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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
November 14, 2019

To

The BSE Limited
Dept. of Corporate Services
P. J. Towers, Dalal Street
Mumbai 400 001
Scrip Code: 503101

To

The NSE Limited
Listing Department
BKC, Bandra (E)
Mumbai 400 051
Symbol: MARATHON

Dear sirs,

Sub: Out come of the Board Meeting held on November 14,2019

We wish to inform that the Board of Directors of the Company at their meeting held on Thursday ,November 14,2019, the has approved :

-The un-audited financial results (both standalone and consolidated) for the 2nd quarter and half year ended (FY:2019-20)on September 30, 2019,which have been subjected to a Limited Review by the Statutory Auditors of the Company in terms of Regulation 33 of SEBI(LODR) Regulations 2015.(Listing Regulations)

A copy of the said results along with the limited review Reports is enclosed and the same are being uploaded in the website of the Company. The quarter/half year ended results will also be published in news papers in the format prescribed under Regulation 47 of Listing Regulations.

Please note the said Board meeting commenced at^{6:30} PM and ended at^{8:30} PM.

Also ,please note in terms of Company's Insider Trading Code and SEBI(Prevention of Insider Trading) regulations,2015,the window for trading in securities of the Company will open from Saturday , November 16,2019

This is for your information and records.

Yours faithfully,
For MARATHON NEXTGEN REALTY LIMITED


K.S.Raghavan
Company Secretary & Compliance Officer .
Encl. As above



RAJENDRA & CO.
CHARTERED ACCOUNTANTS

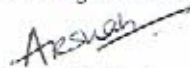
1311 Dalamal Tower 211 Nariman Point Mumbai 400021 Tel : 2285 5770 Fax : 2283 4243 E-mail : contact@rajendraco.com

**INDEPENDENT AUDITOR'S LIMITED REVIEW REPORT ON THE REVIEW OF INTERIM
STANDALONE FINANCIAL RESULTS**

**TO THE BOARD OF DIRECTORS OF
MARATHON NEXTGEN REALTY LIMITED**

1. We have reviewed the accompanying Statement of Unaudited Standalone Financial Results of **MARATHON NEXTGEN REALTY LIMITED** ("the Company") for the quarter and half year ended September 30, 2019 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Regulations"), as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular"). Attention is drawn to the fact that the figures of net cash inflow for the half year ended September 30, 2018, as reported in these unaudited financial results have been approved by the Board of Directors of the Company, but have not been subjected to review.
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (Ind AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Company's management and approved by the Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the Statement in accordance with the Standard on Review Engagements (SRE) 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.
4. Based on our review conducted as stated above nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards (Ind AS) specified under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other recognised accounting practices and principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

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


Akshay R. Shah
Partner
Membership No. 103316



UDIN 19103316AAAA6F6879

Mumbai

Date: November 14, 2019

INDEPENDENT AUDITOR'S LIMITED REVIEW REPORT ON THE REVIEW OF INTERIM CONSOLIDATED FINANCIAL RESULT

**TO THE BOARD OF DIRECTORS OF
MARATHON NEXTGEN REALTY LIMITED**

1. We have reviewed the accompanying Statement of Unaudited Consolidated Financial Results of **MARATHON NEXTGEN REALTY LIMITED** ("the Company") and its Subsidiaries (together referred to as "the Group") and its share of the net profit after tax and total comprehensive income of its joint venture for the quarter and half year ended September 30, 2019 ("the Statement") attached herewith, being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("the Regulations"), as amended, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016 ("the Circular"). Attention is drawn to the fact that the figures of net cash inflow for the half year ended September 30, 2018, as reported in these unaudited financial results have been approved by the Board of Directors of the Company, but have not been subjected to review.
2. The preparation of the Statement in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34, Interim Financial Reporting (IND AS 34) prescribed under Section 133 of the Companies Act, 2013 read with Rule 3 of Companies (Indian Accounting Standards) Rules, 2015 and the Circular, which is the responsibility of the Holding Company's management and approved by the Holding Company's Board of Directors. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of the statement in accordance with the Standard on Review Engagement. (SRE) 2410, "Review of interim Financial information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. A review of interim financial information consists of making enquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

We also performed procedures in accordance with the circular issued by the SEBI under Regulation 33 (8) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended, to the extent applicable.

4. The Statement includes the financial results of Following Entity:-

Sr. No.	Name of Entity	Relationship
1	Marathon Nextgen Realty Limited	Holding Company
2	Marathon Nextegen Township Private Limited	Subsidiary Company
3	Sanvo Resort Private Limited	Step down Subsidiary Company
4	Swayam Realtors & Traders LLP	Joint Venture
5	Columbia Chrome(I) Private Limited	Joint Venture

5. The Statement also includes financial results of one subsidiary, whose financial information reflects total assets of Rs. 12664.08 Lakhs as on September 30, 2019, total revenues of Rs. NIL and Rs. NIL, total net loss after tax and total comprehensive income of Rs. 223.61 Lakhs and Rs. 444.79 Lakhs for the quarter and half year ended September 30, 2019 respectively and Group's share of net Profit (including other comprehensive income) of Rs. 118.49 and Rs. 269.40 Lakhs for the quarter and half year ended September 30, 2019, respectively as considered in the Statement, in respect of two joint venture, whose financial statements have not been reviewed by us. These financial statements have been reviewed by other auditors whose reports have been

RAJENDRA & CO.
CHARTERED ACCOUNTANTS

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furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of these Joint Ventures, is based solely on the report of the other auditors. Our Opinion is not modified in respect of this matter.

6. Based on our review conducted as stated above and procedures performed as stated in paragraph 4 above, nothing has come to our attention that causes us to believe that the accompanying Statement, prepared in accordance with the recognition and measurement principles laid down in the applicable Indian Accounting Standards (IND AS) specified under section 133 of the Companies Act, 2013 read with relevant rules issued there under and other recognised accounting practices and principles generally accepted in India, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, read with SEBI Circular No. CIR/CFD/FAC/62/2016 dated 5th July, 2016, including the manner in which it is to be disclosed, or that it contains any material misstatement.

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

Akshay

Akshay R. Shah
Partner
Membership No. 103316



UDIN 14 103316AAAA 44 2732

Mumbai

Date: November 14, 2019

MARATHON NEXTGEN REALTY LIMITED

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

CIN - L65990MH1978PLC020080

UNAUDITED STANDALONE FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2019

(₹. in lakhs - Except Equity share data)

Particulars	Standalone Quarter Ended			Standalone Half Year Ended		Standalone Year Ended
	30-Sep-19	30-Jun-19	30-Sep-18	30-Sep-19	30-Sep-18	31-Mar-19
	Un-Audited	Un-Audited	Un-Audited			Audited
1 Revenue from operations	1,630.33	1,481.59	1,600.27	3,114.92	4,352.17	8,081.86
2 Other income	361.65	232.24	6.79	593.89	9.92	56.25
3 Total Income (1+2)	1,991.98	1,716.83	1,607.06	3,708.81	4,362.09	8,138.11
4 Expenses:						
(a) Property development expenses	429.66	493.22	588.67	922.88	994.67	2,243.01
(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	(429.66)	(493.22)	(588.67)	(922.88)	212.26	(1,304.92)
(c) Employee benefits expense	212.72	179.12	241.77	391.84	379.76	608.30
(d) Finance costs	765.83	718.68	374.97	1,484.51	782.29	2,151.14
(e) Depreciation and Amortisation	105.78	103.18	46.06	208.96	94.26	179.72
(f) Other expenses	198.03	171.52	233.04	369.55	423.61	1,321.55
Total expenses	1,282.36	1,172.50	895.84	2,454.86	2,886.85	5,162.80
5 Profit/(loss) before exceptional items and tax (3-4)	709.62	544.33	711.22	1,253.95	1,475.24	2,975.31
6 Exceptional Items	-	-	-	-	-	-
7 Profit/(Loss) before tax (5-6)	709.62	544.33	711.22	1,253.95	1,475.24	2,975.31
8 Tax expense:						
(a) Current tax	103.75	116.25	151.00	220.00	316.00	639.23
(b) Deferred tax	9.27	(18.02)	(18.46)	(8.75)	(15.17)	15.46
(c) Excess/Short provision of earlier year	-	(0.35)	(57.56)	(0.35)	(70.86)	(70.86)
Total tax expense	113.02	97.88	74.98	210.90	229.97	583.84
9 Profit/(Loss) for the period (7-8)	596.60	446.45	636.24	1,043.05	1,245.27	2,391.47
10 Share of Profit/(loss) of Joint Ventures	-	754.73	1,032.75	754.73	1,032.75	1,032.75
11 Net Profit/(loss) for the period (9+10)	596.60	1,201.18	1,668.99	1,797.78	2,278.02	3,424.22
12 Other Comprehensive Income(OCI)						
(a) Items that will not be reclassified to profit or loss	(2.21)	(2.21)	(3.61)	(4.42)	(7.22)	(8.86)
(b) Income tax relating to items that will not be reclassified to profit or loss	1.93	(0.64)	1.05	1.29	2.10	2.58
Total Other Comprehensive Income	(0.28)	(2.85)	(2.56)	(3.13)	(5.12)	(6.28)
13 Total Comprehensive Income for the period (11+12)	596.32	1,198.33	1,666.43	1,794.65	2,272.90	3,417.95
14 Paid-up equity share capital	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00
15 Earnings per equity share (Face value of ₹. 5/- each)						
Basic and Diluted	1.30	2.61	3.63	3.91	4.95	7.44



UNAUDITED STATEMENT OF ASSETS AND LIABILITIES AS AT 30TH SEPTEMBER 2019

(₹. in lakhs - Except Equity share data)

Particulars	Half Year Ended 30th Sep 2019	Year ended 31st March 2019
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	115.53	125.87
(b) Rights to Use	300.97	-
(c) Investment Property	12,737.61	11,226.67
(d) Financial Assets		
(i) Investment in Joint Ventures	1,835.09	1,080.36
(ii) Investments	13,008.21	12,993.70
(iii) Loans	45,400.48	42,246.30
(iv) Other Financial Assets	277.82	206.42
(e) Deferred Tax Assets (Net)	83.19	61.04
(f) Income Tax Assets (Net)	828.44	1,545.00
Total Non - Current Assets	74,587.34	69,485.36
2 Current assets		
(a) Inventories	27,794.40	28,482.51
(b) Financial Assets		
(i) Trade Receivables	75.35	94.79
(ii) Cash and Cash Equivalents	40.37	124.69
(iii) Bank balances other than (ii) above	199.73	37.20
(iv) Loans	4,441.36	4,214.78
(v) Other Financial Assets	411.76	61.49
(c) Other Current Assets	755.99	762.37
Total Current Assets	33,718.96	33,777.83
Total Assets (1+2)	1,08,306.30	1,03,263.19
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,300.00	2,300.00
(b) Other Equity	59,175.50	57,687.64
Total Equity	61,475.50	59,987.64
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	32,311.65	29,216.39
(ii) Other Financial Liabilities	1,192.76	349.98
(b) Provisions	148.95	119.25
(c) Other Current Liabilities	155.54	93.67
Total Non - Current Liabilities	33,808.90	29,779.29
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	1,222.48	84.21
(ii) Trade Payables	-	6.18
Total outstanding dues of micro enterprises and small enterprises	-	6.18
Total outstanding dues of other than micro and small enterprises	9,272.83	10,015.79
(iii) Other Financial Liabilities	1,963.20	2,866.60
(b) Provisions	13.88	13.88
(d) Other Current Liabilities	549.51	509.60
Total Current Liabilities	13,021.90	13,496.26
Total Equity and Liabilities (1+2+3)	1,08,306.30	1,03,263.19



UNAUDITED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER 2019

(₹ in Lakhs)

Particulars	Half Year ended 30th Sep 2019	Half Year ended 30th Sep 2018
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	1,253.95	1,475.24
Adjustment for:		
Depreciation/ Amortisation	208.97	94.26
Finance Cost	1,484.51	782.29
Interest & Dividend Income	(579.33)	(9.92)
Provision for doubtful debt and other Provision	25.84	(2.51)
Fair value of investment through Profit and Loss Account	(14.51)	5.87
Operating profit before Working Capital changes	2,379.43	2,345.23
Adjustments for changes in Working capital:		
(Increase)/Decrease in Inventories	(922.88)	212.25
(Increase)/Decrease in Trade Receivables	19.44	(6.32)
(Increase)/Decrease in Other Financial Assets - Non current and current	(421.67)	(214.92)
Increase/(Decrease) in Other Non current and current Assets	722.94	(607.99)
Increase/(Decrease) in Trade Payables and other Payable	(749.14)	(1,603.73)
(Increase)/Decrease in Other Financial Liabilities - Non current and current	(60.62)	332.45
Increase/(Decrease) in Other Non current and current Liabilities	101.78	(39.41)
Increase/(Decrease) in Provisions - Non current and current	(0.57)	(0.27)
Cash generated from/ (used in) operations	1,068.71	417.29
Net Income taxes (paid)	(219.65)	(245.14)
Net Cash from/ (used in) operating activities	849.06	172.15
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds / (Acquisition) from sale of property, plant & equipment	(441.16)	(80.47)
Acquisition of Non-current investments	-	48.14
Other Bank Balances	(162.53)	(19.98)
Interest & Dividend received on Investments	579.33	9.92
Loan and advances given (Net)	(3,380.76)	(3,305.17)
Net Cash from/(used in) investing activities	(3,405.12)	(3,347.56)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed / (Repayment) of Long term and short term borrowings (Net)	4,233.53	5,977.44
Dividend (Including Tax on Dividend) paid	(277.28)	(1,109.11)
Finance cost paid	(1,484.51)	(782.29)
Net Cash from/(used in) financing activities	2,471.74	4,086.04
Net Increase/ (Decrease) in Cash and Cash Equivalents (A+B+C)	(84.32)	910.63
Cash and Cash Equivalents (Opening balance)	124.69	1,048.92
Cash and Cash Equivalents (Closing balance)	40.37	1,959.55
NET INCREASE/ (DECREASE) IN CASH AND CASH EQUIVALENTS	(84.32)	910.63

Reconciliation of Cash and Bank balances

Cash and Bank balance includes	Half Year ended 30th Sep 2019	Half Year ended 30th Sep 2018
Cash in hand	2.56	2.99
Balance with Bank	37.81	1,956.55
Fixed Deposits with maturity of three months or less	-	-
Cash and Bank balance as per statement of Assets and Liabilities	40.37	1,959.55



Note

- 1 The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on November 14, 2019. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended September 30,2019 in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.
- 2 The unaudited financial results are prepared in accordance with the principles of Indian Accounting Standard(Ind AS) as notified under the Companies (Indian Accounting Standard) Rules 2015 specified in Section 133 of the Companies Act, 2013.
- 3 Provision for income tax for the half year ended September 30 , 2019 is after utilising MAT credit of Rs. 224.42 lakhs.
- 4 Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Company's performance and allocates resources based on an analysis of various performance indicators of business segment/s in which the company operates. The Company is primarily engaged in the business of real estate development which the Management and CODM recognise as the sole business segment. Hence, disclosure of segment-wise information is not required and accordingly not provided.
- 5 During the Quarter Company paid Dividend of Rs. 0.50/- per share aggregating to Rs. 277.28 Lakhs (Including Dividend Distribution tax of Rs.47.28 Lakhs) (10% of the Face value of Equity Share) for the Financial Year 2018-19 approved by the Company at the AGM held on 26th September, 2019.
- 6 Effective 1st April, 2019, the Company has adopted IND AS 116 "Leases" and applied to all to lease contracts existing on 1st April ,2019 using the modified retrospective method. Accordingly, previous period Information has not been restated. Company has recognized right-to-use as an assets and created equivalent Lease liability amounting to Rs.601.93 Lakhs. On adoption of this INDAS , the transition adjustment to retained earnings and the effect on the profit for half year ended September 30,2019 is insignificant.
- 7 Figures for the previous period are reclassified/ re-arranged/ re-grouped, wherever necessary.

For MARATHON NEXTGEN REALTY LTD



CHETAN R SHAH
CHAIRMAN AND MANAGING DIRECTOR
(DIN: 00135296)
Place : Mumbai
Date : 14th November,2019



MARATHON NEXTGEN REALTY LIMITED

CIN - I65990MH1978PLC020080

UNAUDITED CONSOLIDATED CASH FLOW STATEMENT FOR THE HALF YEAR ENDED 30TH SEPTEMBER 2019

(₹ in Lakhs)

Particulars	Half Year ended 30th Sep 2019	Half Year ended 30th Sep 2018
A CASH FLOW FROM OPERATING ACTIVITIES		
Net Profit before tax:	2,561.31	1,475.24
<u>Adjustment for:</u>		
Depreciation/ Amortisation	266.61	91.26
Finance Cost	1,791.02	782.29
Interest and Dividend Income	(1,454.61)	(9.92)
Provision for doubtful debt and other Provision	(4.91)	(2.51)
Fair value of investment through Profit and Loss Account	(14.51)	5.87
Non controlling interest	(432.05)	-
Operating profit before Working Capital changes	2,712.86	2,345.23
<u>Adjustments for changes in Working capital</u>		
(Increase)/ Decrease in Inventories	3,509.11	212.25
(Increase)/ Decrease in Trade Receivables	(875.16)	(6.32)
(Increase)/ Decrease in Other Financial Assets - Non current and current	(3,869.14)	(214.92)
Increase/(Decrease) in Other Non current and current Assets	530.90	(607.99)
Increase/(Decrease) in Trade Payables and other Payable	(1,365.35)	(1,603.73)
(Increase)/ Decrease in Other Financial Liabilities - Non current and current	3,019.77	332.45
Increase/(Decrease) in Other Non current and current Liabilities	(3,822.76)	(39.41)
Increase/(Decrease) in Provisions - Non current and current	1,044.64	(0.27)
Cash generated from/ (used in) operations	884.87	417.29
Net Income taxes (paid)	(669.24)	(245.14)
Net Cash from/ (used in) operating activities	215.63	172.15
B CASH FLOW FROM INVESTING ACTIVITIES		
Proceeds from sale / (Acquisition) of property, plant and equipment	(505.30)	(80.47)
Acquisition of Non-current investments	-	48.14
Other Bank Balances	3,307.44	(19.98)
Interest and Dividend received on Investments	1,454.61	9.92
Goodwill on (acquisition) / Adjustment of Subsidiary	198.63	-
Loan and advances given (Net)	(4,720.76)	(3,305.17)
Net Cash from/(used in) investing activities	(265.38)	(3,347.56)
C CASH FLOW FROM FINANCING ACTIVITIES		
Proceed / (Repayment) of Long term and short term borrowings (Net)	1,558.73	5,977.44
Dividend (Including Tax on Dividend) paid	(277.27)	(1,109.11)
Finance cost paid	(1,791.02)	(782.29)
Contribution by/ (Payment to) non-controlling holders	529.87	-
Net Cash from/(used in) financing activities	20.31	4,086.04
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	(29.44)	910.63
Cash and Cash Equivalents (Opening balance)	781.92	1,048.92
Cash and Cash Equivalents (Closing balance)	752.48	1,959.55
NET INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(29.44)	910.63

Reconciliation of cash and cash equivalents

Particular	Half Year ended 30th Sep 2019	Half Year ended 30th Sep 2018
Cash and cash equivalents	7.49	2.99
Balances with banks		
- In current accounts	744.99	1,956.55
- Margin money with Bank and NBFC - original maturity of 3 months or less	-	-
Total	752.48	1,959.55



UNAUDITED CONSOLIDATED STATEMENT OF ASSETS AND LIABILITIES AS AT 30TH SEPTEMBER 2019

(₹. in lakhs)

Particulars	Half Year Ended 30th Sep 2019	Year ended 31st March 2019
ASSETS		
1 Non-current assets		
(a) Property, Plant and Equipment	944.92	1,009.77
(b) Rights to Use	336.34	-
(c) Investment Property	12,737.61	11,226.67
(d) Goodwill on consolidation	9,650.20	9,848.83
(e) Investment in Joint Ventures	2,107.38	1,837.98
(f) Financial Assets		
(ii) Investments	344.21	329.70
(iii) Loans	45,400.48	42,246.30
(iv) Other Financial Assets	4,299.12	785.68
(g) Deferred Tax Assets (Net)	83.19	61.04
(h) Income Tax Assets (Net)	1,048.24	1,806.67
(i) Other Non-current Assets	0.38	0.38
Total Non - Current Assets	76,952.07	69,153.03
2 Current assets		
(a) Inventories	46,069.53	51,189.62
(b) Financial Assets		
(i) Trade Receivables	1,425.65	550.49
(ii) Cash and Cash Equivalents	752.48	781.92
(iii) Bank balances other than (ii) above	431.97	3,739.41
(iv) Loans	23,738.74	22,172.16
(v) Other Financial Assets	414.76	56.06
(c) Other Current Assets	1,610.02	2,140.92
Total Current Assets	74,440.15	80,630.58
Total Assets (1+2)	1,51,392.22	1,49,783.60
EQUITY AND LIABILITIES		
1 EQUITY		
(a) Equity Share Capital	2,300.00	2,300.00
(b) Other Equity	59,874.61	58,442.58
(c) Non Controlling Interest	1,919.83	1,389.96
Total Equity	64,094.44	62,132.54
LIABILITIES		
2 Non-current liabilities		
(a) Financial Liabilities		
(i) Borrowings	38,992.99	35,304.80
(ii) Other Financial Liabilities	1,192.76	349.98
(b) Provisions	250.18	214.70
(c) Other Current Liabilities	155.54	93.67
(d) Deferred Tax Liabilities (Net)	20.75	50.62
Total Non - Current Liabilities	40,612.22	36,013.76
3 Current liabilities		
(a) Financial Liabilities		
(i) Borrowings	3,753.98	5,883.44
(ii) Trade Payables		
Total outstanding dues of micro enterprises and small enterprises	166.75	55.33
Total outstanding dues of other than micro and small enterprises	12,891.65	14,371.42
(iii) Other Financial Liabilities	5,428.10	3,251.12
(b) Provisions	275.94	25.21
(c) Current Tax Liabilities (Net)	364.39	-
(d) Other Current Liabilities	23,801.75	28,050.77
Total Current Liabilities	46,685.56	51,637.29
Total Equity and Liabilities (1+2+3)	1,51,392.22	1,49,783.60



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

STATEMENT OF CONSOLIDATED UNAUDITED FINANCIAL RESULTS FOR THE QUARTER AND HALF YEAR ENDED SEPTEMBER 30, 2019
 (₹. in lakhs - Except Equity share data)

Particulars	Consolidated Quarter Ended			Consolidated Half Year Ended		Consolidated Year Ended
	30-Sep-19	30-Jun-19	30-Sep-18	30-Sep-19	30-Sep-18	31-Mar-19
	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Un-Audited	Audited
1 Revenue from operations	7,933.13	6,043.15	1,600.27	13,976.28	4,352.17	8,224.27
2 Other income	810.71	643.90	6.79	1,454.61	9.92	67.20
3 Total Income (1+2)	8,743.84	6,687.05	1,607.06	15,430.89	4,362.09	8,291.47
4 Expenses:						
(a) Property development expenses	2,576.05	3,014.86	588.67	5,590.91	994.67	2,341.79
(b) Changes in inventories of finished goods, work-in-progress and stock-in-trade	2,717.52	1,050.87	(588.67)	3,768.39	212.26	(1,270.57)
(c) Employee benefits expense	363.14	318.25	241.77	681.39	379.76	616.17
(d) Finance costs	889.74	901.28	374.97	1,791.02	782.29	2,115.94
(e) Depreciation and Amortisation	134.61	132.00	46.06	266.61	94.26	180.62
(f) Other expenses	454.93	316.33	233.04	771.26	423.61	1,329.47
Total expenses	7,135.99	5,733.59	895.84	12,869.58	2,886.85	5,313.42
5 Profit/(loss) before exceptional items and tax (3-4)	1,607.85	953.46	711.22	2,561.31	1,475.24	2,978.05
6 Exceptional Items	-	-	-	-	-	-
7 Profit/(Loss) before tax (5-6)	1,607.85	953.46	711.22	2,561.31	1,475.24	2,978.05
8 Tax expense:						
(a) Current tax	364.52	305.07	151.00	669.59	316.00	(642.30)
(b) Deferred tax	4.32	(21.52)	(18.46)	(17.20)	(15.17)	(15.46)
(c) Excess/Short provision of earlier year	-	(0.35)	(57.56)	(0.35)	(70.86)	70.86
Total tax expense	368.84	283.19	74.98	652.03	229.97	(586.90)
9 Profit/(Loss) for the period (7-8)	1,239.01	670.26	636.24	1,909.27	1,245.27	2,391.15
10 Share of Profit/(loss) of Joint Ventures	118.49	150.91	381.85	269.40	694.99	758.93
11 Net Profit/(loss) for the period (9+10)	1,357.50	821.17	1,018.09	2,178.68	1,940.26	3,150.08
12 Other Comprehensive Income(OCI)						
(a) Items that will not be reclassified to profit or loss	(2.94)	(3.85)	(3.61)	(6.79)	(7.22)	(8.91)
(b) Income tax relating to items that will not be reclassified to profit or loss	2.05	(0.17)	1.05	1.88	2.10	2.56
Total Other Comprehensive Income	(0.89)	(4.02)	(2.56)	(4.91)	(5.12)	(6.35)
13 Total Comprehensive Income for the period (11+12)	1,356.61	817.16	1,015.53	2,173.77	1,935.14	3,143.73
14 Profit for the year attributable to:						
(i) Owners of the Company	1,071.71	674.33	1,018.09	1,746.05	1,940.26	3,147.78
(ii) Non-controlling interest	285.79	146.84	-	432.63	-	2.30
Other Comprehensive Income for the year attributable to:						
(i) Owners of the Company	(0.69)	(3.64)	(2.56)	(4.33)	(5.12)	(6.33)
(ii) Non-controlling interest	(0.20)	(0.38)	-	(0.58)	-	(0.02)
Total Comprehensive Income for the year attributable to:						
(i) Owners of the Company	1,071.02	670.70	1,015.53	1,741.72	1,935.14	3,141.45
(ii) Non-controlling interest	285.59	146.46	-	432.05	-	2.28
15 Paid-up equity share capital	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00
16 Earnings per equity share (Face value of ₹. 5/- each)						
Basic and Diluted	2.33	1.47	2.21	3.80	4.22	6.84



Note

- 1 The unaudited financial results, after review by the Audit Committee, have been approved and taken on record by the Board of Directors at its meeting held on November 14, 2019. The Statutory Auditors of the Company have carried out a "Limited Review" of the results for the quarter and half year ended in terms of Regulation 33 of SEBI (Listing Obligations and Disclosures Requirements) Regulation, 2015.
- 2 The unaudited financial results are prepared in accordance with the principles of Indian Accounting Standard (Ind AS) as notified under the Companies (Indian Accounting Standard) Rules 2015 specified in Section 133 of the Companies Act, 2013.
- 3 Based on the "management approach" as defined in Ind AS 108 - Operating Segments, the Chief Operating Decision Maker (CODM) evaluates the Group's performance and allocates resources based on an analysis of various performance indicators of business segment/s in which the company operates. The Group is primarily engaged in the business of real estate development which the Management and CODM recognise as the sole business segment. Hence, disclosure of segment-wise information is not required and accordingly not provided.
- 4 Effective April 01, 2019, the Group has adopted IND AS 116 "Leases" and applied to all to lease contracts existing on April 01, 2019 using the modified retrospective method. Accordingly, previous period Information has not been restated. Group has recognized right-to-use as an assets and created equivalent Lease liability amounting to ₹,743.42 Lakhs. On adoption of this IND/AS , the transition adjustment to retained earnings and the effect on the profit for half year ended September 30, 2019 is insignificant.
- 5 Marathon Nextgen Township Pvt Ltd is a wholly owned subsidiary of the company which in turn holds 67% of the paid up equity share capital of Sanvo Resorts Pvt. Ltd. This arrangement persists from March 29, 2019. Consolidated accounts for the quarter and half year ended September 30, 2019 include the financials of these two entities to the extent applicable. In view of this figures of the previous corresponding periods are not strictly comparable
- 6 Figures for the previous period are reclassified/re-arranged/re-grouped, wherever necessary.
- 7 Current quarter and half yearly results are presented on consolidated basis. For the purpose of comparability, the figures for the quarter and half year ended September 30, 2018 have been consolidated based on management certified accounts.



For MARATHON NEXTGEN REALTY LTD

Chetan R Shah

CHETAN R SHAH [DIN: 00135296]
CHAIRMAN AND MANAGING DIRECTOR

Place : Mumbai

Date : 14th November, 2019