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Website: www.marathonrealty.com
CIN: L65990MH1978PLC020080

May 29, 2017

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

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

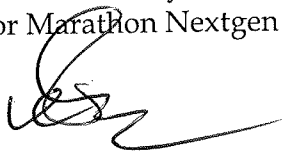
Dear Sirs,

Sub: Audited Financial Result for the Quarter & Year ended on March 31, 2017.

In compliance with the provisions of Regulation 33 of the SEBI (LODR) Regulations, 2015, please find enclosed the Audited Financial Result for the quarter & year ended on March 31, 2017 as approved by the Board of Directors at its meeting held on May 29, 2017.

Kindly take the same on your record.

Yours faithfully,
For Marathon Nextgen Realty Limited



K. S. Raghavan
Company Secretary & Compliance Officer



Encl.: as above.

MARATHON NEXTGEN REALTY LIMITED

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

CIN - L65990MH1978PLC020080

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED 31ST MARCH, 2017, PREPARED IN COMPLIANCE WITH THE INDIAN ACCOUNTING STANDARDS (IND-AS)

(Rs. in lakh - Except EPS)

Particulars	Standalone Quarter Ended			Standalone Year Ended		Consolidated Year Ended	
	31/03/2017	31/12/2016	31/03/2016	31/03/2017	31/03/2016	31/03/2017	31/03/2016
	Un-Audited	Un-Audited	Un-Audited	Audited	Audited	Audited	Audited
1 Revenue From Operations	5,381.67	5,382.01	10,642.97	19,313.95	19,727.69	19,313.95	19,727.69
2 Other Income	1,349.97	1,591.02	1,248.90	5,542.54	5,078.47	4,959.93	4,524.24
3 Total Income (1+2)	6,731.64	6,973.03	11,891.87	24,856.49	24,806.16	24,273.88	24,251.93
4 Expenses:							
(a) Property Development Expenses	207.73	168.68	369.10	1,246.50	513.70	1,246.50	513.70
(b) Changes in inventories of finished goods, work-in-progress and Stock-in-Trade	3,261.17	3,301.46	6,495.65	11,205.27	12,586.73	11,205.27	12,586.73
(c) Employee benefits expense	65.78	105.34	88.94	363.30	351.56	363.30	351.56
(d) Finance costs	1.76	28.09	1.03	29.85	1.03	29.85	1.03
(e) Depreciation	3.73	3.73	7.30	14.74	29.08	14.74	29.08
(f) Other expenses	452.88	171.92	87.39	815.36	246.37	815.36	246.37
Total expenses	3,993.05	3,779.22	7,049.41	13,675.02	13,728.47	13,675.02	13,728.47
5 Profit/(loss) before exceptional items and tax (3-4)	2,738.59	3,193.81	4,842.46	11,181.47	11,077.69	10,598.86	10,523.46
6 Exceptional Items	-	-	-	-	-	-	-
7 Profit/(loss) before tax (5-6)	2,738.59	3,193.81	4,842.46	11,181.47	11,077.69	10,598.86	10,523.46
8 Tax expense:							
(a) Current tax	616.00	676.58	767.18	2,420.00	2,356.00	2,420.00	2,356.00
(b) Deferred tax	(29.91)	0.96	(26.50)	(27.48)	(13.52)	(229.11)	(205.33)
(c) Excess/Short Provision of earlier year	-	-	37.13	(6.57)	37.13	(6.57)	37.13
Total Tax expense	586.09	677.54	777.81	2,385.95	2,379.61	2,184.32	2,187.80
9 Profit/(loss) for the period (7-8)	2,152.50	2,516.27	4,064.65	8,795.52	8,698.08	8,414.54	8,335.66
10 Share of Profit/(loss) of Joint Ventures	-	-	-	-	-	(0.80)	0.65
11 Net Profit/(loss) for the period (9-10)	2,152.50	2,516.27	4,064.65	8,795.52	8,698.08	8,413.74	8,336.31
12 Other Comprehensive Income(OCI)							
(a) Items that will not be reclassified to profit or loss	9.17	(1.34)	(0.89)	9.89	(0.52)	9.89	(0.52)
(b) Income tax relating to items that will not be reclassified to profit or loss	(3.17)	-	(0.54)	(3.17)	(0.54)	(3.17)	(0.54)
Total Other Comprehensive Income	6.00	(1.34)	(1.43)	6.72	(1.06)	6.72	(1.06)
13 Total Comprehensive Income for the period (11+12)	2,158.50	2,514.93	4,063.22	8,802.24	8,697.02	8,420.46	8,335.25
14 Paid-up equity share capital	2,843.73	2,843.73	2,843.73	2,843.73	2,843.73	2,843.73	2,843.73
15 Earnings per equity share (Face value of Rs. 10/- each)							
(a) Basic	7.57	8.85	14.29	30.93	30.59	29.59	29.31
(b) Diluted	7.57	8.85	14.29	30.93	30.59	29.59	29.31
16 Other Equity (Excluding Revaluation Reserve)	-	-	-	68,265.34	59,805.37	64,754.12	56,675.92



STATEMENT OF ASSETS AND LIABILITIES

(Rs. in lakhs)

Sr. No.	Particulars	Standalone Year Ended		Consolidated Year Ended	
		As at 31/03/2017	As at 31/03/2016	As at 31/03/2017	As at 31/03/2016
		Audited	Audited	Audited	Audited
	ASSETS				
(1)	Non-current Assets				
	(a) Property, Plant and Equipment	27.24	38.76	27.24	38.76
	(b) Investment Property	-	-	-	-
	(c) Investment in Joint Ventures	47.62	47.62	4.42	5.22
	(d) Financial Assets				
	(i) Investments	0.28	6.17	0.28	6.17
	(ii) Loans	41,484.44	40,485.10	36,181.00	35,764.26
	(iii) Other Financial Assets	8.27	8.55	8.27	8.55
	(e) Deferred tax assets (net)	77.90	53.59	1,913.32	1,687.38
	(f) Non-current tax assets	1,049.83	945.69	1,049.83	945.69
	(g) Other non-current assets	-	-	-	-
	Sub-Total - Non-current Assets	42,695.58	41,585.48	39,184.36	38,456.03
(2)	Current Assets				
	(a) Inventories	1,991.79	13,197.06	1,991.79	13,197.06
	(b) Financial Assets				
	(i) Trade Receivables	26,274.09	6,905.86	26,274.09	6,905.86
	(ii) Cash and cash equivalents	33.44	321.95	33.44	321.95
	(iii) Bank balances other than (ii) above	15.65	16.02	15.65	16.02
	(iv) Loans	0.27	1.42	0.27	1.42
	(v) Other Financial Assets	44.35	60.81	44.35	60.81
	(c) Other current assets	2,007.13	1,404.53	2,007.13	1,404.53
	Sub-Total - Current Assets	30,366.72	21,907.65	30,366.72	21,907.65
	TOTAL ASSETS	73,062.30	63,493.13	69,551.08	60,363.68
	EQUITY AND LIABILITIES				
	EQUITY				
	(a) Equity Share capital	2,843.73	2,843.73	2,843.73	2,843.73
	(b) Other Equity	68,265.34	59,805.37	64,754.12	56,675.92
	Sub-Total - Equity	71,109.07	62,649.10	67,597.85	59,519.65
	LIABILITIES				
(1)	Non-current liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	1,131.27	-	1,131.27	-
	(ii) Other financial liabilities	19.54	17.52	19.54	17.52
	(b) Provisions	34.44	43.36	34.44	43.36
	Sub-Total - Non-current liabilities	1,185.25	60.88	1,185.25	60.88
(2)	Current liabilities				
	(a) Financial Liabilities				
	(i) Trade Payables	157.77	134.64	157.77	134.64
	(ii) Other financial liabilities	417.20	517.45	417.20	517.45
	(b) Other current liabilities	179.58	125.23	179.58	125.23
	(c) Provisions	13.43	5.83	13.43	5.83
	Sub-Total - Current liabilities	767.98	783.15	767.98	783.15
	TOTAL EQUITY AND LIABILITIES	73,062.30	63,493.13	69,551.08	60,363.68



Note

- 1 The Statutory Auditors have audited the above results pursuant to Regulation 33 of the SEBI (Listing and Other Disclosure Requirements) Regulations, 2015 and the same are reviewed by the Audit Committee and taken on record by the Board of Directors at their meeting held on 29th May, 2017.
- 2 The figures for the last quarter are the balancing figures between the audited figures in respect of the full financial year and the year to date figures upto the third quarter of the financial year ended on 31st December, 2016 and 31st December, 2015 which were subjected to review by statutory auditor.
- 3 Provision for taxes for the year ended 31st March, 2017 is on the basis of Minimum Alternate Tax of Rs.2420 lakhs. (Rs.2,356 lakhs for the year ended 31st March, 2016) and Minimum Alternate Tax credit assets has not been created on prudence basis.
- 4 The Board of Directors have recommended a Dividend of 10% (Re.1/- per share of Rs. 10/- each) on the Equity Share Capital. The dividends will be accrued/paid after approval of the shareholders at the ensuing Annual General Meeting.
- 5 The Company adopted Indian Accounting Standards (Ind AS) from 1st April, 2016 accordingly these financial results are in compliance with Ind AS, notified by the Ministry of Corporate Affairs under Section 133 of the Companies Act, 2013 read with the relevant rules issued there under and the other accounting principles generally accepted in India. Consequently, the figures for the quarter and year ended 31st March, 2016 have been restated to comply with Ind AS to make them comparable.
- 6 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 the 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.
- 7 Consequent to transition into Ind AS, in accordance with the requirement of paragraph 32 of Ind AS 101-First time adoption of Ind AS, the reconciliation of net profit after tax as per previous GAAP and under Ind AS for the quarter and year ended 31st March, 2016 is given below:

Particulars	Standalone Quarter Ended 31/03/2016 (Rs. Lakh)	Standalone Year Ended 31/03/2016 (Rs. Lakh)	Consolidated Year Ended 31/03/2016 (Rs. Lakh)
Profit after tax as reported under previous GAAP	3,126.01	7,538.57	7,537.21
Impact of merger with Subsidiary	897.26	1,118.14	1,119.50
Profit after tax as reported under previous GAAP - after considering the effect of merger	4,023.27	8,656.71	8,656.71
Adjustment on account of Ind AS:			
Reversal of share of loss from LLP	42.40	42.40	42.40
Fair Valuation of Investments in equity shares	(2.45)	(2.09)	(2.09)
Impact of consolidation of Joint Ventures under equity method	-	-	(361.77)
Total Comprehensive Income under Ind AS	4,063.22	8,697.02	8,335.25

Reconciliation of equity as on 31st March, 2016 as per previous GAAP and Ind AS is given below:

Particulars	Standalone Year Ended 31/03/2016 (Rs. Lakh)	Consolidated Year Ended 31/03/2016 (Rs. Lakh)
Net Worth as reported under previous GAAP	61,332.28	61,330.91
Impact of merger with Subsidiary	928.72	930.08
Net Worth as reported under previous GAAP - after considering the effect of merger	62,261.00	62,260.99
Adjustment on account of Ind AS		
Fair Market Value of equity shares	3.44	3.44
Reversal of share of loss in LLP	42.40	42.40
Reversal of dividend and tax thereon	342.26	342.26
Consolidation of Joint Venture under Equity Method	-	(3,129.44)
Net worth as per Ind AS	62,649.10	59,519.65

- 8 The Board of Directors of the Company, at its meeting held on 17th March, 2017 has approved a proposal to buy back up to 54,37,345 Equity Shares of the Company for an aggregate amount not exceeding Rs.149,52.70 lakhs being 19.12% of total paid up equity share capital, at Rs.275 per Equity Share. The shareholders of the Company have approved the scheme of the buyback of share through postal ballot on 27th April, 2017.
- 9 (a) The Company has computed income tax on its profits for the quarter and year ended 31st March, 2017 as per the provisions of Income Tax Act, 1961. The computation of tax provision has been made on the legal advice obtained by the Company and such computation has been verified by an independent firm of Chartered Accountants. Auditors have relied upon the same.

(b) The Company has recognized revenue from operations of Rs.19,310.90 lakhs for the year ended 31st March 2017 on account of relinquishment of its rights in terms of the shareholder agreement dated 10th September, 2015 & addendum thereto dated 20th September, 2015 and 17th September, 2016 entered between the Company, Marathon Realty Pvt. Ltd. and Parmeka Pvt. Ltd. (erstwhile wholly owned subsidiary of the Company) relating to property specified therein. The Company is not aware if such underlying property so relinquished is registered or not by the concerned party. Approval of shareholders for the addendum will be taken in due course of time.



10 The Hon'ble Bombay High Court vide its order dated 6th October, 2016 sanctioned a scheme of merger whereby Parmeka Pvt Ltd ("PPL") a 100% subsidiary of the Company was amalgamated with itself with effect from 1st October, 2015. The Order was filed with Registrar of Companies on 21st October, 2016. Financial Statements for the year ended 31st, March 2017 and corresponding prior periods have been considered and presented on the basis of the merged accounts being effective date 1st October 2015.

In terms of the Scheme, investments in 10,000 Equity Shares and 92,612 Preference shares of the transferor company held by the Company were cancelled and no new shares were allotted in lieu of such cancellation. Deficit of Rs.189.42 lakhs on account of assets and liabilities taken over and cancellation of investments in equity and preference share in transferor Company are adjusted against general reserve in March 2016.

11 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

Place : Mumbai
Date : 29th May, 2017



**Auditor's Report on Annual Standalone Ind AS Financial Results of the Company Pursuant
to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements)
Regulations, 2015**

To
The Board of Directors
Marathon Nextgen Realty Limited

1. We have audited the accompanying Statement of Annual Standalone Ind AS Financial Results of Marathon Nextgen Realty Limited ('the Company') for the year ended March 31, 2017 ("the Statement"), being submitted by the Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. This Statement has been prepared on the basis of the annual Ind AS financial statements. Our responsibility is to express an opinion on this Statement, based on our audit of such annual Ind AS financial statements, which have been prepared in accordance with the Indian Accounting Standards specified under Section 133 of the Companies Act, 2013 ('the Act') read with Rule 7 of the Companies (Account) Rules, 2014 and other accounting principles generally accepted in India.
2. We conducted our audit of the Statement in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Statement is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in the Statement. An audit also includes assessing the accounting principles used and significant estimates made by the Management.
3. We believe that the audit evidences obtained by us is sufficient and appropriate to provide a reasonable basis for our opinion on the Statement.
4. In our opinion and to the best of our information and according to the explanations given to us, the Statement:
 - (i) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
 - (ii) gives a true and fair view of the net profit (including other comprehensive income) and other financial information of the Company for the year ended March 31, 2017.



HARIBHAKTI & CO. LLP

Chartered Accountants

5. We draw attention to the following matters:

- (i) Note no. 9(a) to the statement regarding the adequacy of provision for income tax, which comprises of long term capital loss, business and other income, have been based on the legal advice and as certified by an independent firm of Chartered Accountants, which has been relied upon by us.
- (ii) Note no. 9(b) to the statement regarding the manner of recognition of income from operations amounting to Rs. 19,310.90 lakhs, which is subject to the approval of shareholders.

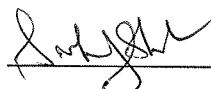
Our report is not modified in respect of these matters.

6. The Statement includes the results for the Quarter ended March 31, 2017, being the balancing figure between audited figures in respect of full financial year and the published year to date figures up to the third quarter of the current financial year which were subject to limited review by us.

For Haribhakti & Co. LLP

Chartered Accountants

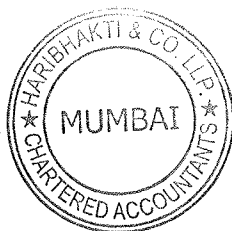
ICAI Firm Registration No.103523W/W100048



Snehal Shah

Partner

Membership No.: 048539



Place: Mumbai

Date: May 29, 2017

Auditor's Report on Annual Consolidated Ind AS Financial Results of the Company Pursuant to Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To
The Board of Directors
Marathon Nextgen Realty Limited

1. We have audited the accompanying Statement of Annual Consolidated Ind AS Financial Results of **Marathon Nextgen Realty Limited** (hereinafter referred to as 'the Holding Company') and joint Ventures for the year then ended ("the Statement"), being submitted by the Holding Company pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This Statement is the responsibility of the Company's Management and has been approved by the Board of Directors. This Statement has been prepared on the basis of the annual consolidated Ind AS financial statements. Our responsibility is to express an opinion on this Statement based on our audit of such annual consolidated Ind AS financial statements, which have been prepared in accordance with the Indian Accounting Standards specified under Section 133 of the Companies Act, 2013 ('the Act') read with Rule 7 of the Companies (Account) Rules, 2014 and other accounting principles generally accepted in India.
2. We conducted our audit of the Statement in accordance with the Standards on Auditing specified under Section 143(10) of the Act. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Statement is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts disclosed in the Statement. An audit also includes assessing the accounting principles used and significant estimates made by the Management.
3. We believe that the audit evidences obtained by us and obtained by the other auditor in terms of their report referred to in paragraph 6 below, is sufficient and appropriate to provide a reasonable basis for our opinion on the Statement.
4. In our opinion and to the best of our information and according to the explanations given to us, and on consideration of the reports of the other auditors, the Statement:
 - (i) includes the annual Ind AS financial results of the following entities:

Sr. No.	Name of the Entity	Relationship
1.	Marathon Nextgen Realty Limited	Holding Company
2.	Swayam Realtors & Traders LLP	Joint Venture
3.	Columbia Chrome (I) Private Limited	Joint Venture

- (ii) is presented in accordance with the requirements of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015; and
- (iii) gives a true and fair view of the consolidated net profit (including other comprehensive income) and other financial information of the Holding Company including its joint ventures for the year ended March 31, 2017.



5. We draw attention to the following matters:

- (i) Note no. 9(a) to the statement regarding the adequacy of provision for income tax, which comprises of long term capital loss, business and other income, have been based on the legal advice and as certified by an independent firm of Chartered Accountants, which has been relied upon by us.
- (ii) Note no. 9(b) to the statement regarding the manner of recognition of income from operations amounting to Rs. 19,310.90 lakhs, which is subject to the approval of shareholders.

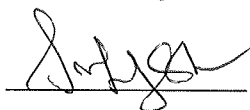
Our report is not modified in respect of these matters.

- 6. The Statement also include Group's share of net loss (including other comprehensive income) of Rs. 0.80 lakhs for the year ended March 31, 2017, as considered in the Statement, in respect of one joint venture, whose Ind AS financial statements have not been audited by us. These Ind AS financial statements have been audited by other auditor whose report have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this Joint Venture, is based solely on the report of the other auditor.
- 7. The Statement also include Group's share of net loss (including other comprehensive income) of Rs. Nil (to the extent of carrying value of investments) for the year ended March 31, 2017, as considered in the Statement, in respect of one joint venture, whose Ind AS financial statements have not been audited by us. These Ind AS financial statements are not audited by their auditor and have been furnished to us by the Management and our opinion on the Statement, in so far as it relates to the amounts and disclosures included in respect of this Joint Venture, is based solely on such unaudited Ind AS financial Statements. Accordingly to the information and explanation given to us by the Management, these Ind AS financial statements are not material to the Holding Company including its joint ventures.

For Haribhakti & Co. LLP

Chartered Accountants

ICAI Firm Registration No.103523W/W100048



Snehal Shah

Partner

Membership No.: 048539



Place: Mumbai

Date: May 29, 2017