

Date: November 13, 2025

To,

BSE Limited,

Listing Department,

P.J. Towers, Dalal Street,

Mumbai - 400001.

Scrip Code: 503101

NSE Limited,

Listing Department,

Exchange Plaza, Plot No. C/1, G Block,

BKC, Bandra (East), Mumbai - 400051.

NSE Symbol: MARATHON

Sub: Investor Presentation - Second Quarter and half year ended September 30, 2025.

Dear Sir/Madam,

Pursuant to Regulation 30 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements), Regulations 2015, we are enclosing herewith a copy of Investor presentation on the Unaudited Financial Results (Standalone and Consolidated) of the Company for the second quarter and half year ended September 30, 2025.

The copy of Investor Presentation shall be uploaded on the Company's website viz; https://www.marathon.in/nextgen/

This is for your information and record.

Thanking you, For Marathon Nextgen Realty Limited,

Yogesh Patole

Company Secretary and Compliance Officer

Membership No.: A48777

Encl: as above

Mulund (W). Mumbai 400080



Redefining Real Estate

MARATHON NEXTGEN REALTY LIMITED

INVESTOR UPDATE

For the Quarter ended September 2025



Disclaimer

Forward-Looking Statement

This presentation has been prepared by Marathon Nextgen Realty Limited (the "Company" or "Marathon") solely for information purposes.

This presentation has been prepared by the Company based on information and data which the Company considers reliable, but the Company makes no representation or warranty, express or implied, whatsoever, and no reliance shall be placed on, the truth, accuracy, completeness, fairness and reasonableness of the contents of this presentation. Such contents are in all events not current after the date of this presentation. There is no obligation to update, modify or amend this presentation or to otherwise notify the recipient if any information, opinion, projection, forecast or estimate set forth herein, changes or subsequently becomes inaccurate. However, the Company may alter, modify or otherwise change in any manner the content of this presentation, without obligation to notify any person of such change or changes. This presentation may not be all inclusive and may not contain all of the information that you may consider material.

The material that follows is a presentation (the "Presentation") of general background information about the Company's activities as at the date of the presentation or as otherwise indicated in this Presentation, and does not constitute a prospectus, a statement in lieu of a prospectus, an offering circular, an advertisement, an offer document, an offering memorandum, disclosure document or private placement offer letter under the Companies Act, 2013, the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018, each as amended, or any other applicable law. This Presentation is for solely for informational purposes only and does not constitute an offer to sell or, recommendation or solicitation of an offer to subscribe for or purchase any securities, and nothing contained herein shall form the basis of any contract or commitment whatsoever. Nothing in this Presentation, or any oral information provided in connection with it, shall constitute or deem to constitute an offer or invitation to purchase or subscribe for any securities in any jurisdiction. This Presentation has not been and will not be reviewed or approved by any statutory or regulatory authority in India or by any stock exchange in India.

This Presentation should not be considered as a recommendation that any investor should subscribe for or purchase any securities of the Company, and should not be used as a basis for any investment decision. The information contained herein is subject to change without notice and past performance is not indicative of future results. The Company may alter, modify or otherwise change in any manner the content of this Presentation without obligation to notify any person of such revision or changes. Moreover, no express or implied representation or warranty is made as to, and no reliance should be placed on the accuracy, fairness or completeness of the information presented or contained in this Presentation.

No offering of securities of the Company has been or will be registered under the U.S. Securities Act of 1933, as amended (the "U.S. Securities Act"), or the securities law of any other jurisdiction. No such securities may be offered or sold, directly or indirectly, within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and in compliance with any applicable state or local securities laws. This Presentation is directed only at persons which, and by participating in or accessing this Presentation you, are deemed to have represented and agreed that they/you are not located in the "United States", as defined in Regulation S under the U.S. Securities Act and are able to lawfully receive this Presentation under the laws of the jurisdictions in which they/you are located or other applicable laws. Any failure to comply with this restriction may constitute a violation of the securities laws of United States or other applicable securities laws. The distribution of this Presentation in certain jurisdictions may be restricted by law and persons into whose possession this Presentation comes should inform themselves about, and observe, any such restrictions. No public offering is being or will be made in the United States or in any other jurisdiction where such an offering is restricted or prohibited or would be unlawful.

None of the Company or any of its affiliates, advisors or representatives accept any liability whatsoever for any loss howsoever arising from any information presented or contained in this Presentation. Furthermore, no person is authorized to give any information or make any representation which is not contained in, or is inconsistent with, this Presentation. Any such extraneous or inconsistent information or representation, if given or made, should not be relied upon as having been authorized by or on behalf of the Company. This Presentation is being given solely for your information and for your use, and may not be taken away, copied, published, distributed or reproduced or redistributed or passed on directly or indirectly to any other person, whether within or outside your organization or firm, or published in whole or in part, for any purpose by recipients directly or indirectly to any other person. The distribution of this Presentation in certain jurisdictions may be restricted by law. Accordingly, any persons in possession of this Presentation should inform themselves about and observe any such restrictions.

This Presentation contains certain statements of future expectations and other forward-looking statements, including those relating to the Company's general business plans and strategy, its future financial condition and growth prospects, and future developments in its sectors and its competitive and regulatory environment. In addition to statements which are forward looking by reason of context, the words 'may', 'will', 'should', 'expects', 'plans', 'intends', 'anticipates', 'believes', 'estimates', 'predicts', 'potential' or 'continue' and similar expressions identify forward looking statements. All forward-looking statements are subject to risks, uncertainties and assumptions that could cause actual results, performances or events to differ materially from the results contemplated by the relevant forward-looking statement. The factors which may affect the results contemplated by the forward-looking statements could include, among others, future changes or developments in (i) the Company's business, products and services, (ii) the Company's regulatory and competitive environment, and (iii) political, economic, legal and social conditions in India or the jurisdictions in which our Company operates. Neither the Company nor its affiliates or advisors or representatives nor any of its or their parent or any such person's officers or employees guarantees that the assumptions underlying such forward-looking statements are free from errors nor does either accept any responsibility for the future accuracy of the forward-looking statements contained in this Presentation or the actual occurrence of the forecasted developments. Forward-looking statements speak only as of the date of this Presentation and are not guarantees of future performance. As a result, the Company expressly disclaims any obligation or undertaking to release any update or revisions to any forward-looking statements in this Presentation and are not guarantees of future performance. As a result, the Company expressly disclaims any obligation or under

By attending this session and/ or accepting a copy of this Presentation, you agree to be bound by the foregoing limitations and, in particular, will be taken to have represented, warranted and undertaken that: (i) you have read and agree to comply with the contents of this notice including, without limitation, the obligation to keep this document and its contents confidential; (ii) you will not at any time have any discussion, correspondence or contact concerning the information in this document with any of the directors or employees of the Company nor with any of their customers or suppliers, or any governmental or regulatory body without the prior written consent of the Company; and (iii) you agree not to remove or copy this document, or any materials provided in 2 connection herewith. Any failure to comply with these restrictions may constitute a violation of applicable securities laws.



Who We are

ESTABLISHED IN 1978

PORTFOLIO INCLUDES

Commercial • Luxury residential • Townships
Affordable housing • retail

PROJECTS ONGOING AT

Panvel • Byculla • Lower Parel Bhandup • Mulund

55+ years of experience

100+ projects delivered

10,000+ families housed

15,000 + Homes in the pipeline

4 MN sq.ft. of land under development





Our Projects

- Townships
- Luxury Residential
- Commercial Properties
- Affordable Housing

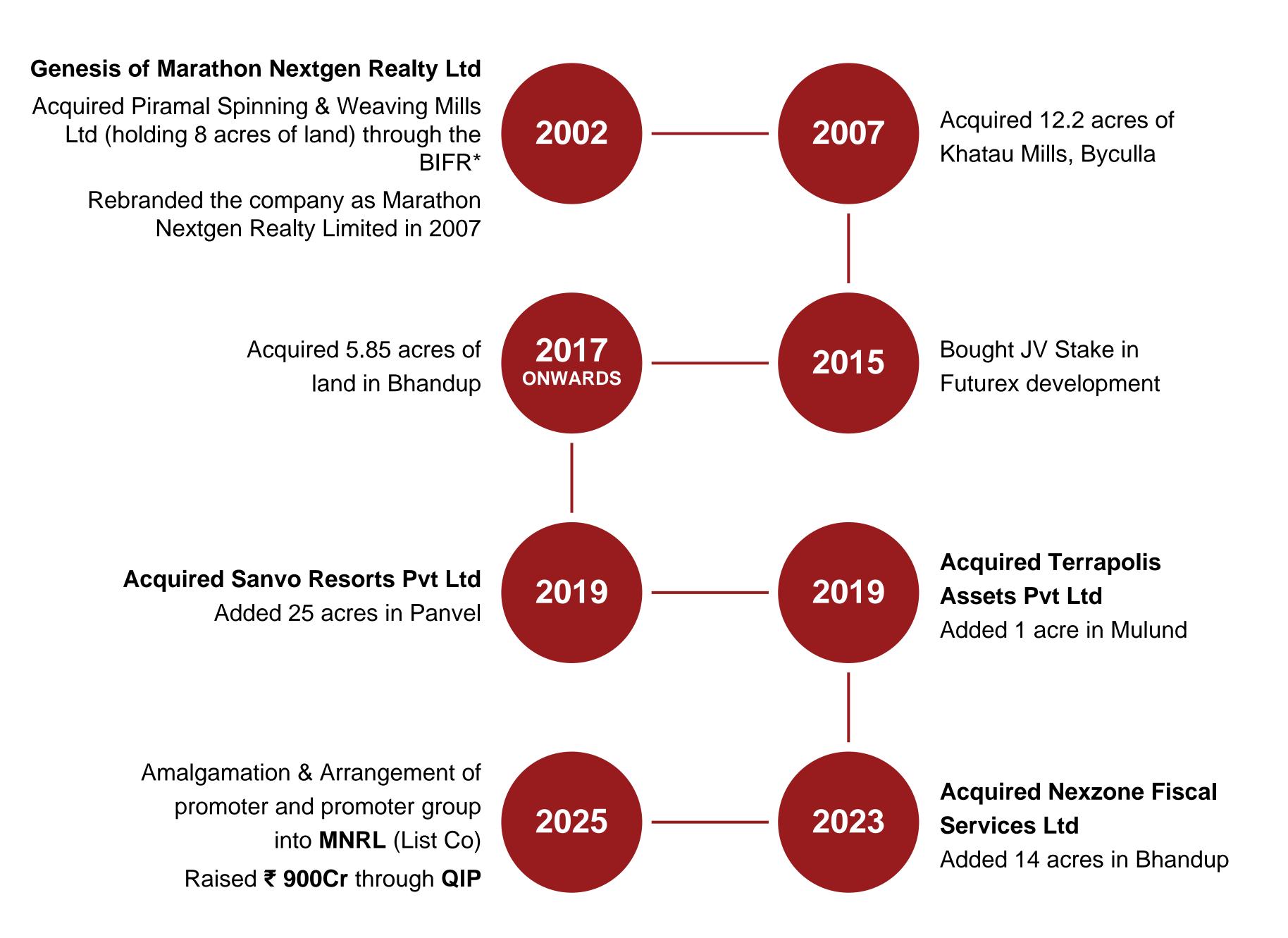






Major Acquisition & Milestones

From our first mill acquisition to a unified platform under MNRL — our journey reflects discipline, foresight, and scale.



Marathon Nextgen Realty Ltd



Growth Drivers

With strategic foresight, deep capabilities, and a clear focus, we've built a resilient platform for the future.

Amalgamation & Arrangement

Strategically Positioned Land Banks & Dominance in Key Micro Markets

Qualified Institutional Placement Diversified Portfolio for Risk Mitigation

Excellent In-House Capabilities



Unlocking Long-Term Value

These strategic initiatives create a more resilient, efficient organization positioned for accelerated growth while delivering sustainable long-term value to all stakeholders.

Accelerating Growth with a Stronger Foundation

Qualified Institutional Placement (QIP)

Successfully raised ₹900 Cr through QIP, demonstrating robust market confidence in our strategic direction and execution capabilities

Strategic Fund Allocation

Debt reduction to strengthen balance sheet resilience

Project acceleration across key development sites

Building robust growth pipeline for sustained expansion

Amalgamation & Arrangement

Strategic board-approved amalgamation and arrangement designed to streamline the corporate structure and unlock future growth potential

Value Unlocking

The merging entity has 418 acres of land and a few live projects which have a developable area potential of 4.2 Cr. sq.ft.

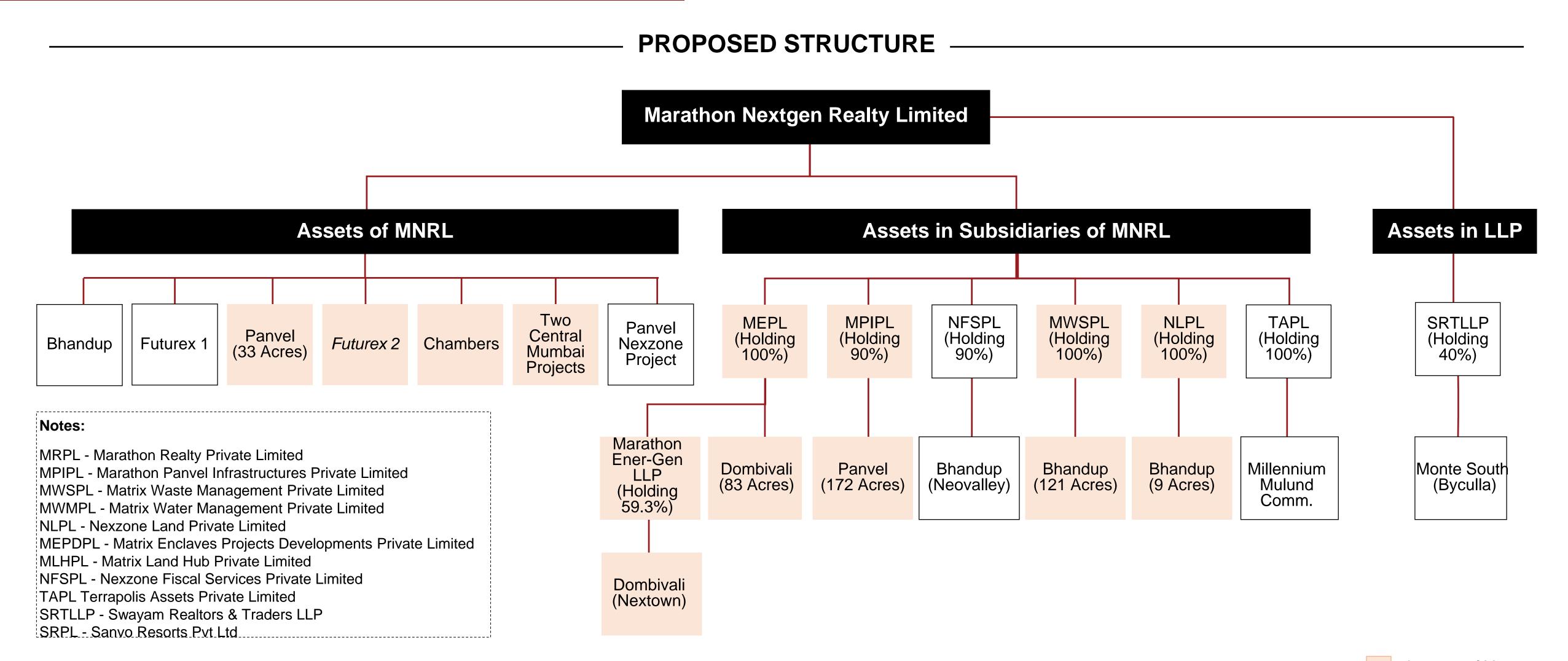
Stronger Creditworthiness

Creating opportunity for a stronger credit profile and lower debt costs, enhancing financial flexibility and optimizing borrowing efficiency.

Operational Streamlining

Consolidate and optimize group real estate assets to create a focused and efficient corporate structure







Amalgamation & arrangement

Pre & Post Merger Portfolio Snapshot

PRE MERGER PORTFOLIO

Project	Portfolio	Location	Ownership %	Unsold Area In sq.ft.	MNRL Share of Area Unsold In sq.ft.
Monte South (Residential)	Existing Portfolio	Byculla	40%	8,84,137	3,53,655
Monte South (Commercial)	Existing Portfolio	Byculla	40%	7,50,000	3,00,000
Nexzone	Existing Portfolio	Panvel	91%	6,32,034	6,32,034
Neopark/ Neosquare (Residential)	Existing Portfolio	Bhandup	100%	4,78,208	4,78,208
Neovalley (Residential)	Existing Portfolio	Bhandup	90%	12,10,448	12,10,448
Millennium (Commercial)	Existing Portfolio	Mulund	100%	48,187	48,187
Futurex (Commercial)	Existing Portfolio	Lower Parel	100%	27,486	27,486
Total				40,30,500	30,50,018

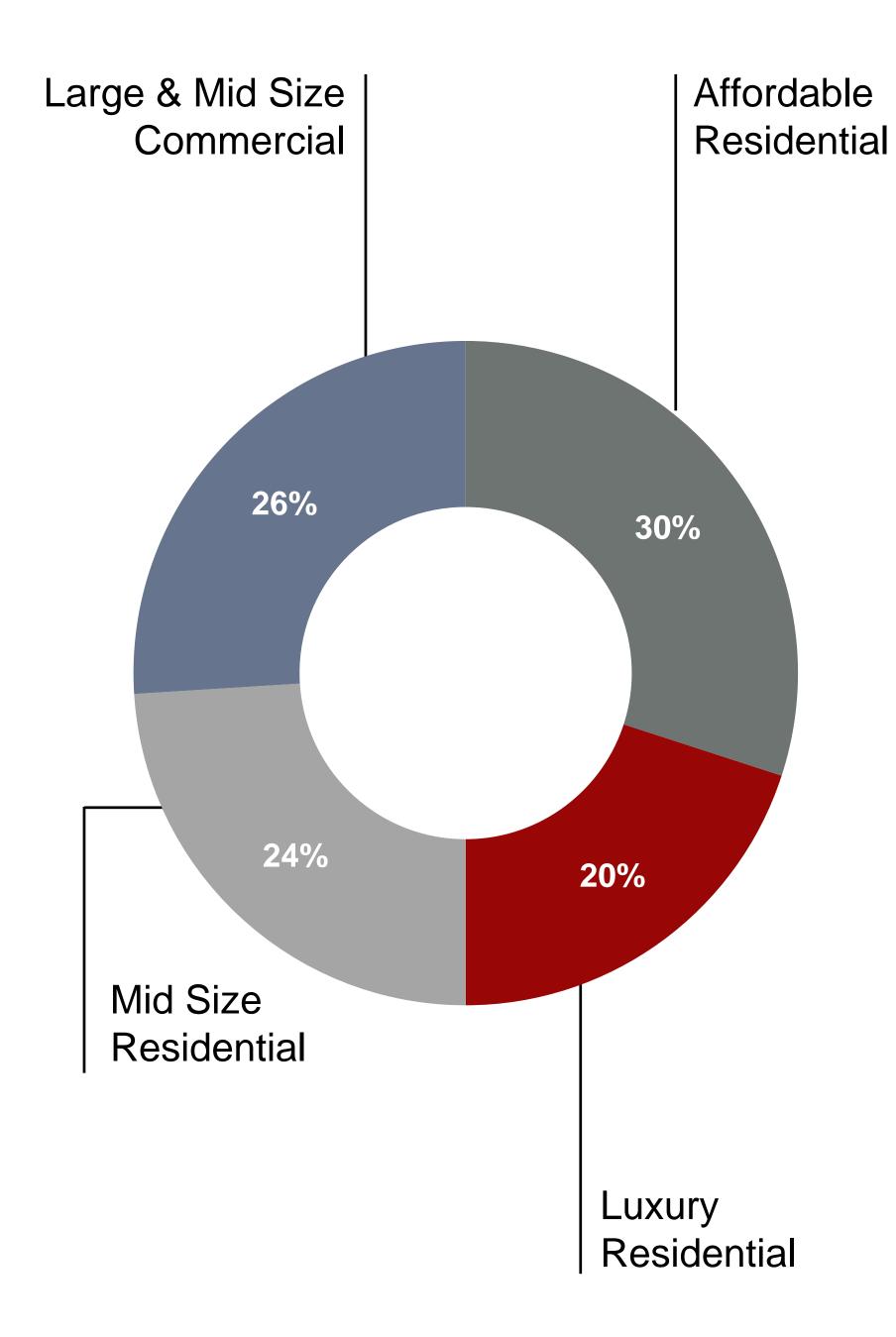
POST MERGER PORTFOLIO

Project	Portfolio	Location	Ownership %	Land in acres to be developed In acres	Developable area/ Unsold Area
Dombivali Land	Post-Merger Portfolio	Dombivali	100%	83	~1.0 Cr sq.ft.
Panvel Land	Post-Merger Portfolio	Panvel	90-100%	205	1.26 Cr sq.ft.
Bhandup Land	Post-Merger Portfolio	Bhandup	100%	130	1.75 Cr sq.ft.
Futurex 2	Post-Merger Portfolio	Lower Parel	100%	-	2.33 Lakh sq.ft.
Chambers	Post-Merger Portfolio	Lower Parel	100%	-	0.54 Lakh sq.ft.
2 Central Mumbai Projects	Post-Merger Portfolio	Lower Parel	100%	-	5.33 Lakh sq.ft.
Nextown	Post-Merger Portfolio	Dombivali	59%	-	~10 Lakh sq.ft.
Total				418	4.20 Cr sq.ft.



Diversifie d portfolio for Risk Mitigation

Multi-Segment presence helps navigate market cycles and sustain growth.



Diverse Product Mix

Marathon's diversified portfolio includes luxury residential (Monte South), affordable housing (NeoHomes), commercial spaces (Futurex), and large-scale townships (Nexzone).

Risk Mitigation

This diversity allows Marathon to mitigate risks associated with market fluctuations while capturing opportunities across different segments.

Future Growth

Each segment is positioned to benefit from specific market trends, ensuring balanced growth and revenue streams.

As per GDV



Diversifie d portfolio for Risk Mitigation

Diversified playbook across luxury, affordable, and commercial segments builds resilience.

	AFFORDABLE HOUSING	PREMIUM & LUXURY HOUSING	OFFICE SPACE	RETAIL SPACE
COMPLETED PROJECTS	19,10,739 sq.ft.	6,71,312 sq.ft	5,66,031 sq.ft.	2,379 sq.ft. 0.1%
ONGOING PROJECTS	8,11,380 sq.ft.	7,33,222 sq.ft.	1,79,440 sq.ft.	19,110 sq.ft.
UPCOMING PROJECTS	20,71,948 sq.ft.	4,00,000 sq.ft.	7,50,000 sq.ft.	Nil sq.ft.

As of 30 June, 2025

Affordable Housing / Townships

Neo Series & Nex Series

NeoValley, NeoPark & NeoSquare, Bhandup

Nexzone, Panvel

Premium & Luxury Housig

Monte Series

Monte South, Byculla

Corporate & Small Business Spaces

Futurex, Lower Parel

Futurex Sky Offices, Lower Parel

Millennium, Mulund

Monte South Commercial, Byculla



PANVEL: Mumbai 3.0

Development Potential

205 acres 1.26 Cr sq.ft.

Total Area Estimated Developable area

- Within NAINA zone, benefiting from Navi Mumbai International Airport (NMIA).
- Sion—Panvel Highway widening and Atal Setu boost connectivity to South Mumbai.
- Panvel–Karjat Rail Corridor to enhance suburban access.
- Monetising the land through a mixed-use township comprising residential, commercial, retail, and plotted developments





DOMBIVLI: Emerging Residential Destination

Development Potential

83 acres 1.0 Cr sq.ft.

Total Area Estimated Developable area

- Part of Smart City Mission and fastest-growing MMR belt.
- Airoli–Katai Tunnel, Kalyan–Taloja Metro, & Vasai–Alibaug Multi-Modal Corridor under execution
- Excellent rail & road access to Thane, Kalyan & Navi Mumbai...
- Mumbai
 – Ahmedabad Bullet Train corridor to improve regional access and drive economic activity.
- Strong mid-income demand with fast turnaround potential and long-term appreciation.
- Monetising the land through a mixed-use township comprising residential, commercial, and retail developments.





BHANDUP: Central Mumbai Growth Hub

Development Potential

130 acres 1.75 Cr sq.ft.

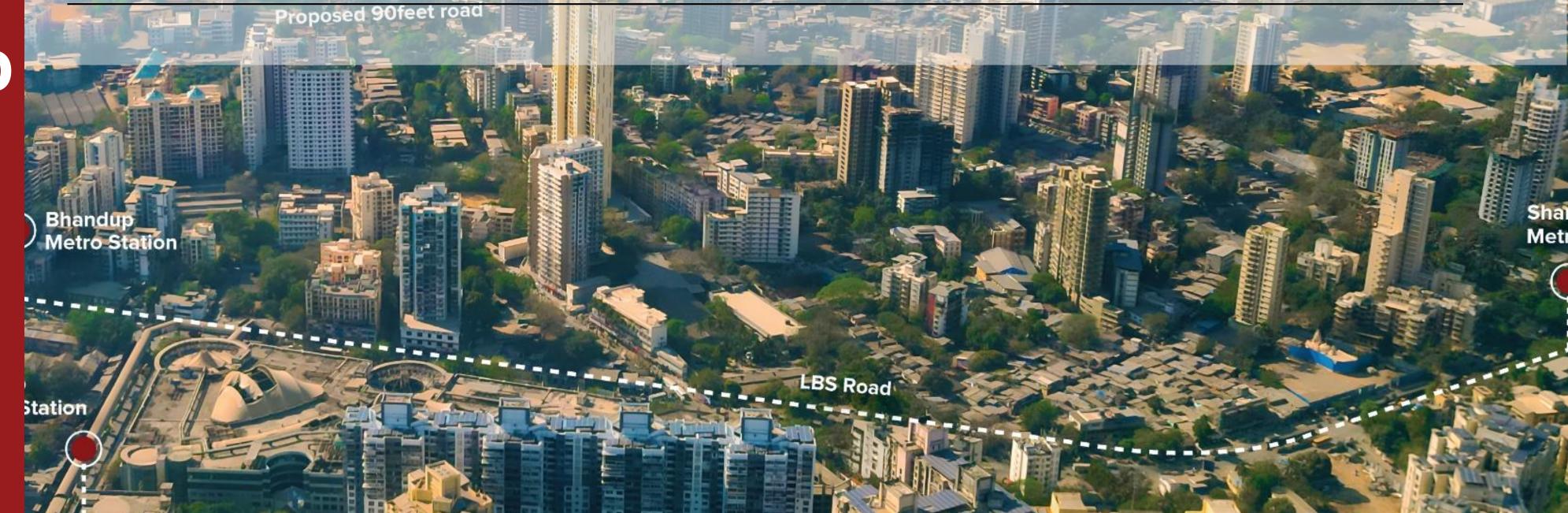
NeoHills Tembhipada

NeoPark

Total Area Estimated Developable area

NeoValley

- Large land within city limit with access from LBS Marg and GMLR.
- Metro Line 4 (Wadala–Kasarvadavali) passing through Bhandup to cut commute time.
- 39 km cycling/jogging track improving civic quality.
- Rising mid-income hub, close to Powai, Kanjurmarg & Mulund—high rental yield zone
- Monetising the land through a mixed-use township comprising residential, commercial, and retail developments.





Excellent In-house capabilities

Complete in-house expertise across design, engineering, and acquisition helps us deliver with speed, control, and consistent quality.

Land Identification & Acquisition

Conduct feasibility studies and market analysis.

Identify and negotiate suitable land parcels.

Complete legal due diligence and acquisition formalities.

Design

In-house team of architects and designers using advanced CAD tools.

Equipped with the latest technologies to create highquality marketing collateral and virtual tours.

Incorporate solar envelope studies and open space analysis in our design process.

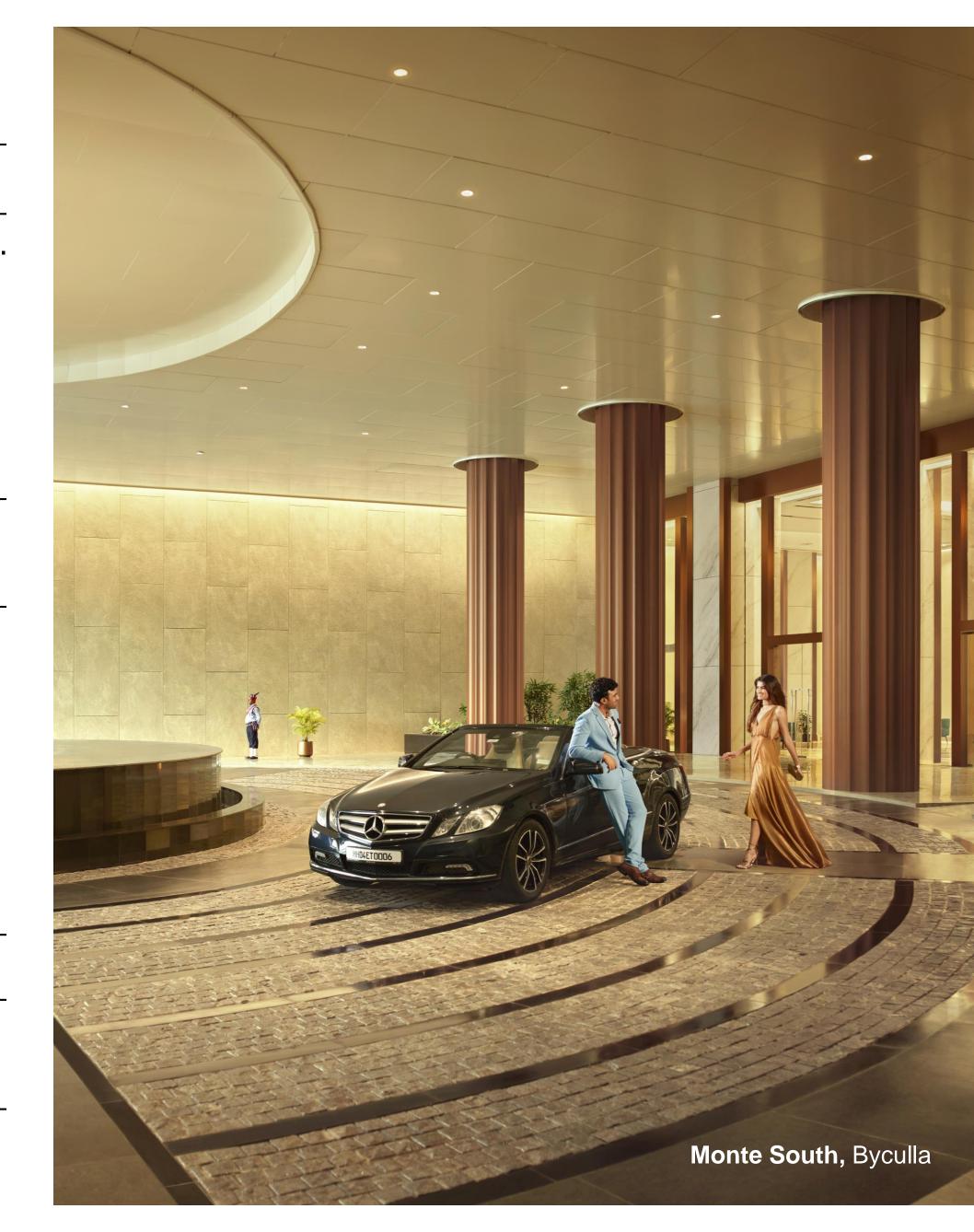
Engineering

Robust in-house EPC capabilities enable slab cycles as fast as 40 hours.

Proven capability to build super-tall structures.

Use of advanced formwork systems: Kumkang (Monte South), MIVAN (Nexzone and Neo), and PERI (Futurex).

On-site batching plants produce high-grade concrete; on-site testing labs ensure quality finishes.





Excellent In-house capabilities

Integrated in-house capabilities across marketing, CRM, and sales enable us to drive leads, convert efficiently, and deliver superior customer experiences.

Marketing

In-house creative, digital, and 3D teams produce high-quality images and collateral.

Digital marketing drives lead generation and brand awareness.

Custom analytics and CRM platform built on Zoho CRM for ROI-focused marketing.

WhatsApp automation and targeted outreach enhance customer engagement.

Multi-channel sales strategy combines direct sales expertise with a wide broker network.

CRM

In-house team manages customer service from onboarding to resolution.

Custom-built Zoho CRM platform ensures faster responses and data-driven decisions.

Self-service app and tech-enabled call center improve engagement and collection efficiency.

Tools like automated WhatsApp alerts and targeted marketing enhance customer experience.

Sales & Sourcing

Large sourcing team with 250+ active monthly channel partners.

Sales team uses tools like touchscreens, AR, and VR to improve site experiences and drive conversions.





Business highlights H1 FY26

A snapshot of our key milestones, performance metrics, and strategic achievements that shaped our business this Quarter.

Capital Raise

₹900 Crore raised via QIP for growth initiatives and debt reduction.

Financial Strength

Post QIP, we have substantially reduced our debt and now have a net cash position.

Project Progress

Nexzone Antilia: Full tower OC received.

Nexzone Triton & Atria: OC received up to 30th floor.

NeoSquare: OC received

MS Tower B: OC received up to 34th floor





OPERATIONAL HIGHLIGHTS

Result highlights Q2 FY26

A summary of our standout financial achievements and business progress.

	Q2 F	-Y26	H1 FY26		
Metric	Existing Portfolio	Post-Merger Portfolio	Existing Portfolio	Post-Merger Portfolio	
Area Sold	65,845 Sq.Ft.	80,589 Sq.Ft.	143,604 Sq.Ft.	199,833 Sq.Ft.	
Booking value (registered)	₹166 Cr	₹210 Cr	₹349 Cr	₹514 Cr	
Collections	₹191 Cr	₹247 Cr	₹430 Cr	₹610 Cr	
Realisation per sq.ft (commercial)	₹46,846	₹45,298	₹42,748	₹41,480	
Realisation per sq.ft (residential)	₹18,121	₹17,218	₹17,521	₹16,171	

Note: Booking Value, Area Sold and Collections data includes 40% share from Monte South project.





Result highlights Q2 FY26

A summary of our standout financial achievements and business progress.

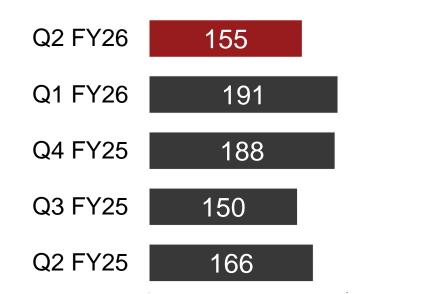
Metric	Q2 FY26	YoY	H1 FY26	YoY
Adjusted Total Revenues	206	-7%	479	11%
Total Revenues	155	-6%	346	2%
EBITDA	80	† 29%	161	† 28%
Margin	52%	14%	47%	9%
Profit After Tax (PAT)	67	1 35%	128	1 47%
Margin	43%	13%	37%	11%



Quarterly Consolidated

The consolidated performance this quarter demonstrates our continued momentum, with healthy margins, and robust bottom-line contribution from core business verticals.

Revenue ₹ in Cr



Booking Value*

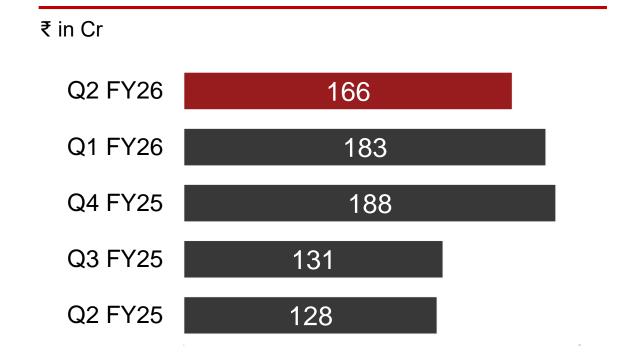
EBITDA

38

62

₹ in Cr/ MARGIN (%)

42



43

81

Q2 FY25 Q3 FY25 Q4 FY25 Q1 FY26 Q2 FY26

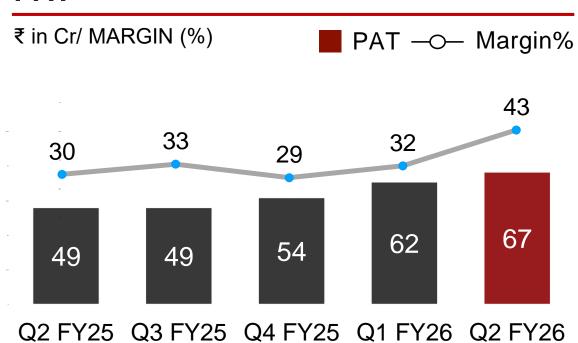
■ EBITDA —— Margin%

42

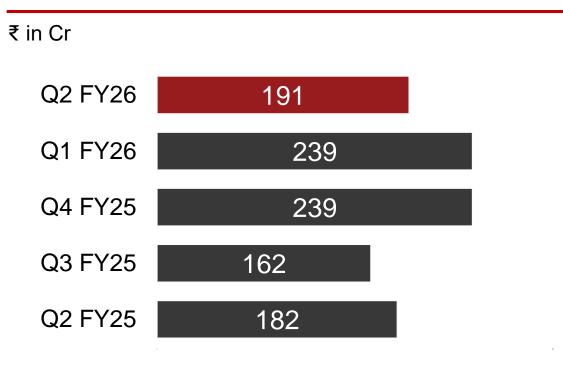
52

80

PAT



Collections*



Area Sold (Carpet Area)*

in sq.ft.		
Q2 FY26	65,845	
Q1 FY26	77,759	I
Q4 FY25	79,749	
Q3 FY25	57,021	
Q2 FY25	55,694	



Sales & Collections in Q2 FY26

Q2 FY26 continued the positive momentum, with sustained sales performance and healthy collections driving consistent cash flows and reaffirming our operational strength

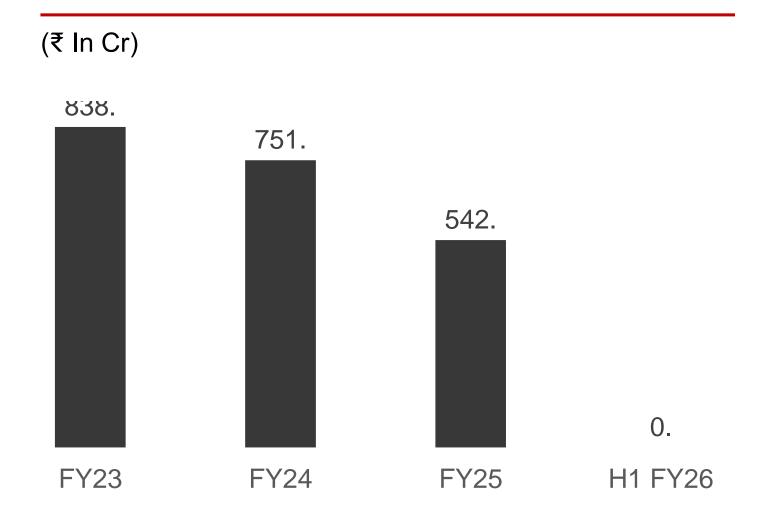
Project	Area Sold (in sq.ft.)	Booking Value (in ₹ Cr.)	Realisation (per sq.ft.)	Collection (in ₹ Cr.)
Monte South*	9,901	34	34,647	49
Nexzone	25,598	28	11,115	35
NeoPark/NeoSquare	8,845	18	20,547	23
NeoValley	5,338	9	17,043	11
Futurex (MNRL)	14,823	73	48,953	68
Millennium	1,340	3	23,541	5
Existing Portfolio	65,845	166		191
Futurex 2 (MRPL)	9,242	39	42,591	46
Nextown	5,502	5	9,066	10
Post-Merger Portfolio	14,743	44		56
Total	80,589	210		247



Debt Profile

Our debt profile reflects a conservative financial approach with a strong focus on maintaining low leverage, optimizing cost of capital, and ensuring ample liquidity for future growth.

Net Debt



Completed ₹ 900 crore QIP in June 2025, with ₹ 340 crores earmarked for debt reduction.

Achieved net cash position post-QIP, significantly strengthening balance sheet.





Portfolio Summary (Existing Portfolio)

With a presence across high-opportunity corridors in the MMR, our diversified portfolio is well-positioned to cater to evolving market demands and support our long-term growth objectives.

Project	Location	Ownership %	Total GDV in ₹ Cr	Sold GDV in ₹ Cr	Unsold GDV in ₹ Cr	MNRL Share of Unsold GDV in ₹ Cr
Monte South	Byculla	40%	9,161	2,455	6,706	2,682
Nexzone	Panvel	91%	2,779	2,029	750	750
NeoPark/ NeoSquare	Bhandup	100%	1,034	192	842	842
NeoValley	Bhandup	90%	2,405	273	2,132	2,132
Futurex	Lower Parel	100%	1,157	1,039	118	118
Millennium	Mulund	100%	393	281	112	112
Total			16,929	6,269	10,660	6,636



Ongoing Projects

RERA REGISTERED

With a robust pipeline of ongoing projects, we continue to build with purpose and precision.

ONGOING PROJECT STATUS

Project	Location	Ownership %	Total Carpet Area (in sq.ft.)	Completion %	Area Sold in Sq.Ft. (Registered Units)	Sale Value of Registered Units (in ₹ Cr)	Collection from Sold Area (in ₹ Cr)	Area Unsold in Sq.Ft. (Registered Units)	Estimated Revenue from unsold area (in ₹ Cr)*
Monte South Residential**	Byculla	40%	7,33,222	50%	3,57,258	1,181	828	3,75,964	1,328
Nexzone	Panvel	91%	4,33,640	72%	3,64,528	370	310	69,112	73
NeoPark / NeoSquare	Bhandup	100%	1,68,053	87%	1,21,793	192	149	46,260	79
NeoValley	Bhandup	90%	2,28,797	53%	1,68,349	273	122	60,448	102
Millennium	Mulund	100%	1,79,440	90%	1,31,253	281	254	48,187	112
Total (100% share)			17,43,152		11,43,181	2,298	1,662	5,99,971	1,693
Total (MNRL's share)			13,03,219		9,28,826	1,589	1,166	3,74,393	896

EXPECTED SURPLUS FROM ONGOING PROJECTS

Project	Value of Unsold (in ₹ Cr)	Sold but yet to collect (in ₹ Cr)	Cost to complete (in ₹ Cr)	Surplus (in ₹ Cr)
Monte South Residential**	1,328	354	1,065	617
Nexzone	73	61	89	45
NeoPark/NeoSquare	79	43	30	92
NeoValley	102	152	155	99
Millennium	112	27	30	109
Total (100% share)	1,693	636	1,369	962
Total (MNRL's share)	896	424	731	592
OC Ready Inventory (MNRL's share)	346	_	-	346



Upcoming Projects



Monte South Commercial (Announced the Launch)

7.5 Lakhs sq.ft. Rs 3,400 Cr

Total Area Gross Development Value

Set to benefit from growing demand for premium commercial spaces in South Mumbai

Designed with efficient layouts, modern architecture, and sustainability focus — building on the success of Marathon Futurex, Lower Parel.

Prime central location ensures strong visibility and connectivity across Mumbai's key commercial corridors.

Monte South Residential Tower D (Future Launch)

4 Lakhs sq.ft. Rs 1,600 Cr

Total Area Gross Development Value

Strong demand continues – 7.8 lakh sq. ft. (~₹2,403 Cr) sold to date

Among the top 5 projects in Byculla market by marketable supply

Occupation Certificate received for Tower A

Part OC obtained for Tower B with RCC completed;

RCC work for Tower C completed up to the 10th floor.





Upcoming Projects

MARATHON Nexzone Panvel

Phase III of Nexzone (Announced the Launch)

4.9 Lakhs sq.ft. Rs 600 Cr

Total Area Gross Development Value

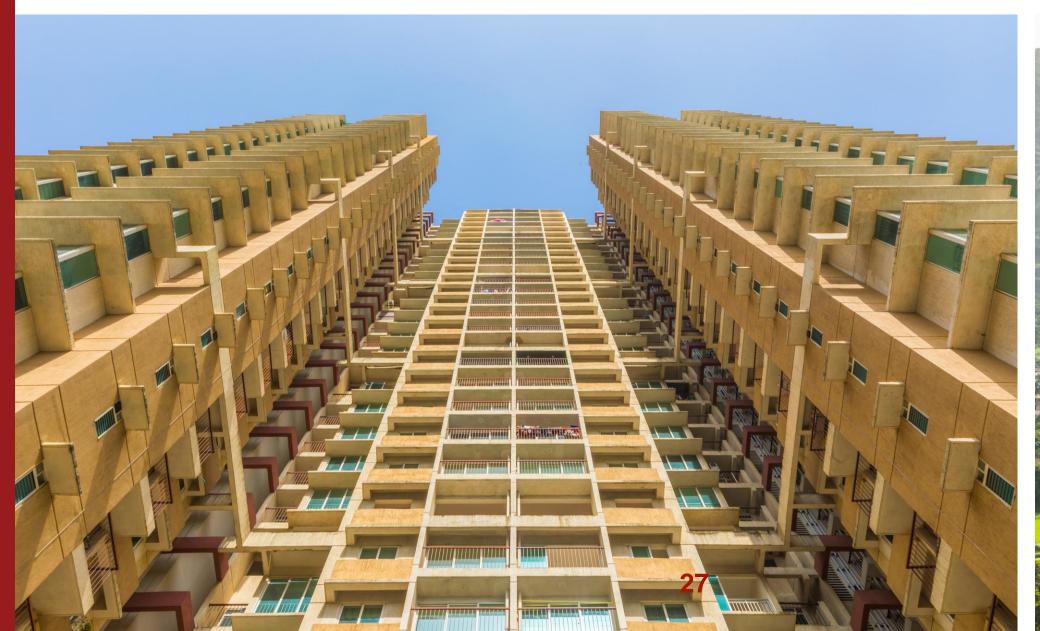
4 premium towers of 28 storeys each, spread over ~3 acres

Set to benefit from major infrastructure drivers – Atal Setu, Navi Mumbai International Airport, Metro connectivity, and the Panvel–Karjat corridor

Over 3,500 homes sold, with 2,500+ units delivered (OC received) and ~1,000 units under development.

Demand likely to remain strong with prices up 40–50% in five years, yet still below key MMR suburbs — offering clear value upside.

Phase 1:- Occupation Certificate received / Phase 2:- 3 Buildings Are OC Ready/ 1 Building RCC Completed







Upcoming Projects

MARATHON

NEOHOMES

Bhandup (W)

Marathon Neo Series (Future Launch)

15.82 Lakhs sq.ft. Rs 2,792 Cr

Total Area Gross Development Value

Supported by robust social infrastructure – education, healthcare, retail & commercial growth driving end-user demand

Strong execution track record: 700+ Neohomes delivered, Neosquare with OC received

Strategic location: Bhandup emerging as a key residential hub with strong connectivity via Goregaon–Mulund Link Road and upcoming Shangrila Metro Station

NeoSquare:- OC received/ NeoValley Kaveri:- Building B terrace slab completed; Building A RCC up to 9th floor done/ NeoValley Narmada:- Plinth work completed/ NeoPark:- Buildings A & B RCC up to 22nd floor done, Building C RCC till 11th floor.







Strong Leadership Team

A visionary leadership team with global education and deep real estate experience guiding Marathon's longterm growth.



Mr. Chetan R. Shah *Chairman*

B. Tech. (Civil Engineering) from IIT Bombay and M.S. (Structural Engineering) from University of Houston.

40+ years of experience in planning, operations, quality assurance and execution of large projects.



Mr. Mayur R. Shah *Vice Chairman*

Civil Engineer from University of Bombay and M.S. in Structural Engineering from Oklahoma State.

Visionary leader and has over 30 years of rich and varied experience in the Real Estate & Construction.

Served as the President of MCHI - CREDAI.



Mrs. Shailaja Shah Director

Part of Promoter Group

Involved in various activities which imparts the values and uplifts many lives in the vicinity of the Group Projects.



Strong Leadership Team

The next-gen team is steering Marathon into the future—leveraging innovation, education, and execution to lead key projects and strategic initiatives.



Mr. Kaivalya Shah

Director

BE - Structural Engineering, University of California, San Diego.

Kaivalya's innovative approach has helped the business foray into several fruitful joint ventures.

He has also been key to shaping the Group's slum rehabilitation strategy.



Mr. Parmeet Shah

Project Head

BA - Economics, Yale University and MS, Columbia University.

Parmeet heads the Marathon Nexworld project.

He played an instrumental role in the foundation of the NEXT School.



Mr. Samyag Shah

Director

BA - Economics, University of California, San Diego.

Samyag heads one of our largest projects – Nexzone and Futurex.

Thank you