrawn Borrowing Facility & Bank overdraft is ₹ 22,525.81/- Lakhs that will be available for future operating activities and settle the capital commitments.

Note B:- Previous year's figures have been regrouped /reclassified wherever necessary to corresponds with the current year's classification / disclosures.

Note C:- The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard (IND AS) 7 - "Statement of Cash Flows"

Note D:- Reconciliation of cash and cash equivalents with the balance sheet

Particular	**Year ended 31 March 2019**	**Year ended 31 March 2018**
Cash and cash equivalents	1.65	1.19
Balances with banks		
- In current accounts	70.79	1,047.73
- Margin money with Bank and NBFC - original maturity of 3 months or less	52.25	-
	124.69	**1,048.92**

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

Akshay R. Shah
Partner
Membership No. 103316

Place: Mumbai
Date: 29.05.2019

For and on behalf of the Board of Directors

Chetan R. Shah
Chairman & MD
DIN: 00135296

S. Ramamurthi
CFO & WTD
DIN: 00135602

K. S. Raghavan
Company Secretary

Place :Mumbai
Date : 29.05.2019

Notes forming part of the standalone financial statements

NOTE 1. NATURE OF OPERATIONS

I Corporate Information:-

Marathon Nextgen Realty Limited ("the Company") was incorporated under the provision of the Companies Act, 1956 on 13 January 1978. The Company is a public limited Company domiciled in India and having its registered office at Marathon Futurex, N. M. Joshi Marg, Lower Parel, Mumbai 400 013

The equity shares of the Company are listed on Bombay Stock Exchange of India Limited (BSE) and National Stock Exchange of India Limited (NSE). The Company is registered with the Ministry of Corporate Affairs under CIN L65990MH1978PLC020080.

The Company is primarily engaged in the business of construction, development and sale of commercial and residential real estate projects. The core business activities are carried out under various business model likes own development, through joint ventures and joint development and other arrangements with third parties.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES :-

2.1 Basis of preparation of the Financial Statement and its measurement :-

(a) Statement of Compliance :

These Standalone Financial Statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) to comply with the Section 133 of the Companies Act, 2013 ("the 2013 Act") read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016, and the relevant provisions and amendments, as applicable. The Standalone Financial Statements have been prepared on accrual basis under the historical cost convention except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

These standalone financial statements were authorised for issue by the Company's Board of Directors on May 29, 2019.

(b) Functional and presentation currency :

These standalone financial statements are presented in Indian rupees (INR), which is the Company's functional currency. All financial information have been presented in Indian rupess (INR) and all amounts have been rounded-off to the nearest lakhs, unless otherwise stated.

(c) Operating Cycle:-

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed. Accordingly, project related assets & liabilities have been classified into current & non-current based on operating cycle of the respective projects.

(d) Use of estimates and judgements :

The preparation of the Standalone financial statements in conformity with recognition and measurement principles of Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Estimates and underlying assumptions are reviewed on an ongoing basis. They are based on the historicalexperience and other factors, including expectations of future events that may have financial impact on the Company and are believed to be prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialise.

The areas involving critical estimates and judgments are:

(i) Evaluation of Percentage Completion:-

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the financial statements for the period in which such changes are determined.

(ii) Impairment of Non Financial Assets:

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Company estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's fair value less costs of disposal and its value in use. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

(iii) Impairment of Financial Assets:

The impairment provisions for financial assets are based on assumptions about the risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

(iv) Estimation of useful life of property, plant and equipments:

Useful lives of tangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013. In cases, where the useful lives are different from that prescribed in Schedule II, they are based on technical advice. Assumptions also need to be made, when the Company assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

(v) Recognition and Measurement of Defined Benefit Obligations:

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, expected return on plan assets, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government bonds. The period to maturity of the underlying bonds correspond to the probable maturity of the post employment benefit obligations.

(vi) Fair Value Measurement of Financial Instruments:

When the fair values of the financial assets and liabilities recorded in the Balance Sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market wherever possible, but where this is not feasible, a review of judgement is required in establishing fair values. Any changes in assumptions could affect the fair value relating of financial instruments.

(vii) Classification of Investment property:

The Company determines whether a property is classified as investment property or as inventory:

(a) Investment property comprises land and buildings that are not occupied for use by, or in the operations of, the Company, nor normally for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are rented to tenants and are not intended to be sold in the ordinary course of business.

(b) Inventory comprises property that is held for sale in the ordinary course of business. Principally these are properties that the Company develops and intends to sell before or on completion of construction.

(viii) Estimation of recognition of deferred tax assets, availability of future taxable profit against which tax losses carried forward can be used.

(ix) Estimation on discounting of retention money payable

(e) Measurement of fair values :

The Company's accounting policies and disclosures require the measurement of fair values, for financial instruments:-

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Company takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on such a basis, except leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

2.2 Property, Plant and Equipment :-

"All the items of property, plant and equipment are stated at cost less depreciation and impairment, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to the Statement of Profit and Loss during the reporting period in which they are incurred."

Depreciation methods, estimated useful lives and residual value

"The Company depreciates its property, plant and equipment (PPE) over the useful life on straight line method in the manner prescribed in Schedule II to the Act. Management believes that useful life of assets are same as those prescribed in Schedule II to the Act. The residual values are not more than 5% of the original cost of the asset. The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period Depreciation on additions / deletions is calculated pro-rata from the date of such addition / deletion, as the case maybe."

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Statement of Profit and Loss.

2.3 Investment Properties :-

Investment property is property held to earn rental income or for capital appreciation or for both, but normally not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Upon initial recognition, an investment property is measured at cost. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Based on technical evaluation and consequent advice, the Management believes a period of 60 years as representing the best estimate of the period over which investment properties are expected to be used. Accordingly, the Company depreciates investment property over a period of 60 years. Any gain or loss on disposal of investment property is recognised in the Statement of Profit and Loss.

2.4 Inventories :-

a. Inventories comprise of: (i) Finished Inventories representing unsold premises in completed projects (ii) Construction Work in Progress representing properties under construction / development and

b. Inventories are valued at lower of cost and net realisable value

c. Cost of construction / development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period and the balance cost is carried over under Inventory as part of either Construction Work in Progress or Finished inventories. Cost of construction / development includes all costs directly related to the Project (including finance cost attributable to the project) and other expenditure as identified by the Management which are incurred for the purpose of executing and securing the completion of the Project (net off incidental recoveries / receipts) up to the date of receipt of Occupation Certificate of Project from the relevant authorities. Construction Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Company.

2.5 Investments in subsidiaries, joint ventures and associates :-

Investments in subsidiaries, joint ventures and associates are recognised at cost as per Ind AS 27. Except where investments accounted for at cost shall be accounted for in accordance with Ind AS 105, Non-current Assets Held for Sale and Discontinued Operations, when they are classified as held for sale.

2.6 Financial Instruments:

(a) Financial Assets:-

(i) Classification

The Company classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

(ii) Initial Recognition and Measurement

All financial assets (not measured subsequently at fair value through profit or loss) are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Company commits to purchase or sell the asset.

(iii) Subsequent Measurement

For purposes of subsequent measurement financial assets are classified into two broad categories:

a. Financial asset at fair value

b. Financial asset at amortised cost

Where assets are measured at fair value, gains and losses are either recognised entirely in profit or loss (i.e. fair value through profit or loss), or recognised in other comprehensive income (i.e. fair value through other comprehensive income).

(iv) Equity Investments

All equity investments other than investment in subsidiaries and joint venture are measured at fair value. Equity instruments which are held for trading are classified as at Fair Value Through Profit & Loss (FVTPL). For all other equity instruments, the Company decides to classify the same either as at Fair Value Through Other Comprehensive Income (FVTOCI) or FVTPL. The Company makes such selection on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in Other Comprehensive Income (OCI). There is no recycling of the amounts from OCI to the Statement of Profit and Loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the Statement of Profit and Loss.

Investment in equity instruments of Subsidiaries, Joint Venture and Associates are measured at cost.

(v) A financial asset mainly debt that meets the following 2 conditions is measured at amortised cost (net of any write down for impairment) unless the asset is designated at fair value through profit or loss under the fair value option.

- Business Model Test : the objective of the Company's model is to hold the financial asset to collect the contractual cash flows (rather than to sell the instrument prior to its contractual maturity to realise its fair value changes)
- Cash Flow Characteristics Test: The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payment of principal and interest on the principal amount outstanding.

A financial asset that meets the following 2 conditions is measured at fair value through other comprehensive income unless the asset is designated at fair value through profit or loss under the fair value option.

Business Model Test : the financial asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling the financial assets

Cash Flow Characteristics Test: The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payment of principal and interest on the principal amount outstanding.

Even if an instrument meets the two requirements to be measured at amortised cost or fair value through other comprehensive income, a financial asset is measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an 'accounting mismatch') that would otherwise arise from measuring assets or liabilities or recognising the gains or losses on them on different basis.

All other financial assets are measured at fair value through profit or loss.

(v) De-recognition:

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset.

(vii) Impairment of Financial Asset

The Company assesses impairment based on expected credit losses (ECL) model to the following:

- Financial asset measured at amortised cost
- Financial asset measured at fair value through other comprehensive income

Expected credit losses are measured through a loss allowance at an amount equal to:

- 12 months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or
- Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument)

For financial assets other than trade receivables, as per Ind AS 109, the Company recognises 12 month expected credit losses for all originated or acquired financial assets if at the reporting date the credit risk of the financial asset has not increased significantly since its initial recognition. The expected credit losses are measured as lifetime expected credit losses if the credit risk on financial asset increases significantly since its initial recognition.

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables, considering historical trend, industry practices and the business environment in which the Company operates or any other appropriate basis.

The Company's trade receivables do not contain significant financing component and loss allowance on trade receivables is measured at an amount equal to life time expected losses i.e. expected cash shortfall.

The impairment losses and reversals are recognised in Statement of Profit and Loss.

(b) Financial Liabilities:-

(i) Classification

The Company classifies all financial liabilities as subsequently measured at amortised cost or at fair value through profit or loss.

(ii) Initial Recognition and Measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs

(iii) Subsequent Measurement

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the Statement of Profit and Loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

Any difference between proceeds (net of transaction cost) and the redemption amount is recognised in profit or loss over the period of borrowing using the effective interest rate method. Fees paid on the establishment of loan facilities are recognised as transaction cost of the loan to the extent that it is probable that some or all of the facility will be drawn down.

(iv) Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

Offsetting of Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

(c) Equity Instruments

An equity instrument is a contract that evidences residual interest in the assets of the Company after deducting all of its liabilities. Equity instruments are recognised at the proceeds received net off direct issue cost.

2.7 Cash and Cash Equivalents :-

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, bank overdraft, deposits held at call with financial institutions, other short-term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

2.8 Revenue Recognition :-

(a) Revenue from contracts with customers :-

The company undertakes the business of construction of residential and commercial properties. The ongoing contracts with customers are construction of residential & commercial buildings, and others.

The Company has adopted Ind AS 115, Revenue from Contracts with Customers, with effect from 01 April 2018. The Company has applied the following accounting policy for revenue recognition:

Revenue from contract with customer is recognised, on execution of agreement when control of the goods or services are transferred to the customer, at an amount that reflects the consideration to which the Company is expected to be entitled in exchange for those goods or services excluding any amount received on behalf of third party (such as indirect taxes). Anasset created by the Company's performance does not have an alternate use and as per the termsof the contract, the Company has an enforceable right to payment for performance completed tilldate. Hence the Company transfers control of a good or service over time and, therefore, satisfies aperformance obligation and recognises revenue over time.The Company recognises revenue at thetransaction price which is determined on the basis of agreement entered into withthe customer. The Company recognises revenue for performance obligation satisfied over time only ifit can reasonably measure its progress towards complete satisfaction of the performance obligation.

(b) Dividend Income :-

Dividend Income is accounted when the right to receive the same is established.

(c) Interest Income

Interest income is accounted on accrual basis on a time proportion basis.

(d) Rental Income :-

Rental Income from investment property is recognised in standalone statement of profit and loss on straight-line basis over the term of the lease except where the rentals are structured to increase in line with expected general inflation.

2.9 Current and Deferred Taxes :

(a) Current Tax:

Tax expense comprises of current tax and deferred tax. Current tax is measured at the amount expected to be paid to / recovered from the tax authorities, based on estimated tax liability computed after taking credit for allowances and exemption in accordance with the tax laws as applicable.

(b) Deferred Tax:

Deferred tax isrecognised using the balance sheet approach. Deferred tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount.

Deferred tax asset are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred tax liabilities and assets measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities

Current and deferred tax for the year:

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively

2.10 Employee Benefits :

(a) Short term employee benefits:

Short term Employee Benefits are recognised as an expense on accrual basis at the undiscounted amount in the statement of profit and loss of the year in which related service is rendered.

(b) Post Employment Benefits

“Unfunded Post employment and other long term employee benefits are recognised as expense in the statement of profit and loss for the year in which the Employees have rendered services. The expense is recognised at the present value of the amount payable determined using actuarial valuation techniques as per actuary report obtained at the year end. “

Re-measurement of Defined Benefit Plans in respect of post-employment are charged to the Other Comprehensive Income.

2.11 Leases:

Operating Lease

As a lessee:-

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the company, as lessee, are classified as operating leases. Payments made under operating leases are charged to the Statement of Profit and Loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the Company’s expected inflationary cost increases.

As a lessor:-

Lease income from operating leases where the Company is a lessor is recognised in income on a straight-line basis over the lease term unless the receipts are structured to increase in line with expected general inflation to compensate for the expected inflationary cost increases. The respective leased assets are included in the balance sheet based on their nature.

2.12 Borrowing Cost

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, allocated to qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the time all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period which they are incurred.

2.13 Earnings Per Share :

The Company reports basic and diluted earnings per share in accordance with Ind AS - 33 on 'Earnings per Share'. Basic earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of Equity shares outstanding during the year. Diluted earnings per share is computed by dividing the net profit or loss for the year by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti- dilutive

2.14 Provisions, Contingent Liabilities and Contingent Assets :

A provision is recognised when the Company has a present obligation as a result of past event and it is probable than an outflow of resources will be required to settle the obligation, in respect of which the reliable estimate can be made. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material) and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date adjusted to reflect the current best estimates.

Commitments include the amount of purchase order (net of advances) issued to parties for completion of assets.

Contingent assets usually arise from unplanned or other unexpected events that give rise to the possibility of an inflow of economic benefits. Contingent Assets are not recognised though are disclosed, where an inflow of economic benefits is probable

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

2.15 Segment Reporting

The Chief Operational Decision Maker (CODM) monitors the operating results of its business segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the financial statements. The operating segments are identified on the basis of nature of product/services

B. CHANGE IN SIGNIFICANT ACCOUNTING POLICIES

STANDARDS ISSUED BUT NOT YET EFFECTIVE

On 30th March 2019, the Ministry of Corporate Affairs (MCA) has notified Ind AS 116 Leases, under Companies (Indian Accounting Standards) Amendment Rules, 2019 which is applicable with effect from 1st April, 2019.

Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor. Ind AS 116 introduces a single lease accounting model for lessee and requires the lessee to recognize right of use assets and lease liabilities for all leases with a term of more than twelve months, unless the underlying asset is low value in nature. Currently, operating lease expenses are charged to the statement of profit and loss. Ind AS 116 substantially carries forward the lessor accounting requirements in Ind AS 17.

As per Ind AS 116, the lessee needs to recognise depreciation on rights of use assets and finance costs on lease liabilities in the statement of profit and loss. The lease payments made by the lessee under the lease arrangement will be adjusted against the lease liabilities.

The Company is currently evaluating the impact on account of implementation of Ind AS 116 which might not have any significant impact on key profit & loss and balance sheet ratio i.e. Earnings before interest, tax, depreciation and amortisation (EBITDA), Asset coverage, debt equity, interest coverage, etc.

On March 30, 2019, the Ministry of Corporate Affairs has notified the following amendments in IND AS

The Company does not expect any significant impact of the following amendment on its financial statements.

1. Ind AS 12 – Income taxes (amendments relating to income tax consequences of dividend and uncertainty overincome tax treatments)
2. Ind AS 109 – Prepayment Features with Negative Compensation
3. Ind AS 19 – Plan Amendment, Curtailment or Settlement
4. Ind AS 23 – Borrowing Costs

Note - 3:- Property, Plant and Equipment (₹ in Lakhs)

Particulars	Freehold Land	Plant and Machinery	Office Equipments	Motor Vehicles	Computers	Total
Gross Block						
At 1st April 2018	2.58	152.76	3.02	47.64	1.79	207.79
Additions	-	0.26	2.86	-	-	3.12
Sale / Discard	-	(1.82)	-	-	-	(1.82)
Gross Block as at 31 March 2019	**2.58**	**151.19**	**5.89**	**47.64**	**1.79**	**209.08**
Accumulated depreciation						
At 1st April 2018	-	23.64	0.58	41.86	0.74	66.82
Depreciation for the year	-	14.27	1.07	0.97	0.48	16.80
Disposal / Reclassification	-	(0.41)	-	-	-	(0.41)
Accumulated depreciation as at 31 March 2019	**0.00**	**37.51**	**1.64**	**42.84**	**1.22**	**83.21**
Net Block as at 31 March 2019	**2.58**	**113.68**	**4.25**	**4.80**	**0.57**	**125.87**

(₹ in Lakhs)

Particulars	Freehold Land	Plant and Machinery	Office Equipments	Motor Vehicles	Computers	Total
Gross Block						
At 1st April 2017	2.58	3.21	2.09	47.64	0.78	56.30
Additions/ acquistion	-	149.55	0.93	-	1.01	151.49
Addition on acquisition of Subsidiary	-	-	-	-	-	-
Sale / Discard	-	0.00	-	-	-	0.00
Gross Block as at 31 March 2018	**2.58**	**152.76**	**3.02**	**47.64**	**1.79**	**207.79**
Accumulated depreciation						
At 1st April 2017	-	0.24	0.16	28.56	0.10	29.06
Depreciation for the year	-	6.23	0.42	13.30	0.64	20.59
Impairment	-	17.17	-	-	-	17.17
Accumulated depreciation as at 31 March 2018	**-**	**23.64**	**0.58**	**41.86**	**0.74**	**66.82**
Net Block as at 31 March 2018	**2.58**	**129.12**	**2.44**	**5.78**	**1.05**	**140.97**

Note 3.1:- The Company has no restrictions on the realisability of its Property, Plant and Equipments and the same are free from any encumbrances.

Note 4 - Investments Properties (₹ in Lakhs)

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Gross carrying amount at the beginning of the year	10,366.10	-
Add:- Addition /acquisition through Business combination [Refer Note 4.1]	-	10,404.11
Add:- Transferred from Stock in Trade [Refer Note 4.1]	1,030.37	-
Less:- Depreciation	(169.80)	(38.01)
Net Carrying Value at the end of the year	**11,226.67**	**10,366.10**

Note 4.1:- Investment property consist of the 71,602 sq.fts. of saleable area in commercial project Marathon Future X and 85 car parks acquired by the company in FY 2017-18 under slump sale. During the year company has transferred 6,572 Sq.fts of saleable area. and 4 car parks from Inventory to investment properties based on the nature, characteristics and risk of the properties i.e held to earn lease rent rather than sale in ordinary course of business as per Ind As 40 and as per section 28(via) of the Income Tax Act,1961.

Note 4.2:- Fair Value :-

Through company measures investment properties using cost based measurement, the fair value of investment property is based on the rate published by Government in ready recknor. Fair value measurement is categorised in level 3 fair value hierarchy. Fair value of properties as on March 31,2018 is as per valuation done for slump sale transaction.

Particular		Valuation Method	Fair Value as on 31-Mar-19	Fair Value as on 31-Mar-18
(i)	Commercial Properties :- 78,174 (PY: 71,602) sq.fts.of saleable area in Marathon Future X	Ready Recknor published by Government	13,228.68	10,094.50
(ii)	89 (PY: 85 No's) Car parks in Marathon Future X		578.50	552.50

Note 4.3:- Contractual Obligation:-

Company does not have any contractual obligation to purchase, construct or develop the investment properties or its repairs, maintenance or enhancement except Society maintenance charges and property tax.

Note 4.4:- Amounts recognised in profit and loss for investment properties

Particular	As at 31st Mar 2019	As at 31st Mar 2018
Rental income derived from investment properties	336.81	-
Direct operating expenses (incl. repairs maintenance) generating rental income	55.49	-
Direct operating expenses (incl. repairs maintenance) not generating rental income	279.55	-
Profit arising from invested properties before depreciation	**1.77**	**-**
Depreciation for the year	(169.80)	(38.01)
Profit arising from invested properties	**(168.03)**	**(38.01)**

Note 4.5:- Leasing arrangement:-

Company as a lessor:- Company has recognised the Lease rent income of 25,924 sq.fts. of area given under operating lease

Particular	As at 31st Mar 2019	As at 31st Mar 2018
Not later than one year	663.76	-
Later than one year and not later than five years	2,731.06	-
later than five years	-	-
Lease income recognised during the year in the statement of profit and loss	336.81	-

Note 4.5:- Restriction on Realisability of investment property:-

Company has no restriction on the realisability of its investment properties except as disclosed in Note No. 20.1

Note 5A - Investment in Joint Ventures

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Investment in equity instruments at cost- Unquoted		
Equity Shares of Columbia Chrome (I) Private Limited	5.21	5.21
5,208 [PY: 5,208] Equity shares of ₹. 100/- each		
Investment in Limited Liability Partnership at cost- Unquoted		
Swayam Realtors & Traders LLP	42.40	42.40
Share in Profit from LLP	1,032.75	-
Total	**1,080.36**	**47.61**

Note 5A.1:-		
Aggregate amount of quoted investment and market value thereof	-	-
Aggregate amount of unquoted investment	1,080.36	47.61
Aggregate amount of impairment in value of investment	-	-

Note 5B - Investments (Financial)

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
A) Non-Trade Investments		
Unquoted Investment in Subsidiary		
(i) Investment in Equity instrument (Fully paid up unless stated otherwise)		
(a) Marathon Nextgen Township Pvt. Ltd. [Refer Note 5.8]	1.00	-
(10,000 [PY: Nil] Equity Shares of ₹.10/- each)		
(ii) Investment in Debenture (Fully paid up unless stated otherwise)		
Investment in Non Convertible Debentures (NCD)		
(a) 12663 (PY: Nil) 7% NCD having FV ₹ 1,00,000/- each Marathon Nextgen Township Pvt. Ltd.	12,663.00	-

Particulars			As at 31st Mar 2019	As at 31st Mar 2018
B)	**Trade investment**			
	(a)	**Investment in Mutual Fund - Quoted (fair value through Statement of profit or loss)**		
		18,45,557.286 (PY: 17,16,974.406) Units of L&T Short Term Opportunities Fund - Reg - Growth	329.42	285.28
	(b)	**Investment in Government Securities at amortised cost- Unquoted**		
		National Savings Certificate [Refer Note 5.7]	0.28	0.28
Total			**12,993.70**	**285.56**

Note 5B.1:-

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Aggregate amount of quoted investment and market value thereof	329.42	285.28
Aggregate amount of unquoted investment	12,664.28	0.28
Aggregate amount of impairment in value of investment	-	-

Note 5.2:- Category wise investments :

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Investment measured at Fair Value Through Profit and Loss- Quoted	329.42	285.28
(b) Investment measured at Fair Value Through Profit and Loss- Unquoted	12,664.00	(0.00)
(c) Investment measured at Fair Value Through Other Comprehensive Income	-	-
(d) Investment measured at cost	0.28	0.28

Note 5.3:- Details of Subsidiary and Joint Venture:-

Name of Subsidiary	Relationship	Place of Business & Principal Activity	% of holding direct or through subsidiary	
			31-Mar-19	31-Mar-18
1. Marathon Nextgen Township Pvt. Ltd	Subsidiary	India (Real Estate)	100%	-
2. Columbia Chrome India Private Limited	Joint Venture	India (Real Estate)	40%	
3. Swayam Realtors & Traders LLP	Joint Venture	India (Real Estate)	40%	

Note 5.4:- The details of all partners, capital and profit sharing ratio in limited liability partnerships where company is a partner

Name of LLP and Partner	As at 31st Mar 2019		As at 31st Mar 2018	
	Profit Sharing ratio	Fixed Capital	Profit Sharing ratio	Fixed Capital
Swayam Realtors & Traders LLP				
1. Adani Infrastructure And Developers Private Limited	60%	63.61	60%	63.61
2. Marathon Nextgen Realty Limited	40%	42.41	40%	42.41

Note 5.5:- During the year Company has acquired 100% of Equity shares in the Marathon Nextgen Township Private Limited and become the Holding Company w.e.f. 29.03.2019. The Company has also invested in 12,663 number of NCD of Marathon Nextgen Township Private Limited of face vale of ₹ 1,00,000/- each.

Note 5.6:- Investment in Mutual fund is fair valued at closing Net Annual Value (NAV).

Note 5.7:- Investment in National Saving Certificate deposited with to Bombay Port Trust Ltd as security deposit.

Note 5.8:- The Company has given a non disposal undertaking relating to shares held by it in its Subsidiary Company, Marathon Nextgen Township Pvt Ltd as additional collateral relating to a Loan taken by its Holding Company Marathon Realty Private Limited.

Note 6 - Loans : Non Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
At amortised cost, Unsecured considered good unless otherwise stated		
Loans to Related Parties		
(a) Loans to Related Parties [Refer Note 49]	42,246.30	45,392.46
(b) Loan to others	-	-
Total	**42,246.30**	**45,392.46**

Note 7 - Other Financial Assets : Non-Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
At amortised cost, Unsecured considered good unless otherwise stated		
(a) Security deposits	15.81	11.64
(b) Margin Money deposits with bank having maturities of more than 12 months from the Balance Sheet date [Refer Note 7.1]	190.61	-
Total	**206.42**	**11.64**

Note 7.1:- Margin money is held as lien by Bank and NBFC for amount borrowed by the company.

Note 8 - Deferred Tax Assets / (Liabilities)

	Significant components of deferred tax assets and liabilities:	As at 31st Mar 2018	Recognized in the statement of profit or loss	Recognized in other comprehensive income	As at 31st Mar 2019
A	**Deferred Tax Assets:**				
(i)	Employee benefits	31.54	7.93	2.58	42.05
(ii)	Property, plant and equipment	27.10	(5.18)	-	21.93
(iii)	Investment Properties	-	60.51	-	60.51
(iv)	Provision for doubtful debt	30.73	48.76	-	79.49
Total Deferred Tax Assets (A)		**89.37**	**112.03**	**2.58**	**203.98**
B	**Deferred Tax Liabilities:**				
(i)	Borrowings	-	(134.03)	-	(134.03)
(ii)	Fair value of Mutual Fund	(15.45)	6.54	-	(8.91)
Total Deferred Tax Liabilities (B)		**(15.45)**	**(127.49)**	**-**	**(142.94)**
Net Deferred Tax Assets / (Liabilities)		**73.92**	**(15.46)**	**2.58**	**61.04**

Note 9 - Non-current Tax Assets (Net)

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Current tax		
(a) Current tax for current year	17.89	183.01
(b) Current tax pertaining to prior years	1,527.11	1,299.05
Total	**1,545.00**	**1,482.06**

Note 9.1:- Refer Note 37A For tax reconciliation estimated income tax expense at statutory income tax rate to income tax expense reported in statement of profit and loss

Note 10 - Other Non-current Assets

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Advance for purchase of land	503.25	503.25
Less: Provision for doubtful advance [Refer Note 10.1]	(503.25)	(503.25)
Total	-	-

Note 10.1:- The Company has entered into an agreement on 20th February, 2007 for development of property in Bengaluru with the owner of the land. Development work would commence once the regulatory compliances are met with. The company has paid an advance towards the joint venture on the basis of the agreement signed. The advance paid by the company is adequately secured by a collateral in the form of unencumbered land based on an agreement between the company and the Power of Attorney Holders in the form of a registered document. However, by way of abundant caution, the Company has made a provision in the financials in the earlier period.

Note 11 - Inventories

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Finished Inventories [including carparks] (At lower of cost and net realisable value)	7,912.89	9,881.35
(b) Construction work in Progress	20,569.62	18,326.61
Total	**28,482.51**	**28,207.96**

Note 12 - Trade receivables

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
At amortised cost, Unsecured considered good unless otherwise stated		
(a) Considered good	94.79	3.92
(b) Trade Receivables – credit impaired	167.46	167.46
Less: Provision for doubtful debts	(167.46)	(167.46)
Total	**94.79**	**3.92**

Note 12.1:- No trade or other receivable are due from directors or other officers of the Company either severally or jointly with any other person. Nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member except given below.

Note 12.2:- Trade receivable includes amount dues from :

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(i) Private Companies in which any director is a director or member [Refer Note 49]	7.48	-

Note 13 - Cash and Cash Equivalents

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Balances with banks		
- In current accounts	70.79	1,047.73
- Margin money with Bank and NBFC - original maturity of 3 months or less	52.25	-
(b) Cash in hand	1.65	1.19
Total	**124.69**	**1,048.92**

Note 14 - Bank balances other than (Note 13) above

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Balances held as Margin Money/Security towards obtaining Bank Guarantees and borrowings	-	-
(b) Earmarked Accounts		
- Balance held under Escrow accounts	19.08	-
- Unpaid dividend account	17.82	15.07
- Fractional entitlement	0.30	0.08
Total	**37.20**	**15.15**

Note 15 - Loans : Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Unsecured, considered good:		
(a) Loans to staff	1.54	0.78
(b) Inter Corporate Deposits	4,213.24	3,810.30
Total	**4,214.78**	**3,811.08**

Note 16 - Others Financial Assets : Current

Particulars		As at 31st Mar 2019	As at 31st Mar 2018
Financial assets at amortised cost - (Unsecured, considered good)			
(a)	Margin money with bank and NBFC original maturity of less than 12 months	50.00	69.19
(b)	Interest accrued on Investment	0.28	4.89
(c)	Interest accrued on Deposits	1.15	-
(d)	Interest accrued on Debentures	6.56	-
(e)	**Other receivable**		
	- from others	109.02	109.02
	Less: Provision for doubtful debts	(105.52)	(105.52)
Total		**61.49**	**77.58**

Note 17 - Other Current Assets

Particulars		As at 31st Mar 2019	As at 31st Mar 2018
(a)	Advance to suppliers	0.87	3.26
(b)	Advance to Staff	0.05	-
(c)	Prepaid expenses	33.78	2.03
(d)	Balance with Government Authorities [Refer Note 17.1]	727.67	282.54
Total		**762.37**	**287.83**

Note 17.1:- Balances with Government Authorities includes MVAT appeal fees paid under protest [Refer Note 39.2]

Note 18 - Equity Share Capital **(₹ in Lakhs)**

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Authorised Share Capital		
10,05,00,000 Equity shares of ₹5/- each	5,025.00	5,025.00
[as at 31 March 2018: 5,02,50,000 equity shares of ₹10/- each]		
25,000 6% Redeemable Cumulative Preference shares of ₹100/- each	25.00	25.00
(as at 31 March 2018: 25,000, Preference shares of ₹100/- each)		
1,00,000 0% Cumulative Preference Shares of ₹ 100/- each	100.00	100.00
(as at 31 March 2018: 1,00,000 Preference shares of ₹100/- each)		
Total	**5,150.00**	**5,150.00**
Issued, Subscribed and Paid-up		
4,60,00,000 Equity shares of ₹5/- each [Refer Note 18C]	2,300.00	2,300.00
(as at 31 March 2018: 2,30,00,000 equity shares of ₹10/- each)		
Total	**2,300.00**	**2,300.00**

Note 18A:- Terms, rights & restrictions attached to

1 . **Equity Shares:-**

The Company has only one class of equity shares having a face value of ₹ 5/- per share [PY: ₹ 10/- per share] . Accordingly, all equity shares rank equally with regards to dividends & share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amount. The distribution will be in proportion to the number of equity shares held by the shareholders.

2. **Preference Shares:-**

The company has two classes of preference shares having face value of ₹ 100/- each. The preference shares rank ahead of equity shares in the event of liquidation.

Note 18B:- Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

(₹ in Lakhs)

Particulars	As at March 31, 2019		As at March 31, 2018	
	Number of shares	Amount	Number of shares	Amount
Shares at the beginning of the year	23,000,000	2,300.00	28,437,345	2,843.73
Movement during the year		-	-	-
Addition on sub-division of share (Refer Note 18C)	23,000,000	-	-	-
Shares extinguished on buy back (Refer Note 18F(c))			5,437,345	543.73
Outstanding at the end of the year	**46,000,000**	**2,300.00**	**23,000,000**	**2,300.00**

Note 18C:-The shareholders of the Company have approved sub-division of equity shares of the Company from one (1) equity share of face value ₹ 10/- each fully paid up into two (2) equity shares of face value ₹ 5/- each fully paid up, with effect from April 6, 2018.

Note 18D:- Shares held by Holding Company, its Subsidiaries and Associates (₹ in Lakhs)

Particular	As at March 31, 2019	As at March 31, 2018
By Holding company		
3,44,82,646 equity shares of ₹ 5/- each (March 31,2018: 1,72,41,323 equity shares of ₹ 10/- each) are held by Marathon Realty Private Limited [Refer Note 18G]	1,724.13	1,724.13

Note 18E:- Details of Shareholders holding more than 5% share in the company:- (₹ in Lakhs)

Particulars	As at March 31, 2019		As at March 31, 2018	
	% holding	No. of Shares	% holding	No. of Shares
Marathon Realty Private Limited [Refer Note 18G]	74.96%	34,482,646	74.96%	17,241,323

Note 18F:- Equity shares movement during the 5 years preceding March 31, 2019.

(a) The Company has not issued any shares without payment being received in cash

(b) Equity shares issued as bonus:-

In FY 2015-16, the Company allotted 94,79,115 number of equity shares as fully paid up bonus shares by capitalisation of profits transferred from retained earnings amounting to ₹ 922.91 lakhs and capital redemption reserve amounting to ₹ 25 Lakhs, pursuant to an ordinary resolution passed after taking the consent of shareholders in General Meeting held on December 10,2015.

(c) Equity shares extinguished on buy-back

The Company bought back 54,37,345 number of equity shares for an aggregate amount of ₹ 14,952.69875 Lakhs being 19.12% of the total paid up equity share capital at ₹ 275/- per equity share. The equity shares bought back were extinguished on July 6, 2017.

Note 18G:- Pursuant to a Scheme of Amalgamation (the Scheme) under section 230 to 232 of the Companies Act,2013 the National Company Law Tribunal, Mumbai Bench sanctioned a scheme of merger vide its order dated 23 July 2018,wherein Marathon IT Infrastructure Private Limited (MITI)-Transferor Company No 1 and Ithaca Informatics Private Limited (IIPL) - Transferor Company No 2, was merged with the Marathon Realty Private Limited (Transferee Company). The effective date of the merger is. April 01, 2016.

Marathon Nextgen Realty Ltd which hitherto was a subsidiary of Ithaca Informatics Private Limited (IIPL) - Transferor Company No 2 post the merger automatically became a subsidiary of the Marathon Realty Private Limited

Note 18H:- Refer Note 50 for details relating to dividend

Note 19 - Other Equity

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Capital Reserve		
Opening balance	(1,301.19)	-
Add:- Capital reserve in respect of slump sale	-	(1,301.19)
Closing balance	**(1,301.19)**	**(1,301.19)**
(b) Capital Redemption Reserve		
Opening balance	543.73	-
Add:- Transferred from retained earning	-	543.73
Closing balance	**543.73**	**543.73**

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(c) General Reserves		
Opening balance	19,478.71	33,887.67
Add:- Additions / (deletion) [Refer Note 18F(c)]	-	(14,408.96)
Closing balance	**19,478.71**	**19,478.71**
(d) Retained Earnings		
Opening balance	36,637.99	34,367.52
Add:- Profit for the year	3,424.22	3,091.02
Less:- Equity dividend paid [Refer Note 46b]	(920.00)	(230.00)
Less:- Dividend distribution tax paid on equity dividend	(189.15)	(46.82)
Less:-Buy back of shares [Refer Note 18F(c)]	-	(543.73)
Closing balance	**38,953.07**	**36,637.99**
(e) Other Comprehensive Income		
Opening balance	19.59	10.15
Additions / (Deletions) during the year	(6.28)	9.44
Closing balance	**13.31**	**19.59**
Total	**57,687.64**	**55,378.83**

Note 19.1:- Nature and purpose of reserves:-

(a) Capital Reserve:-

As per provisions of Ind AS 103 'Business Combination', Capital reserve has been created which constitutes the difference between the fair market value and book value of the assets and liabilites arising out of the slum sale agreement that the company entered into with its Holding Company Marathon Realty Private Limited during the financial year 2017-18.

(b) Capital redemption reserve:-

As per Companies Act, 2013, capital redemption reserve is created when company purchases its own shares out of free reserves. A sum equal to the nominal value of the shares so purchased is transferred to capital redemption reserve. The reserve is utilized in accordance with the provisions of section 69 of the Companies Act, 2013.

(c) General reserve:-

The general reserve is a free reserve which is used from time to time to transfer profits from retained earnings for appropriation purposes. As the general reserve is created by a transfer from one component of equity to another and is not an item of other comprehensive income, items included in the general reserve will not be reclassified subsequently to statement of profit and loss.

(d) Retained Earnings :-

Retained earnings are the profits that the Company has earned till date, less any transfer to general reserve, dividends or other distributions paid to shareholders.

(e) Other Comprehensive Income (OCI):-

The Company has elected to recognize changes in the fair value of certain investments in equity shares in other comprehensive income. These changes are accumulated within the FVTOCI equity investment reserve within equity. Also Re-measurement of Defined Benefit Plan in respect of post employment are changed to Other Comprehensive Income.

Note 20 - Borrowings : Non-Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Borrowings other than Related Parties		
Secured Loans		
(a) Term Loan from Banks	5,319.72	-
(b) Term Loan From Financial Institution / Others	25,561.43	20,780.76
	30,881.15	**20,780.76**
Less:- Current maturities disclosed under other current financial liabilities **[Refer Note No.26]**	1,664.76	9,126.50
Total	**29,216.39**	**11,654.26**

Note 20.1:- Terms of Repayment, Security and guarantees:-

Name of Lender	Sanction Amount	O/S as on 31-Mar-2019	O/S as on 31-Mar-2018	Other Details	
Kotak Mahindra Prime Limited	13,500.00	-	4,169.83	**Rate of Interest:-**	12.7% p.a. payable monthly.
				Repayment:-	7 equal monthly installment of ₹. 562.5 Lakhs and 8th installment of ₹.233 Lakhs.
				Security:-	1,35,871 sq.fts. of saleable area of 27(pt) to 30th floor and B 901 admeasuring 13,552 sq.fts. area of Marathon Future x
				Personal Guarantee	Personal Guarantee of Directors , Mr. Chetan R Shah and Mr. Mayur R Shah.
Kotak Mahindra Prime Limited	3,000.00	-	2,333.33	**Rate of Interest:-**	Base Rate minus 4.35% (i.e. 13.45% p.a.) payable monthly.
				Repayment:-	17 Monthly installment ₹166.00 Lakhs and 18th installment of ₹. 178.00 Lakhs commencing from 1.12.2017
				Security:-	26th floor and 27th (part) admeasuring 34,212 sq.ft. of saleable area of project Marathon Future x.
				Personal Guarantee:-	Personal Guarantee of Directors , Mr. Chetan R Shah and Mr. Mayur R Shah.
Kotak Mahindra Prime Limited	5,500.00	-	3,400.00	**Rate of Interest:-**	11.7% p.a. payable monthly
				Repayment:-	14 Monthly installment of ₹. 230.00 Lakhs and 15th installment of ₹. 180.00 Lakhs commencing from 01.10.2018
				Security:-	A 603, A 703, 26th floor and 27th (part) admeasuring 54,764 sq.ft. of saleable area of project Marathon Future x.
				Personal Guarantee:-	Personal Guarantee of Directors , Mr. Chetan R Shah and Mr. Mayur R Shah.
LIC Housing Finance Ltd	3,600.00	-	513.50	**Rate of Interest:-**	LHPLR minus 150 bps (i.e. 13.7%) payable monthly
				Repayment:-	2 monthly Installment of ₹. 200.00 Lakhs and 3rd installment of ₹. 113.00 Lakhs commencing from 1.7.2018
				Security:-	B 602 admeasuring 5619 sq.fts. of saleable area of project Marathon Future x.
				Personal Guarantee:-	Personal Guarantee of Directors , Mr. Chetan R Shah and Mr. Mayur R Shah.
LIC Housing Finance Ltd	5,408.00	-	2,980.00	**Rate of Interest:-**	LHPLR minus 270 bps (12.5%p.a.) payable monthly
				Repayment :-	13 monthly installment of ₹. 225.00 Lakhs commencing from 20.04.2019 and 14 th installment of ₹55.00 Lakhs.
				Security:-	2401,2402,2404, 2501, 2502,2503, 2504 admeasuring 56,520 sq.ft. of saleable area of project Marathon Future x.

Name of Lender	Sanction Amount	O/S as on 31-Mar-2019	O/S as on 31-Mar-2018	Other Details	
				Personal Guarantee:-	Personal Guarantee of Directors , Mr. Chetan R Shah and Mr. Mayur R Shah.
L & T Infrastructure Finance Co. Ltd	19,500.00	2,599.54	2,467.55	**Rate of Interest:-**	MCLR plus 3.9 % i.e. 15.85% p.a. payable monthly.
				Repayment:-	8 equal quarterly installment after the moratorium period of 60 months.
				Security:-	FSI of 26,253.15 sq mtrs of land of the Phase I, II & III of the project Marathon Embrace.
				Personal Guarantee:-	Personal Guarantee of Directors, Mr. Chetan R Shah and Mr. Mayur R Shah.
L & T Infrastructure Finance Co. Ltd	5,000.00	4,925.66	4,916.54	**Rate of Interest:-**	MCLR plus 3.9 % i.e. 16.45% p.a. payable monthly.
				Repayment :-	Two annual equal installment of ₹. 2500 Lakhs after moratorium period of 7 years.
				Security :-	FSI of 26,253.15 sq.mtrs. of land of the Phase I, II & III of the project Marathon Embrace.
				Personal Guarantee:-	Personal Guarantee of Directors, Mr. Chetan R Shah and Mr. Mayur R Shah.
LIC Housing Finance Ltd	13,600.00	13,097.04	-	**Rate of Interest:-**	LHPLR minus 3% (11.60% p.a.) payable monthly.
				Repayment :-	180 Equal Monthly installment of ₹. 160.07 Lakhs.
				Security :-	B-901, C-901, A-2102/03, A-2603,A-2402, A-2404, A-2604, A-603 admeasuring 87,118 sq.fts. of Saleable area of Marathon Future X.
				Personal Guarantee:-	Personal Guarantee of Directors, Mr. Chetan R Shah and Mr. Mayur R Shah.
Kotak Mahindra Investment Ltd	11,000.00	4,949.40	-	**Rate of Interest:-**	MCLR plus 3.9% (i.e. 12.9% p.a.) payable Monthly.
				Repayment :-	24 equal monthly installment commencing from 25th month from the date of disbursement.
				Security :-	FSI of 27th to 30th floor of Marathon Future x.
				Personal Guarantee:-	Personal Guarantee of Directors, Mr. Chetan R Shah and Mr. Mayur R Shah.
Standard Chartered Bank	5,400.00	5,309.52	-	**Rate of Interest:-**	MCLR Plus 0.40% (i.e. 9.8%p.a.) payable monthly.
				Repayment:-	In 144 months. Lease rent of 37,114 sq fts of area of Marathon Future x.
				Security:-	B - 602, A-603, A- 2601 admeasuring 37,114 sq.fts. of leased out area in Marathon Future X.
				Personal Guarantee:-	Personal Guarantee of Directors, Mr. Chetan R Shah and Mr. Mayur R Shah.

Name of Lender	Sanction Amount	O/S as on 31-Mar-2019	O/S as on 31-Mar-2018	Other Details
Amount disclosed under current financial liabilities [Refer Note 26]		(1,664.76)	(9,126.50)	
		29,216.39	**11,654.26**	

Note 21 - Other Financial Liabilities : Non-Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Carried at amortised cost		
(a) Other payable (Expenses) [Refer Note 21.1]	23.67	21.60
(b) Lease Rent Deposits Received	326.31	-
Total	**349.98**	**21.60**

Note 21.1:- Other Payable includes rent and municipal taxes payable to Bombay Port Trust relating to a cotton godown situated at Sewree. Discussions are on with the Port Trust authorities to settle the matter.

Note 20.2:- Elimination effect is for differential treatment of interest between the Company and Joint Venture which is neutralized.

Note 22 - Provisions : Non Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Provision for Employee Benefits		
(a) Gratuity [Refer Note 42]	81.34	63.33
(b) Compensated Absences	37.91	19.58
Total	**119.25**	**82.91**

Note 23 - Other Non Current Liabilities

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Deferred Rent	93.67	-
Total	**93.67**	**-**

Note 24 - Borrowings : Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Unsecured Borrowings - at cost:		
(a) Loans from related parties [Refer Note 49]	84.21	-
Total	**84.21**	**-**

Note 25 - Trade Payables : Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Carried at amortised cost		
(a) Due to Micro, Small and Medium Enterprises [Refer Note 44]	6.18	-
(b) Total outstanding other than Micro, Small and Medium Enterprises	10,015.79	11,037.52
Total	**10,021.97**	**11,037.52**

Note 26 - Other Financial Liabilities : Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Carried at amortised cost		
(a) Current maturities of long-term debt	1,664.76	9,126.50
(b) Interest accrued but not due on long-term borrowing	180.24	54.58
(c) Unpaid dividend	19.19	15.40
(d) Director's remuneration payable	35.53	36.00
(e) Society dues payable [Refer Note 26.1]	665.46	662.16
(f) Other Payable	24.30	397.89
(g) Temporary overdraft as per Books	277.13	-
Total	**2,866.60**	**10,292.53**

Note 26.1:- Society Dues payable are after netting off of Fixed Deposit and interest accrued thereon of ₹52.07 lakhs (PY: ₹52.07 lakhs).

Note 27 - Provisions : Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Provision for Employee Benefits		
(a) Gratuity [Refer Note 42]	4.08	4.54
(b) Compensated Absences	9.80	10.50
Total	**13.88**	**15.04**

Note 28 - Other Current Liabilities

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Statutory dues	80.78	55.97
(b) Contract Liability - Advance from customers against sale of flats	391.55	414.10
(c) Deferred Rent	20.54	-
(d) Advance lease rent received	13.66	-
(e) Others- Provision for expenses	3.08	-
Total	**509.60**	**470.07**

Note 29 - Revenue from Operations

(₹ in Lakhs)

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Sale of property (Commercial)	1,160.00	1,300.00
(b) Income from hiring and other charges	23.32	15.21
(c) Income from Rental	336.81	-
(d) Deferred Rent Income	13.08	-
(e) Interest Income from Project Advances [Refer Note 29.1]	6,548.65	5,615.56
Total	**8,081.86**	**6,930.77**

Note 29.1:- Company has invested in joint venture projects either directly or by way of loans in projects in which Company is a co-venturer. The Company has been advised that such Joint Ventures are an extension of its own business and on the basis of opinion given, interest on these loans and advances is recognised as operating income in the statement of Profit and Loss.

Note 30 - Other Income

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Interest Income		
(1) Interest income on Fixed Deposits	15.33	0.02
(2) Interest on Debenture	7.29	-
(3) Interest on bank guarantee	-	50.48
(4) Interest on staff loan	0.50	0.11
(5) Interest on Income Tax Refund	-	0.05
(b) Other gains and losses		
(1) Fair Value gain on financial assets (mutual fund)	22.52	8.09
(c) Other Income		
(1) Booking Cancellation Charges	0.54	-
(2) Miscellaneous income	10.04	3.30
(3) Share of Profit/(loss) of Joint Ventures	1,032.75	-
(4) Profit/(loss) on Sale of Property, Plant and Equipments	0.03	-
Total	**1,089.00**	**62.05**

Note 31 - Project Development Expenses

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Project cost incurred		
(1) Consumption of material	65.86	287.67
(2) Contract cost, labour and other charges	781.47	15,290.77
(3) Approval costs	56.83	76.33
(4) Acquisition in slump sale	-	11,155.56
(5) Finance cost	1,331.98	579.43
(6) Depreciation on Plant & Machinery	6.87	-
Total	**2,243.01**	**27,389.76**

Note 32 - Change in Inventory of Finished Goods and Capital work in Progress

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Opening Inventory		
(i) Construction work in progress	18,326.61	1,681.29
(ii) Finished Inventories	9,881.35	310.50
Total Opening Inventory (a)	**28,207.96**	**1,991.79**
Less:		
(b) Closing Inventory		
(i) Construction work in progress	20,569.62	18,326.61
(ii) Finished Inventories	7,912.89	9,881.35
Total Closing Inventory ('b)	**28,482.51**	**28,207.95**
Less: (c) Transfer to investment [Refer Note 4.1]	1,030.39	-
(Increase) / Decrease in value (a-b-c)	**(1,304.92)**	**(26,216.16)**

Note 33 - Employee Benefits Expense

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Salaries and wages	388.33	320.12
(b) Bonus and Incentive	28.80	15.02
(c) Gratuity [Refer Note 42]	11.19	17.53
(d) Contribution to provident and other funds	39.38	16.19
(e) Leave Salary	19.74	22.66
(f) Directors Remunerations	115.84	119.20
(g) Staff welfare expenses	5.03	1.10
Total	**608.30**	**511.81**

Note 34 - Finance Cost

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Interest expenses	3,362.26	1,005.08
(b) Other borrowing cost	69.76	30.00
(c) Interest on delayed payment	1.24	-
(d) Unwinding of discount on Financial Liabilities at amortised cost	13.86	-
Total Finance Cost	**3,447.12**	**1,035.08**
Less:- Finance Cost Capitalised to Construction work in progress	1,331.98	579.43
Total	**2,115.14**	**455.65**

Note 35 - Other Expenses

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Advertisement, Promotion & Selling Expenses	4.08	14.88
(b) Commission & Brokerage Expenses	85.69	7.53
(c) Corporate Social Respondsibilities Expenses Refer Note (Note 45)	175.00	185.00
(d) Directors sitting fees	9.30	10.00
(e) Donation and Contribution	4.19	-
(f) Insurance	7.96	4.46
(g) Legal and professional fees	101.08	196.45
(h) Loss due to Fire [Refer Note 35.1]	-	23.70
(i) Maintenance charges Properties	335.45	-
(j) Miscellaneous Expenses	39.22	129.86
(k) Payment to Auditors [Refer Note 35.2]	12.00	12.00
(l) Power and Fuel	1.76	1.49
(m) Printing & Stationery	5.74	7.22
(n) Provision for doubtful debts	-	14.12
(o) Rates & Taxes	186.11	26.33
(p) Rent including lease rentals	240.70	240.53
(q) Repairs and Maintenance	7.60	-
('r) Security Charges	98.62	40.76
(s) Telephone & Internet Expenses	2.02	-
(t) Travelling and Conveyance	5.02	8.82
Total	**1,321.55**	**923.15**

Note 35.1:- The Net loss of ₹ 23.70 Lakhs is on account of accidental fire at Marathon Innova IT Commercial complex building on November 1,2016 due to which part of the building was damaged. The amount of loss due to fire is after adjusting insuramce claim of ₹ 10.74 Lakhs.

Note 35.2:- Payment to Auditor

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Services as statutory auditors	10.50	10.50
(b) Tax audit	1.50	1.50
Total	**12.00**	**12.00**

Note 36 - Depreciation and Amortisation

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Depreciation on property, plant and equipment	16.80	20.60
(b) impairment of Property Plant & Equipment		17.17
Less:- Capitalised to Project	6.87	-
Depreciation Charged to Profit and Loss A/c	**9.92**	**37.77**
(c) Depreciation on investment property	169.80	38.01
Total (a+c)	**179.72**	**75.78**

Note 37 - Tax Expenses

Tax expense/(credit) recognized in the Statement of Profit and Loss

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Current tax		
Current Tax on taxable income for the year	639.23	826.52
Total current tax expense	**639.23**	**826.52**
(b) Deferred tax		
Deferred tax charge/(credit)	15.46	(0.54)
Total deferred income tax expense/(credit)	**15.46**	**(0.54)**
(c) Adjustment of Tax related to earlier period	**(70.86)**	**(64.16)**
Total tax expense (a+b+c)	**583.83**	**761.82**

A) Reconciliation of the income tax expenses to the amount computed by applying the statutory income tax rate to the profit before income taxes is summarized below:

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
Enacted income tax rate in India applicable to the Company	29.12%	34.61%
Profit before tax	**4,008.06**	**3,852.84**
Current tax expenses on Profit before tax expenses at the enacted income tax rate in India	1,167.15	1,333.39
Tax effect of the amounts which are not deductible/(taxable) in calculating taxable income	(7.53)	27.55
Permanent Disallowances		
Deduction under section 23 and 24 of the Income Tax Act	33.42	-
Deduction under section 43 of the Income Tax Act	134.03	(2.14)
Share of Profit from Firm/LLP	300.74	-
Other items	26.09	32.01
MAT Credit Utilised	41.18	449.44
Total income tax expense/(credit)	**639.24**	**826.52**
Effective Tax Rate	**15.95%**	**21.45%**

Note 37.1:- The Current tax expenses is provided in accordance with section 115JB Income Tax ,1961. The Company is eligible to carryforward the MAT credit as per the provision of section 115JAA of the Income Tax Act,1961.

Note 38 - Earning Per Share

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
Earning per Share has been computed as under:		
Profit/(Loss) for the year	3,424	3,091
Weighted average number of equity shares outstanding [Refer Note 38.1]	460.00	488.90
Earning per Share (₹)- Basic and Diluted (Face value of ₹ 5 per share)	**7.44**	**6.32**

Note 38.1:- As per Ind 33 - Earning Per Share, EPS of March 31,2018 has been restated to give effect of splitting of face value of share [Refer Note 18C]

Note 39:- Contingent liabilities (to the extent not provided for) **(₹ in Lakhs)**

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
Claims against the Company not acknowledged as debts in respect of past disputed liabilities of		
(a) Income Tax (Refer Note 39.1)	4.31	4.31
(b) Sales Tax (Refer Note 39.2 and 39.3)	430.47	430.47
('c) Central Excise (Refer Note 39.4)	105.41	105.41
(d) Provident Fund (Refer Note 39.5)	38.83	38.83
(e) Employee State Insurance Corporation(Refer Note 39.6)	8.67	8.67

Note 39.1:- The Company has received orders passed u/s 143(3) r.w.s 147 read with Section 148 of Income Tax Act'1961 for AY 2010-11, 2011-12 and 2012-13 raising demand of ₹ 4.31 Lakhs. The company has filed appeals against these orders before the Commissioner of Income Tax matter. The matter is pending for hearing. Department has adjusted entire demand against Refund of a subsequent assessment year.

Note 39.2:- The Sales Tax Department of the Government of Maharashtra has completed the VAT assessments with respect to the returns filed by the Company on the sale of flats to the customers during the period beginning from June 2006 till March 2010 and determined the VAT and resultant interest and penalty. In FY 2016-17, The Company has availed an amnesty scheme under the Maharashtra Settlement of Arrears in Disputes Bill, 2016 in respect VAT for the period 2006 to 2008 and 2009-10. The liability assessed under amnesty scheme by nodal department has been duly discharged by the company. Subsequently September, 2017, the Assistant Commissioner of Sales Tax - Investigation had suo moto passed an ex parte order raising a demand of ₹ 4,590.10 Lakhs along with applicable interest and penalties for the financial years 2006-07,2007-08 and 2009-10. The Company has challenged the order passed by the investigation wing and filed the appeal with Deputy Commissioner of Sales Tax and paid ₹4,590 Lakhs as duty under protest. The said matter is pending for hearing.

Note 39.3:- The Sales tax department has issued notice of demand u/s 32 of The Maharashtra Value Added Tax Act, 2002 dated 26th February, 2015 for ₹ 430.46 Lakhs for the period 01.04.2008 to 31.03.2009. The said demand is under appeal and the Company expects that there will not be any liability on the same in future.

Note 39.4:- The company had received the demands from Central Excise department for various years against which company is under appeal before the appellate authorities. These matter pertain to the periods when the company was engaged in the manufacture of textiles.

Note 39.5:- The Employees Provident Fund Organization have issued a show cause notice against the Company raising a claim of ₹ 38.83

lakhs purportedly being arrears pertaining to damages and delayed payment of interest. The Company has appealed against the order in the Provident Fund Appellate Tribunal and pending hearing the recovery of principal interest and damages has been stayed.

Note 39.6:- The Employees' State Insurance Corporation has raised a claim of ₹ 8.67 Lakhs purportedly being arrears of contribution, damages and delayed payment interest. The company has preferred an appeal in the ESIC court.

Note 40:- Lease

The Company has been operating from the premises owned by Holding Company Marathon Realty Private Limited. The Company had entered into formal agreement for payment of rent on the premises occupied by it. The rental payable per month has been ₹ 20.00 Lakhs per month. The lease does not have any non-cancellable portion. Tenure of the lease agreement is valid till 31st March 2021.

Total rent charged to the Statement of Profit and Loss is ₹ 240 lakhs (Previous year ₹ 240 lakhs)

Note 41:- Disclosure as per Ind AS 115:-

(a) The Company is primarily engaged in the business of construction, development, Leasing and sale of commercial and residential real estate projects. The core business activities are carried out under various business model likes own development, through joint ventures and joint development and other arrangements with third parties.

Revenue from Operations **(₹ in Lakhs)**

Particulars	**As at 31st Mar 2019**	**As at 31st Mar 2018**
Revenue from contract with customers as per note 29	1,160.00	1,300.00
Add/Less:- Other adjustement	-	-
Total revenue as per contracted price	**1,160.00**	**1,300.00**

(b) Contract Balances:-

The following table provides information about receivables, contract assets and contract liabilities from contracts with customers **(₹ in Lakhs)**

Particulars	**As at 31st Mar 2019**	**As at 31st Mar 2018**
Receivables which are included in Trade and other receivables		
Trade Receivable		
- Amount due from customers on construction contract	-	-
Contract assets		
- Accrued value of work done net off provision (Unbilled Revenue)	-	-
Contract liabilities		
- Amount due to customers under construction contracts (Excess Received)	-	-
- Advance from customer	391.55	414.10

Significant changes in contract asset and contract liabilities balances during the year are as follows:

(₹ in Lakhs)

Particulars	**As at 31st Mar 2019**
(A) Due from contract customers	
At the beginning of the reporting period (Para 116 (a))	-
Cost incurred for perfomance obligation	-
Progress billings made towards contracts-in-progress	-
Due from contract customers impaired during the reporting period (Para 118)	-
Significant change due to other reasons (Eg. Business acquisition etc.)	-
At the end of the reporting period (Para 116 (a))	-
(B) Contract liabilities	
At the beginning of the reporting period (Para 116 (a))	414.10
Revenue recognised that was classified as due to contract customers at the beginning of the reporting period (Para 116 (b))	-
Progress billings made towards contracts-in-progress	-
Significant change due to other reasons (Para 118)	(22.55)
At the end of the reporting period (Para 116 (a))	**391.55**
Total (A+B)	**391.55**

The Company has adopted Ind AS 115 'Revenue from Contracts with Customers' effective 1 April 2018. The Company has elected the option of the modified retrospective approach and there is no material impact on the measurement of revenue and retained earnings as of 1 April 2018. The presentation of certain contract related balances have been changed for the current year only and the previous year balances continues to be disclosed as done in the previous year, in compliance with the requirements of Ind AS 115.

Note 42:- Employee Benefits

The details of employee benefits as required under Ind AS 19 'Employee Benefits' is given below

(A) Defined Contribution Plan:

Amount recognized as an expense in the Statement of Profit and Loss in respect of Defined Contribution Plans (Provident funds and others) is ₹. 39.38/- Lakhs (Previous Year – ₹. 16.19/- Lakhs)

(B) leave obligation :-

The leave obligations cover the Company's liability for sick and earned leave. The amount of provision made is ₹. 47.70/- Lakhs (Previous year - ₹. 30.07/- Lakhs) and amount recognised in the statement of Profit Loss as Leave salary expenses ₹. 19.74 Lakhs (Previous year - ₹. 22.66/- Lakhs)

(C) Defined benefit plan:

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Disclosure as required under Ind AS 19 on "Employee Benefits" in respect of defined benefit plan is as under:

i. The amount included in the balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows: **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
Present value of un-funded defined benefit obligation	85.42	67.87
Fair value of plan assets	-	-
Restrictions on asset recognized	-	-
Others	-	-
Net liability arising from defined benefit obligation	**85.42**	**67.87**

ii. Movement in the present value of defined obligation (DBO) during the year representing reconciliation of opening and closing balances thereof are as follows: **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
Present value of benefit obligation at the beginning of the year	67.87	39.67
Current service cost	5.60	3.93
Past Service cost	-	12.78
Interest cost	5.59	2.79
Re-measurements on obligation [Actuarial (Gain) / Loss] :		
Actuarial (gains)/ losses arising from changes in demographic assumption	-	3.74
Actuarial (gains)/ losses arising from changes in financial assumption	0.39	(2.29)
Actuarial (gains)/ losses arising from changes in experience adjustment	8.47	12.99
Benefits paid	(2.50)	(5.73)
Present value of Defined Benefit Obligation as at end of the year.	**85.42**	**67.87**

iii. Analysis of Defined Benefit Obligations **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
Defined benefit obligations as at 31 March	85.42	67.87
Fair value of plan assets as at 31 March	-	-
Net Asset/(Liability) recognised in Balance sheet as at 31 March	**85.42**	**67.87**

iv. Expenses recognized in the statement of profit and loss **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
Current service cost	5.60	3.93
Past service cost	-	12.78
Net Interest expense	5.59	2.79
Components of defined benefit costs recognised in profit or loss	**11.19**	**19.50**

v. Amount recognised in statement of Other Comprehensive Income (₹ in Lakhs)

Particulars	As at 31 March 2019	As at 31 March 2018
Actuarial (Gain)/Loss		
(i) arising from changes in demographic assumption	-	3.74
(ii) arising from changes in financial assumption	0.39	(2.29)
(iii) arising from changes in experience assumption	8.47	12.99
Total amount recognised in the statement of other comprehensive income	**8.86**	**14.44**

vi. Actual Contribution and benefit payments for the year (₹ in Lakhs)

Particulars	As at 31 March 2019	As at 31 March 2018
Actual benefit paid directly by the company	(2.50)	(5.73)
Actual contributions	(2.50)	(5.73)

vii. Principal Actuarial Assumptions for gratuity (₹ in Lakhs)

Particulars	As at 31 March 2019	As at 31 March 2018
Discount Rate	7.80%	7.85%
Expected Rate of Increase in compensation levels	7.00%	7.00%
Expected Rate of Return on Plan Assets	0.00%	0.00%
Expected Average Remaining working lives of employees (Years)	36.61	37.67
Mortality Rate	IALM (2006-08) Ultimate	IALM (2006-08) Ultimate
Withdrawal Rate	Ages 20 - 30 : 10%	Ages 20 - 30 : 10%
	Ages 31 - 40 : 5%	Ages 31 - 40 : 5%
	Ages 41 & above : 2%	Ages 41 & above : 2%

a. The discount rate is based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.

b. Expected Rate of Return of Plan Assets: This is based on the expectation of the average long term rate of return expected on investments of the Fund during the estimated term of obligations.

c. Salary Escalation Rate : The estimates of future salary increases considered takes into account the inflation, seniority, promotion and other relevant factors

d. Withdrawal Rate: It is the expected employee turnover rate and should be based on the company's past attrition experience and future withdrawal expectations.

viii. Disclosure related to indication of effect of the defined benefit plan on the entity's future cash flows:

Expected benefit payments for the year ending: (₹ in Lakhs)

Particulars	As at 31 March 2019	As at 31 March 2018
31 March, 2019	-	4.54
31 March, 2020	4.08	3.32
31 March, 2021	18.33	10.97
31 March, 2022	3.65	3.16
31 March, 2023	3.42	5.55
31 March, 2024	3.56	-
31 March 2024 to 31 March 2028	-	27.95
31 March 2025 to 31 March 2029	31.10	-

Weighted Average duration of defined benefit obligation: 15.32 Years (Previous Year: 12.31 Years)

viii. Sensitivity analysis: A quantitative sensitivity analysis for significant assumption as at 31 March 2019 is as shown below:

(₹ in Lakhs)

DBO Rates Types	Discount Rate		Salary Escalation Rate		Withdrawal Rate	
Year	**1% Increase**	**1% Decrease**	**1% Increase**	**1% Decrease**	**1% Increase**	**1% Decrease**
31 March, 2019	(7.19)	8.38	5.03	(4.92)	2.31	(2.63)
31 March, 2018	(5.91)	6.89	4.38	(4.00)	1.98	(2.27)

The sensitivity results above determine their individual impact on Plan's end of year Defined Benefit Obligation. In reality, the plan is subject to multiple external experience items which may move the defined Benefit Obligation in similar or opposite directions, while the Plan's sensitivity to such changes can vary over time.

ix. Employee benefit plans
Salary risk
The plans typically expose the company to the actuarial risks such as: investments risk, interest risks, longevity risk and salary risk

Investment risk	The present value of the defined benefit plan liability (denominated in Indian Rupee) is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds.
Interest risk	A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.
Longevity risk	The present value of the defined benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

Note 43 - Segment Information

The Company is engaged in Real Estate. The operations of the company do not qualify for reporting as separate business segments as per the criteria set out under Indian Accounting Standard 108 (IND AS-108) on "Operating Segments". The Company is operating in India hence there is no reportable geographic segment. Accordingly no disclosure is required under IND AS - 108.

Note 44 - Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

(₹ in Lakhs)

	Particulars	**As at 31 March 2019**	**As at 31 March 2018**
(i)	Principal amount remaining unpaid to any supplier as at the end of the accounting year	6.04	-
(ii)	Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	0.14	-
(iii)	The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv)	The amount of interest due and payable for the year	0.14	-
(v)	The amount of interest accrued and remaining unpaid at the end of the accounting year	0.14	-

Note 44.1:- Disclosure of payable to vendors as defined under the "Micro, Small and Medium Enterprise Development Act, 2006" is based on the information available with the Company regarding the status of registration of such vendors under the said Act, as per the intimation received from them on requests made by the Company.

Note 45 - Details of Corporate Social Responsibility (CSR) expenditure

As per section 135 of the Companies Act, 2013, amount required to be spent by the Company is computed at 2% of its average net profit for the immediately preceding three financial years, on Corporate Social Responsibility (CSR)

(₹ in Lakhs)

Particulars	**As at 31 March 2019**	**As at 31 March 2018**
Amount required to be spent as per Section 135 of the Act	173.84	183.16
Amount spent during the year on:		
(i) Construction / acquisition of an asset	-	-
(ii) On purpose other than (i) above (for Education purpose) [Refer Note 49]	175.00	185.00

Financial instrument Disclosure:-

Noate 46:- Capital Risk Management

The company's capital management objectives are:

- to ensure the company's ability to continue as a going concern
- to maximize the return to stakeholders through the optimization of the debt and equity balance

The company monitors capital on the basis of the carrying amount of equity as presented on the face of the statement of financial position. The company sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. The company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

a) Gearing Ratio:

The Gearing ratio at the end of the reporting period are as follows: **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
Debt* (A)	29,300.60	11,654.26
Cash and bank balances (B)	124.69	1,048.92
Net Debt C=(A-B)	**29,175.91**	**10,605.34**
Total Equity (D)	59,987.64	57,678.83
Net debt to equity ratio (C/D)	49%	18%

*Debt is defined as long-term and short-term borrowings including interest accrued on borrowings

b) Dividend Paid **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
Equity shares		
Final dividend for the year ended 31 March 2018 of ₹. 2/- of ₹. 5/- [Refer Note 18C]	920.00	
(31 March 2017 – ₹. 1/-) per fully paid share of ₹. 10/- has been distributed		230.00
based on approval by the shareholders at the AGM held on 19th September, 2018		
Dividends not recognised at the end of the reporting period		
In addition to the above dividends, since year end the directors have recommended the payment of a final dividend of ₹ 0.5/- per fully paid equity share (31 March 2018 – ₹. 2/-). This proposed dividend is subject to the approval of shareholders in the ensuing annual general meeting.	115.00	920.00

Note 47:- Financial risk management

a) The carrying value of financial instruments by categories as of March 31, 2019 is as follows:

(₹ in Lakhs)

Particulars	Fair value through P&L	Fair value through OCI	Amortised cost	Total carrying value
Assets:				
Cash and cash equivalents	-	-	124.69	124.69
Other balances with banks	-	-	37.20	37.20
Trade receivables	-	-	94.79	94.79
Investments (Other than investment in equity instruments of Subsidiaries)	329.42	-	12,663.28	12,992.70
Loans	46,461.08	-	-	46,461.08
Other financial assets	-	-	267.91	267.91
Total	**46,790.50**	**-**	**13,187.88**	**59,978.38**
Liabilities:				
Trade and other payables	-	-	10,021.97	10,021.97
Borrowings	29,300.60	-	-	29,300.60
Other financial liabilities	326.31	-	2,890.27	3,216.59
Total	**29,626.91**	**-**	**12,912.24**	**42,539.15**

b) The carrying value of financial instruments by categories as of March 31, 2018 is as follows: **(₹ in Lakhs)**

Particulars	Fair value through P&L	Fair value through OCI	Amortised cost	Total carrying value
Assets:				
Cash and cash equivalents	-	-	1,048.92	1,048.92
Other balances with banks	-	-	15.15	15.15
Trade receivables	-	-	3.92	3.92
Investments (Other than investment in equity instruments of Subsidiaries)	285.28	-	0.28	285.56
Loans	49,203.55	-	-	49,203.55
Other financial assets	-	-	89.21	89.21
Total	**49,488.83**	**-**	**1,157.48**	**50,646.31**

Liabilities:				
Trade and other payables	-	-	11,037.52	11,037.52
Borrowings	11,654.26	-	-	11,654.26
Other financial liabilities	-	-	10,314.13	10,314.13
Total	**11,654.26**	**-**	**21,351.64**	**33,005.90**

Financial risk management Objectives:-

In the course of its business, the Company is exposed primarily to fluctuations in interest rates, equity prices, liquidity and credit risk, which may adversely impact the fair value of its financial instruments. The Company assesses the unpredictability of the financial environment and seeks to mitigate potential adverse effects on the financial performance of the Company.

I) Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Future specific market movements cannot be normally predicted with reasonable accuracy.

Currency risk: The Company does not have material foreign currency transactions. The company is not exposed to risk of change in foreign currency.

Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's fixed rate borrowings are not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

Profit or loss is sensitive to higher/lower interest expense from variable rate borrowings as a result of changes in interest rates.

(₹ in Lakhs)

Interest Rate Sensitivity	**Increase or decrease in Basis Point**	**Effect on Profit before tax**
For the year ended March 31,2019	+1.00	(308.81)
	-1.00	308.81
For the year ended March 31,2018	+1.00	(132.11)
	-1.00	132.11

Interest rate sensitivity has been calculated assuming the borrowings outstanding at the reporting date have been outstanding for the entire reporting period. The interest rate profile of the company's interest-bearing financial instruments as reported is as follows.

(₹ in Lakhs)

Particular	**As at 31 March 2019**	**As at 31 March 2018**
Fixed-rate instruments		
Borrowings	-	7,569.83
Floating rate instrument		
Borrowings	30,881.15	13,210.93

Other price risk:

The Company is not exposed to equity price risks arising from equity investments. Equity investments are held for strategic rather than trading purposes. The Company does not actively trade these investments.

II) Credit risk

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analysing credit limits and creditworthiness of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables, unbilled revenue, investments, derivative financial instruments, cash and cash equivalents, bank deposits and other financial assets. None of the financial instruments of the Company result in material concentration of credit risk.

Credit Risk management :-

(i) Credit risk rating:-

The Company assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets

A: Low credit risk

B: Moderate credit risk

C: High credit risk

Asset group	Basis of categorisation	Provision for expenses credit loss
A: Low credit risk	Investments, Other bank balances, trade receivables, cash and cash equivalents, loans and other financial assets	12 month expected credit loss/Life time expected credit loss
C: High credit risk	Trade receivables and loans& Advances	12 month expected credit loss/Life time expected credit loss/fully provided for

In respect of trade receivables, the company recognises a provision for lifetime expected credit loss.

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions. Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

Assets under credit risk – (₹ in Lakhs)

Credit rating	Particulars	As at 31 March 2019	As at 31 March 2018
A: Low credit risk	Investments, Other bank balances, trade receivables, cash and cash equivalents, loans and other financial assets	608.77	608.77
C: High credit risk	Trade receivables and loans	167.46	167.46

ii) Concentration of financial asset

The Company's principal business activities are construction and development of real estate projects, Leasing of commercial space and all other related activities. The Company's outstanding receivables are for real estate project advisory business. Loans and other financial assets majorly represents loans to subsidiaries and deposits given for business purposes

Credit risk exposure

Provision for expected credit losses

As at 31 March 2019 (₹ in Lakhs)

Particulars	Estimated gross carrying amount at default	Expected Credit Loss	Carrying amount net of impairment provision
Investments	-	-	-
Trade receivables	167.46	167.46	-
Other bank balances	-	-	-
cash and cash equivalents	-	-	-
Loans and Advances	503.25	503.25	-
Other Financial Assets	-	-	-

As at 31 March 2018 (₹ in Lakhs)

Particulars	Estimated gross carrying amount at default	Expected Credit Loss	Estimated net carrying amount at default
Investments	-	-	-
Trade receivables	167.46	167.46	-
Other bank balances	-	-	-
cash and cash equivalents	-	-	-
Loans and Advances	608.77	608.77	-
Other Financial Assets	-		-

Expected credit loss for trade receivables under simplified approach

The Company's outstanding trade receivables are less than six months old and the Company expects that money will be received in due course.

Reconciliation of loss provision		(₹ in Lakhs)
Reconciliation of loss allowance	**Advances**	**Trade receivables**
Loss allowance on 31 March 2017	**368.23**	**167.46**
Impairment loss recognised during the year	240.53	-
Loss allowance on 31 March 2018	**608.77**	**167.46**
Impairment loss recognised during the year	-	-
Loss allowance on 31 March 2019	**608.77**	**167.46**

III) Liquidity risk

Liquidity risk refers to the risk that the Company cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Company manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

(a) Financing arrangements
The Company had access to the following undrawn borrowing facilities at the end of the reporting period:

(₹ in Lakhs)

Particular	As at 31 March 2019	As at 31 March 2018
Floating Rate		
Expiring within one year (bank overdraft and other facilities)	-	-
Expiring beyond one year (bank loans)	22,525.81	16,525.81

The bank overdraft facilities may be drawn at any time and may be terminated by the bank without notice. Subject to the continuance of satisfactory credit ratings, the bank loan facilities may be drawn at any time in INR.

(b) Exposure to liquidity risk

The table below provides details regarding the contractual maturities of financial liabilities, including estimated interest payments as at 31 March 2019:

(₹ in Lakhs)

Financial liabilities	Carrying amount	Due in one Year	Due after one Year	Total contractual cash flows
(a) Trade payables				
- 31 March 2019	10,021.97	10,021.97	-	10,021.97
- 31 March 2018	11,037.52	11,037.52	-	11,037.52
(b) Borrowings and interest thereon (incl. current maturity of long term debt)				
- 31 March 2019	30,965.36	1,664.76	29,300.60	30,965.36
- 31 March 2018	20,780.76	9,126.50	11,654.26	20,780.76
(c) Other financial liabilities				
- 31 March 2019	3,216.59	2,866.60	349.98	3,216.59
- 31 March 2018	10,314.13	10,292.53	21.60	10,314.13
Total				
- 31 March 2019	**44,203.91**	**14,553.33**	**29,650.58**	**44,203.91**
- 31 March 2018	**42,132.40**	**30,456.54**	**11,675.86**	**42,132.40**

Note 48:- Fair value disclosures

Level 1 - Quoted prices (Unadjusted) in active markets for identical assets & liabilities.

Level 2 - Inputs other than quoted prices included within level 1 that are observable for the asset & liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (Unobservable inputs).

c) Fair value hierarchy

The fair value of the financial assets and liabilities are included at the amount at which the instrument can be exchanged in the current transaction between willing parties, other than in a forced or liquidation sale.

The following tables provides the fair value measurement hierarchy of the Company's assets and liabilities:

Level 1 - Quoted prices (Unadjusted) in active markets for identical assets & liabilities.

Level 2 - Inputs other than quoted prices included within level 1 that are observable for the asset & liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (Unobservable inputs).

The following table summarizes financial assets and liabilities measured at fair value

(₹ in Lakhs)

Particulars	Carrying value as at 31 Mar 2019	31 Mar 2018	Fair value as at 31 Mar 2019	31 Mar 2018	Fair value hierarchy
Fair value through Profit and Loss					
Quoted equity investment	-	-	-	-	-
Unquoted equity investments	-	-	-	-	-
Other investment	329.42	285.28	329.42	285.28	Level 1
Financial Liabilities	-	-	-	-	-
Borrowing from banks and others	30,881.15	20,780.76	30,881.15	20,780.76	Level 3

Investment in subsidiaries and associates are measured at cost as per Ind AS 27, 'Separate financial statements'.

The following table summarizes fair value of financial assets and financial liabilities that are not measured at fair value (but fair value disclosures are required).

(₹ in Lakhs)

Particulars	As at 31 March 2019	As at 31 March 2018	Fair value hierarchy
Financial assets			
Trade and other receivables	-	-	Level 3
Investments	12,664.28	0.28	Level 3
Loans	42,246.30	45,392.46	Level 3
Financial Liabilities			
Trade and other payables	-	-	Level 3
Other Financial Liabilities	349.98	21.60	Level 3

The above disclosures is presented for non-current financial assets and non-current financial liabilities. Carrying value of current financial assets and current financial liabilities (investments, trade receivables, cash and cash equivalents, other bank balances, loans, other financial assets, borrowings and other current financial liabilities) represents the best estimate of fair value.

Note 49 - Related Party Transactions

A. List of related Parties

Related Parties (as Defined by the Management) are classified as:-

(a) Holding Company

1. Marathon Realty Private Limited [Refer Note 18G]

(b) Subsidiaries

1. Marathon Nextegen Township Private Limited (w.e.f. 29.03.2019)

(c) Step down Subsidiary

1. Sanvo Resort Private Limited (w.e.f. 29.03.2019)

(d) Joint Venture

1. Swayam Realtors & Traders LLP
2. Columbia Chrome Private Limited

(e) Entities over which Subsidiaries or Key Management Personnel (KMP) or their relatives, exercise significant influence

1 IXOXI Equip-Hire LLP
2 Marathon Infotech Pvt Ltd
3 Matrix Enclaves Projects Developments Pvt Ltd
4 Matrix Waste Management Pvt Ltd
5 Nexzone Fiscal Services Pvt Ltd
6 Nexzone Utilities Pvt Ltd
7 Terrapolis Assets Private Limited
8 Marathon Realty Private Limited -Future X Society

9 Nexzone Buildcon LLP
10 United Builders
11 United Enterprises
12 Ramniklal Z. Shah Trust

iv. **Key Management Personnel**

1 Mr. Chetan R. Shah – Chairman and Managing Director
2 Mr. S. Ramamurthi – Whole Time Director & CFO
3 Mr. Mayur R. Shah - Director
4 Ms. Shailaja C. Shah - Director
5 Mr. Veeraraghavan Ranganathan - Independentt Director
6 Mr. Anup Shah - Independent Director
7 Mr. Padmanabha Shetty - Independent Director
8 Mr. Deepak Shah - Independent Director
9 Mr. Krishanamurthy Raghvan - Company Secretary

v. **Relatives of KMP (with whom company had transaction)**

1 Ms. Ansuya R. Shah (Mother of Managing Director)
2 Mr. Ramniklal Z. Shah (Father of Managing Director)
3 Ms. Sonal M. Shah (Wife of Mr. Mayur R Shah-Director)
4 Mr. Parmeet M shah
5 Mr. Kaivalya C Shah

B. The following transactions were carried out with the related parties in the ordinary course of business

(₹ in Lakhs)

Type of Transaction	**Particular**	**For the Year ended March 31,2019**	**For the Year ended March 31,2018**
Investment in Debenture Marathon of	Marathon Nextgen Township Private Limited (MNTPL)	12,663.00	-
Investment in equity shares of MNTPL from	Parmeet M. Shah	0.50	-
	Kaivalya C. Shah	0.50	-
Interest Income on Inter Corporate Deposits	Marathon Realty Private Limited	4,476.83	3,814.68
	Columbia Chrome India Pvt Ltd	1,122.71	1,021.71
Interest Income from Partnership Firm / LLp's	Swayam Realtors & Traders LLP	501.40	434.07
Interest Expenses on Inter Corporate Deposits		-	-
Interest Income on Debenture	Marathon Nextgen Township Private Limited (MNTPL)	7.29	-
Amount paid on Buy back of Shares	Marathon Realty Private Limited	-	11,235.61
Share of Profit from LLP's	Swayam Realtors & Traders LLP	1,032.75	-
Rent Expenses			
Office Space	Marathon Realty Private Limited	283.20	281.40
Equipment	IXOXI Equip - Hire LLP	7.77	9.76
Sale of Material / Scrap	United Enterprises	-	0.99
	Terrapolis Assets Private Limited	0.92	0.08
	Marathon Realty Private Limited	0.76	-
	Sanvo Resorts Private Limited	0.51	-
	Nexzone Buildcon LLP	1.18	-
	Matrix Enclaves Project Development Private Limited	0.10	-
	United Builders	0.68	-
	Nexzone Fiscal Services Private Limited	1.20	-
Advance for Purchase of Land	Matrix Waste Management Pvt Ltd	-	16.81
Purchase of Material / Services	Marathon Realty Private Limited	0.17	0.09
	Sanvo Resorts Private Limited	-	0.09
	United Enterprises	0.28	-
	Nexzone Fiscal Services Private Limited	0.02	-
	United Builders	0.03	-

(₹ in Lakhs)

Type of Transaction	Particular	For the Year ended March 31,2019	For the Year ended March 31,2018
Provision of Services	Marathon Realty Private Limited -Future X Society	62.94	-
Purchase of Properties, Plants and Equipments	Marathon Infotech Pvt Ltd	-	1.45
Sale of Properties, Plants and Equipments	Nexzone Buildcon LLP	1.82	-
Leasing of Equipment	Marathon Realty Private Limited	1.84	1.84
	Sanvo Resorts Pvt Ltd	2.07	2.07
	Matrix Enclaves Project Development Pvt Ltd	2.07	-
Maintenance Charges of Immovable Property	Marathon Realty Private Limited - Future X Society	359.41	-
Reimbursement	Marathon Realty Private Limited	507.82	880.13
	Columbia Chrome India Pvt Ltd	-	0.04
Expenditure on Corporate Social Responsibility	Ramniklal Z Shah Trust	175.00	185.00
Remuneration to Key managerial personnel	Chetan R Shah	106.84	83.20
	Krishanamurthi Raghvan	37.46	37.46
Commission Managing Director	Chetan R Shah	16.00	36.00
Director Sitting Fees	Mayur R Shah	0.90	0.50
	Shailaja C Shah	1.20	1.10
	Veeraraghavan Ranganathan	1.50	1.50
	Anup Shah	1.80	2.30
	Padmanabha Shetty	2.20	2.40
	Deepak Shah	1.70	1.80
	V Nagarajan	-	0.40
Loans given	Marathon Realty Private Limited	3,415.82	9,332.23
	Columbia Chrome India Pvt Ltd	127.00	115.00
Loan Given Partnership Firm / LLP's	Swayam Realtors & Traders LLP	935.11	350.00
Loans received back	Marathon Realty Private Limited	12,663.00	26,067.91
	Columbia Chrome India Pvt Ltd	75.00	270.34
Inter Coporate Deposits taken	Marathon Realty Private Limited	84.21	-
Loans received back Partnership Firm / LLP's	Swayam Realtors & Traders LLP	376.95	393.41
Closing Balance			
Loan Given	Columbia Chrome India Pvt Ltd	10,734.23	9,671.79
	Marathon Realty Private Limited	26,366.15	31,584.18
Loan Given Partnership Firm / LLP's	Swayam Realtors & Traders LLP	5,145.92	4,136.49
Inter Coporate Deposits taken	Marathon Realty Private Limited	84.21	-
Trade Receivable	Marathon Realty Private Limited	2.35	1.81
	Terrapolis Assets Pvt Ltd	0.74	0.08
	Sanvo Resorts Pvt Ltd	-	2.03
	Nexzone Buildcon LLP	0.25	-
	Matrix Enclaves Project Development Pvt Ltd	2.03	-
	United Builders	-	-
	Nexzone Fiscal Services Pvt Ltd	1.14	-
Trade Payable	Marathon Realty Private Limited	9,310.51	10,712.53
	Ixoxi Equip - Hire LLP	6.05	3.12
Other Payable	United Builders	0.03	0.83
	Marathon Realty Private Limited	0.17	-
	Nexzone Fiscal Services Private Limited	0.02	-
	United Enterprises	0.23	-
	Marathon Realty Private Limited -Future X Society	285.14	

Type of Transaction	Particular	For the Year ended March 31,2019	For the Year ended March 31,2018
			(₹ in Lakhs)
Other Payable to Partnership Firm / LLP's	Swayam Realtors & Traders LLP	0.83	0.83
Directors Remuneration Payable	Chetan R Shah	35.53	36.00

Note 49.1:-

i. The Company has entered into an agreement with Matrix Waste Management Pvt. Ltd. for revenue or area sharing based on 12.5% of revenue generated from the developed area for which development rights have been acquired by the Company.

ii. The Company has entered into an agreement with Ithaca Informatics Pvt. Ltd (merged with Marathon Realty Pvt Ltd w.e.f 01.04.2016) for revenue or area sharing based on 12.5% of revenue generated from the developed area for which development rights have been acquired by the Company.

iii. Pursuant to an agreement, the Company has given advances to explore for the opportunities in a project to Marathon Realty Private Limited., with whom it is going to jointly execute the said project. At periodic intervals surplus amount are returned as they are not immediately required for the project.

Note 50:- Event occurring after balance sheet date

The Board of Directors during the meeting held on May 29, 2019 has recommended Equity dividend of ₹ 0.50/- per share (Previous year ₹ 2.00/-) for the financial year 2018-19.

Note 51:- Previous Year's figure have been regrouped/rearranged, wherever necessary.

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

Akshay R. Shah
Partner
Membership No. 103316

Place: Mumbai
Date: 29.05.2019

For and on behalf of the Board of Directors

Chetan R. Shah	**S. Ramamurthi**	**K. S. Raghavan**
Chairman & MD	CFO & WTD	Company Secretary
DIN: 00135296	**DIN: 00135602**	

Place :Mumbai
Date : 29.05.2019

INDEPENDENT AUDITORS' REPORT

TO THE MEMBERS OF MARATHON NEXTGEN REALTY LIMITED
Report on the Consolidated Financial Statements

Opinion

We have audited the accompanying Consolidated Financial Statements of Marathon Nextgen Realty Limited (hereinafter referred to as the 'Holding Company") and its subsidiaries (Holding Company and its subsidiaries together referred to as "the Group"), and Joint Ventures, which comprise the Consolidated Balance Sheet as at March 31, 2019, and the Consolidated statement of Profit and Loss, the Consolidated statement of changes in equity and the Consolidated cash flows Statement for the year then ended, and notes to the Consolidated Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Consolidated Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Consolidated Financial Statements give the information required by the Companies Act, 2013 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the Consolidated state of affairs of the Group and its Joint Ventures as at March 31, 2019, of Consolidated profit, Consolidated changes in equity and its Consolidated cash flows for the year then ended.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Group, and its Joint Ventures in accordance with the ethical requirements that are relevant to our audit of the Consolidated Financial Statements in India in terms of the Code of Ethics issued by ICAI and the relevant provisions of the Companies Act, 2013, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the Consolidated Financial Statements for the financial year ended March 31, 2019. These matters were addressed in the context of our audit of the Consolidated Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context. We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's responsibilities for the audit of the Consolidated Financial Statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the Consolidated Financial Statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying Consolidated Financial Statements.

1. **Adoption of Ind AS 115 - Revenue from Contract with Customers as described in note no. 2.7 of Consolidated Financial Statement**

   The Group has adopted Ind AS 115 – 'Revenue from Contracts with Customers', mandatory for reporting periods beginning on or after April 1, 2018. Revenue from real-estate contracts is recognised over a period of time in accordance with the requirements of the said Standard using the percentage of completion method. This determination is based on the proportion that contract costs actually incurred, bear to the estimated total contract costs, and requires significant judgements, including identification of contractual obligations, the Company's rights to receive payments for performance completed till date, changes in scope and consequential revised contract price. The adoption of Ind AS 115, as at the transition date as per the modified retrospective method requires significant judgement in determining when 'control' of the asset underlying the performance obligation is transferred to the customer.

Auditor's Response

Principle Audit Procedure

We assessed the management evaluation of recognising revenue from real estate contracts over a period of time in accordance with the requirements under Ind AS 115.

We tested controls over revenue recognition with specific focus on determination of progress of completion, recording of costs incurred and estimation of costs to complete the remaining contract obligations.

We inspected a sample of underlying customer contracts, performed retrospective assessment of costs incurred with estimated costs to identify significant variations and assess whether those variations have been considered in estimating the remaining costs-to-complete and consequential determination of stage of completion.

We tested controls and management processes pertaining to transfer of control in case of real estate

We assessed the adequacy of disclosures included in consolidated financial statements, as specified in Ind AS 115.

2. **Evaluation of Contingent liabilities.**

   Refer Note No. 41 of the Consolidated Financial Statements

The Holding Company has pending disputes in respect of the Indirect Taxes which involves the significant judgement to determine the possible outcomes of these disputes. As at 31 March 2019 outstanding demand raised by various authorities is Rs. 5125.99 which are pending adjudication against which a sum of Rs. 459 Lakhs has been paid under protest and is included under "Other Current Assets ".

Auditor's Response

Principle Audit Procedure

We obtained the details of demands raised up to year ended 31st March 2019 from management. We have considered legal precedence and other rulings in evaluating management's positions on these disputes. We discussed with appropriate senior management and assessed management's estimate of the possible outcome of the disputed cases. We have reviewed the disclosures made by the Holding Company in the consolidated financial Statement in this regard.

Other Information

The Holding Company's Board of Directors is responsible for the Preparation of other information. The other information comprises of the information included in the Board's Report including Annexures to Board's report but does not include the Consolidated Financial Statements and our auditor's report thereon. Our opinion on the Consolidated Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon. In connection with our audit of the Consolidated Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Consolidated Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

The Holding Company's Board of Directors is responsible for the preparation and presentation of these Consolidated Financial Statements in term of the requirements of the Companies Act, 2013 (the Act) that give a true and fair view of the Consolidated financial position, Consolidated financial performance and Consolidated cash flows of the Group including its Joint Ventures in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act. The respective Board of Directors of the companies included in the Group and its Joint Ventures are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Group and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error, which have been used for the purpose of preparation of the Consolidated Financial Statements by the Directors of the Holding Company, as aforesaid.

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

The respective Board of Directors of the companies included in the Group and its Joint Ventures are responsible for overseeing the financial reporting process of the Group and its Joint Ventures.

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

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

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the Consolidated Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the Holding Company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Group and its Joint Ventures to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group and its associates and Joint Ventures to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Consolidated Financial Statements, including the disclosures, and whether the Consolidated Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its Joint Ventures of which we are independent auditors and whose financial information we have audited, to express an opinion on the Consolidated Financial Statements. We are responsible for the direction, supervision and performance of the audit of the financial statements of such entities included in the Consolidated Financial Statements of which we are the independent auditors. For the other entities included in the Consolidated Financial Statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatements in the Consolidated Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Consolidated Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the consolidated financial statements.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Consolidated Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

a) The Consolidated Financial Statements includes financial statement of one subsidiary, whose financial information reflects total assets of Rs. 48,583.52/- Lakhs as at March 31, 2019, and total revenues of Rs 160.64/- Lakhs for year ended on that date and one Joint venture which reflects the Group's share of Net profit (including other comprehensive income) of Rs. 759.25/- Lakhs for the year ended March 31, 2019 which are certified by the Management. Our opinion and according to information and explanation given to us by the Management, on the Statement, in so far as it relates to the amounts and disclosures included in respect of the Subsidiary and Joint Venture, is based solely on the report of the Management. Our Opinion is not modified in respect of this matter.

b) The Consolidated Financial Statements also includes statements of one subsidiary, whose financial information reflects total assets of Rs. 12,663.98/- Lakhs as at March 31, 2019, and total revenues of Rs Nil for year ended on that date and Group's share of net Loss (including other comprehensive income) of Rs. 0.32 Lakhs for the year ended March 31, 2019, as considered in the Statement, in respect of one joint venture, whose financial statements have not been audited by us. These financial statements have been audited by other auditors whose reports have been furnished to us by the Management and our opinion on the Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect of the Subsidiary and Joint Venture, is based solely on the report of the other auditors. Our Opinion is not modified in respect of this matter.

Our opinion on the Consolidated Financial Statements and our report on Other Legal and Regulatory Requirements below is not modified in respect of the above matter with respect to our reliance on the work done and the reports of the other auditors.

Report on Other Legal and Regulatory Requirements

1. As required by Section 143(3) of the Act, we report, to the extent applicable, that:

   a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit of the aforesaid Consolidated Financial Statements.

   b) In our opinion, proper books of account as required by law relating to preparation of the aforesaid Consolidated Financial Statements have been kept so far as it appears from our examination of those books and the reports of the other auditors.

   c) The Consolidated Balance Sheet, the Consolidated Profit and Loss statement (including Other Comprehensive Income), Consolidated Statement of Changes in Equity and the Consolidated Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the Consolidated Financial Statements.

   d) In our opinion, the aforesaid Consolidated Financial Statements comply with the Indian Accounting Standards prescribed under Section 133 of the Act read with rule 7 of the Companies (Accounts) Rules, 2014.

   e) On the basis of the written representations received from the directors of the Holding Company as on March 31, 2019 taken on record by the Board of Directors of the Holding Company and the reports of the statutory auditor of its subsidiary and joint venture Company incorporated in India, none of the directors of the Group and its joint venture Company incorporated in India is disqualified as on March 31, 2019 from being appointed as a director in terms of Section 164 (2) of the Act.

f) With respect to the adequacy of the internal financial controls over financial reporting and the operating effectiveness of such controls, refer to our Report in "Annexure A", which is based on the auditors' reports of the Group and joint venture Company incorporated in India.

g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us and based on consideration of the report of the other auditors on separate financial statements:

   i. The Consolidated Financial Statements disclose the impact of pending litigations on its Consolidated Financial Position of the Group and its joint ventures – Refer Note 41 to the Consolidated Financial Statements.

   ii. Provision has been made in the Consolidated Financial Statements, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts.

   iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Group and its joint venture company incorporated in India.

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

Akshay R. Shah
Partner
Membership No.103316

Mumbai
Date: 29th May, 2019.

ANNEXURE "A" TO THE INDEPENDENT AUDITORS' REPORT ON THE CONSOLIDATED FINANCIAL STATEMENTS OF MARATHON NEXTGEN REALTY LIMITED

(Referred to in paragraph 1 (f) under 'Report on Other Legal and Regulatory Requirements' of our report of even date)

Report on the Internal Financial Controls with reference to Consolidated Financial Statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")

Opinion

In conjunction with our audit of the Consolidated Financial Statements of the Holding Company as of and for the year ended March 31, 2019, we have audited the internal financial controls with reference to consolidated financial statements of MARATHON NEXTGEN REALTY LIMITED (hereinafter referred to as "the Holding Company"), its Subsidiary (together "the Group") and its joint venture company incorporated in India, as of that date.

In our opinion, to the best of our information and according to the explanations given to us and based on the consideration of reports of other auditors, as referred to in the Other Matters paragraph, the Group and its joint venture company incorporated in India, have, maintained in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls with reference to Consolidated financial statements were operating effectively as at March 31, 2019, based on the internal control with reference to Consolidated financial statements criteria established by the Holding Company, considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India (the "Guidance Note").

Management's Responsibility for Internal Financial Controls

The respective Board of Directors of the Group and its joint venture company incorporated in India, are responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by Holding Company, considering the essential components of internal control stated in the Guidance Note issued by the Institute of Chartered Accountants of India. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to respective company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditors' Responsibility

Our responsibility is to express an opinion on the Group and its joint venture company incorporated in India, internal financial controls with reference to Consolidated Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to consolidated financial statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to consolidated financial statements and their operating effectiveness. Our audit of internal financial controls with reference to consolidated financial statements included obtaining an understanding of internal financial controls with reference to consolidated financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Consolidated Financial Statements, whether due to fraud or error.

We believe that the audit evidence obtained by us and the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the Group and its joint venture company incorporated in India, internal financial controls system over financial reporting.

Meaning of Internal Financial Controls with reference to consolidated financial statements

A Company's internal financial control with reference to consolidated financial statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to Consolidated financial statements includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls with reference to Consolidated financial statements, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to consolidated financial statements to future periods are subject to the risk that the internal financial control with reference to consolidated financial statements may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Other Matters

Our aforesaid report under section 143(3)(i) of the Act on the adequacy and operating effectiveness of the internal financial controls over financial reporting in so far as it relates to one subsidiary and one joint venture company incorporated in India, is based on the corresponding reports of the auditors of such company incorporated in India.

For Rajendra & Co.

Chartered Accountants
Firm Registration No 108355W

Akshay R. Shah
Partner
Membership No.103316

Place: Mumbai
Date: 29th May, 2019.

Consolidated Balance Sheet as at 31 March 2019

(₹ in Lakhs)

Particulars		Note No.	As at 31-Mar-19	As at 31-Mar-18
ASSETS				
1	**Non-current assets**			
	(a) Property, Plant and Equipment	3	1,009.77	140.97
	(b) Investment Property	4	11,226.67	10,366.10
	(c) Goodwill on consolidation	5	9,848.83	-
	(d) Investment in Joint Ventures	6A	1,837.98	1,079.05
	(e) Financial Assets			
	(i) Investments	6B	329.70	285.56
	(ii) Loans	7	42,246.30	40,089.02
	(iii) Other Financial Assets	8	785.68	11.64
	(f) Deferred Tax Assets (Net)	9A	61.04	1,618.28
	(g) Income Tax Assets (Net)	10	1,806.67	1,482.06
	(h) Other Non-current Assets	11	0.38	-
	Total Non - Current Assets		**69,153.03**	**55,072.68**
2	**Current assets**			
	(a) Inventories	12	51,189.62	28,207.95
	(b) Financial Assets			
	(i) Trade Receivables	13	550.49	3.92
	(ii) Cash and Cash Equivalents	14	781.92	1,048.92
	(iii) Bank balances other than (ii) above	15	3,739.41	15.15
	(iv) Loans	16	22,172.16	3,811.07
	(v) Other Financial Assets	17	56.06	77.58
	(c) Other Current Assets	18	2,140.92	287.83
	Total Current Assets		**80,630.58**	**33,452.42**
	Total Assets (1+2)		**149,783.60**	**88,525.10**
EQUITY AND LIABILITIES				
1	**EQUITY**			
	(a) Equity Share Capital	19	2,300.00	2,300.00
	(b) Other Equity			
	(i) Equity Attriburable to the owner of the company	20	58,442.58	52,651.17
	(c) Non Controlling Interest	21	1,389.96	-
	Total Equity		**62,132.54**	**54,951.17**
	LIABILITIES			
2	**Non-current liabilities**			
	(a) Financial Liabilities			
	(i) Borrowings	22	35,304.80	11,654.26
	(ii) Other Financial Liabilities	23	349.98	21.60
	(b) Provisions	24	214.70	82.91
	(c) Other Non Current Liabilities	25	93.67	-
	(d) Deferred Tax Liabilities (Net)	9B	50.62	-
	Total Non - Current Liabilities		**36,013.76**	**11,758.77**
3	**Current liabilities**			
	(a) Financial Liabilities			
	(i) Borrowings	26	5,883.44	-
	(ii) Trade Payables			
	Due to Micro, Small and Medium Enterprises	27a	55.33	-
	Due to other than Micro, Small and Medium Enterprises	27b	14,371.42	11,037.52
	(iii) Other Financial Liabilities	28	3,251.12	10,292.54
	(b) Provisions	29	25.21	15.04
	(c) Other Current Liabilities	30	28,050.77	470.07
	Total Current Liabilities		**51,637.29**	**21,815.17**
	Total Equity and Liabilities (1+2+3)		**149,783.60**	**88,525.10**

See accompanying notes forming part of the financial statements

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

Akshay R. Shah
Partner
Membership No. 103316

Place: Mumbai
Date: 29.05.2019

For and on behalf of the Board of Directors

Chetan R. Shah	**S. Ramamurthi**	**K. S. Raghavan**
Chairman & MD	CFO & WTD	Company Secretary
DIN: 00135296	**DIN: 00135602**	

Place : Mumbai
Date : 29.05.2019

Consolidated Statement of Profit and Loss for the year ended March 31,2019

(₹ in Lakhs except Earning Per Share)

	Particulars	Note No.	For the year ended March 31,2019	For the year ended March 31,2018
I	**Revenue from Operations**	31	8,224.27	6,930.77
II	**Other Income**	32	67.20	62.06
III	**TOTAL INCOME (I+II)**		8,291.47	6,992.83
IV	**Expenses**			
	(a) Project Development Expenses	33	2,341.79	27,389.76
	(b) Change in Inventory of Finished Goods and capital work in Progress	34	(1,270.57)	(26,216.16)
	('c) Employee Benefits Expense	35	616.17	511.82
	(d) Depreciation and Amortisation	38	180.62	75.78
	(e) Finance Costs	36	2,115.94	455.65
	(f) Other Expenses	37	1,329.47	923.17
	TOTAL EXPENSES		**5,313.42**	**3,140.02**
V	**PROFIT BEFORE TAX (III-IV)**		**2,978.05**	**3,852.81**
VI	**Tax Expense:**			
	(a) Current Tax	39	642.30	826.52
	(b) Deferred Tax	39	15.46	290.51
	(c) Excess provision of Tax related to earlier periods		(70.86)	(64.16)
	TOTAL TAX EXPENSES		**586.90**	**1,052.87**
VII	**PROFIT FOR THE YEAR(V-VI)**		**2,391.15**	**2,799.94**
IX	**Share of Profit / (Loss) in Joint Ventures**		**758.93**	**1,074.63**
X	**Profit for the year (G = E + F)**		**3,150.08**	**3,874.57**
XI	**OTHER COMPREHENSIVE INCOME (OCI)**			
	A Items that will not be reclassified subsequently to Profit or Loss			
	(i) Remeasurement of Defined Benefit Obligation		(8.91)	14.44
	(ii) Income Tax effect on above remeasurement	9	2.56	(5.00)
	TOTAL OTHER COMPREHENSIVE INCOME/(LOSS) [NET OF TAX]		**(6.34)**	**9.44**
XII	**TOTAL COMPREHENSIVE INCOME FOR THE YEAR**		**3,143.73**	**3,884.01**
	Profit for the year attributable to:			
	(i) Owners of the Company		3,147.78	3,874.57
	(ii) Non-controlling interest		2.30	-
	Other Comprehensive Income for the year attributable to:		**3,150.08**	**3,874.57**
	(i) Owners of the Company		(6.32)	9.44
	(ii) Non-controlling interest		(0.02)	-
	Total Comprehensive Income for the year attributable to:		**(6.34)**	**9.44**
	(i) Owners of the Company		3,141.45	3,884.01
	(ii) Non-controlling interest		2.28	-
X	**EARNING PER EQUITY SHARE (FACE VALUE OF ₹ 5)**		**3,143.73**	**3,884.01**
	(1) Basic	40A	6.84	7.93
	(2) Diluted	40B	6.84	7.93

See accompanying notes forming part of the financial statements

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

Akshay R. Shah
Partner
Membership No. 103316

Place: Mumbai
Date: 29.05.2019

For and on behalf of the Board of Directors

Chetan R. Shah	**S. Ramamurthi**	**K. S. Raghavan**
Chairman & MD	CFO & WTD	Company Secretary
DIN: 00135296	**DIN: 00135602**	

Place :Mumbai
Date : 29.05.2019

Consoliadted Statement of Changes in Equity for the year ended March 31,2019

a) Equity Share Capital

(₹ in Lakhs)

Particulars	Amount
Balance As at March 31, 2017	**2,843.73**
Change for the year	(543.73)
(i) Shares bought back [Refer Note 18F(c)]	
Balance As at March 31, 2018	2,300.00
Change for the year	-
Balance As at March 31, 2019	**2,300.00**

6) Other Equity

For FY 2017-18 (₹ in Lakhs)

	Particulars	Capital Reserve	Capital Redemption Reserve	General Reserve	Retained Earnings	Other Comprehensive Income	Total other Equity
i	Balance as at April 1, 2017	-	-	33,887.67	30,856.30	10.15	64,754.13
ii	Addition on Business combination [Refer Note 20.1 (a)]	(1,301.19)	-	-	-	-	(1,301.19)
iii	Transfer from Retained Earnings	-	543.73	-	(543.73)	-	0.00
	Utilisation on account of Buy back of shares	-	-	(14,408.96)	-	-	(14,408.96)
iv	Profit for the Year	-	-	-	3,874.57	-	3,874.57
v	Remeasurement of defined benefit plan (net off deferred tax)	-	-	-	-	9.44	9.44
vi	Dividend paid (Including Dividend Distribution Tax) [Refer Note 48b]	-	-	-	(276.82)	-	(276.82)
	Balance as at March 31,2018	**(1,301.19)**	**543.73**	**19,478.70**	**33,910.32**	**19.60**	**52,651.17**

For FY 2018-19 (₹ in Lakhs)

	Particulars	Capital Reserve	Capital Redemption Reserve	General Reserve	Retained Earnings	Other Comprehensive Income	Total other Equity
i	Balance as at April 1, 2018	(1,301.19)	543.73	19,478.70	33,910.32	19.60	52,651.17
ii	Profit for the Year	-	-	-	3,147.78	-	3,147.78
iii	Remeasurement of defined benefit plan (net of deferred tax)	-	-	-	-	(6.32)	(6.32)
iv	Unrealised Profit	-	-	-	3,759.08	-	3,759.08
v	Dividend paid (Including Dividend Distribution Tax) [Refer Note 48b]	-	-	-	(1,109.11)	-	(1,109.11)
	Balance as at March 31,2019	**(1,301.19)**	**543.73**	**19,478.70**	**39,708.07**	**13.27**	**58,442.58**

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

Akshay R. Shah
Partner
Membership No. 103316

Place: Mumbai
Date: 29.05.2019

For and on behalf of the Board of Directors

Chetan R. Shah
Chairman & MD
DIN: 00135296

S. Ramamurthi
CFO & WTD
DIN: 00135602

K. S. Raghavan
Company Secretary

Place :Mumbai
Date : 29.05.2019

Consolidated Cash Flow Statement for the year ended 31 March 2019

(₹ in Lakhs)

Particulars	Year ended 31 March 2019	Year ended 31 March 2018
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	**2,978.05**	**3,852.81**
Adjustment for:		
Depreciation/Amortisation	180.62	75.78
Finance Cost	2,115.94	455.65
Interest & Dividend Income	(67.20)	(50.67)
Profit on sale of Properties, Plants and Equipments	(0.03)	-
Provision for doubtful debt and other provision	31.05	54.31
Fair value of investment through Profit and Loss Account	(22.52)	(8.09)
Share in Profit to Non controlling interest	(2.30)	-
Operating profit before Working Capital changes	**5,213.62**	**4,379.79**
Adjustments for changes in Working capital		
(Increase)/Decrease in Inventories [Refer Note 4.1]	(24,012.04)	(26,216.16)
(Increase)/Decrease in Trade Receivables	(546.57)	26,270.17
(Increase)/Decrease in Other Financial Assets - Non current and current	(752.52)	(20.99)
Increase/(Decrease) in Other Non current and current Assets	(443.97)	1,718.59
Increase/(Decrease) in Trade Payables and other Payable	3,389.23	10,879.75
(Increase)/Decrease in Other Financial Liabilities - Non current and current	149.23	805.71
Increase/(Decrease) in Other Non current and current Liabilities	27,674.37	290.49
Increase/(Decrease) in Provisions - Non current and current	104.58	25.08
Cash generated from/ (used in) operations	**10,775.93**	**18,132.43**
Income taxes (paid)	(713.15)	(1,194.59)
Net Cash from / (used in) operating activities	**10,062.78**	**16,937.84**
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from sale of property, plant & equipment	(879.61)	(151.49)
Acquisition of Non-current investments	(21.63)	(277.18)
Acquisition of Investment Property	-	(11,705.30)
Other Bank Balances	(3,724.26)	(29.17)
Interest & Dividend received on Investments	67.20	50.67
Goodwill on acqisition of Subsidiary	(9,848.83)	-
Loan and advances given(Net)	(16,759.28)	(7,718.82)
Net Cash from/(used in) investing activities	**(31,166.42)**	**(19,831.29)**
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed /(Repayment) of Long term and short term borrowings(Net)	22,146.51	19,695.40
Dividend (Including Tax on Dividend) paid	(1,109.11)	(276.83)
Finance cost paid	(2,115.94)	(455.65)
Buy back of shares	-	(14,952.70)
Contribution by/ (payment to) non-controlling interest holders	1,389.96	
Net Cash from/(used in) financing activities	**20,311.43**	**4,010.22**
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	**(792.20)**	**1,116.78**
Cash and Cash Equivalents (Opening balance)	1,048.92	(67.86)
Cash and Cash Equivalents (Closing balance)	256.72	1,048.92
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	**(792.20)**	**1,116.78**

DISCLOSURE AS REQUIRED BY IND AS 7

Reconciliation of liabilities arising from financing activities

(₹ in Lakhs)

Particulars		Year ended 31 March 2019	Year ended 31 March 2018
1.	**Long term and short term Borrowings**		
	Opening Balance	20,781.00	1,131.27.00
	Cashflow (outflow)/inflow	22,231.00	19,695.00
	Fair Value Changes	84.11	46.00
	Closing Balance	**42,927**	**20,781**

Reconciliation of liabilities arising from financing activities (₹ in Lakhs)

Particulars	**Year ended 31 March 2019**	**Year ended 31 March 2018**
2. Lease Liabilities		
Opening Balance	-	-
Cashflow (outflow)/inflow	439.75	-
Fair Value Changes	113.43	-
Closing Balance	**326.31**	**-**

Note A:- The amount of undrawn Borrowing Facility & Bank overdraft is ₹. 22,525.81/- Lakhs that will be available for future operating activities and settle the capital commitments.

Note B:- Previous year's figures have been regrouped /reclassified wherever necessary to corresponds with the current year's classification / disclosures.

Note C:- The above Cash Flow Statement has been prepared under the 'Indirect Method' as set out in the Accounting Standard (IND AS) 7 - "Statement of Cash Flows"

Note D:- Reconciliation of cash and cash equivalents with the balance sheet

Particular	**Year ended 31 March 2019**	**Year ended 31 March 2018**
Cash and cash equivalents	6.01	1.19
Balances with banks		
- In current accounts	723.66	1,047.73
- Margin money with Bank and NBFC - original maturity of 3 months or less	52.25	-
Sub Total	**781.92**	**1,048.92**
Less:- Book Draft shown in Note No.28	(525.20)	-
Total	**256.72**	**1,048.92**

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

Akshay R. Shah
Partner
Membership No. 103316

Place: Mumbai
Date: 29.05.2019

For and on behalf of the Board of Directors

Chetan R. Shah
Chairman & MD
DIN: 00135296

S. Ramamurthi
CFO & WTD
DIN: 00135602

K. S. Raghavan
Company Secretary

Place :Mumbai
Date : 29.05.2019

Notes forming part of the consolidated financial statements

NOTE 1. NATURE OF OPERATIONS

I Corporate Information:-

Marathon Nextgen Realty Limited ("the Company") was incorporated under the provision of the Companies Act, 1956 on 13 January 1978. The Company is a public limited Company domiciled in India and having its registered office at Marathon Futurex, N. M. Joshi Marg, Lower Parel, Mumbai 400 013

The equity shares of the Company are listed on Bombay Stock Exchange of India Limited (BSE) and National Stock Exchange of India Limited (NSE). The Company is registered with the Ministry of Corporate Affairs under CIN L65990MH1978PLC020080.

The Company is primarily engaged in the business of construction, development and sale of commercial and residential real estate projects. The core business activities are carried out under various business model likes own development, through joint ventures and joint development and other arrangements with third parties.

The consolidated financial statement comprises financial statements of the Company together with its subsidiaries, Associates and joint Venture (collectively referred to as the 'Group') for the year ended March 31,2019. The Group is engaged primarily in the business of real estate development.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES :-

2.1 Basis of preparation of the Financial Statement and its measurement :-

(a) Statement of Compliance :

These Consolidated Financial Statements have been prepared in accordance with the Indian Accounting Standards (Ind AS) to comply with the Section 133 of the Companies Act, 2013 ("the 2013 Act") read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and Companies (Indian Accounting Standards) Amendment Rules, 2016, and the relevant provisions and amendments, as applicable. The Consolidated Financial Statements have been prepared on accrual basis under the historical cost convention except for certain financial instruments which are measured at fair values at the end of each reporting period, as explained in the accounting policies below.

These Consolidated financial statements were authorised for issue by the Company's Board of Directors on May 29, 2019.

(b) Basis of consolidation :

The consolidated financial statements comprise of financial statements of the Company and its subsidiaries and joint arrangements for which the Company fulfils the criteria pursuant to Ind AS 110 and joint Venture within the scope of Ind AS 28.

Subsidiaries:-

Subsidiaries are entities controlled by the Company. Control exists if and only if all of the following conditions are satisfied –

(a) Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee);

(b) Exposure, or rights to variable returns from its involvement with the investee; and

(c) The ability to use its power over the investee to affect the amount of the investors' returns

Subsidiaries are consolidated from the date control commences until the date control ceases.

The financial statements of the subsidiaries are consolidated on a line-by-line basis and intra-group balances and transactions including unrealised gain / loss from such transactions are eliminated upon consolidation. The consolidated financial statements are prepared using uniform accounting policies for like transactions and other events in similar circumstances.

Profit or loss and each component of other comprehensive income are attributed to the owners of the Company and to the non-controlling interests. Total comprehensive income of subsidiaries is attributed to the owners of the Company and to the non-controlling interests even if this results in the non-controlling interests having a deficit balance."

Changes in the Group's ownership interests in subsidiaries that do not result in the Group losing control over the subsidiaries are accounted for as equity transactions. The carrying amounts of the Group's interests and the non-controlling interests are adjusted to reflect the changes in their relative interests in the subsidiaries. Any difference between the amount by which the non-controlling interests are adjusted and the fair value of the consideration paid or received is recognised directly in equity and attributed to owners of the Company."

Details of subsidiaries considered in the CFS are as under

1. Marathon Nextgen Township Private Limited :- Wholly Owned Subsidiary
2. Sanvo Resorts Private Limited :- Step down subsidiary (67% holding)

Joint ventures:-

A joint venture is a type of joint arrangement whereby the parties have joint control of the arrangement and have rights to the net assets of the arrangement. Joint Control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The Group's investments in joint venture are accounted for using the equity method. Under the equity method, the investment in a joint venture is initially recognised at cost. The carrying amount of the investment is adjusted to recognise changes in the Group's share of net assets of joint venture since the acquisition date. Goodwill relating to the joint venture is included in the carrying amount of the investment and is not tested for impairment individually.

Unrealised gains and losses resulting from transactions between the Group and the joint venture are eliminated to the extent of the interest in the joint venture.

The financial statements of joint ventures are prepared for the same reporting period as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

(c) Functional and presentation currency :

These consolidated financial statements are presented in Indian rupees (INR), which is the Group's functional currency. All financial information have been presented in Indian rupess (INR) and all amounts have been rounded-off to the nearest lakhs, unless otherwise stated.

(d) Operating Cycle:-

The normal operating cycle in respect of operation relating to under construction real estate project depends on signing of agreement, size of the project, phasing of the project, type of development, project complexities, approvals needed. Accordingly, project related assets & liabilities have been classified into current & non-current based on operating cycle of the respective projects.

(e) Use of estimates and judgements :

The preparation of the Consolidated financial statements in conformity with recognition and measurement principles of Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. Estimates and underlying assumptions are reviewed on an ongoing basis. They are based on the historicalexperience and other factors, including expectations of future events that may have financial impact on the Group and are believed to be prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known/ materialise.

The areas involving critical estimates and judgments are:

(i) Evaluation of Percentage Completion:-

Determination of revenues under the percentage of completion method necessarily involves making estimates, some of which are of a technical nature, concerning, where relevant, the percentages of completion, costs to completion, the expected revenues from the project or activity and the foreseeable losses to completion. Estimates of project income, as well as project costs, are reviewed periodically. The effect of changes, if any, to estimates is recognised in the financial statements for the period in which such changes are determined.

(ii) Impairment of Non Financial Assets:

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any indication exists, or when annual impairment testing for an asset is required, the Group estimates the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's fair value less costs of disposal and its value in use. When the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

(iii) Impairment of Financial Assets:

The impairment provisions for financial assets are based on assumptions about the risk of default and expected loss rates. The Group uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period.

(iv) Estimation of useful life of property, plant and equipments:

Useful lives of tangible assets are based on the life prescribed in Schedule II of the Companies Act, 2013. In cases, where the useful lives are different from that prescribed in Schedule II, they are based on technical advice. Assumptions also need to be made, when the Group assesses, whether an asset may be capitalised and which components of the cost of the asset may be capitalised.

(v) Recognition and Measurement of Defined Benefit Obligations:

The obligation arising from defined benefit plan is determined on the basis of actuarial assumptions. Key actuarial assumptions include discount rate, expected return on plan assets, trends in salary escalation and attrition rate. The discount rate is determined by reference to market yields at the end of the reporting period on government bonds. The period to maturity of the underlying bonds correspond to the probable maturity of the post employment benefit obligations.

(vi) Fair Value Measurement of Financial Instruments:

When the fair values of the financial assets and liabilities recorded in the Balance Sheet cannot be measured based on the quoted market prices in active markets, their fair value is measured using valuation technique. The inputs to these models are taken from the observable market wherever possible, but where this is not feasible, a review of judgement is required in establishing fair values. Any changes in assumptions could affect the fair value relating of financial instruments.

(vii) Classification of Investment property:

The Group determines whether a property is classified as investment property or as inventory:

(a) Investment property Group land and buildings that are not occupied for use by, or in the operations of, the Group, nor normally for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. These buildings are rented to tenants and are not intended to be sold in the ordinary course of business.

(b) Inventory comprises property that is held for sale in the ordinary course of business. Principally these are properties that the Group develops and intends to sell before or on completion of construction.

(viii) Estimation of recognition of deferred tax assets, availability of future taxable profit against which tax losses carried forward can be used.

(ix) Estimation on discounting of retention money payable

(f) Measurement of fair values :

The Group's accounting policies and disclosures require the measurement of fair values, for financial instruments:-

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date, regardless of whether that price is directly observable or estimated using another valuation technique. In estimating the fair value of an asset or a liability, the Group takes into account the characteristics of the asset or liability if market participants would take those characteristics into account when pricing the asset or liability at the measurement date. Fair value for measurement and/ or disclosure purposes in these financial statements is determined on such a basis, except leasing transactions that are within the scope of Ind AS 17, and measurements that have some similarities to fair value but are not fair value, such as net realizable value in Ind AS 2 or value in use in Ind AS 36.

In addition, for financial reporting purposes, fair value measurements are categorized into Level 1, 2 or 3 based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date
- Level 2 inputs are inputs, other than quoted prices included within Level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 inputs are unobservable inputs for the asset or liability

The Group recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

2.2 Property, Plant and Equipment :-

All the items of property, plant and equipment are stated at cost less depreciation and impairment, if any. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to the Statement of Profit and Loss during the reporting period in which they are incurred."

Depreciation methods, estimated useful lives and residual value

The Group depreciates its property, plant and equipment (PPE) over the useful life on straight line method in the manner prescribed in Schedule II to the Act. Management believes that useful life of assets are same as those prescribed in Schedule II to the Act

The residual values are not more than 5% of the original cost of the asset. The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period

Depreciation on additions / deletions is calculated pro-rata from the date of such addition / deletion, as the case maybe.

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Statement of Profit and Loss.

2.3 Investment Properties :-

Investment property is property held to earn rental income or for capital appreciation or for both, but normally not for sale in the ordinary course of business, use in the production or supply of goods or services or for administrative purposes.

Upon initial recognition, an investment property is measured at cost. Subsequent to initial recognition, investment property is measured at cost less accumulated depreciation and accumulated impairment losses, if any.

Based on technical evaluation and consequent advice, the Management believes a period of 60 years as representing the best estimate of the period over which investment properties are expected to be used. Accordingly, the Company depreciates investment property over a period of 60 years. Any gain or loss on disposal of investment property is recognised in the Statement of Profit and Loss.

2.4 Inventories :-

a. Inventories comprise of: (i) Finished Inventories representing unsold premises in completed projects (ii) Construction Work in Progress representing properties under construction / development and

b. Inventories are valued at lower of cost and net realisable value

c. Cost of construction / development is charged to the Statement of Profit and Loss in proportion to the revenue recognised during the period and the balance cost is carried over under Inventory as part of either Construction Work in Progress or Finished inventories. Cost of construction / development includes all costs directly related to the Project (including finance cost attributable to the project) and other expenditure as identified by the Management which are incurred for the purpose of executing and securing the completion of the Project (net off incidental recoveries / receipts) up to the date of receipt of Occupation Certificate of Project from the relevant authorities. Construction Work in Progress includes cost of land, premium for development rights, construction costs, allocated interest and expenses incidental to the projects undertaken by the Group.

2.5 Financial Instruments:

(a) Financial Assets:-

(i) Classification

The Group classifies financial assets as subsequently measured at amortised cost, fair value through other comprehensive income or fair value through profit or loss on the basis of its business model for managing the financial assets and the contractual cash flow characteristics of the financial asset.

(ii) Initial Recognition and Measurement

All financial assets (not measured subsequently at fair value through profit or loss) are recognised initially at fair value plus transaction costs that are attributable to the acquisition of the financial asset. Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognised on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

(iii) Subsequent Measurement

For purposes of subsequent measurement financial assets are classified into two broad categories:

a. Financial asset at fair value

b. Financial asset at amortised cost

Where assets are measured at fair value, gains and losses are either recognised entirely in profit or loss (i.e. fair value through profit or loss), or recognised in other comprehensive income (i.e. fair value through other comprehensive income).

(iv) Equity Investments

All equity investments other than investment in subsidiaries and joint venture are measured at fair value. Equity instruments which are held for trading are classified as at Fair Value Through Profit & Loss (FVTPL). For all other equity instruments, the Group decides to classify the same either as at Fair Value Through Other Comprehensive Income (FVTOCI) or FVTPL. The Group makes such selection on an instrument by instrument basis. The classification is made on initial recognition and is irrevocable.

If the Group decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognised in Other Comprehensive Income (OCI). There is no recycling of the amounts from OCI to the Statement of Profit and Loss, even on sale of such investments.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognised in the Statement of Profit and Loss.

(v) A financial asset mainly debt that meets the following 2 conditions is measured at amortised cost (net of any write down for impairment) unless the asset is designated at fair value through profit or loss under the fair value option.

- Business Model Test : the objective of the Group's model is to hold the financial asset to collect the contractual cash flows (rather than to sell the instrument prior to its contractual maturity to realise its fair value changes)
- Cash Flow Characteristics Test: The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payment of principal and interest on the principal amount outstanding.

A financial asset that meets the following 2 conditions is measured at fair value through other comprehensive income unless the asset is designated at fair value through profit or loss under the fair value option.

Business Model Test : the financial asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling the financial assets

Cash Flow Characteristics Test: The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payment of principal and interest on the principal amount outstanding.

Even if an instrument meets the two requirements to be measured at amortised cost or fair value through other comprehensive income, a financial asset is measured at fair value through profit or loss if doing so eliminates or significantly reduces a measurement or recognition inconsistency (sometimes referred to as an 'accounting mismatch') that would otherwise arise from measuring assets or liabilities or recognising the gains or losses on them on different basis.

All other financial assets are measured at fair value through profit or loss.

(v) De-recognition:

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognised when:

- The rights to receive cash flows from the asset have expired, or
- The Group has transferred its rights to receive cash flows from the asset.

(vii) Impairment of Financial Asset

The Group assesses impairment based on expected credit losses (ECL) model to the following:

- Financial asset measured at amortised cost
- Financial asset measured at fair value through other comprehensive income

Expected credit losses are measured through a loss allowance at an amount equal to:

- 12 months expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or
- Full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument)

For financial assets other than trade receivables, as per Ind AS 109, the Group recognises 12 month expected credit losses for all originated or acquired financial assets if at the reporting date the credit risk of the financial asset has not increased significantly since its initial recognition. The expected credit losses are measured as lifetime expected credit losses if the credit risk on financial asset increases significantly since its initial recognition.

The Group follows 'simplified approach' for recognition of impairment loss allowance on trade receivables, considering historical trend, industry practices and the business environment in which the Group operates or any other appropriate basis.

The Group's trade receivables do not contain significant financing component and loss allowance on trade receivables is measured at an amount equal to life time expected losses i.e. expected cash shortfall.

The impairment losses and reversals are recognised in Statement of Profit and Loss.

(b) Financial Liabilities:-

(i) Classification

The Group classifies all financial liabilities as subsequently measured at amortised cost or at fair value through profit or loss.

(ii) Initial Recognition and Measurement

All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs

(iii) Subsequent Measurement

After initial recognition, interest bearing loans and borrowings are subsequently measured at amortised cost using the Effective Interest Rate (EIR) method. Gains and losses are recognised in the Statement of Profit and Loss when the liabilities are derecognised.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the Statement of Profit and Loss.

Any difference between proceeds (net of transaction cost) and the redemption amount is recognised in profit or loss over the period of borrowing using the effective interest rate method. Fees paid on the establishment of loan facilities are recognised as transaction cost of the loan to the extent that it is probable that some or all of the facility will be drawn down.

(iv) Derecognition

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognised in the Statement of Profit and Loss.

Offsetting of Financial Instruments

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

(c) Equity Instruments

An equity instrument is a contract that evidences residual interest in the assets of the Group after deducting all of its liabilities. Equity instruments are recognised at the proceeds received net off direct issue cost.

2.6 Cash and Cash Equivalents :-

For the purpose of presentation in the statement of cash flows, cash and cash equivalents includes cash on hand, bank overdraft, deposits held at call with financial institutions, other short-term highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

2.7 Revenue Recognition :-

(a) Revenue from contracts with customers :-

The Group undertakes the business of construction of residential and commercial properties. The ongoing contracts with customers are construction of residential & commercial buildings, and others.

The Group has adopted Ind AS 115, Revenue from Contracts with Customers, with effect from 01 April 2018. The Group has applied the following accounting policy for revenue recognition:

Revenue from contract with customer is recognised, on execution of agreement when control of the goods or services are transferred to the customer, at an amount that reflects the consideration to which the Group is expected to be entitled in exchange for those goods or services excluding any amount received on behalf of third party (such as indirect taxes). Anasset created by the Group's performance does not have an alternate use and as per the termsof the contract, the Group has an enforceable right to payment for performance completed tilldate. Hence the Group transfers control of a good or service over time and, therefore, satisfies aperformance obligation and recognises revenue over time.The Group recognises revenue at thetransaction price which is determined on the basis of agreement entered into withthe customer. The Group recognises revenue for performance obligation satisfied over time only ifit can reasonably measure its progress towards complete satisfaction of the performance obligation

(b) Dividend Income :-

Dividend Income is accounted when the right to receive the same is established.

(c) Interest Income

Interest income is accounted on accrual basis on a time proportion basis.

(d) Rental Income :-

Rental Income from investment property is recognised in standalone statement of profit and loss on straight-line basis over the term of the lease except where the rentals are structured to increase in line with expected general inflation.

2.8 Current and Deferred Taxes :

(a) Current Tax:

Tax expense comprises of current tax and deferred tax. Current tax is measured at the amount expected to be paid to / recovered from the tax authorities, based on estimated tax liability computed after taking credit for allowances and exemption in accordance with the tax laws as applicable.

(b) Deferred Tax:

Deferred tax isrecognised using the balance sheet approach. Deferred tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount.

Deferred tax asset are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilised

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised.

Deferred tax liabilities and assets measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realized, based on tax rates (and tax laws) that have been enacted or substantively by the end of the reporting period.

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities

Current and deferred tax for the year:

Current and deferred tax are recognized in profit or loss, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively

2.9 Employee Benefits :

(a) Short term employee benefits:

Short term Employee Benefits are recognised as an expense on accrual basis at the undiscounted amount in the statement of profit and loss of the year in which related service is rendered.

(b) Post Employment Benefits

Unfunded Post employment and other long term employee benefits are recognised as expense in the statement of profit and loss for the year in which the Employees have rendered services.

The expense is recognised at the present value of the amount payable determined using actuarial valuation techniques as per actuary report obtained at the year end.

Re-measurement of Defined Benefit Plans in respect of post-employment are charged to the Other Comprehensive Income.

2.10 Leases:

Operating Lease

As a lessee:-

Leases in which a significant portion of the risks and rewards of ownership are not transferred to the company, as lessee, are classified as operating leases. Payments made under operating leases are charged to the Statement of Profit and Loss on a straight-line basis over the period of the lease unless the payments are structured to increase in line with expected general inflation to compensate for the Group's expected inflationary cost increases.

As a lessor:-

Lease income from operating leases where the Group is a lessor is recognised in income on a straight-line basis over the lease term unless the receipts are structured to increase in line with expected general inflation to compensate for the expected inflationary cost increases. The respective leased assets are included in the balance sheet based on their nature.

2.11 Borrowing Cost

Borrowing costs are interest and other costs that the Group incurs in connection with the borrowing of funds and is measured with reference to the effective interest rate applicable to the respective borrowing.

Borrowing costs, allocated to qualifying assets, pertaining to the period from commencement of activities relating to construction / development of the qualifying asset upto the time all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

All other borrowing costs are recognised as an expense in the period which they are incurred.

2.12 Earnings Per Share :

The Group reports basic and diluted earnings per share in accordance with Ind AS - 33 on 'Earnings per Share'. Basic earnings per share is computed by dividing the net profit or loss atributable to the owner's of the company by the weighted average number of Equity shares outstanding during the year. Diluted earnings per share is computed by dividing the net profit or loss atributable to the owner's of the company by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all diluted potential equity shares except where the results are anti- dilutive.

2.13Provisions, Contingent Liabilities and Contingent Assets :

A provision is recognised when the Group has a present obligation as a result of past event and it is probable than an outflow of resources will be required to settle the obligation, in respect of which the reliable estimate can be made. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material) and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date adjusted to reflect the current best estimates.

Commitments include the amount of purchase order (net of advances) issued to parties for completion of assets.

Contingent assets usually arise from unplanned or other unexpected events that give rise to the possibility of an inflow of economic benefits. Contingent Assets are not recognised though are disclosed, where an inflow of economic benefits is probable

Provisions, contingent liabilities, contingent assets and commitments are reviewed at each balance sheet date.

2.14 Segment Reporting

The Chief Operational Decision Maker (CODM) monitors the operating results of its business segments separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss and is measured consistently with profit or loss in the financial statements. The operating segments are identified on the basis of nature of product/services

B. CHANGE IN SIGNIFICANT ACCOUNTING POLICIES

STANDARDS ISSUED BUT NOT YET EFFECTIVE

On 30th March 2019, the Ministry of Corporate Affairs (MCA) has notified Ind AS 116 Leases, under Companies (Indian Accounting Standards) Amendment Rules, 2019 which is applicable with effect from 1st April, 2019.

Ind AS 116 sets out the principles for the recognition, measurement, presentation and disclosure of leases for both parties to a contract i.e., the lessee and the lessor. Ind AS 116 introduces a single lease accounting model for lessee and requires the lessee to recognize right of use assets and lease liabilities for all leases with a term of more than twelve months, unless the underlying asset is low value in nature. Currently, operating lease expenses are charged to the statement of profit and loss. Ind AS 116 substantially carries forward the lessor accounting requirements in Ind AS 17.

As per Ind AS 116, the lessee needs to recognise depreciation on rights of use assets and finance costs on lease liabilities in the statement of profit and loss. The lease payments made by the lessee under the lease arrangement will be adjusted against the lease liabilities.

The Group is currently evaluating the impact on account of implementation of Ind AS 116 which might not have any significant impact on key profit & loss and balance sheet ratio i.e. Earnings before interest, tax, depreciation and amortisation (EBITDA), Asset coverage, debt equity, interest coverage, etc.

On March 30, 2019, the Ministry of Corporate Affairs has notified the following amendments in IND AS

The Group does not expect any significant impact of the following amendment on its financial statements.

1. Ind AS 12 – Income taxes (amendments relating to income tax consequences of dividend and uncertainty overincome tax treatments)
2. Ind AS 109 – Prepayment Features with Negative Compensation
3. Ind AS 19 – Plan Amendment, Curtailment or Settlement
4. Ind AS 23 – Borrowing Costs

Notes forming part of the consolidated financial statements

for the year ended March 31,2019

Note - 3:- Property, Plant and Equipment (₹ in Lakhs)

Particulars	Freehold Land	Plant and Machinery	Office Equipments	Furniture, fixtures and fittings	Motor Vehicles	Computers	Total
Gross Block							
At 1st April 2018	2.58	152.76	3.02	-	47.64	1.79	207.79
Additions	-	0.26	2.86	-	-	-	3.12
Addition on acquisition of Subsidiary		1,033.00	103.41	113.33	238.98	12.47	1,501.19
Sale / Discard	-	(1.82)	-	-	-	-	(1.82)
Gross Block as at 31 March 2019	**2.58**	**1,184.20**	**109.30**	**113.33**	**286.61**	**14.26**	**1,710.27**
Accumulated depreciation							
At 1st April 2018	-	23.64	0.59	-	41.85	0.74	66.82
Addition on acquisition of Subsidiary		308.68	88.72	76.23	133.65	9.11	616.39
Depreciation for the year	-	14.82	1.10	0.10	1.19	0.49	17.70
Disposal / Reclassification	-	(0.41)	-	-	-	-	(0.41)
Accumulated depreciation as at 31 March 2019	**-**	**346.73**	**90.40**	**76.33**	**176.70**	**10.34**	**700.50**
Net Block as at 31 March 2019	**2.58**	**837.47**	**18.90**	**37.00**	**109.92**	**3.92**	**1,009.77**

(₹ in Lakhs)

Particulars	Freehold Land	Plant and Machinery	Office Equipments	Furniture, fixtures and fittings	Motor Vehicles	Computers	Total
Gross Block							
At 1st April 2017	2.58	3.21	2.09	-	47.64	0.78	56.30
Additions/ acquistion	-	149.55	0.93	-	-	1.01	151.49
Addition on acquisition of Subsidiary		-	-	-	-	-	-
Sale / Discard	-	0.00	-	-	-	-	0.00
Gross Block as at 31 March 2018	**2.58**	**152.76**	**3.02**	**-**	**47.64**	**1.79**	**207.79**
Accumulated depreciation							
At 1st April 2017	-	0.24	0.16	-	28.56	0.10	29.06
Depreciation for the year	-	6.23	0.42	-	13.30	0.64	20.59
Impairment	-	17.17	-	-	-	-	17.17
Accumulated depreciation as at 31 March 2018	**-**	**23.64**	**0.58**	**-**	**41.86**	**0.74**	**66.82**
Net Block as at 31 March 2018	**2.58**	**129.12**	**2.44**	**-**	**5.78**	**1.05**	**140.97**

Note 3.1:- The Goup has no restrictions on the realisability of its Property, Plant and Equipments and the same are free from any encumbrances

Note 4 - Investments Properties **(₹ in Lakhs)**

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Gross carrying amount at the beginning of the year	10,366.10	-
Add:- Addition /acquisition through Business combination [Refer Note 4.1]		10,404.11
Add:- Transferred from Stock in Trade [Refer Note 4.1]	1,030.37	-
Less:- Depreciation	(169.80)	(38.01)
Net Carrying Value at the end of the year	**11,226.67**	**10,366.10**

Note 4.1:- Investment property consist of the 71,602 sq.fts. of saleable area in commercial project Marathon Future X and 85 car parks acquired by the company in FY 2017-18 under slump sale. During the year company has transferred 6,572 Sq.fts of saleable area. and 4 car parks from Inventory to investment properties based on the nature, characteristics and risk of the properties i.e held to earn lease rent rather than sale in ordinary course of business as per Ind As 40.

Note 4.2:- Fair Value :-

Through company measures investment properties using cost based measurement, the fair value of investment property is based on the rate published by Government in ready recknor. Fair value measurement is categorised in level 3 fair value hierarchy. Fair value of properties as on March 31,2018 is as per valuation done for slump sale transaction.

Particular	Valuation Method	Fair Value as on 31-Mar-19	Fair Value as on 31-Mar-18
(i) Commercial Properties :- 78,174 (PY: 71,602) sq.fts.of saleable in Marathon Future X	Ready Recknor published by Government	13,228.68	10,094.50
(ii) 89 (PY: 85 No's) Car parks in Marathon Future X		578.50	552.50

Note 4.3:- Contractual Obligation:-

Group does not have any contractual obligation to purchase, construct or develop the investment properties or its repairs, maintenance or enhancement except Society maintenance charges and property tax.

Note 4.4:- Amounts recognised in profit and loss for investment properties

Particular	As at 31st Mar 2019	As at 31st Mar 2018
Rental income derived from investment properties	336.81	-
Direct operating expenses (incl. repairs maintenance) generating rental income	55.49	-
Direct operating expenses (incl. repairs maintenance) not generating rental income	279.55	
Profit arising from invested properties before depreciation	**1.77**	**-**
Depreciation for the year	(169.80)	(38.01)
Profit arising from invested properties	**(168.03)**	**(38.01)**

Note 4.5:- Leasing arrangement:-

Group as a lessor:- Company has recognised the Lease rent income of 25,924 sq.fts. of area given under operating lease

Particular	As at 31st Mar 2019	As at 31st Mar 2018
Not later than one year	663.76	-
Later than one year and not later than five years	2,731.06	-
later than five years	-	-
Lease income recognised during the year in the statement of profit and loss	336.81	-

Note 4.6:- Restriction on Realisability of investment property:-

Group has no restriction on the realisability of its investment properties except as disclosed in Note No. 22.1

Note 5- Goodwil on consolidation

Following is the movement in Goodwill:

Particular	As at 31st Mar 2019	As at 31st Mar 2018
Balance at the beginning of the year	-	-
Additions/(Write off) during the year [Refer note 5.1]	9,848.83	-
Balance at the end of the year	**9,848.83**	**-**

Note 5.1:-During the year, the Group has acquired 100% control of Marathon Nextgen Township Private Limited (MNTPL) and become holding company w.e.f 29.03.2019. Also company has acquired 67% control of step down subsidiary Sanvo Resorts Private Limited (SRPL) through it's wholy owned subsidiary MNTPL and become utlimate holding company of SRPL w.e.f. 29.03.2019. Goodwil is recognised on account these investment.

Note 6A - Investment in Joint Ventures

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Investment in equity instruments at cost- Unquoted		
Equity Shares of Columbia Chrome (I) Private Limited 5,208 [PY: 5,208] Equity shares of ₹. 100/- each	3.57	3.89
Investment in Limited Liability Partnership at cost- Unquoted		
Swayam Realtors & Traders LLP	1,834.41	1,075.16
Total	**1,837.98**	**1,079.05**
Aggregate amount of quoted investment and market value thereof	-	-
Aggregate amount of unquoted investment	1,837.98	1,079.05
Aggregate amount of impairment in value of investment	-	-

Note 6B - Investments (Financial)

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
A) fair value through Profit and Loss A/c - Non-Trade Investments		
(i) Other Trade investment		
(a) Investment in Mutual Fund - Quoted (fair value through Statement of profit or loss)		
18,45,557.286 (PY: 17,16,974.406) Units of L&T Short Term Opportunities Fund - Reg - Growth	329.42	285.28
(b) Investment in Government Securities at amortised cost- Unquoted		
National Savings Certificate [Refer Note 6.5]	0.28	0.28
Total	**329.70**	**285.56**

Note 6.1:-

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Aggregate amount of quoted investment and market value thereof	329.42	285.28
Aggregate amount of unquoted investment	0.28	0.28
Aggregate amount of impairment in value of investment	-	-

Note 6.2:- Categorywise investments :

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Investment measured at Fair Value Through Profit and Loss- Quoted	329.42	285.28
(b) Investment measured at Fair Value Through Profit and Loss- Unquoted	(0.00)	(0.00)
(c) Investment measured at Fair Value Through Other Comprehensive Income	-	-
(d) Investment measured at cost	0.28	0.28

Note 6.3:- The details of all partners, capital and profit sharing ratio in limited liability partnerships where company is a partner

Name of LLP and Partner	As at 31st Mar 2019		As at 31st Mar 2018	
	Profit Sharing ratio	Fixed Capital	Profit Sharing ratio	Fixed Capital
Swayam Realtors & Traders LLP				
1. Adani Infrastructure And Developers Private Limited	60%	63.61	60%	63.61
2. Marathon Nextgen Realty Limited	40%	42.41	40%	42.41

Note 6.4:- Investment in Mutual fund is fair valued at closing Net Annual Value (NAV).

Note 6.5:- Investment in National Saving Certificate depoited with to Bombay Port Trust Ltd as security deposit.

Note 7 - Loans : Non Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
At amortised cost, Unsecured considered good unless otherwise stated		
Loans to Related Parties		
(a) Loans to Related Parties [Refer Note 51]	42,246.30	40,089.02
(b) Loan to others	-	-
Total	**42,246.30**	**40,089.02**

Note 8 - Other Financial Assets : Non-Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
At amortised cost, Unsecured considered good unless otherwise stated		
(a) Security deposits	465.81	11.64
(b) Margin Money deposits with bank having maturities of more than 12 months from the Balance Sheet date [Refer Note 8.1]	299.56	-
(c) Other Deposits	20.30	-
Total	**785.68**	**11.64**

Note 8.1:- Margin money is held as lien by Bank and NBFC for amount borrowed by the Group.

Note 9 - Deferred Tax Assets / (Liabilities)

Significant components of deferred tax assets and liabilities:	As at 31st Mar 2018	Recognized in the statement of profit or loss	Recognized in/ reclassified from other comprehensive income	As at 31st Mar 2019
A Deferred Tax Assets:				
(i) Employee benefits	31.54	7.93	2.56	42.05
(ii) Property, plant and equipment	27.10	(5.18)	-	21.93
(iii) Investment Properties	-	60.51	-	60.51
(iv) Provision for doubtful debt	30.73	48.76	-	79.49
(v) Adjustment Consolidation	1,544.36	-	(1,544.36)	-
Total Deferred Tax Assets (A)	**1,633.73**	**112.03**	**(1,541.80)**	**203.98**
B Deferred Tax Liabilities:				
(i) Borrowings	-	(134.03)	-	(134.03)
(ii) Fair value of Mutual Fund	(15.45)	6.54	-	(8.91)
Total Deferred Tax Liabilities (B)	**(15.45)**	**(127.49)**	**-**	**(142.94)**
Net Deferred Tax Assets (9A)	**1,618.28**	**(15.46)**	**(1,541.80)**	**61.04**
A Deferred Tax Liabilities:				
Addition on acquisition of Subsidiary	-	-	-	50.62
Net Deferred Tax Liabilities (9B)	**-**	**-**	**-**	**50.62**

Note 10 - Non-current Tax Assets (Net)

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Current tax		
(a) Current tax for current year	44.70	183.01
(b) Current tax pertaining to prior years	1,761.97	1,299.05
Total	**1,806.67**	**1,482.06**

Note 10.1:- Refer Note 37A For tax reconciliation estimated income tax expense at statutory income tax rate to income tax expense reported in statement of profit and loss

Note 11 - Other Non-current Assets

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Advance for purchase of land	503.25	503.25
Less: Provision for doubtful advance [Refer Note 10.1]	(503.25)	(503.25)
(b) Other Current Assets	0.38	-
Total	**0.38**	**-**

Note 11.1:- The Company has entered into an agreement on 20th February, 2007 for development of property in Bengaluru with the owner of the land. Development work would commence once the regulatory compliances are met with. The company has paid an advance towards the joint venture on the basis of the agreement signed. The advance paid by the company is adequately secured by a collateral in the form of unencumbered land based on an agreement between the company and the Power of Attorney Holders in the form of a registered document. However, by way of abundant caution, the Company has made a provision in the financials in the earlier period.

Note 12 - Inventories

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Finished Inventories [including carparks] (At lower of cost and net realisable value)	7,912.89	9,881.35
(b) Construction work in Progress	43,276.73	18,326.61
Total	**51,189.62**	**28,207.95**
	-	-

Note 13 - Trade receivables

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
At amortised cost, Unsecured considered good unless otherwise stated		
(a) Considered good	550.49	3.92
(b) Trade Receivables – credit impaired	167.46	167.46
Less: Provision for doubtful debts	(167.46)	(167.46)
Total	**550.49**	**3.92**

Note 13.1:- No trade or other receivable are due from directors or other officers of the Company either severally or jointly with any other person. Nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member except given below.

Note 13.2:- Trade receivable includes amount dues from :

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(i) Private Companies in which any director is a director or member [Refer Note 51]	136.75	-

Note 14 - Cash and Cash Equivalents

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Balances with banks		
- In current accounts	723.66	1,047.73
- Margin money with Bank and NBFC - original maturity of 3 months or less	52.25	-
(b) Cash in hand	6.01	1.19
Total	**781.92**	**1,048.92**

Note 15 - Bank balances other than (Note 14) above

Particulars	**As at 31st Mar 2019**	**As at 31st Mar 2018**
(a) Balances held as Margin Money/Security towards obtaining Bank Guarantees and borrowings	3,702.21	-
(b) Earmarked Accounts		
Balance held under Escrow accounts	19.08	-
Unpaid dividend account	17.82	15.07
Fractional entitlement	0.30	0.08
Total	**3,739.41**	**15.15**

Note 16 - Loans : Current

Particulars	**As at 31st Mar 2019**	**As at 31st Mar 2018**
Unsecured, considered good:		
(a) Loans to staff	2.64	0.78
(b) Inter Corporate Deposits	4,213.24	3,810.30
(c) Others	17,956.28	-
Total	**22,172.16**	**3811.08**

Note 17 - Others Financial Assets : Current

Particulars	**As at 31st Mar 2019**	**As at 31st Mar 2018**
Financial assets at amortised cost - (Unsecured, considered good)		
(a) Margin money with bank and NBFC original maturity of less than 12 months	50.00	69.19
(b) Interest accrued on Investment	0.28	4.89
(c) Interest accrued on Deposits	2.27	-
(e) Other receivable		
from Related Party [Refer Note 51]	-	-
from others	109.02	109.02
Less: Provision for doubtful debts	(105.52)	(105.52)
Total	**56.06**	**77.58**

Note 18 - Other Current Assets

Particulars	**As at 31st Mar 2019**	**As at 31st Mar 2018**
(a) Advance to suppliers	279.62	3.26
(b) Advance to Staff	0.05	-
(c) Prepaid expenses	54.80	2.03
(d) Balance with Government Authorities [Refer Note 18.1]	1,800.50	282.54
(e) Other Receivable	5.94	-
Total	**2,140.92**	**287.83**

Note 18.1:- Balances with Government Authorities includes MVAT appeal fees paid under protest [Refer Note 41.2]

Note 19 - Equity Share Capital **(₹ in Lakhs)**

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Authorised Share Capital		
10,05,00,000 Equity shares of ₹5/- each	5,025.00	5,025.00
[as at 31 March 2018: 5,02,50,000 equity shares of ₹10/- each]		
25,000 6% Redeemable Cumulative Preference shares of ₹100/- each	25.00	25.00
(as at 31 March 2018: 25,000, Preference shares of ₹100/- each)		
1,00,000 0% Cumulative Preference Shares of Rs. 100/- each	100.00	100.00
(as at 31 March 2018: 1,00,000, Preference shares of ₹100/- each)		
Total	**5,150.00**	**5,150.00**
Issued, Subscribed and Paid-up		
4,60,00,000 Equity shares of ₹5/- each **[**Refer Note 19C]	2,300.00	2,300.00
(as at 31 March 2018: 2,30,00,000 equity shares of ₹10/- each)		
Total	**2,300.00**	**2,300.00**

Note 19A:- Terms, rights & restrictions attached to

1 .Equity Shares:-

The Company has only one class of equity shares having a face value of ₹. 5/- per share [PY: ₹.10/- per share] . Accordingly, all equity shares rank equally with regards to dividends & share in the Company's residual assets. The equity shares are entitled to receive dividend as declared from time to time. Each holder of equity shares is entitled to one vote per share. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amount. The distribution will be in proportion to the number of equity shares held by the shareholders.

2. Preference Shares:-

The company has two classes of preference shares having face value of ₹ 100/- each. The preference shares rank ahead of equity shares in the event of liquidation.

Note 19B:- Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting year

Particulars	As at 31st Mar 2019		As at 31st Mar 2018	
	Number of shares	**Amount**	**Number of shares**	**Amount**
Shares at the beginning of the year	23,000,000	2,300.00	28,437,345	2,843.73
Movement during the year		-	-	-
Addition on sub-division of share (Refer Note 19C)	23,000,000	-	-	-
Shares extinguished on buy back (Refer Note 19F(c))			5,437,345	543.73
Outstanding at the end of the year	**46,000,000**	**2,300.00**	**23,000,000**	**2,300.00**

Note 19C:-The shareholders of the Company have approved sub-division of equity shares of the Company from one (1) equity share of face value ₹ 10 each fully paid up into two (2) equity shares of face value ₹ 5 each fully paid up, with effect from April 6, 2018.

Note 19D:- Shares held by Holding Company, its Subsidiaries and Associates

Particular	As at 31st Mar 2019	As at 31st Mar 2018
By Holding company		
3,44,82,646 equity shares of ₹ 5/- each (March 31,2018: 1,72,41,323 equity shares of ₹ 10/- each) are held by Marathon Realty Private Limited	1,724.13	1,724.13

Note 19E:- Details of Shareholders holding more than 5% share in the company:-

Particulars	As at 31st Mar 2019		As at 31st Mar 2018	
	% holding	**No. of Shares**	**% holding**	**No. of Shares**
Marathon Realty Private Limited (Refer Note 19G)	74.96%	34,482,646	74.96%	17,241,323

Note 19F:- Equity shares movement during the 5 years preceding March 31, 2019.

(a) The Company has not issued any shares without payment being received in cash

(b) Equity shares issued as bonus:-

In FY 2015-16, the Company allotted 94,79,115 number of equity shares as fully paid up bonus shares by capitalisation of profits transferred from retained earnings amounting to ₹ 922.91 lakhs and capital redemption reserve amounting to ₹ 25 Lakhs, pursuant to an ordinary resolution passed after taking the consent of shareholders in General Meeting held on December 10,2015.

('c) Equity shares extinguished on buy-back

The Company bought back 54,37,345 number of equity shares for an aggregate amount of ₹ 14,952.69875 Lakhs being 19.12 % of the total paid up equity share capital at ₹ 275/- per equity share. The equity shares bought back were extinguished on July 6, 2017.

Note 19G:- Pursuant to a Scheme of Amalgamation (the Scheme) under section 230 to 232 of the Companies Act,2013 the National Company Law Tribunal, Mumbai Bench sanctioned a scheme of merger vide its order dated 23 July 2018,wherein Marathon IT Infrastructure Private Limited (MITI)-Transferor Company No 1 and Ithaca Informatics Private Limited (IIPL) - Transferor Company No 2, was merged with the Marathon Realty Private Limited (Transferee Company). The effective date of the merger is. April 01, 2016.

Marathon Nextgen Realty Ltd wich hitherto was a subsidiary of Ithaca Informatics Private Limited (IIPL) - Transferor Company No 2 post the merger automatically became a subsidiary of the Marathon Realty Private Limited

Note 19H:- Refer Note 50 for details relating to dividend

Note 20 - Other Equity

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Capital Reserve		
Opening balance	(1,301.19)	-
Add:- Capital reserve in respect of slump sale	-	(1,301.19)
Closing balance	**(1,301.19)**	**(1,301.19)**
(b) Capital Redemption Reserve		
Opening balance	543.73	-
Add:- Transferred from retained earning	-	543.73
Closing balance	**543.73**	**543.73**
(c) General Reserves		
Opening balance	19,478.70	33,887.67
Add:- Additions / (deletion) [Refer Note 19F(c)]	-	(14,408.96)
Closing balance	**19,478.70**	**19,478.70**
(d) Retained Earnings		
Opening balance	33,910.31	30,856.30
Add:- Profit for the year	3,147.78	3,874.57
Add:- Elimination effect	3,759.08	-
Less:- Equity dividend paid [Refer Note 48b]	(920.00)	(230.00)
Less:- Dividend distribution tax paid on equity dividend	(189.11)	(46.82)
Less:-Buy back of shares [Refer Note 19F(c)]	-	(543.73)
Closing balance	**39,708.06**	**33,910.32**
(e) Other Comprehensive Income		
Opening balance	19.60	10.15
Additions / (Deletions) during the year	(6.32)	9.44
Closing balance	**13.27**	**19.60**
Total	**58,442.58**	**52,651.17**

Note 20.1:- Nature and purpose of reserves:-

(a) Capital Reserve:-

As per provisions of Ind AS 103 'Business Combination', Capital reserve has been created which constitutes the difference between the fair market value and book value of the assets and liabilites arising out of the slum sale agreement that the company entered into with its Holding Company Marathon Realty Private Limited during the financial year 2017-18.

(b) Capital redemption reserve:-

As per Companies Act, 2013, capital redemption reserve is created when company purchases its own shares out of free reserves. A sum equal to the nominal value of the shares so purchased is transferred to capital redemption reserve. The reserve is utilized in accordance with the provisions of section 69 of the Companies Act, 2013.

(c) General reserve:-

The general reserve is a free reserve which is used from time to time to transfer profits from retained earnings for appropriation purposes. As the general reserve is created by a transfer from one component of equity to another and is not an item of other comprehensive income, items included in the general reserve will not be reclassified subsequently to statement of profit and loss.

(d) Retained Earnings :-

Retained earnings are the profits that the Group has earned till date, less any transfer to general reserve, dividends or other distributions paid to shareholders.

(e) Other Comprehensive Income (OCI):-

The Group has elected to recognize changes in the fair value of certain investments in equity shares in other comprehensive income. These changes are accumulated within the FVTOCI equity investment reserve within equity. Also Re-measurement of Defined Benefit Plan in respect of post employment are changed to Other Comprehensive Income.

Note 20.2:- Elimination effect is for differential treatment of interest between the Company and Joint Venture which is neutralized.

Note 21 - Non Controlling Interest

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) In respect of 33% holding in Sanvo Resorts Private Limited		-
Share in Equity Capital	0.33	-
Share in Pre-Acquisition Profit/ Reserves	1,387.35	-
Share in Profit for the period	2.28	-
Total	**1,389.96**	**-**

Note 22 - Borrowings : Non-Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Borrowings other than Related Parties		
Secured Loans		
(a) Term Loan from Banks	5,304.01	-
(b) Term Loan From Financial Institution / Others	31,585.61	20,780.76
(c) Deferred Payment Liabilities	154.21	-
	37,043.84	**20,780.76**
Less:- Current maturities disclosed under other current financial liabilities [Refer Note No.26]	1,739.03	9,126.50
Total	**35,304.80**	**11,654.26**

Note 22.1:- Terms of Repayment, Security and guarantees:-

Name of Lender	Sanction Amount	O/S as on 31-Mar-2019	O/S as on 31-Mar-2018	Other Details	
Kotak Mahindra Prime Limited	13,500.00	-	4,169.83	**Rate of Interest:-**	12.7% p.a. payable monthly.
				Repayment:-	7 equal monthly installment of ₹. 562.5 Lakhs and 8th installment of ₹.233 Lakhs.
				Security:-	1,35,871 sq.fts. of saleable area of 27(pt) to 30th floor and B 901 admeasuring 13,552 sq.fts. area of Marathon Future x

				Personal Guarantee	Personal Guarantee of Directors , Mr. Chetan R Shah and Mr. Mayur R Shah.
Kotak Mahindra Prime Limited	3,000.00	-	2,333.33	**Rate of Interest:-**	Base Rate minus 4.35% (i.e. 13.45% p.a.) payable monthly.
				Repayment:-	17 Monthly installment ₹166.00 Lakhs and 18th installment of ₹. 178.00 Lakhs commencing from 1.12.2017
				Security:-	26th floor and 27th (part) admeasuring 34,212 sq.ft. of saleable area of project Marathon Future x.
				Personal Guarantee:-	Personal Guarantee of Directors , Mr. Chetan R Shah and Mr. Mayur R Shah.
Kotak Mahindra Prime Limited	5,500.00	-	3,400.00	**Rate of Interest:-**	11.7% p.a. payable monthly
				Repayment:-	14 Monthly installment of ₹. 230.00 Lakhs and 15th installment of ₹. 180.00 Lakhs commencing from 01.10.2018
				Security:-	A 603, A 703, 26th floor and 27th (part) admeasuring 54,764 sq.ft. of saleable area of project Marathon Future x.
				Personal Guarantee:-	Personal Guarantee of Directors , Mr. Chetan R Shah and Mr. Mayur R Shah.
LIC Housing Finance Ltd	3,600.00	-	513.50	**Rate of Interest:-**	LHPLR minus 150 bps (i.e. 13.7%) payable monthly
				Repayment:-	2 monthly Installment of ₹. 200.00 Lakhs and 3rd installment of ₹. 113.00 Lakhs commencing from 1.7.2018
				Security:-	B 602 admeasuring 5619 sq.fts. of saleable area of project Marathon Future x.
				Personal Guarantee:-	Personal Guarantee of Directors , Mr. Chetan R Shah and Mr. Mayur R Shah.
LIC Housing Finance Ltd	5,408.00	-	2,980.00	**Rate of Interest:-**	LHPLR minus 270 bps (12.5%p.a.) payable monthly
				Repayment :-	13 monthly installment of ₹. 225.00 Lakhs commencing from 20.04.2019 and 14 th installment of ₹55.00 Lakhs.
				Security:-	2401,2402,2404, 2501, 2502,2503, 2504 admeasuring 56,520 sq.ft. of saleable area of project Marathon Future x.
				Personal Guarantee:-	Personal Guarantee of Directors , Mr. Chetan R Shah and Mr. Mayur R Shah.

L & T Infrastructure Finance Co. Ltd	19,500.00	2,599.54	2,467.55	**Rate of Interest:-**	MCLR plus 3.9 % i.e. 15.85% p.a. payable monthly.
				Repayment:-	8 equal quarterly installment after the moratorium period of 60 months.
				Security:-	FSI of 26,253.15 sq mtrs of land of the Phase I, II & III of the project Marathon Embrace.
				Personal Guarantee:-	Personal Guarantee of Directors, Mr. Chetan R Shah and Mr. Mayur R Shah.
L & T Infrastructure Finance Co. Ltd	5,000.00	4,925.65	4,916.54	**Rate of Interest:-**	MCLR plus 3.9 % i.e. 16.45% p.a. payable monthly.
				Repayment :-	Two annual equal installment of ₹. 2500 Lakhs after moratorium period of 7 years.
				Security :-	FSI of 26,253.15 sq.mtrs. of land of the Phase I, II & III of the project Marathon Embrace.
				Personal Guarantee:-	Personal Guarantee of Directors, Mr. Chetan R Shah and Mr. Mayur R Shah.
LIC Housing Finance Ltd	13,600.00	13,097.04	-	**Rate of Interest:-**	LHPLR minus 3% (11.60% p.a.) payable monthly.
				Repayment :-	180 Equal Monthly installment of ₹. 160.07 Lakhs.
				Security :-	B-901, C-901, A-2102/03, A-2603,A-2402, A-2404, A-2604, A-603 admeasuring 87,118 sq.fts. of Saleable area of Marathon Future X.
				Personal Guarantee:-	Personal Guarantee of Directors, Mr. Chetan R Shah and Mr. Mayur R Shah.
Kotak Mahindra Investment Ltd	11,000.00	4,949.40	-	**Rate of Interest:-**	MCLR plus 3.9% (i.e. 12.9% p.a.) payable Monthly.
				Repayment :-	24 equal monthly installment commencing from 25th month from the date of disbursement.
				Security :-	FSI of 27th to 30th floor of Marathon Future x.
				Personal Guarantee:-	Personal Guarantee of Directors, Mr. Chetan R Shah and Mr. Mayur R Shah.
Standard Chartered Bank	5,400.00	5,309.52	-	**Rate of Interest:-**	MCLR Plus 0.40% (i.e. 9.8%p.a.) payable monthly.
				Repayment:-	In 144 months. Lease rent of 37,114 sq fts of area of Marathon Future x.
				Security:-	B - 602, A-603, A- 2601 admeasuring 37,114 sq.fts. of leased out area in Marathon Future X.
				Personal Guarantee:-	Personal Guarantee of Directors, Mr. Chetan R Shah and Mr. Mayur R Shah.

Deferred Payment Liabilities -Equipment loan from HDFC Bank	128.00	128.00	-	**Rate of Interest:-** 9.85% p.a. payable monthly **Repayment:-** 23 equal monthly instalment of ₹ 62.2530/- Lakhs **Security:-** Premises situated at Ground floor shop No 8 and shop No 5 to 13 on Mezzanine floor at Marathon Maxima owned by group company Vinotak Investment Private Limited. And DSRA of ₹ 15/- Lakhs
Deferred Payment Liabilities-Vehicle Loan from Kotak Mahindra Prime Ltd	38.00	26.21	-	**Rate of Interest:-** rages between 9% to 11% p.a. **Repayment:-** 59 Equal monthly instalment as per terms of Sanctioned **Security:-** hypothication on Vehicle
Piramal Finance Ltd	13,500.00	6,008.48	-	**Rate of Interest:-** 11.75% p.a. on construction loan payable monthly & there is reduction in interest rate on achiving required sales. **Repayment:-** 12 equal quarterly instalment after the completion of moratorium period of 36 months from the date of first disbursement. **Security:-** Land area 6.68 acres of land having 28,57,746 sq fts of saleble area consisting of 12 towers being developed by subsidiary company Sanvo resorts private Ltd and personal guarantee of Directors of the company. DSRA for one month interest
Amount disclosed under current financial liabilities [Refer Note 28]		(1,739.03)	(9,126.50)	
		35,304.80	**11,654.26**	

Note 23 - Other Financial Liabilities : Non-Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Carried at amortised cost		
(a) Other payable (Expenses) [Refer Note 23.1]	23.67	21.60
(b) Lease Rent Deposits Received	326.31	-
Total	**349.98**	**21.60**

Note 23.1:- Other Payable includes rent and municipal taxes payable to Bombay Port Trust relating to a cotton godown situated at Sewree. Discussions are on with the Port Trust authorities to settle the matter.

Note 24 - Provisions : Non Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Provision for Employee Benefits		
(a) Gratuity [Refer Note 44]	156.86	63.33

(b) Compensated Absences	57.84	19.58
Total	**214.70**	**82.91**

Note 25 - Other Non Current Liabilities

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Deferred Rent	93.67	-
Total	**93.67**	**-**

Note 26 - Borrowings : Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
(a) Secured Borrowings - at Amortised cost:		
From Bank- Cash Credit Facility	12.59	-
From Financial Institutions	2,047.00	-
Total Secured Borrowings (A)	**2,059.59**	**-**
(b) Unsecured Borrowings - at cost:		
Loans from related parties [Refer Note 49]	3,823.85	-
Total Unsecured Borrowings (B)	3,823.85	-
Total (A+B)	**5,883.44**	**-**

Note 26.1:- Terms of Repayment, Security and guarantees:-

Name of Lender	Sanction Amount	O/S as on 31-Mar-2019	O/S as on 31-Mar-2018	Other Details	
Piramal Finance Ltd	3,500.00	12.59	-	**Rate of Interest:-**	12.5% p.a. payable monthly and there is reduction in interest rate on achiving required sales.
				Repayment:-	within 60 months from the date of first disbursement
				Security:-	Land area 6.68 acres of land having 28,57,746 sq fts of saleble area consisting of 12 towers being developed by subsidiary company Sanvo resorts private Ltd and personal guarantee of Directors of the company. DSRA for one month interest
Axis Bank Ltd	3412.50	12.59	-	**Rate of Interest:-**	8.35% p.a. payable monthly
				Repayment:-	payable on demand
				Security:-	Term deposits of ₹ 3500/- Lakhs

Note 27 - Trade Payables : Current

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Carried at amortised cost		
(a) Due to Micro, Small and Medium Enterprises [Refer Note 44]	55.33	-
(b) Total outstanding other than Micro, Small and Medium Enterprises	14,371.42	11,037.52
Total	**14,426.75**	**1,137.52**

Note 28 - Other Financial Liabilities : Current

Particulars	**As at 31st Mar 2019**	**As at 31st Mar 2018**
Carried at amortised cost		
(a) Current maturities of long-term debt	1,739.03	9,126.50
(b) Interest accrued but not due on long-term borrowing	180.24	54.58
(c) Unpaid dividend	19.19	15.40
(d) Director's remuneration payable	35.53	36.00
(e) Society dues [Refer Note 28.1]	665.46	662.16
(f) Other Payable	86.47	397.89
(g) Book overdraft	525.20	-
Total	**3,251.12**	**10,292.54**

Note 28.1:- Society Dues payable are after netting off of Fixed Deposit and interest accrued thereon of ₹ 52.07 lakhs (PY: ₹52.07 lakhs).

Note 29 - Provisions : Current

Particulars	**As at 31st Mar 2019**	**As at 31st Mar 2018**
Provision for Employee Benefits		
(a) Gratuty [Refer Note](Refer Note 44)	8.09	4.54
(b) Compensated Absences	17.12	10.50
Total	**25.21**	**15.04**

Note 30 - Other Current Liabilities

Particulars	**As at 31st Mar 2019**	**As at 31st Mar 2018**
(a) Statutory dues	174.36	55.97
(b) Advance from customers against sale of flats	27,777.30	414.10
(c) Deferred Rent	20.54	-
(d) Advance lease rent received	13.66	-
(e) Others- Provision for expenses	64.92	-
Total	**28,050.77**	**470.07**

Note 31 - Revenue from Operations **(₹ in Lakhs)**

Particulars	**Year Ended 31st Mar 2019**	**Year Ended 31st Mar 2018**
(a) Sale of property (Commercial & Residential)	1,302.41	1,300.00
(b) Income from hiring and other charges	23.32	15.21
(c) Income from Rental	336.81	-
(d) Deferred Rent Income	13.08	-
(e) Interest Income from Project Advances [Refer Note 31.1]	6,548.66	5,615.56
Total	**8,224.27**	**6,930.77**

Note 31.1:- Company has invested in joint venture projects either directly or by way of loans in projects in which Company is a co-venturer. The Company has been advised that such Joint Ventures are an extension of its own business and on the basis of opinion given, interest on these loans and advances is recognised as operating income in the statement of Profit and Loss.

Note 32 - Other Income

Particulars	**Year Ended 31st Mar 2019**	**Year Ended 31st Mar 2018**
(a) Interest Income		
(1) Interest income on Fixed Deposits	17.56	0.02
(2) Interest on bank guarantee	-	50.48
(3) Interest on staff loan	0.51	0.11
(4) Interest on Income Tax Refund	-	0.05

(5) Interest on Loans and advances and others	15.53	-
(b) Other gains and losses		
(1) Fair Value gain on financial assets (mutual fund)	22.52	8.09
(c) Other Income		
(1) Booking Cancellation Charges	0.85	-
(2) Miscellaneous income	10.14	3.30
(3) Miscellaneous balance w/back	0.08	-
(4) Profit/(loss) on Sale of Property, Plant and Equipments	0.03	-
Total	**67.20**	**62.06**

Note 33 - Project Development Expenses

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Project cost incurred		
(1) Consumption of material	104.08	287.67
(2) Contract cost, labour and other charges	826.16	15,290.77
(3) Approval costs	58.54	76.33
(4) Acquisition in slump sale	-	11,155.56
(5) Finance cost	1,342.38	579.43
(6) Depreciation on Plant & Machinery	6.87	-
(7) Lease Rent	3.76	-
Total	**2,341.79**	**27,389.76**

Note 34 - Change in Inventory of Finished Goods and Construction work in Progress

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Opening Inventory		
(i) Construction work in progress	18,326.61	1,681.29
(ii) Finished Inventories	9,881.35	310.50
Total Opening Inventory (a)	**28,207.95**	**1,991.79**
(b) Add:- Addition of acquisition of subsidiary	22,741.46	-
Less:		
(c) Closing Inventory		
(i) Construction work in progress	43,276.73	18,326.61
(ii) Finished Inventories	7,912.89	9,881.35
Total Closing Inventory (c)	**51,189.62**	**28,207.95**
Less: (d) Transfer to investment [Refer Note 4.1]	1,030.37	-
(Increase) / Decrease in value (a+b-c-d)	**(1,270.57)**	**(26,216.16)**

Note 35 - Employee Benefits Expense

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Salaries and wages	395.66	320.12
(b) Bonus and Incentive	28.80	15.02
(c) Gratuity [Refer Note 42]	11.31	17.53
(d) Contribution to provident and other funds	39.77	16.19
(e) Leave Salary	19.74	22.66
(f) Directors Remunerations	115.84	119.20
(g) Staff welfare expenses	5.05	1.10
Total	**616.17**	**511.82**

Note 36 - Finance Cost

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Interest expenses	3,373.40	1,005.08
(b) Other borrowing cost	69.80	30.00
(c) Interest on delayed payment	1.27	-
(d) Unwinding of discount on Financial Liabilities at amortised cost	13.86	-
Total Finance Cost	**3,458.32**	**1,035.08**
Less:- Finance Cost Capitalised to Construction work in progress	1,342.38	579.43
Total	**2,115.94**	**455.65**

Note 37 - Other Expenses

Particulars	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Advertisement, Promotion & Selling Expenses	8.25	14.88
(b) Compensation,Commission & Brokerage Expenses	87.05	7.53
(c) Directors sitting fees	9.30	10.00
(d) Power and Fuel	1.94	1.49
(e) Telephone & Internet Expenses	2.07	-
(f) Rent including lease rentals	241.39	240.53
(g) Repairs and Maintenance	7.60	-
'Maintenance charges Properties	335.45	-
(h) Insurance	8.07	4.46
(i) Rates & Taxes	186.40	26.33
(j) Security Charges	98.62	40.76
(k) Travelling and Conveyance	5.08	8.82
(l) Printing & Stationery	5.77	7.22
(m) Legal and professional fees	101.51	196.45
(n) Payment to Auditors [Refer Note 37.2]	12.00	12.00
(o) Provision for doubtful debts	-	14.12
(p) Donation and Contribution	4.19	-
(q) CRS Expenses [Refer Note 51]	175.25	185.00
(r) Loss due to Fire [Refer Note 37.1]	-	23.70
(s) Miscellaneous Expenses	39.53	129.86
Total	**1,329.47**	**923.17**

Note 37.1:- The Net loss of Rs. 23.70 Lakhs is on account of accidental fire at Marathon Innova IT Commercial complex building on November 1,2016 due to which part of the building was damaged. The amount of loss due to fire is after adjusting insuramce claim of Rs. 10.74 Lakhs.

Note 37.2:- Payment to Auditor

Particular	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Services as statutory auditors	10.50	10.50
(b) Tax audit	1.50	1.50
Total	**12.00**	**12.00**

Note 38 - Depreciation and Amortisation

Particular	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Depreciation on property, plant and equipment	17.70	20.60
(b) impairment of Property Plant & Equipment	-	17.17
Less:- Capitalised to Project	6.87	-
Depreciation Charged to Profit and Loss A/c	**10.83**	**37.77**
(c) Depreciation on investment property	169.80	38.01
Total (a+c)	**180.62**	**75.78**

Note 39 - Tax Expenses

Tax expense/(credit) recognized in the Statement of Profit and Loss

Particular	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
(a) Current tax		
Current Tax on taxable income for the year	642.30	826.52
Total current tax expense	**642.30**	**826.52**
(b) Deferred tax		
Deferred tax charge/(credit)	15.46	(0.54)
Total deferred income tax expense/(credit)	**15.46**	**(0.54)**
(c) Adjustment of Tax related to earlier period	**(70.86)**	**(64.16)**
Total tax expense (a+b+c)	**586.90**	**761.82**

A) Reconciliation of the income tax expenses to the amount computed by applying the statutory income tax rate to the profit before income taxes is summarized below:

Particular	Year Ended 31st Mar 2019	Year Ended 31st Mar 2018
Enacted income tax rate in India applicable to the Company	29.12%	34.61%
Profit before tax	**2,978.05**	**3,852.81**
Current tax expenses on Profit before tax expenses at the enacted income tax rate in India	867.21	1,333.38
Tax effect of the amounts which are not deductible/(taxable) in calculating taxable income	(7.53)	27.55
Permanent Disallowances		
Deduction under section 23 and 24 of the Income Tax Act	33.42	-
Deduction under section 43 of the Income Tax Act	134.03	(2.14)
Share of Profit from Firm/LLP	-	-
Other items	23.83	32.01
MAT Credit Utilised	41.18	449.44
Total income tax expense/(credit)	**642.29**	**826.52**
Effective Tax Rate	**21.577**	**21.457**

Note 40 - Earning Per Share

Particular	As at 31st Mar 2019	As at 31st Mar 2018
Earning per Share has been computed as under:		
Profit/(Loss) for the year	3,147.78	3,874.57
Weighted average number of equity shares outstanding [Refer Note 40.1]	460.00	488.90
Earning per Share (₹)- Basic and Diluted (Face value of ₹ 5 per share)	**6.84**	**7.93**

Note 40.1:- As per Ind 33 - Earning Per Share, EPS of March 31,2018 has been restated to give effect of splitting of face value of share [Refer Note 19C]

Note 41:- Contingent liabilities (to the extent not provided for) **(₹ in Lakhs)**

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Claims against the Company not acknowledged as debts in respect of past disputed liabilities of		
(a) Income Tax (Refer Note 41.1)	4.31	4.31
(b) Sales Tax (Refer Note 41.2 and 41.3)	430.47	430.47
('c) Central Excise (Refer Note 41.4 and 41.7)	182.74	105.41
(d) Provident Fund (Refer Note 41.5)	38.83	38.83
(e) Service Tax (Refer Note 41.8)	395.00	-
(f) Employee State Insurance Corporation(Refer Note 41.6)	8.67	8.67
(g) Others [Refer Note 41.9]		

Note 41.1:- The Company has received orders passed u/s 143(3) r.w.s 147 read with Section 148 of Income Tax Act'1961 for AY 2010-11, 2011-12 and 2012-13 raising demand of ₹ 4.31 Lakhs . The company has filed appeals against these orders before the Commissioner of Income Tax. Matter. The matter is pending for hearing. Department has adjusted entire demand against Refund of a subsequent assessment year.

Note 41.2:- The Sales Tax Department of the Government of Maharashtra has completed the VAT assessments with respect to the returns filed by the Company on the sale of flats to the customers during the period beginning from June 2006 till March 2010 and determined the VAT and resultant interest and penalty. In FY 2016-17, The Company has availed an amnesty scheme under the Maharashtra Settlement of Arrears in Disputes Bill, 2016 in respect VAT for the period 2006 to 2008 and 2009-10. The liability assessed under amnesty scheme by nodal department has been duly discharged by the company. Subsequently September, 2017, the Assistant Commissioner of Sales Tax - Investigation had suo moto passed an ex parte order raising a demand of ₹ 4,590.10 Lakhs along with applicable interest and penalties for the financial years 2006-07,2007-08 and 2009-10. The Company has challenged the order passed by the investigation wing and filed the appeal with Deputy Commissioner of Sales Tax and paid applicable fees of ₹ 459 Lakhs as duty under protest. The said matter is pending for hearing.

Note 41.3:- The Sales Tax department has issued notice of demand u/s 32 of The Maharashtra Value Added Tax Act, 2002 dated 26th February, 2015 for ₹ 430.46/- lakhs for the period 01.04.2008 to 31.03.2009. The said demand is under appeal and the Company expects that there will not be any liability on the same in future.

Note 41.4:- The company had received the demands from Central Excise department for various years against which company is under appeal before the appellate authorities. These matter pertain to the periods when the company was engaged in the manufacture of textiles.

Note 41.5:- The Employees Provident Fund Organization have issued a show cause notice against the Company raising a claim of ₹ 38.83 lakhs purportedly being arrears pertaining to damages and delayed payment of interest. The Company has appealed against the order in the Provident Fund Appellate Tribunal and pending hearing the recovery of principal interest and damages has been stayed.

Note 41.6:- The Employees' State Insurance Corporation has raised a claim of ₹ 8.67 Lakhs purportedly being arrears of contribution, damages and delayed payment interest. The company has preferred an appeal in the ESIC court.

Note 41.7:- The Service Tax Department has passed an order for AY 12-13 to 2015-16 to Subsidiary Sanvo Resorts Private Limited (SRPL), contending that Cenvat credit availed by the SRPL relating to the construction of rental buildings to be handed over to the MMRDA needs to be reversed as SRPL is not entitled to it as there is no output liability inrespact of such input. Total reversal is ₹. 395 Lakhs of the input credit availed and penalty is of ₹. 285 Lakhs. The SRPL has filed an appeal against the order with the Commissioner, CGST and Central Excise, and has paid a deposit of 7.5% of the amount on the cenvat credit as deposit for filing the appeal.

Note 41.8:- The Subsidiary Company, SRPL has received demand of ₹.77.33 lakhs from Central Excise department for liability inrepect of captive consumption of ready mix concrete. SRPL has filled appeal against such order to commissioner of Central Excise and paid deposits of ₹.15.00/- Lakhs.

Note 41.9:- Other Contingent Liabilities of Subsidiary, Sanvo Resorts Private Limited

(i) Complaint filled for delay in possession of project to RERA Authorities

(ii) Income Tax demand AY 2016-17 and AY 2017-18 of ₹.20.50 Lakhs

(iii) Bank guarantees of ₹. 45 Lakhs

(iv) Loan taken against letter of credit ₹. 357.45 Lakhs

Note 42:- Lease

"The group has been operating from the premises owned by Holding Company Marathon Realty Private Limited. The Group had entered into formal agreement for payment of rent on the premises occupied by it. The rental payable per month has been ₹ 20.00 lakhs per month. The lease does not have any non-cancellable portion. Tenure of the lease agreement is valid till 31st March 2021. Total rent charged to the Statement of Profit and Loss is ₹ 240 lakhs (Previous year ₹ 241.39 lakhs)"

Note 43:- Disclosure as per Ind AS 115:-

(a) The Group is primarily engaged in the business of construction, development, Leasing and sale of commercial and residential real estate projects. The core business activities are carried out under various business model likes own development, through joint ventures and joint development and other arrangements with third parties.

Revenue from Operations (₹ in Lakhs)

Particulars	As at 31st Mar 2019	As at 31st Mar 2018
Revenue from contract with customers as per note 29	1,302.41	1,300.00
Add/Less:- Other adjustement	-	-
Total revenue as per contracted price	**1,302.41**	**1,300.00**

(b) Contract Balances:-

The following table provides information about receivables, contract assets and contract liabilities from contracts with customers

(₹ in Lakhs)

Particulars	As at 31st Mar 2019
Receivables which are included in Trade and other receivables	
Trade Receivable	
- Amount due from customers on construction contract	31,599,734
Contract assets	
- Accrued value of work done net off provision (Unbilled Revenue)	-
Contract liabilities	
- Amount due to customers under construction contracts (Excess Received)	-
- Advance from customer	27,777.30

Significant changes in contract asset and contract liabilities balances during the year are as follows:

(₹ in Lakhs)

Particulars	As at 31st Mar 2019
(A) Due from contract customers	
At the beginning of the reporting period (Para 116 (a))	-
Cost incurred for perfomance obligation	-
Progress billings made towards contracts-in-progress	-
Due from contract customers impaired during the reporting period (Para 118)	-
Significant change due to other reasons (Eg. Business acquisition etc.)	-
At the end of the reporting period (Para 116 (a))	-
(B) Due to contract customers:	
At the beginning of the reporting period (Para 116 (a))	414.10
Revenue recognised that was classified as due to contract customers at the beginning of the reporting period (Para 116 (b))	-
Progress billings made towards contracts-in-progress	-
Addition on acquisition of subsidiary	27,385.75
Significant change due to other reasons (Para 118)	(22.55)
At the end of the reporting period (Para 116 (a))	**27,777.30**
Total (A+B)	**27,777.30**

The Group has adopted Ind AS 115 'Revenue from Contracts with Customers' effective 1 April 2018. The Company has elected the option of the modified retrospective approach and there is no material impact on the measurement of revenue and retained earnings as of 1 April 2018. The presentation of certain contract related balances have been changed for the current year only and the previous year balances continues to be disclosed as done in the previous year, in compliance with the requirements of Ind AS 115.

Note 44:- Employee Benefits

The details of employee benefits as required under Ind AS 19 'Employee Benefits' is given below

(A) Defined Contribution Plan:

Amount recognized as an expense in the Statement of Profit and Loss in respect of Defined Contribution Plans (Provident funds and others) is ₹. 39.77/- Lakhs (Previous Year – ₹. 16.19/- Lakhs)

(B) leave obligation :-

The leave obligations cover the Group liability for sick and earned leave. The amount of provision made is ₹. 74.95/- Lakhs (Previous year - ₹. 30.07/- Lakhs) and amount recognised in the statement of Profit Loss as Leave salary expenses ₹. 19.74 Lakhs (Previous year - ₹. 22.66/- Lakhs)

(C) Defined benefit plan:

Gratuity is a defined benefit plan covering eligible employees. The plan provides for a lump sum payment to vested employees on retirement, death while in employment or termination of employment of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of five years of service.

Disclosure as required under Ind AS 19 on "Employee Benefits" in respect of defined benefit plan is as under:

i. The amount included in the balance sheet arising from the entity's obligation in respect of its defined benefit plans is as follows:

Particulars	As at 31 March 2019	As at 31 March 2018
Present value of un-funded defined benefit obligation	164.95	67.87
Fair value of plan assets	-	-
Restrictions on asset recognized	-	-
Others	-	-
Net liability arising from defined benefit obligation	**164.95**	**67.87**

ii. Movement in the present value of defined obligation (DBO) during the year representing reconciliation of opening and closing balances thereof are as follows:

(₹ in Lakhs)

Particulars	As at 31 March 2019	As at 31 March 2018
Present value of benefit obligation at the beginning of the year	67.87	39.67
Current service cost	5.60	3.93
Past Service cost	-	12.78
Interest cost	5.59	2.79
Re-measurements on obligation [Actuarial (Gain) / Loss] :		
Actuarial (gains)/ losses arising from changes in demographic assumption	-	3.74
Actuarial (gains)/ losses arising from changes in financial assumption	0.39	(2.29)
Actuarial (gains)/ losses arising from changes in experience adjustment	8.47	12.99
Benefits paid	(2.50)	(5.73)
Addition on acquisition of subsidiary	79.53	-
Present value of Defined Benefit Obligation as at end of the year.	**164.95**	**67.87**

iii. Analysis of Defined Benefit Obligations **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
Defined benefit obligations as at 31 March	164.95	67.87
Fair value of plan assets as at 31 March	-	-
Net Asset/(Liability) recognised in Balance sheet as at 31 March	**164.95**	**67.87**

iv. Expenses recognized in the statement of profit and loss **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
Current service cost	5.60	3.93
Past service cost	-	12.78
Net Interest expense	5.59	2.79
Addition on acquisition of subsidiary	0.12	-
Components of defined benefit costs recognised in profit or loss	**11.31**	**19.50**

v. Amount recognised in statement of Other Comprehensive Income **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
Actuarial (Gain)/Loss		
(i) arising from changes in demographic assumption	-	3.74
(ii) arising from changes in financial assumption	0.39	(2.29)
(iii) arising from changes in experience assumption	8.47	12.99
Addition on account of acquisition of subsidiary	0.05	-
Total amount recognised in the statement of other comprehensive income	**8.91**	**14.44**

vi. Actual Contribution and benefit payments for the year **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
Actual benefit paid directly by the Group	(2.50)	(5.73)
Actual contributions	(2.50)	(5.73)

vii. Principal Actuarial Assumptions for gratuity **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
Discount Rate	7.80%	7.85%
Expected Rate of Increase in compensation levels	7.00%	7.00%
Expected Rate of Return on Plan Assets	0.00%	0.00%
Expected Average Remaining working lives of employees (Years)	36.61	37.67
Mortality Rate	IALM (2006-08) Ultimate	IALM (2006-08) Ultimate
Withdrawal Rate	Ages 20 - 30 : 10% Ages 31 - 40 : 5% Ages 41 & above : 2%	Ages 20 - 30 : 10% Ages 31 - 40 : 5% Ages 41 & above : 2%

a. The discount rate is based upon the market yields available on Government bonds at the accounting date with a term that matches that of the liabilities.

b. Expected Rate of Return of Plan Assets: This is based on the expectation of the average long term rate of return expected on investments of the Fund during the estimated term of obligations.

c. Salary Escalation Rate : The estimates of future salary increases considered takes into account the inflation, seniority, promotion and other relevant factors

d. Withdrawal Rate: It is the expected employee turnover rate and should be based on the Group's past attrition experience and future withdrawal expectations.

viii. Disclosure related to indication of effect of the defined benefit plan on the entity's future cash flows:

Expected benefit payments for the year ending: **(₹ in Lakhs)**

Particulars	As at 31 March 2019	As at 31 March 2018
31 March, 2019	-	4.54
31 March, 2020	8.09	3.32
31 March, 2021	23.31	10.97
31 March, 2022	8.27	3.16
31 March, 2023	7.68	5.55
31 March, 2024	9.19	-
31 March 2024 to 31 March 2028	-	27.95
31 March 2025 to 31 March 2029	62.96	-

Weighted Average duration of defined benefit obligation: 15.32 Years (Previous Year: 12.31 Years)

viii. Sensitivity analysis: A quantitative sensitivity analysis for significant assumption as at 31 March 2019 is as shown below:

(₹ in Lakhs)

DBO Rates Types	Discount Rate		Salary Escalation Rate		Withdrawal Rate	
Year	**1% Increase**	**1% Decrease**	**1% Increase**	**1% Decrease**	**1% Increase**	**1% Decrease**
31 March, 2019	(15.69)	18.58	12.05	(11.64)	4.54	(5.31)
31 March, 2018	(5.91)	6.89	4.38	(4.00)	1.98	(2.27)

The sensitivity results above determine their individual impact on Plan's end of year Defined Benefit Obligation. In reality, the plan is subject to multiple external experience items which may move the defined Benefit Obligation in similar or opposite directions, while the Plan's sensitivity to such changes can vary over time.

ix. Employee benefit plans

The plans typically expose the company to the actuarial risks such as: investments risk, interest risks, longevity risk and salary risk

Investment risk

ix. Employee benefit plans

The plans typically expose the company to the actuarial risks such as: investments risk, interest risks, longevity risk and salary risk

Interest risk	A decrease in the bond interest rate will increase the plan liability; however, this will be partially offset by an increase in the return on the plan's debt investments.
Longevity risk	The present value of the definqed benefit plan liability is calculated by reference to the best estimate of the mortality of plan participants both during and after their employment. An increase in the life expectancy of the plan participants will increase the plan's liability.
Salary risk	The present value of the defined benefit plan liability is calculated by reference to the future salaries of plan participants. As such, an increase in the salary of the plan participants will increase the plan's liability.

Note 45 - Segment Information

The Group is engaged in Real Estate. The operations of the company do not qualify for reporting as separate business segments as per the criteria set out under Indian Accounting Standard 108 (IND AS-108) on "Operating Segments". The Company is operating in India hence there is no reportable geographic segment. Accordingly no disclosure is required under IND AS - 108.

Note 46 - Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006

(₹ in Lakhs)

Particulars	As at 31 March 2019	As at 31 March 2018
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	55.18	-
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	0.14	-
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	-	-
(iv) The amount of interest due and payable for the year	0.14	-
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	0.14	-

Note 46.1:- Disclosure of payable to vendors as defined under the "Micro, Small and Medium Enterprise Development Act, 2006" is based on the information available with the Goup regarding the status of registration of such vendors under the said Act, as per the intimation received from them on requests made by the Group.

Note 47 - Details of Corporate Social Responsibility (CSR) expenditure

As per section 135 of the Companies Act, 2013, amount required to be spent by the Group is computed at 2% of its average net profit for the immediately preceding three financial years, on Corporate Social Responsibility (CSR)

(₹ in Lakhs)

Particulars	As at 31 March 2019	As at 31 March 2018
Amount required to be spent as per Section 135 of the Act	173.84	183.16
Amount spent during the year on:		
(i) Construction / acquisition of an asset	-	-
(ii) On purpose other than (i) above (for Education purpose) [Refer Note 51]	175.25	185.00

Financial instrument Disclosure:-

Noate 48:- Capital Risk Management

The Group's capital management objectives are:

- to ensure the Group's ability to continue as a going concern

- to maximize the return to stakeholders through the optimization of the debt and equity balance

The Group monitors capital on the basis of the carrying amount of equity as presented on the face of the statement of financial position. The Group sets the amount of capital in proportion to its overall financing structure, i.e. equity and financial liabilities. The Group manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets.

a) Gearing Ratio:

The Gearing ratio at the end of the reporting period are as follows: **(₹ in Lakhs)**

Particulars	**As at 31 March 2019**	**As at 31 March 2018**
Debt* (A)	41,188.24	11,654.26
Cash and bank balances (B)	781.92	1,048.92
Net Debt C=(A-B)	**40,406.32**	**10,605.34**
Total Equity (D)	62,132.54	54,951.17
Net debt to equity ratio (C/D)	65%	19%

*Debt is defined as long-term and short-term borrowings including interest accrued on borrowings

b) Dividend Paid **(₹ in Lakhs)**

Particulars	**As at 31 March 2019**	**As at 31 March 2018**
Equity shares		
Final dividend for the year ended 31 March 2018 of ₹. 2/- of ₹. 5/- [Refer Note 19C]	920.00	
(31 March 2017 – ₹. 1/-) per fully paid share of ₹ 10/- has been distributed		230.00
based on approval by the shareholders at the AGM held on 19th September, 2018		
Dividends not recognised at the end of the reporting period		
In addition to the above dividends, since year end the directors have recommended the payment of a final dividend of ₹ 0.50 per fully paid equity share (31 March 2018 – ₹. 2/-). This proposed dividend is subject to the approval of shareholders in the ensuing annual general meeting.	115.00	920

Note 49:- Financial risk management

a) The carrying value of financial instruments by categories as of March 31, 2019 is as follows: **(₹ in Lakhs)**

Particulars	**Fair value through P&L**	**Fair value through OCI**	**Amortised cost**	**Total carrying value**
Assets:				
Cash and cash equivalents	-	-	781.92	781.92
Other balances with banks	-	-	3,739.41	3,739.41
Trade receivables	-	-	550.49	550.49
Investments (Other than investment in equity instruments of Subsidiaries)	329.42	-	0.28	329.70
Loans	64,418.46	-	-	64,418.46
Other financial assets	-	-	841.73	841.73
Total	**64,747.88**	**-**	**5,913.83**	**70,661.72**
Liabilities:				
Trade and other payables	-	-	14,426.75	14,426.75
Borrowings	41,188.24	-	-	41,188.24
Other financial liabilities	326.31	-	3,274.78	3,601.10
Total	**41,514.55**	**-**	**17,701.53**	**59,216.09**

b) The carrying value of financial instruments by categories as of March 31, 2018 is as follows: **(₹ in Lakhs)**

Particulars	Fair value through P&L	Fair value through OCI	Amortised cost	Total carrying value
Assets:				
Cash and cash equivalents	-	-	1,048.92	1,048.92
Other balances with banks	-	-	15.15	15.15
Trade receivables	-	-	3.92	3.92
Investments (Other than investment in equity instruments of Subsidiaries)	285.28	-	0.28	285.56
Loans	43,900.09	-	-	43,900.09
Other financial assets	-	-	89.21	89.21
Total	**44,185.37**	**-**	**1,157.48**	**45,342.85**
Liabilities:				
Trade and other payables	-	-	11,037.52	11,037.52
Borrowings	11,654.26	-	-	11,654.26
Other financial liabilities	-	-	10,314.14	10,314.14
Total	**11,654.26**	**-**	**21,351.65**	**33,005.91**

Financial risk management Objectives:-

In the course of its business, the Group is exposed primarily to fluctuations in interest rates, equity prices, liquidity and credit risk, which may adversely impact the fair value of its financial instruments. The Group assesses the unpredictability of the financial environment and seeks to mitigate potential adverse effects on the financial performance of the Company.

I) Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk comprises three types of risk: currency risk, interest rate risk and other price risk such as equity price risk and commodity price risk. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

Future specific market movements cannot be normally predicted with reasonable accuracy.

Currency risk: The Group does not have material foreign currency transactions. The company is not exposed to risk of change in foreign currency.

Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group fixed rate borrowings are not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

Profit or loss is sensitive to higher/lower interest expense from variable rate borrowings as a result of changes in interest rates.

(₹ in Lakhs)

Interest Rate Sensitivity	Increase or decrease in Basis Point	Effect on Profit before tax
For the year ended March 31,2019	+1.00	(308.81)
	-1.00	308.81
For the year ended March 31,2018	+1.00	(132.11)
	-1.00	132.11

Interest rate sensitivity has been calculated assuming the borrowings outstanding at the reporting date have been outstanding for the entire reporting period. The interest rate profile of the Group's interest-bearing financial instruments as reported is as follows.

(₹ in Lakhs)

Particular	As at 31 March 2019	As at 31 March 2018
Fixed-rate instruments		
Borrowings	12,046.13	7,569.83
Floating rate instrument		
Borrowings	30,881.15	13,210.93

Other price risk:

The Group is not exposed to equity price risks arising from equity investments. Equity investments are held for strategic rather than trading purposes. The Group does not actively trade these investments.

II) Credit risk

Credit risk is the risk of financial loss arising from counterparty failure to repay or service debt according to the contractual terms or obligations. Credit risk encompasses of both, the direct risk of default and the risk of deterioration of creditworthiness as well as concentration of risks. Credit risk is controlled by analysing credit limits and creditworthiness of customers on a continuous basis to whom the credit has been granted after obtaining necessary approvals for credit.

Financial instruments that are subject to concentrations of credit risk principally consist of trade receivables, unbilled revenue, investments, derivative financial instruments, cash and cash equivalents, bank deposits and other financial assets. None of the financial instruments of the Group result in material concentration of credit risk.

Credit Risk management :-

(i) Credit risk rating:-

The Group assesses and manages credit risk of financial assets based on following categories arrived on the basis of assumptions, inputs and factors specific to the class of financial assets

A: Low credit risk

B: Moderate credit risk

C: High credit risk

Asset group	Basis of categorisation	Provision for expenses credit loss
A: Low credit risk	Investments, Other bank balances, trade receivables, cash and cash equivalents, loans and other financial assets	12 month expected credit loss/Life time expected credit loss
C: High credit risk	Trade receivables and loans& Advances	12 month expected credit loss/Life time expected credit loss/fully provided for

In respect of trade receivables, the Group recognises a provision for lifetime expected credit loss.

Based on business environment in which the Group operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions. Assets are written off when there is no reasonable expectation of recovery, such as a debtor declaring bankruptcy or a litigation decided against the Company. The Group continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

Assets under credit risk – **(₹ in Lakhs)**

Credit rating	Particulars	As at 31 March 2019	As at 31 March 2018
A: Low credit risk	Investments, Other bank balances, trade receivables, cash and cash equivalents, loans and other financial assets	608.77	608.77
C: High credit risk	Trade receivables and loans	167.46	167.46

ii) Concentration of financial asset

The Company's principal business activities are construction and development of real estate projects, Leasing of commercial space and all other related activities. The Group's outstanding receivables are for real estate project advisory business. Loans and other financial assets majorly represents loans to subsidiaries and deposits given for business purposes

Credit risk exposure

Provision for expected credit losses

As at 31 March 2019 **(₹ in Lakhs)**

Particulars	Estimated gross carrying amount at default	Expected Credit Loss	Carrying amount net of impairment provision
Investments	-	-	-
Trade receivables	167.46	167.46	-
Other bank balances	-	-	-

cash and cash equivalents	-	-	-
Loans and Advances	503.25	503.25	-
Other Financial Assets	-	-	-

As at 31 March 2018 (₹ in Lakhs)

Particulars	Estimated gross carrying amount at default	Expected Credit Loss	Estimated net carrying amount at default
Investments	-	-	-
Trade receivables	167.46	167.46	-
Other bank balances	-	-	-
cash and cash equivalents	-	-	-
Loans and Advances	608.77	608.77	-
Other Financial Assets	-		-

Expected credit loss for trade receivables under simplified approach

The Groups outstanding trade receivables are less than six months old and the Company expects that money will be received in due course.

Reconciliation of loss provision (₹ in Lakhs)

Reconciliation of loss allowance	Advances	Trade receivables
Loss allowance on 31 March 2017	**594.65**	**167.46**
Impairment loss recognised during the year	14.12	-
Loss allowance on 31 March 2018	**608.77**	**167.46**
Impairment loss recognised during the year	-	-
Loss allowance on 31 March 2019	**608.77**	**167.46**

III) Liquidity risk

Liquidity risk refers to the risk that the Group cannot meet its financial obligations. The objective of liquidity risk management is to maintain sufficient liquidity and ensure that funds are available for use as per requirements. The Group manages liquidity risk by maintaining adequate reserves, banking facilities and reserve borrowing facilities, by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities.

(a) Financing arrangements

The Group had access to the following undrawn borrowing facilities at the end of the reporting period:

(₹ in Lakhs)

Particular	As at 31 March 2019	As at 31 March 2018
Floating Rate		
Expiring within one year (bank overdraft and other facilities)	-	-
Expiring beyond one year (bank loans)	22,525.81	16,525.81

The bank overdraft facilities may be drawn at any time and may be terminated by the bank without notice. Subject to the continuance of satisfactory credit ratings, the bank loan facilities may be drawn at any time in INR.

(b) Exposure to liquidity risk

The table below provides details regarding the contractual maturities of financial liabilities, including estimated interest payments as at 31 March 2019:

(₹ in Lakhs)

Financial liabilities	Carrying amount	Due in one Year	Due after one Year	Total contractual cash flows

(a) Trade payables				
- 31 March 2019	14,426.75	14,426.75	-	14,426.75
- 31 March 2018	11,037.52	11,037.52	-	11,037.52
(b) Borrowings and interest thereon (incl. current maturity of long term debt)				
- 31 March 2019	42,927.27	1,739.03	41,188.24	42,927.27
- 31 March 2018	20,780.76	9,126.50	11,654.26	20,780.76
(c) Other financial liabilities				
- 31 March 2019	3,601.10	3,251.12	349.98	3,601.10
- 31 March 2018	10,314.14	10,292.54	21.60	10,314.14
Total				
- 31 March 2019	60,955.12	19,416.90	41,538.22	60,955.12
- 31 March 2018	42,132.41	30,456.55	11,675.86	42,132.41

Note 50:- Fair value disclosures

Level 1 - Quoted prices (Unadjusted) in active markets for identical assets & liabilities.

Level 2 - Inputs other than quoted prices included within level 1 that are observable for the asset & liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (Unobservable inputs).

c) Fair value hierarchy

The fair value of the financial assets and liabilities are included at the amount at which the instrument can be exchanged in the current transaction between willing parties, other than in a forced or liquidation sale.

The following tables provides the fair value measurement hierarchy of the Group's assets and liabilities:

Level 1 - Quoted prices (Unadjusted) in active markets for identical assets & liabilities.

Level 2 - Inputs other than quoted prices included within level 1 that are observable for the asset & liability, either directly (i.e. prices) or indirectly (i.e. derived from prices).

Level 3 - Inputs for the assets or liabilities that are not based on observable market data (Unobservable inputs).

The following table summarizes financial assets and liabilities measured at fair value

(₹ in Lakhs)

Particulars	**Carrying value as at**		**Fair value as at**		**Fair value hierarchy**
	31 Mar 2019	**31 Mar 2018**	**31 Mar 2019**	**31 Mar 2018**	
Fair value through Profit and Loss					
Quoted equity investment	-	-	-	-	-
Unquoted equity investments	-	-	-	-	-
Other investment	329.42	285.28	329.42	285.28	Level 1
Financial Liabilities	-	-	-	-	-
Borrowing from banks and others	37,043.84	20,780.76	37,043.84	20,780.76	Level 3

Investment in subsidiaries and associates are measured at cost as per Ind AS 27, 'Separate financial statements'.

The following table summarizes fair value of financial assets and financial liabilities that are not measured at fair value (but fair value disclosures are required).

(₹ in Lakhs)

Particulars	**As at 31 March 2019**	**As at 31 March 2018**	**Fair value hierarchy**
Financial assets			
Trade and other receivables	-	-	Level 3
Investments	0.28	0.28	Level 3
Loans	42,246.30	40,089.02	Level 3
Financial Liabilities			
Trade and other payables	-	-	Level 3
Other Financial Liabilities	349.98	21.60	Level 3

The above disclosures is presented for non-current financial assets and non-current financial liabilities. Carrying value of current financial assets and current financial liabilities (investments, trade receivables, cash and cash equivalents, other bank balances, loans, other financial assets, borrowings and other current financial liabilities) represents the best estimate of fair value.

Note 51 - Related Party Transactions

A. List of related Parties

Related Parties (as Defined by the Management) are classified as:-

(a) Holding Company

1 Marathon Realty Private Limited (w.e.f. 01.04.2016) [Refer Note 19G]

(b) Joint Venture

1 Swayam Realtors & Traders LLP

2 Columbia Chrome Private Limited

(c) Entities over which Subsidiaries or Key Management Personnel or their relatives, exercise significant influence

1 IXOXI Equip-Hire LLP

2 Marathon Infotech Pvt Ltd

3 Matrix Enclaves Projects Developments Pvt Ltd

4 Matrix Waste Management Pvt Ltd

5 Nexzone Fiscal Services Pvt Ltd

6 Nexzone Utilities Pvt Ltd

7 Terrapolis Assets Private Limited

8 Marathon Realty Private Limited -Future X Society

9 Nexzone Buildcon LLP

10 United Builders

11 United Enterprises

12 Ramniklal Z. Shah Trust

13 Vinotak Investment Private Limited

14 IXOXI Construction LLP

(d) Key Management Personnel

1 Mr. Chetan R. Shah – Managing Director

2 Mr. S. Ramamurthi – Whole Time Director & CFO

3 Mr. Mayur R. Shah - Director

4 Ms. Shailaja C. Shah - Director

5 Mr. Veeraraghavan Ranganathan - Director

6 Mr. Anup Shah - Director

7 Mr. Padmanabha Shetty - Director

8 Mr. Deepak Shah - Director

9 Mr. V Nagarajan

10 Mr. Krishana Raghvan - Company Secretary

(e) Relatives of KMP (with whom company had transaction)

1 Ms. Ansuya R. Shah (Mother of Managing Director)

2 Mr. Ramniklal Z. Shah (Father of Managing Director)

3 Ms. Sonal M. Shah (Wife of Mr. Mayur R Shah-Director)

4 Mr. Parmeet M shah (Son of Director)

5 Mr. Kaivalya C Shah (Son of Managing Director)

B. The following transactions were carried out with the related parties in the ordinary course of business **(₹ in Lakhs)**

Type of Transaction	Particular	For the Year ended March 31,2019	For the Year ended March 31,2018
Interest Income Inter Corporate Deposits	Marathon Realty Private Limited	4,476.83	3,814.68
	Columbia Chrome India Pvt Ltd	1,122.71	1,021.71
	Vinotak Investment Private Limited	0.47	-
	Matrix Enclaves Project Development Private Limited	13.65	-
Interest Income from Partnership Firm / LLp's	Swayam Realtors & Traders LLP	501.40	434.07
Interest Income	Chetan R Shah	0.24	-
Amount paid on Buy back of Shares	Marathon Realty Private Limited	-	11,235.61
Rent Expenses			
Office Space	Marathon Realty Private Limited	284.01	240.00
Equipment	IXOXI Equip - Hire LLP	7.77	9.76
Sale of Material / Scrap	United Enterprises	-	0.99
	Terrapolis Assets Private Limited	0.92	0.08
	Marathon Realty Private Limited	0.76	-
	Nexzone Buildcon LLP	1.18	-
	Matrix Enclaves Project Development Private Limited	0.10	-
	United Builders	0.68	-
	Nexzone Fiscal Services Private Limited	1.20	-
Advance for Purchase of Land	Matrix Waste Management Pvt Ltd	-	16.81
Purchase of Material / Services	Marathon Realty Private Limited	0.17	0.09
	United Enterprises	0.28	-
	Nexzone Fiscal Services Private Limited	0.02	-
	United Builders	0.03	-
	Marathon Realty Private Limited -Future X Society	62.94	-
	IXOXI Construction LLP	926.75	-
Purchase of Properties, client and equipments	Marathon Infotech Pvt Ltd	-	1.45
Sale of Properties, client and equipments	Nexzone Buildcon LLP	1.82	-
Leasing of Equipments	Marathon Realty Private Limited	1.84	1.84
	Matrix Enclaves Project Development Pvt Ltd	2.07	-
Maintenance Charges of Immovable Property	Marathon Realty Private Limited - Future X Society	359.41	-
Reimbursement	Marathon Realty Private Limited	507.82	880.13
	Columbia Chrome India Pvt Ltd	-	0.04
Expenditure on Corporate Social Responsibility	Ramniklal Z Shah Trust	175.25	185.00
Remuneration to Key managerial personnel	Chetan R Shah	106.84	83.20
	Krishanamurthi Raghvan	37.46	37.46
Commission Managing Director	Chetan R Shah	16.00	36.00
Director Sitting Fees	Mayur R Shah	0.90	0.50
	Shailaja C Shah	1.20	1.10
	Veeraraghavan Ranganathan	1.50	1.50
	Anup Shah	1.80	2.30
	Padmanabha Shetty	2.20	2.40
	Deepak Shah	1.70	1.80
	V Nagarajan	-	0.40
Loans given	Marathon Realty Private Limited	3,415.82	9,332.23
	Columbia Chrome India Pvt Ltd	127.00	115.00

B. The following transactions were carried out with the related parties in the ordinary course of business **(₹ in Lakhs)**

Type of Transaction	Particular	For the Year ended March 31,2019	For the Year ended March 31,2018
Loan Given Partnership Firm / LLp's	Swayam Realtors & Traders LLP	935.11	350.00
Loans received back	Marathon Realty Private Limited	12,663.00	26,067.91
	Columbia Chrome India Pvt Ltd	75.00	270.34
Inter Coporate Deposits taken	Marathon Realty Private Limited	84.21	-
Loans received back Partnership Firm / LLP's	Swayam Realtors & Traders LLP	376.95	393.41
Closing Balance			
Loan Given	Columbia Chrome India Pvt Ltd	10,734.23	9,671.79
	Marathon Realty Private Limited	26,366.15	31,584.18
	Vinotak Investment Private Limited	441.36	-
	Matrix Enclaves Project Development Pvt Ltd	16,073.84	-
Loan Given Partnership Firm / LLp's	Swayam Realtors & Traders LLP	5,145.92	4,136.49
Loan Taken Inter Corporate Deposit	Marathon Realty Private Limited	3,820.75	-
Trade Receivable	Marathon Realty Private Limited	2.87	1.81
	Terrapolis Assets Pvt Ltd	0.74	0.08
	Nexzone Buildcon LLP	0.25	-
	Matrix Enclaves Project Development Pvt Ltd	2.03	-
	United Builders	-	-
	Nexzone Fiscal Services Pvt Ltd	1.14	-
	IXOXI Equip - Hire LLP	136.53	-
Trade Payable	Marathon Realty Private Limited	9,602.56	10,712.53
	Ixoxi Equip - Hire LLP	6.05	3.12
	Ixoxi Construction LLP	158.61	-
	Vinotak Investment Private Limited	8.98	-
Other Payable	United Builders	0.03	0.83
	Marathon Realty Private Limited	0.17	-
	Nexzone Fiscal Services Private Limited	0.02	-
	United Enterprises	0.23	-
	Marathon Realty Private Limited -Future X Society	285.14	
Other Payable to Partnership Firm / LLP's	Swayam Realtors & Traders LLP	0.83	0.83
Directors Remuneration Payable	Chetan R Shah	35.53	36.00

Note 51.1

i. The Company has entered into an agreement with Matrix Waste Management Pvt. Ltd. for revenue or area sharing based on 12.5% of revenue generated from the developed area for which development rights have been acquired by the Company.

ii. The Company has entered into an agreement with Ithaca Informatics Pvt. Ltd (merged with Marathon Realty Pvt Ltd w.e.f 01.04.2016) for revenue or area sharing based on 12.5% of revenue generated from the developed area for which development rights have been acquired by the Company.

iii. Pursuant to an agreement, the Company has given advances to explore for the opportunities in a project to Marathon Realty Private Limited., with whom it is going to jointly execute the said project. At periodic intervals surplus amounr are returned as they are not immediately required for the project.

Note 52:- Particulars of Consolidation

i. Entity considered for Consolidation

Sr. No.	Name of the Entity	% of ownership as on 31-Mar-19	31-Mar-18	Nature of Interest	Principal Activities
1	Marathon Nextgen Township Private Limited	100%	-	Wholly owned Subsidiary	Real Estate
2	Sanvo Resorts Private Limited	67%	-	Stepdown Subsidiary	Real Estate
3	Swayam Realtors & Traders LLP	40%	40%	Joint Venture	Real Estate
4	Columbia Chrome (I) Private Limited	40%	40%	Joint Venture	Real Estate

Note 52.1:- During the year, company has acquired addition 100% holding in Marathon Nextgen Township Private Ltd (MNTPL) & it become subsidiary of the company. Further, MNTPL has invested 67% equity in Subsidiary, Sanvo Resorts Private Limited which is developing Township Project "Marathon Nexzone" in the Panvel and has become a step down Subsidiary of the Company by virtue of the above investment in MNTPL.

Note 53:- Disclosure as required under Ind AS 112

(a) **Details of Non-Wholly Owned Subsidiaries that have Material Non-Controlling Interest** **(₹ in Lakhs)**

Sr. No.	Name of the Subsidiary	Proportion of Ownership and voting rights held by Non-Controlling Interests		Profit/(Loss) after Tax allocated to Non-Controlling Interests		Accumulated Non-controlling Interest	
		31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18
1	Sanvo Resorts Private Limited	33%	-	2.28	-	1,389.63	-

Summarized financial information in respect of each of the Group's subsidiaries that has material non controlling interests is set out below. The summarized financial information below represents amounts before intergroup eliminations.

(i) **Sanvo Resorts Private Limited** **(₹ in Lakhs)**

Particular	As at 31-Mar-2019	As at 31-Mar-2018
Current Assets	46,858.70	-
Non-Current Assets	1,724.82	-
Total Assets (A)	**48,583.52**	-
Current Liabilities	6,234.49	-
Non-Current Liabilities	38,137.03	-
Total Liabilities (B)	**44,371.52**	-
Net Assets C= (A-B)	4,212.00	-
Equity Interest Attributable to the owners	2,822.04	-
Non-Controlling Interest	**1,389.96**	-

Note 54:- Interest in Joint Venture

The Group has interest in following joint ventures as given below. The group's interest in these joint ventures are accounted for using equity method in the consolidated financial statements

(i) Joint venture in which group is a co-venturer

Sr. No.	Name of Entity	% of holding As at 31-Mar-2019	As at 31-Mar-2018	Principle Activities
1	Columbia Chrome (I) Private Limited	40%	40%	Real Estate
2	Swayam Realtors & Traders LLP	40%	40%	Real Estate

(ii) Summarized financial information of the joint venture, based on its Ind AS financial statements, and reconciliation with the carrying amount of the investment in consolidated financial statements is as follows:

(₹ in Lakhs)

Summarized Balance sheet	Columbia Chrome (I) Private Limited		Swayam Realtors & Traders LLP	
	As at 31-Mar-2019	**As at 31-Mar-2018**	**As at 31-Mar-2019**	**As at 31-Mar-2018**
Proportion of ownership interest held by the Group at the year end	40%	40%	40%	40%
Non-current assets	338.16	338.16	6,137.90	37,450.38
Current assets	22,531.68	20,164.84	79,390.17	38,698.34
Total Assets (A)	**22,869.84**	**20,503.00**	**85,528.07**	**76,148.72**
Non-current liabilities	-	-	41,378.61	55,139.69
Current liabilities	22,860.91	20,493.27	39,563.44	18,321.15
Total Liabilities (B)	**22,860.91**	**20,493.27**	**80,942.05**	**73,460.84**
Net Assets (A-B)	**8.93**	**9.73**	**4,586.03**	**2,687.89**
Group's share of net assets (Carrying amount of interest in Joint Venture)	3.57	3.89	1,834.41	1,075.15
Group share in Contingent Liabilities	-	-	140.27	140.27
Commitments	-	-	-	-

Note 54.1:- Swayam Realtors & Traders LLP (LLP) has takeover and discharged the liabilities of erstwhile Khatau Makanji Spinning and Weaving LLP Limited (Khatau) pertaining to the properties and liabilities taken over in terms of the sanctioned scheme as formulated in an order dated February 22, 2007, passed by the Board for Industrial and Financial Reconstruction. However if any statutory liability or Government dues of Khatau on before the date of sanctioned scheme pertaining to the properties and liabilities taken over in terms of the sanctioned scheme, does fructify then the same will be a liability of the LLP. The LLP is not aware of any such liability as accordingly will not be in a position to quantify the same.

(₹ in Lakhs)

Summarized Profit and Loss A/c	Columbia Chrome (I) Private Limited		Swayam Realtors & Traders LLP	
	As at 31-Mar-2019	**As at 31-Mar-2018**	**As at 31-Mar-2019**	**As at 31-Mar-2018**
Total Revenues (A)			15,127.18	18,374.74
Total Expenses [including tax expense] (B)	0.80	1.32	13,220.95	14,262.08
Profit/ (Loss) (A-B)	**(0.80)**	**(1.32)**	**1,906.23**	**4,112.66**
Other Comprehensive Income (OCI)	-	-	(8.10)	-
Total Comprehensive Income for the year	**(0.80)**	**(1.32)**	**1,898.13**	**4,112.66**
Share of Losses of earlier years	-	-	-	(1,424.77)
Group's share of profit for the year	**(0.32)**	**(0.53)**	**759.25**	**1,075.15**

Group's share of loss from Swayam Realtors & Traders LLP had been considered only to the extent of Group's investment in such Joint Venture. Accordingly, carrying amount of investment is zero and there is no further share of loss / OCI recognised by the Group from such Joint Venture.

Reconciliation of carrying amount				(₹ in Lakhs)
Particulars	**Columbia Chrome (I) Private Limited**		**Swayam Realtors & Traders LLP**	
	As at 31-Mar-2019	**As at 31-Mar-2018**	**As at 31-Mar-2019**	**As at 31-Mar-2018**
Cost of investment in the begning of the year	3.89	4.42	1,075.15	-
Share of group in the Net Assets of the Joint Venture	(0.32)	(0.53)	759.25	1,075.15
Carrying Value of investment	3.57	3.89	1,834.41	1,075.15

Note 55:- Event occurring after balance sheet date

The Board of Directors has recommended Equity dividend of ₹ 0.50/- per share (Previous year ₹ 2.00) for the financial year 2018-19.

Note 56:- Additional Information, as required under Schedule III to the Companies Act, 2013, of Consolidated Entities

a. Statement of Net Assets and Profit/Loss and Other Comprehensive Income considered in Consolidated Financial Statements

(₹ in Lakhs)

	Name of the entity in the Group	Net Asset i.e.total assets minus total liabilities		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated Net assets	As at 31st March 2019	As % of consolidated profit or loss	Year ended 31st March 2019	As % of consolidated OCI	Year ended 31st March 2019	As % of total comprehensive income	Year ended 31st March 2019
	Parent								
	Marathon Nextgen Realty Limited	96.97%	58,902.53	75.74%	2,384.18	99.26%	(6.28)	75.69%	2,377.90
	Indian Subsidiaries								-
	Marathon Nextgen Township Private Limited	0.00%	(0.01)	0.00%	(0.01)		-	0.00%	(0.01)
	Sanvo Resort Private Limited	0.01%	6.97	0.15%	4.67	0.74%	(0.05)	0.15%	4.63
	Indian Joint Ventures								-
	(Investment as per the equity method)								-
	1. Columbia Chrome (I) Private Limited	0.00%	(1.32)	(0.00)	(0.32)	-	-	(0.00)	(0.32)
	2. Swayam Realtors & Traders LLP	3.02%	1,834.41	24.12%	759.25	-	-	24.17%	759.25
	Total	**100.00%**	**60,742.58**	**100.00%**	**3,147.78**	**100.00%**	**(6.32)**	**100.00%**	**3,141.46**

b.	Name of the entity in the Group	Net Asset i.e.total assets minus total liabilities		Share in profit or loss		Share in other comprehensive income		Share in total comprehensive income	
		As % of consolidated net assets	As at 31st March 2018	As % of consolidated profit or loss	Year ended 31st March 2018	As % of consolidated OCI	Year ended 31st March 2018	As % of total comprehensive income	Year ended 31st March 2018
	Parent								
	Marathon Nextgen Realty Limited	104.96%	57,687.81	79.75%	3,091.00	100.00%	9.44	79.80%	3,100.44
	Indian Joint Ventures								
	(Investment as per the equity method)								
	1. Columbia Chrome (I) Private Limited	0.01%	3.89	0.01%	(0.53)	-	-	0.01%	(0.53)
	2. Swayam Realtors & Traders LLP	1.96%	1,075.00	27.74%	1,075.15	-	-	27.67%	1,075.15
	Adjustment on account of consolidation	-6.93%	(3,806.69)	-7.51%	(291.05)	-	-	-7.49%	(291.05)
	Total	**100.00%**	**54,960.01**	**100.00%**	**3,874.57**	**100.00%**	**9.44**	**100.00%**	**3,884.01**

Note 57:- Other Significant Notes:-

i. Previous Year's figure have been regrouped/rearranged, wherever necessary.

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

For and on behalf of the Board of Directors

Akshay R. Shah
Partner
Membership No. 103316

Chetan R. Shah
Chairman & MD
DIN: 00135296

S. Ramamurthi
CFO & WTD
DIN: 00135602

K. S. Raghavan
Company Secretary

Place: Mumbai
Date: 29/5/2019

Place :Mumbai
Date : 29/5/2019

42nd Annual Report 2018-2019

MARATHON NEXTGEN REALTY LTD

Form No. MGT - 11

PROXY FORM

(Pursuant to Section 105(6) of the Companies Act, 2013 and Rules 19(3) of the Companies (Management and Administration) Rules, 2014)

Name of the member(s): Registered address:

E-mail Id:

Folio No/Client Id:

DP ID :

I/We, being the member(s) of __________ shares of the above named company, hereby appoint

1. Name ____________________ Address: ______________________ E-mail Id:_________________ Signature: ______________or failing him
2. Name ____________________ Address: ______________________ E-mail Id:_________________ Signature: ______________or failing him
3. Name ____________________ Address: ______________________ E-mail Id:_________________ Signature: ______________or failing him

as proxy to attend and vote (on a poll) for me/us and on my/our behalf at the 42nd Annual General Meeting of the Company to be held on Thursday, September 26,2019 at 3.00 P.M. at 2nd floor, Babubhai Chinai Committee Room, Churchgate, Mumbai - 400 020. and at any adjournment thereof in respect of such resolutions as are indicated below:

Item No. No.	Description of Resolution
Ordinary Business	
1	To receive, consider and adopt the Financial Statements for the year ended on 31st March, 2019 and the Reports of the Directors and Auditors thereon.
2	To declare a Dividend, if any, on the Equity Shares for the year 2018-19.
3	To appoint a Director in place Mr. Mayur R Shah , who retires by rotation and being eligible offers himself for re-appointment

Signed this ________________ day of ____________________, 2019

Affix Re. 1 Revenue Stamp

________________________ ______________________

Signature of Proxy Holder Signature of shareholder

This form duly filled up, stamped and signed by the appointer or his attorney duly authorized in writing or if the appointer is a Body Corporate, under the seal and signed by an attorney duly authorized by it shall be deposited at the Registered Office of the Company, not less than 48 hours before the time for holding meeting.

MARATHON NEXTGEN REALTY LTD

ATTENDANCE SLIP

42nd ANNUAL GENERAL MEETING

Reg. Folio / DP & Client ID no.

No. of Shares held:

I certify that I am a registered shareholder / Proxy for the registered shareholder of the Company. I hereby accord my presence at the 42 nd Annual General Meeting of the Company at 2nd floor, Babubhai Chinai Committee Room, Churchgate, Mumbai - 400 020 on Thursday, September 26,2019 at 3.00 P.M.

Members Name:____

Proxy's Name: ____ ____________________

Note: Members / Proxy's signature

1. Please fill this attendance slip and hand it over at the entrance of the Hall.
2. Members / Proxy Holders / Authorized Representatives are requested to show their Photo ID Proof for attending the Meeting.
3. Authorized Representatives of Corporate Members shall produce authorization issued in their favour

NOTES

MARATHON NEXTGEN REALTY LTD
802, Marathon Max,
Jn. of Mulund-Goregaon Link Road, Mulund (W),
Mumbai - 400 080.