INDEPENDENT AUDITORS' REPORT

To The Members of JSW Realty & Infrastructure Private Limited,

Report on the Audit of the Financial Statements

1. Opinion

We have audited the accompanying financial statements of **JSW Realty & Infrastructure Private Limited** ("the Company"), (prepared for the purpose of consolidation with JSW Steel Ltd, the holding company under Ind AS), which comprises the Balance Sheet as at 31st March, 2021, the Statement of Profit and Loss (including other comprehensive income), Statement of Changes in Equity, the Cash Flow Statement for year then ended, and notes to the financial statements including a summary of Significant Accounting Policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the company as at March 31, 2021, its profit, changes in equity and its cash flows for the year ended on that date.

2. 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 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 together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

3. Key Audit Matters

Key audit matters are those matters that in our professional judgment were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole and informing our opinion thereon and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

Accuracy of recognition measurement presentation and disclosures of revenues and other related balances in view of adoption of Ind AS 115 "Revenue from contracts with customers"

The application of the aforesaid revenue accounting standard involves some key points which includes identification of contract with customer identification of distinct performance, obligations determination of transaction price of the identified performance obligations the appropriateness of the basis used to measure revenue recognized. Additionally this revenue accounting standard contains disclosures which involve collation of information in respect of disaggregated revenue and periods over which the remaining performance obligations will be satisfied subsequent to the balance sheet date.

Auditor's Response

The company is a private limited company and considered as a subsidiary of JSW Steel Ltd for the purpose of these Ind AS financials. The company derives its revenues mainly from rents realized by JSW Steel Ltd and other JSW group entities from their employees through their respective payrolls for providing residential accommodation along with necessary common infrastructure facilities for their day to day life, within the townships constructed and maintained by it. In this revenue model, we did not observe any element of uncertainty about the timing and amount of the aforesaid revenue booked by the company. Hence the application of Ind AS 115 does not have any impact on the revenues and cash flows disclosed by the company in these Ind AS financial statements.

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

The Company’s Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 (“the Act”) with respect to the preparation of these 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 (Ind AS) 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 the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of 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 financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors are responsible for overseeing the Company’s financial reporting process.

5. Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the 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 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 financial statements.

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the 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 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 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 financial statements, including the disclosures, and whether the 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 the individually or in aggregate, makes it probable that the economic decision 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 on 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 key audit matters in auditor's report unless law or regulation precludes public disclosure about the matters, or 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 overweigh the public interest benefits of such communication.

6. Report on Other Legal and Regulatory Requirements

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

II. 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 purpose 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 and the statement of cash flow dealt with by this report are in agreement with the books of account;

d. in our opinion, the aforesaid financials comply with the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act;

e. on the basis of the written representations received from the directors as on March 31, 2021, and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2021, from being appointed as a director in terms of Section 164(2) of the Act;

f. with respect of adequacy of internal financial controls over financial reporting of the company and the operating effectiveness of such controls, refer to our separate report in Annexure-"B"; and

g. with respect to the other matters to be included in the Auditor's Report in accordance with the requirement of sub section (16) of section 197 of the Act, as amended:

   the company being a private limited company, reporting under sub section (16) of section 197 of the Act, is not applicable to the company.

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:

   i. the company has got no pending litigation as at the year-end;

   ii. the company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses; and

   iii. there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the company.

For H. K. Veerabhaddrappa & Co.
Chartered Accountants,
Firm's Regn. No. 004578S

ARRVVIND KUBSAD
Digitally signed by ARRVVIND KUBSAD
Date: 2021.05.08 16:06:56 +05'30'

(CA Arrvvind Kubsad)
Partner
M. No. 085618
UDIN: 21085618AAAAAN6287

Place: Hubballi
Date: 08/05/2021

ANNEXURE-“A” To the Independent Auditors’ Report (Referred to in paragraph 6 (I) of our report of even date

1. a) The company has maintained proper records showing full particulars including quantitative details and situations of its fixed assets.

   b) The company has a program of verification to cover all the items of fixed assets in a phased manner which, in our opinion, is reasonable having regard to the size of the company and nature of its business. Pursuant to the program, certain fixed assets were physically verified by the management during the year. According to the information and explanations given to us, no material discrepancies were noticed during the course of such verification.

   c) According to information and explanations given to us and the records examined by us and based on examination of records of registered sale deeds provided to us, we report that the title deeds, comprising all the immovable properties of land and buildings, which are freehold, are held in the name of the company as at the balance sheet date.

2. a) As explained to us, the inventories have been physically verified by the management (except the goods in transit) at reasonable intervals during the year. In our opinion, the frequency of such verification is reasonable.

   b) In our opinion, the discrepancies noticed during the course of such verification (which were not material) have been properly dealt with in the books of accounts.

3. The company has not granted any loans, secured or unsecured to companies, firms, limited liability partnerships or other parties covered in the register maintained under section 189 of the Act, therefore the question of receipts of principal amount and interest and recovery of overdue amounts thereof does not arise.

4. The company has not given any loans and guarantees or made any investments to which the provisions of section 185 and 186 of the Act, apply.

5. The company has not accepted any deposits during the year and does not have any unclaimed deposits as at 31st March 2021 and therefore, the provisions of clause 3(v) of the Order is not applicable to the company.

6. According to the information and explanations given to us, the Central Government has not prescribed maintenance of cost records under section 148(1) of the Act, for any of the services rendered by the Company. Hence clause 3(vi) of the Order is not applicable to the company.

7. (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted / accrued in the books of account in respect of undisputed statutory dues including provident fund, income tax, goods and service tax, value added tax, cess and other material statutory dues have been regularly deposited during the year by the Company with the appropriate authorities. As explained to us, the Company did not have any dues on account of employees’ state insurance, sales tax, custom duty and excise duty.

   According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, income tax, goods and service tax, value added tax, cess and other material statutory dues were in arrears as at 31 March 2021 for a period of more than six months from the date they became payable.

b) According to the information and explanations given to us, there are no material dues of income tax, value added tax and cess which have not been deposited with the appropriate authorities on account of any dispute.

8. According to the information and explanations given to us, the company has not defaulted in repayment of dues to financial institutions, or banks, Government or debenture holders.

9. Based on the information and explanations given to us by the management, the monies raised by way of term loans were prima facie applied for the purposes for which the loans were raised. Further, the company has not raised any money either by way of initial public offer or further public offer (including debt instruments).

10. According to the information and explanation given to us by the management, we report that no material fraud by the company or no material fraud on the company by its officers / employees has been noticed or reported during the year.

11. The company has not paid / provided any managerial remuneration during the year. Hence reporting under clause 3 (xi) of the Order is not applicable.

12. The company is not a Nidhi company; hence reporting under clause 3 (xii) of the Order is not applicable.

13. In our opinion and according to the information and explanations given to us, the company is in compliance with Section 177 and 188 of the Act where applicable, for all the transactions with the related parties and the details thereof have been disclosed in the Financial Statements as required by the applicable Accounting Standard.

14. The company has not made any preferential allotment / private placement of shares or fully or partly convertible debentures during the year under review. Hence reporting under clause 3 (xiv) of the Order is not applicable.

15. According to the information and explanations given to us, during the year, the company has not entered into any non-cash transactions with its directors or persons connected to its directors. Hence reporting under clause 3 (xv) of the Order is not applicable.

16. The company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934.

For H. K. Veerabhaddrappa & Co.
Chartered Accountants,
Firm's Regn. No. 004578S

ARRVVIND KUBSAD
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Date: 2021.05.08 16:06:22 +05'30'

(CA Arrvvind Kubsad)
Partner (M. No. 085618)
UDIN: 21085618AAAAAN6287

Place: Hubballi
Date: 08/05/2021

ANNEXURE-“B” To the Independent Auditors’ Report (Referred to in paragraph 6 (II) (f) of our report of even date

Report on the Internal Financial Controls Over Financial Reporting under Clause (i) of Section 143(3) of the Companies Act, 2013 (“The Act”)

We have audited the internal financial controls over financial reporting of **JSW Realty & Infrastructure Private Limited** (“the Company”) as of 31st March 2021 in conjunction with our audit of Ind AS financial statements of the company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Board of Directors of the company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the company considering the essential components of internal control stated in Guidance Note on Audit of Internal Financial Controls over Financial Reporting, 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 timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor’s Responsibility

Our responsibility is to express an opinion on the company’s internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on audit of Internal Financial Controls over Financial Reporting (the “Guidance Note”) issued by ICAI and 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 Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the adequate internal financial controls over financial reporting 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 over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining and understanding of internal financial controls over financial reporting, 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 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 over financial reporting.

Meaning of Internal Financial Controls over Financial Reporting

A company’s internal financial controls over financial reporting 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 controls over financial reporting include 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 authorizations of management and directors of the company, and

(3) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations on Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 over financial reporting to future periods are subject to the risk that the internal financial controls over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2021, based on the criteria for internal control over financial reporting established by the company considering the essential components of internal control stated in Guidance Note on Audit of Internal Financial Controls over Financial Reporting, issued by the ICAI".

For H. K. Veerabhaddrappa & Co.
Chartered Accountants,
Firm's Regn. No. 004578S

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Date: 2021.05.08 16:05:29 +05'30'

(CA Arrvvind Kubsad)
Partner
M. No. 085618
UDIN: 21085618AAAAAN6287

Place: Hubballi
Date: 08/05/2021

JSW REALTY & INFRASTRUCTURE PVT LTD
JSW Center, Bandra Kurla Complex,
Bandra (East), Mumbai-400051
CIN:U02710MH2003PTC187132
Balance Sheet as at 31st March, 2021

Amount in Rs.

Balance Sheet as at	Note No	31.03.2021	31.03.2020
ASSETS			
Non-current assets			
(a) Property, Plant and Equipment	3	2,985,090,095	2,715,269,806
(b) Capital work-in-progress	3	1,789,277,816	1,731,672,967
(c) Right of use assets	3	51,990,510	62,385,663
(d) Financial Assets			
(i) Investments	4	466,120,000	483,881,650
(ii) Other Financial Assets	5	2,279,529	2,053,630
(e) Other non-current assets	6	38,674,973	39,973,993
Current assets			
(a) Inventories	7	19,861,771	19,590,694
(b) Financial Assets			
(i) Trade receivables	8	376,086,997	265,334,009
(ii) Cash and cash equivalents	9	163,542,974	142,852,091
(iii) Other Financial Assets	10	1,976,943	-
(c) Current Tax Assets (Net)	11	55,441,912	59,235,038
(d) Other current assets	12	42,174,261	62,352,687
Total assets		**5,992,517,781**	**5,584,602,228**
EQUITY AND LIABILITIES			
Equity			
(a) Equity Share capital	13	100,000	100,000
(b) Other Equity	14	1,256,315,641	1,041,714,617
LIABILITIES			
Non-current liabilities			
(a) Financial Liabilities			
(i) Borrowings	15	2,989,011,730	3,064,475,467
(ii) Lease Liabilities	16	12,444,495	20,944,194
(iii) Other financial liabilities	17	306,403,999	163,546,303
(b) Provisions	18	3,260,755	3,231,742
(c) Deferred tax liabilities (Net)	19	593,026,059	611,218,992
(d) Other non-current liabilities	20	93,310,382	74,845,152
Current liabilities			
(a) Financial Liabilities			
(i) Trade payables	21		
Total outstanding dues of micro enterprises and small enterprises		4,000,237	607,938
Total outstanding dues of creditors other than micro enterprises and small enterprises		172,170,563	177,491,650
(ii) Lease Liabilities	22	12,167,000	12,394,900
(iii) Other financial liabilities	23	539,662,211	397,984,928
(b) Other current liabilities	24	9,845,821	15,138,003
(c) Provisions	25	798,888	908,342
Total Equity and Liabilities		**5,992,517,781**	**5,584,602,228**

The accompanying notes are an integral part of the Financial Statements.

In terms of our attached report of even date
For H.K. Veerabhaddrappa & Co.
Firm Registration No. 004578S
Chartered Accountants

ARRVVIND KUBSAD Digitally signed by ARRVVIND KUBSAD Date: 2021.05.08 15:09:30 +05'30'

(CA. ARRVVIND KUBSAD)
Partner
M. No: 085618
UDIN : 21085618AAAAAN6287
Place : Hubballi
Date : 08/05/2021

For and on behalf of the board

umesh rai Digitally signed by umesh rai Date: 2021.05.08 14:30:36 +05'30'

TONDEHAL SIDDARAMANA GOUDA Digitally signed by TONDEHAL SIDDARAMANA GOUDA Date: 2021.05.08 14:05:29 +05'30'

Director	**Director**
Umesh Rai	**T.S. Gouda**
DIN:08037004	**DIN:08388071**

JSW REALTY & INFRASTRUCTURE PVT LTD
JSW Center, Bandra Kurla Complex,
Bandra (East), Mumbai-400051
CIN:U02710MH2003PTC187132

Statement of Changes in Equity for the year ended 31st March, 2021

A. Equity share capital

Particulars	As at March 31, 2021		As at March 31, 2020	
	No. of Shares	Amount in Rs.	No. of Shares	Amount in Rs.
Balance at the beginning of the reporting period	10,000	100,000	10,000	100,000
Changes in equity share capital during the year	-	-	-	
Balance at the end of the reporting period	**10,000**	**100,000**	**10,000**	**100,000**

B. Other Equity

(Amount in Rs.)

	Share application money pending	Equity Component of Compound Financial	Surplus		Other Items of other Comprehensive Income	Total
			Capital Reserve	Retained Earnings		
Opening balance as at 1st April, 2019	**-**	**2,178,957,609**	**-**	**(1,521,229,846)**	**(201,567)**	**657,526,196**
Preference Shares Issued during the year*		41,544,896				41,544,896
Preference Share application money received during the year	81,400,000					81,400,000
Profit/(Loss) for the period				327,785,859		327,785,859
Remeasurement of net defined benefit liability/(asset) net of tax					(142,334)	(142,334)
Any other change (preference shares allotted)	(66,400,000)					(66,400,000)
Closing balance as at 31st March, 2020	**15,000,000**	**2,220,502,505**	**-**	**(1,193,443,987)**	**(343,900)**	**1,041,714,617**
Preference Shares Issued during the year*		72,318,841				72,318,841
Preference Share application money received during the year	99,300,000					99,300,000
Profit/(Loss) for the period	-			157,243,983		157,243,983
Remeasurement of net defined benefit liability/(asset) net of tax					38,200	38,200
Any other change (preference shares allotted)	(114,300,000)					(114,300,000)
Closing balance as at 31st March, 2021	**-**	**2,292,821,345**	**-**	**(1,036,200,004)**	**(305,700)**	**1,256,315,641**

* After adjusting deffered tax component

In terms of our attached report of even date

For H.K. Veerabhaddrappa & Co.
Firm Registration No. 004578S
Chartered Accountants

ARRVVIND KUBSAD Digitally signed by ARRVVIND KUBSAD Date: 2021.05.08 15:10:31 +05'30'

(CA. ARRVVIND KUBSAD)
Partner
M. No: 085618
UDIN : 21085618AAAAAN6287
Place : Hubballi
Date : 08/05/2021

For and on behalf of the board

umesh rai Digitally signed by umesh rai Date: 2021.05.08 14:31:05 +05'30'

Director
Umesh Rai
DIN:08037004

TONDEHAL SIDDARAMANA GOUDA Digitally signed by TONDEHAL SIDDARAMANA GOUDA Date: 2021.05.08 14:06:04 +05'30'

Director
T.S. Gouda
DIN:08388071

JSW REALTY & INFRASTRUCTURE PVT LTD
JSW Center, Bandra Kurla Complex,
Bandra (East), Mumbai-400051
CIN:U02710MH2003PTC187132

Statement of Profit & Loss for the year ended 31st March 2021

Particulars	Note No.	Year ended 31.03.2021	Year ended 31.03.2020
Revenue From Operations (including other operating revenue Rs. 95,44,686/-, previous year Rs. 7,12,38,139/-)		590,179,406	615,547,146
Other Income	34	124,287,479	194,258,664
Total Income (I)		**714,466,885**	**809,805,810**
EXPENSES			
Cost of materials consumed	35	22,165,466	16,508,948
Cost of Goods-traded		8,994,527	34,414,796
Employee benefits expense	36	12,097,212	11,371,334
Finance costs	37	275,523,756	238,200,366
Repairs and Maintenance -Township Property	38	92,623,867	95,768,462
Depreciation and amortization expense	3	161,335,748	132,522,026
Other expenses	39	27,010,862	7,116,661
Total expenses (II)		**599,751,438**	**535,902,592**
Profit/(Loss) before exceptional items and tax (I-II) (III)		**114,715,447**	**273,903,218**
Exceptional Items(IV)		**-**	**-**
Profit/(Loss) after exceptional items and before tax (III-IV)		**114,715,447**	**273,903,218**
Tax expense:	40 & 41		
(1) Current tax		-	-
(2) Deferred tax		(42,528,537)	(53,882,641)
Profit/(Loss) for the period		**157,243,983**	**327,785,859**
Other Comprehensive Income			
(i) Items that will not be reclassified to profit or loss			
Remeasurements of defined benefit liability/(asset)		51,048	(192,343)
Income tax related to items that will not be reclassified to profit or loss		(12,848)	50,009
Total Other comprehensive Income		**38,200**	**(142,334)**
Total Comprehensive Income for the year (Comprising profit / (loss) for the year)		**157,282,184**	**327,643,525**
Earnings per equity share :	42		
(1) Basic		15,724	32,779
(2) Diluted		15,724	32,779

The accompanying notes are an integral part of the Financial Statements.

In terms of our attached report of even date
For H.K. Veerabhaddrappa & Co.
Firm Registration No. 004578S
Chartered Accountants
ARRVVIND KUBSAD
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Date: 2021.05.08 15:11:27 +05'30'
(CA. ARRVVIND KUBSAD)
Partner
M. No: 085618
UDIN : 21085618AAAAAN6287
Place : Hubballi
Date : 08/05/2021

For and on behalf of the board

umesh rai
Digitally signed by umesh rai
Date: 2021.05.08 14:31:29 +05'30'

TONDEHAL SIDDARAMANA GOUDA
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Date: 2021.05.08 14:06:44 +05'30'

Director	Director
Umesh Rai	**T.S. Gouda**
DIN:08037004	**DIN:08388071**

JSW REALTY & INFRASTRUCTURE PVT LTD
JSW Center, Bandra Kurla Complex,
Bandra (East), Mumbai-400051
CIN:U02710MH2003PTC187132

CASH FLOW STATEMENT

			Amt in Rs.		Amt in Rs.
	Particulars		**For Period Ended 31-March-2021**		**For Period Ended 31-March-2020**
A.	**CASH FLOW FROM OPERATING ACTIVITIES**				
	Profit / (Loss) for the period		114,715,447		273,903,218
	Adjustment to reconcile net profit to net cash provided by operating activities:				
	Depreciation	161,335,748		132,522,026	
	Acturial Gain	51,048		(192,343)	
	Other net adjustments arising on Ind AS Compliance	(89,401,639)		(190,579,435)	
	Finance Costs	59,932,357		47,913,683	
	Provisions Created / (Written Back)	(40,251)		475,459	
			131,877,263		(9,860,610)
	Operating Profit Before Working Capital Changes		**246,592,710**		**264,042,608**
	Adjustment For :				
	(Increase)/Decrease in Inventories	(271,081)		399,202	
	(Increase)/Decrease in Trade Receivables	(110,752,988)		(143,597,915)	
	(Increase)/Decrease in Current Assets	18,201,483		(17,166,476)	
	(Decrease)/ Increase in Trade Payables	12,921,537		93,911,510	
	(Decrease)/ Increase in Current Liabilities	(5,292,182)		(98,121,944)	
	(Decrease)/ Increase in Short Term Provision	(40,189)		(536,803)	
	(Increase)/Decrease in Other Non Current Asset	1,299,020		-	
	(Decrease)/ Increase in Other Long Term Liability	287,806,116		304,668,816	
			203,871,715		139,556,390
	Cash Flow Before Taxation		**450,464,425**		**403,598,998**
	Direct Taxes (Paid)/Refund Received		3,793,125		(31,854,220)
	NET CASH GENERATED FROM OPERATING ACTIVITIES		**454,257,550**		**371,744,778**
B.	**CASH FLOW FROM INVESTING ACTIVITIES**				
	Capital Expenditure on Fixed Assets		(478,948,033)		(741,574,865)
	Proceeds on sale of Fixed Assets		-		-
	Recovery of Long Term Advances				
	Interest Received		-		-
	NET CASH GENERATED / (USED) IN INVESTING ACTIVITIES		**(478,948,033)**		**(741,574,865)**
C.	**CASH FLOW FROM FINANCING ACTIVITIES**				
	Proceeds from Issue of Share Capital		114,300,000		66,400,000
	Share Application Money received pending Allotment		(15,000,000)		15,000,000
	Repayment of long term borrowings net		(274,592,260)		(299,389,374)
	Payment of Lease Liabilities		(11,812,600)		(11,812,600)
	Receipt of Term Loan		100,000,000		600,000,000
	Finance costs paid		(59,932,357)		(47,913,683)
	Interest on liability component of preference shares(Ind AS compliance)		192,418,582		172,457,777
	NET CASH USED IN FINANCING ACTIVITIES		**45,381,365**		**494,742,120**
	NET INCREASE IN CASH AND CASH EQUIVALENT (A+B+C)		**20,690,883**		**124,912,032**
	CASH AND CASH EQUIVALENTS - OPENING BALANCE		**142,852,091**		**17,940,059**
	CASH AND CASH EQUIVALENTS - CLOSING BALANCE		**163,542,974**		**142,852,091**

For H.K. Veerabhaddrappa & Co.
Firm Registration No. 004578S
Chartered Accountants
ARRVVIND KUBSAD Digitally signed by ARRVVIND KUBSAD Date: 2021.05.08 15:12:31 +05'30'
(CA. ARRVVIND KUBSAD)
Partner
M. No: 085618
UDIN : 21085618AAAAAN6287
Place : Hubballi
Date : 08/05/2021

For and on behalf of the board

umesh rai Digitally signed by umesh rai Date: 2021.05.08 14:31:56 +05'30'
Director
Umesh Rai
DIN:08037004

TONDEHAL SIDDARAMANA GOUDA Digitally signed by TONDEHAL SIDDARAMANA GOUDA Date: 2021.05.08 14:07:22 +05'30'
Director
T.S. Gouda
DIN:08388071

GENERAL INFORMATION AND SIGNIFICANT ACCOUNTING POLICIES

1. General Information

JSW Realty & Infrastructure Private Limited (“the Company”) is primarily engaged in the business of Construction, Development & Maintenance of Township Properties and Infrastructure Development. The company is a private limited company, incorporated in India on 10^{th} October 2003 under the Companies Act, 1956. The registered office of the Company is situated at JSW Center, Bandra Kurla Complex, Bandra (East), Mumbai-400051.

2. Significant Accounting policies

I. Statement of compliance

These financial statements are prepared in accordance with Indian Accounting Standards ("Ind AS") and the provisions of the Companies Act, 2013 ("the Act"), (to the extent notified). The Ind AS are prescribed under section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time. These Ind AS financial statements have been prepared for the purpose of their consolidation with JSW Steel Ltd, the holding company under Ind AS.

II. Basis of preparation and presentation

The financial statements have been prepared under the historical cost convention on the accrual basis except for certain financial instruments which are measured at fair values. Historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

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 in 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.

III. Use of estimates

The preparation of the financial statements in conformity with Ind AS requires management to make estimates, judgments and assumptions. These estimates, judgments and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosures of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the period. Application of accounting policies that require critical accounting estimates involving complex and subjective judgments. Accounting estimates could change from period to period. Actual results could differ from those estimates. Appropriate changes in estimates are made as management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

Accounting policies have been consistently applied except where a newly issued accounting standard is initially adopted or a revision to an existing accounting standard requires a change in the accounting policy hitherto in use. The principal accounting policies are set out below.

IV. Property, plant and equipment

Property, plant and equipment are stated in the balance sheet at cost less accumulated depreciation and accumulated impairment losses. Freehold land is not depreciated. The cost of property, plant and equipment comprises its purchase price net of any trade discounts and rebates, any import duties and other taxes (other than those subsequently recoverable from the tax authorities), any directly attributable expenditure on making the asset ready for its intended use, including relevant borrowing costs for qualifying assets and any expected costs of decommissioning. Expenditure incurred after the property, plant and equipment have been put into operation, such as repairs and maintenance, are charged to the Statement of Profit and Loss in the period in which the costs are incurred.

An item of property, plant and equipment is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognized in Statement of Profit and Loss.

Assets in the course of construction are capitalised in the assets under Capital Work-in progress account. At the point when an asset is operating at management’s intended use, the cost of construction is transferred to the appropriate category of property, plant and equipment and depreciation commences. Costs associated with the commissioning of an asset and any obligatory decommissioning costs are capitalised where the asset is available for use but incapable of operating at normal levels until a period of commissioning has been completed.

The Company has applied Ind AS 116 w.e.f. 1 April 2019 for the leases are covered there under.

V. Leases

At inception of a contract, it is assessed whether a contract is a lease or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Company as a lessee

The lease term is determined on the basis of non-cancellable period together-with periods covered by an option to extend where the lessee is reasonably certain to exercise to avail the option. At the commencement date, a lease is recognized as a "Right of use assets" and a "lease liability". The Right of use assets is measured at cost at the commencement date. Cost includes the amount of initial measurement of lease liability adjusted for any payment made at or before the commencement date, initial direct costs incurred by the lessee and obligations costs of restoring the site or asset to the condition required under lease terms. Lease payments included in the measurement of the lease liability comprise fixed payments, including in-substance fixed payments and variable lease payments.

The Right of use assets is stated at cost less accumulated depreciation and impairment loss if any and adjusted for re-measurement of lease liability.

Lease liability is measured at present value of future lease payments not paid on that date, discounted using the interest rate implicit in the lease. The liability is measured on each balance sheet date including the re-measurement to reflect the reassessment or modifications.

The company presents "Right of use assets" that do not meet the definition of investment property in "Property, Plant and Equipment" and "lease liabilities" in the Non-current and Current financial liabilities in its financial statements.

Security Deposits Paid

The company recognises the security deposits paid to the lessor at its fair value complying with Ind AS-116 "Leases"

The difference between the nominal value of the deposits and their fair values is considered as additional rent payable and included in "Right of use asset". This is recognised on a straight-line basis over the lease term and included in "Depreciation and amortisation expenses" in the Statement of Profit & Loss A/c. The company also recognises interest income on the deposit using Effective interest rate through Profit and Loss over the life of the deposit. This is shown under "Other Income" in the Statement of Profit & Loss A/c.

The Company as a lessor

Rental income from operating leases is recognised on straight-line basis over the term of the relevant lease. Where the leases are structured solely to increase in line with expected general inflation to compensate for the Company's expected inflationary cost increases, such increases are recognised in the year in which such benefits accrue. Initial direct cost incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on straight-line basis over the lease term.

A mirror accounting is done in respect of interest when the company receives any security deposit as lessor.

Short term leases and leases of low value assets

The company has elected not to recognise right-of-use-assets and lease liability for short term leases of real estate properties that have a lease term of 12 months. The payments related to such leases are recognised as an expense on a straight line basis over the lease term.

VI. Depreciation and amortisation

Depreciable amount for assets is the cost of an asset, or other amount substituted for cost, less its estimated residual value. Depreciation is recognized so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives, using straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in case of individual assets costing less than Rs. 5000/- which are depreciated in full in the year of acquisition. In respect of assets constructed on leasehold lands, depreciation has been provided on straight line basis using rates determined with reference to the primary period of lease (adjusted prospectively for any revision in leased period for these assets) or over the useful life of the assets as prescribed in schedule II to the Companies Act' 2013, whichever is higher. Depreciation on assets acquired / disposed off during the year is provided from / up to the dates on which such assets have been acquired / disposed off.

VII. Intangible assets

These are carried at cost less accumulated depreciation / amortization and accumulated impairment losses, if any. Intangible assets are amortized over their respective individual estimated useful lives on a straight-line basis, from the date that they are available for use. The estimated useful life of an identifiable intangible asset is based on a number of factors including the effects of obsolescence and other economic factors etc. Intangible assets are amortized on a straight line basis over the estimated useful economic life. Amortization methods and useful lives are reviewed periodically including at each financial year end.

VIII. Financial Instruments

a. Initial recognition

The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and liabilities are recognized at fair value on initial recognition, except for trade receivables which are initially measured at transaction price. Regular way purchase and sale of financial assets are accounted for at trade date. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit and loss are recognised immediately in Statement of Profit and Loss.

b. Subsequent measurement

A. Non-derivative financial instruments

(i) Financial assets carried at amortized cost

A financial asset is subsequently measured at amortized cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

(ii) Financial assets at fair value through other comprehensive income

A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The company has made an irrevocable election for its investments which are classified as equity instruments, to present the subsequent changes in fair value in other comprehensive income based on its business model. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments, the subsequent changes in fair value are recognized in other comprehensive income.

(iii) Financial assets at fair value through profit or loss

A financial asset which is not classified in any of the above categories is subsequently fair valued through statement of profit and loss. Debt instruments that do not meet the amortised cost criteria or FVTOCI criteria are measured at FVTPL. In addition, on initial recognition, the Company may irrevocably designate a financial asset that otherwise meets the requirements to be measured at amortised cost or at FVTOCI, at FVTPL if doing so eliminates or significantly reduces a measurement or recognition inconsistency that would arise from measuring assets or liabilities or recognising the gains and losses on them on different bases.

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains and losses arising on re-measurement recognized in statement of profit or loss. The net gain or loss recognized in the Statement of Profit or Loss incorporates any dividend or interest earned on the financial asset and is included in the 'Other income' line item. Dividend on financial assets at FVTPL is recognized when:

- The Company's right to receive the dividends is established,
- It is probable that the economic benefits associated with the dividends will flow to the entity,

The dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

(iv)Financial liabilities

Financial liabilities (other than at FVTPL) including borrowings and trade and other payables, are subsequently measured at amortized cost using the effective interest method. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

Financial liabilities at FVTPL:

Financial liabilities including borrowings and trade and other payables are classified as at

FVTPL when the financial liability is either held for trading or it is designated as at FVTPL. Financial liabilities at FVTPL are stated at their fair value, with any gains or losses arising on re-measurement recognised in Statement of Profit and Loss. For trade and other payables maturing within one year from the Balance Sheet date, the carrying amounts approximate fair value due to the short maturity of these instruments.

B. Debt and Equity instruments issued by the company

(i) Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

(ii) Equity instruments

Equity instruments issued by the Company are recognised at the proceeds received, net of direct issue costs.

(iii) Compound instruments

The component parts of compound instruments issued by the Company are classified separately as financial liabilities and equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

At the date of issue, the fair value of the liability component is estimated using the borrowing rate of the company. This amount is recorded as a liability on amortised cost basis using the effective interest method until extinguished upon conversion or at the instrument's maturity date.

C. De-recognition of financial instruments:

The company derecognizes a financial asset when the contractual rights to the cash flows from the financial asset expire or it transfers the financial asset and the transfer qualifies for de-recognition under Ind AS 109. A financial liability (or a part of a financial liability) is derecognized from the Company's Balance Sheet when the obligation specified in the contract is discharged or cancelled or expires. The difference between the carrying amount of the financial assets and liability de-recognised and the consideration received / receivable and paid / payable respectively, is recognised in profit or loss.

IX. Fair Value of financial instruments:

In determining the fair value of its financial instruments, the Company uses a variety of methods and assumptions that are based on market conditions and risks existing at each reporting date. The methods used to determine fair value include discounted cash flow analysis, available quoted market prices etc. All methods of assessing fair value result in general approximation of value, and such value may never actually be realized.

X. Impairment

a. Financial assets

The Company recognizes loss allowances using the expected credit loss (ECL) model for the financial assets which are not fair valued through profit or loss. Loss allowance for trade receivables with no significant financing component is measured at an amount equal to life time ECL. For all other financial assets, expected credit losses are measured at an amount equal to the 12 - month ECL, unless there has been a significant increase in credit risk from initial recognition in which case those are measured at life time ECL. The amount of expected credit losses (or reversal) that is required to adjust the loss allowance at the reporting date to the amount that is required to be recognised is recognized as an impairment gain or loss in profit or loss.

b. Non-Financial assets

Impairment of Intangible assets and Property, Plant and Equipment

An asset is considered as impaired when at balance sheet date there are indications of impairment and the carrying amount of the asset, or where applicable the cash generating unit to which the asset belongs, exceeds its recoverable amount (i.e. the higher of the asset's net selling price and value in use). The carrying amount is reduced to the recoverable amount and the reduction is recognized as an impairment loss in the statement of profit and loss.

Where an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount, so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in the Statement of Profit and Loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

XI. Inventories

Inventories are stated at the lower of cost and net realisable value. Costs of inventories are determined on weighted average basis. Net realisable value represents the estimated selling price for inventories less all estimated costs necessary to make the sale. Closing stock of inventory is on the basis of physical verification carried out by the management at the end of the year and as certified by the management.

XII. Cash flow statement

Cash flows are reported using the indirect method, whereby profit / (loss) for the period is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows from operating, investing and financing activities of the Company are segregated

XIII. Operating cycle and basis of classification of assets and liabilities

Based on the nature of activities of the Company and the normal time between the acquisition of assets and their realization in cash and cash equivalents, the Company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

Current versus non-current classification

The Company presents assets and liabilities in the Balance Sheet based on current/ non-current classification.

An asset is treated as current when it is:

- Expected to be realised or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realised within twelve months after the reporting period, or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.
  All other assets are classified as non-current.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period, or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.
  All other liabilities are classified as non-current.

XIV. Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Income from township properties is recognized on the basis of its chargeability from the occupants for their occupation period. Revenue from fees for providing common infrastructure and management fees is recognized as per its agreement terms.

Dividend and interest income

Dividend income from investments is recognised when the shareholder’s right to receive payment has been established (provided that it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably).

Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

XV. Foreign currencies

In preparing the financial statements of Company, transactions in foreign currencies are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences on monetary items are recognised in Statement of Profit and Loss in the period in which they arise except if they are regarded as an adjustment to interest costs and capitalized to fixed assets.

XVI. Employee benefits

a. Defined Contribution Plans

Payments to defined contribution retirement benefit plans are recognised as an expense when employees have rendered service entitling them to the contributions.

b. Defined Benefit Plans

For defined benefit retirement benefit plans, the cost of providing benefits is determined using the projected unit credit method, with actuarial valuations being carried out at the end of each annual reporting period. Re-measurement, comprising actuarial gains and losses, the effect of the changes to the asset ceiling (if applicable) and the return on plan assets (excluding interest), is reflected immediately in the statement of financial position with a charge or credit recognised in other comprehensive income in the period in which they occur. Re-measurement recognised in other comprehensive income is reflected immediately in retained earnings and will not be reclassified to profit or loss. Past service cost is recognised in profit or loss in the period of a plan amendment. Net interest is calculated by applying the discount rate at the beginning of the period to the net defined benefit liability or asset. Defined benefit costs are categorised as follows:

1. service cost (including current service cost, past service cost, as well as gains and losses on curtailments and settlements);
2. net interest expense or income; and
3. re-measurement

The Company presents the first two components of defined benefit costs in profit or loss in the line item 'Employee benefit expenses'. Curtailment gains and losses are accounted for as past service costs.

XVII. Borrowing costs:

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

All other borrowing costs are recognised in the Statement of Profit and Loss in the period in which they are incurred.

The Company determines the amount of borrowing costs eligible for capitalisation as the actual borrowing costs incurred on that borrowing during the period less any interest income earned on temporary investment of specific borrowings pending their expenditure on qualifying assets, to the extent that an entity borrows funds specifically for the purpose of obtaining a qualifying asset.

The Company suspends capitalisation of borrowing costs during extended periods in which it suspends active development of a qualifying asset.

XVIII. Earnings per share

Basic EPS is computed by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year. Diluted EPS is computed by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year as adjusted for the effects of all dilutive potential equity shares, except where the results are anti-dilutive.

XIX. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current tax

Current tax is the amount of tax payable based on the taxable profit for the period as determined in accordance with the applicable tax rates and the provisions of the Income Tax Act, 1961 and other applicable tax laws in the countries where the Company operates and generates taxable income. Taxable profit differs from ‘profit before tax’ as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible.

Deferred tax

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

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

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

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Current and deferred tax for the period

Current and deferred tax are recognised in profit or loss, except when they are related to items that are recognised 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.

XX. Provisions and contingent liabilities

The amount recognised as a provision is the best estimate of the consideration required to settle the present obligation at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation. 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).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

Disclosures for a contingent liability is made when there is a possible obligation or a present obligation that may, but probably will not, require an outflow of resources. Where there is a possible obligation or a present obligation in relation to which the likelihood of outflow of resources is remote, no provision or disclosure is made.

JSW REALTY & INFRASTRUCTURE PVT LTD
JSW Center, Bandra Kurla Complex,
Bandra (East), Mumbai-400051
CIN:U02710MH2003PTC187132

NOTES FORMING PART OF THE FINANCIAL STATEMENTS

Note 3: Property Plant & Equipment

Following are the changes in the carrying value of property, plant and equipment for the year ended 31st March, 2021 **Amount in Rs.**

Description		Land	Building	Plant & Equipment	Furniture & Fixtures	Computers	Total	Right of use Asset	Capital WIP
Gross Carrying Value	**As at 01.4.2019**	**72,094,891**	**3,137,503,224**	**25,104,078**	**2,553,206**		**3,237,255,399**	**-**	**1,694,811,601**
	Additions	-	704,131,199	-	-		**704,131,199**	**72,782,155**	740,992,565
	Deletions	-	-	-	-		**-**	**-**	704,131,199
	As at 31.3.2020	**72,094,891**	**3,841,634,423**	**25,104,078**	**2,553,206**		**3,941,386,598**	**72,782,155**	**1,731,672,967**
	Additions	10,918,707	413,930,785	-	-	1,557,600	**426,407,092**	-	471,535,634
	Delitions	-		-	-		**-**	-	413,930,785
	As at 31.03.2021	**83,013,598**	**4,255,565,208**	**25,104,078**	**2,553,206**	**1,557,600**	**4,367,793,690**	**72,782,155**	**1,789,277,816**
Depreciation & Amortisation	**Accumulated Dep as at 1.04.2019**	**-**	**1,081,283,316**	**20,154,738**	**2,553,204**		**1,103,991,258**	**-**	
	Depreciation Expense	-	121,200,815	924,718	-		**122,125,533**	10,396,492	
	Depreciation on Deletions	-	-	-	-		**-**	**-**	
	As at 31.03.2020	**-**	**1,202,484,132**	**21,079,456**	**2,553,204**	**-**	**1,226,116,792**	**10,396,492**	**-**
	Depreciation Expense	-	149,819,577	924,718	-	196,300	**150,940,596**	10,395,152	
	Deletions / Adjustments	-	(5,646,208)	-	-		**(5,646,208)**	-	
	As at 31.03.2021	**-**	**1,357,949,917**	**22,004,174**	**2,553,204**	**196,300**	**1,382,703,595**	**20,791,645**	**-**
Carrying Value	**As at 31.03.2021**	83,013,598	2,897,615,291	3,099,904	2	1,361,300	**2,985,090,095**	51,990,510	1,789,277,816
	As at 31.3.2020	72,094,891	2,639,150,292	4,024,622	2	-	**2,715,269,806**	62,385,663	1,731,672,967

Notes:

1. Capital Work In Progress includes interest of Rs. 11,10,29,693 (previous year Rs. 12,19,90,921/-) capitalised during the year.

For H.K. Veerabhaddrappa & Co.
Firm Registration No. 004578S
Chartered Accountants

ARRVVIND KUBSAD
Digitally signed by ARRVVIND KUBSAD
Date: 2021.05.08 15:14:11 +05'30'

(CA. ARRVVIND KUBSAD)
Partner
M. No: 085618
UDIN : 21085618AAAAAN6287
Place : Hubballi
Date : 08/05/2021

For and on behalf of the board

umesh rai
Digitally signed by umesh rai
Date: 2021.05.08 14:32:32 +05'30'

Director
Umesh Rai
DIN:08037004

TONDEHAL SIDDARAMANA GOUDA
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Date: 2021.05.08 14:08:20 +05'30'

Director
T.S. Gouda
DIN:08388071

Note No.

(Amount in Rs.)

4 NON CURRENT INVESTMENTS

Particulars	As at	
	March 31, 2021	March 31, 2020
(UNQUOTED)		
Government Securities (Non-Trade)	3,000	3,000
National Savings Certificates		
(Pledged with Commercial Tax Department)		
Preference Share (Trade) (carried at fair value through profit and loss)	466,117,000	483,878,650
In 8% Non -Cumulative Non- Convertible Preference Shares of JSW Investment Pvt Ltd (10,00,00,000 Share of Rs 10/- each)		
(Previous Year 10,00,00,000 Share of Rs 10/- each)		
Total:	**466,120,000**	**483,881,650**

Note:

The company has acquired these Preference Shares in January 2009, which have been re-classified during the year 2017-2018 from "8% Cumulative Optionally Convertible Preference Shares" (originally due for maturity in January 2019) to "8% Non- Cumulative Non Convertible Redeemable Preference Shares" (due for maturity in January 2029) with retrospective effect from their allotment date. Pursuant to the above re-classification of these investments,the management have got their fair value remeasured from an external third party and the resultant adjustments arising on this account were appropriately reflected in the financial statements of that year.

4(a) Category-wise Non-Current Investment

Particulars	As at	
	March 31, 2021	March 31, 2020
Unquoted		
Financial assets carried at amortised Cost	3,000	3,000
Financial assets measured at Fair Value through Profit and Loss	466,117,000	483,878,650
Total:	**466,120,000**	**483,881,650**

5 Other Financial Assets (Non Current)

Particulars	As at	
	March 31, 2021	March 31, 2020
Security Deposits	2,279,529	2,053,630
Total:	**2,279,529**	**2,053,630**

Note: (A) Aggregate carrying value of Other Financial assets		
At cost/amortised cost	2,279,529	2,053,630
At fairvalue	-	-

(B) The company has entered into a lease agreement with JSW Steel Ltd; during finanacial year 2017-18 for 55 acres of land, situated within the village limits of Vaddu,Sandur Taluk,Bellary district. As per the terms of lease agreement, the company has paid refundable security deposit of Rs. 343.75 lakhs. A lease rent calculated @ Rs. 55,000 per annum is payable in this regard. Further, upon completion of agreed upon infrastructure and development on this leased land, the company will offer houses on lease to the JSW group employees and gets revenue calculated as per their housing policy from JSW Steel Ltd. The amount appearing hereinabove represents the fair value as at the year end of deposits paid in this regard.

6 OTHER NON CURRENT ASSETS

Particulars	As at	
	March 31, 2021	March 31, 2020
Capital Advances	38,674,973	39,973,993
Total:	**38,674,973**	**39,973,993**

Note No.

(Amount in Rs.)

Note:(A) The balance confirmation from the respective parties are awaited.

(B) Capital advances represents the amount paid to various parties for purchase of land, which is proposed to be utilized by the company for its business purposes in future.

7 INVENTORIES

Particulars	As at March 31, 2021	As at March 31, 2020
Stores and Spares	19,861,771	19,590,694
Total:	**19,861,771**	**19,590,694**

8 TRADE RECEIVABLES (Refer Note no:15)

Particulars	As at March 31, 2021	As at March 31, 2020
(a) Trade Receivables considered good- Secured	-	
(b) Trade Receivables considered good- Unsecured	376,086,997	265,334,009
(c) Trade Receivables which have significant increase in credit risk and	-	-
(d) Trade Receivables credit impaired	-	-
	376,086,997	265,334,009
Less : Provision for doubtful receivables (expected credit loss allowance)	-	-
	376,086,997	265,334,009
Total:	**376,086,997**	**265,334,009**

Note:

Aggregate carrying value of Trade receivables		
At cost/amortized cost	376,086,997	265,334,009
At fair value	-	-

(A) The management expects to realise the sundry debtors in near future and hence classified as current assets hereinabove. However, the balance confirmation from the respective parties are awaited.

(B) In view of aforesaid note no. (1), the management has not considered any of the aforesaid outstanding trade receivable balances where, either there is a Significant increase in Credit Risk or is Credit Impaired.

9 CASH AND CASH EQUIVALENT

Particulars	As at March 31, 2021	As at March 31, 2020
(a)Balances with Banks		
In current Accounts	20,972,587	8,672,739
In term deposits	142,500,000	134,100,000
(b) Cash on Hand	70,387	79,352
Total:	**163,542,974**	**142,852,091**

10 Other Financial Assets (Current)

Particulars	As at March 31, 2021	As at March 31, 2020
(a) Interest receivable	1,976,943	-
	-	
Total:	**1,976,943**	**-**

Note No.

(Amount in Rs.)

11 CURRENT TAX ASSET(NET)

Particulars	As at March 31, 2021	As at March 31, 2020
Advance Tax and Tax deducted at source (net)	55,441,912	59,235,038
	55,441,912	**59,235,038**

12 OTHER CURRENT ASSETS

Particulars	As at March 31, 2021	As at March 31, 2020
(Unsecured, considered good)		
Advances recoverable in cash or in kind or value to be received		
Prepayments and Others	24,494,170	13,887,125
Advance to Suppliers	17,562,491	33,960,723
Unbilled Revenue	117,600	14,504,839
Total:	**42,174,261**	**62,352,687**

13 SHARE CAPITAL

Particulars	As at March 31, 2021	As at March 31, 2020
A) AUTHORISED :		
10,00,000 (Previous Year 10,00,000) Equity Shares of Rs.10/- each	10,000,000	10,000,000
5,11,00,000 (Previous Year 5,11,00,000) Preference Shares of Rs.100/- each	5,110,000,000	5,110,000,000
Total:	**5,120,000,000**	**5,120,000,000**
B) ISSUED, SUBSCRIBED & PAID UP:		
10,000 Fully Paid up Equity Shares of Rs. 10/- each	100,000	100,000
Total:	**100,000**	**100,000**

Details in respect of the Shareholders who are holding more than 5% shares

Name of Shareholder		As at March 31, 2021	As at March 31, 2020
Equity Shares of Rs.100/- each fully paid:			
Vinamra Consultancy Private Limited, Ahmedabad (Gujrat)	No Of Shares	10,000	10,000
	%	100	100
Preference Shares:			
JSW Steel Ltd - the holding company	No Of Shares	31,297,000	30,429,000
	%	73.94	73.89
South West Mining Ltd.	No Of Shares	4,200,000	4,200,000
	%	9.92	10.20

Reconciliation of Number of Shares Outstanding at the Beginning and End of the Year :

Particulars	As at March 31, 2021		As at March 31, 2020	
	No. of Shares	Amount	No. of Shares	Amount
Equity:				
Outstanding at the beginning and end of the year	10,000	100,000	10,000	100,000
Preference:				
Outstanding at the beginning of the year	41,182,000	4,118,200,000	40,518,000	4,051,800,000
Add: Issued during the year	1,143,000	114,300,000	664,000	66,400,000
Outstanding at the end of the year	**42,325,000**	**4,232,500,000**	**41,182,000**	**4,118,200,000**

Note No.

(Amount in Rs.)

Rights, Preferences and Restrictions Attached to Shares

Equity:

The company has single class of equity shares.Each shareholder is eligible for one vote per share held.In the event of liquidation,the equity shareholders are eligible to receive the remaining assets of the company after distribution of all preferential amounts, in proportion to their

Preference:

The preference shares of Rs. 320.25 crores issued by the company (including Rs. 11.43 crores issued during the current year) are non-cumulative and would be redeemed at their face value after 15 years from the date of allotment at 20% per annum on or before 31st March of each year starting from the 16th year and ending on or before 31st March of the 20th year, out of profits of the company which would otherwise be available for dividend or out of proceeds of a fresh issue of shares for the purpose of the redemption as provided under Companies Act, 2013.

Preference shares of Rs. 50 crores Series A issued to JSW Steel Ltd. are Non-cumulative Redeemable preference shares. The tenure of these shares is 5 years. The payment against A series preference shares of Rs. 50 crores is to be made in 2 equal instalments begining from the end of 4th year and ending of the 5th year, i.e. in the year(s) 31.3.2023 and 31.3.2024.

Preference shares of Rs. 53 crores Series B issued to JSW Steel Ltd. are Non-cumulative Redeemable preference shares. The tenure of these shares is 10 years. The payment against B series preference shares of Rs. 53 crores is to be made in 5 equal instalments begining from the end of 6th year and ending of the 10th year, i.e. in the year(s) 31.3.2025 to 31.3.2029.

14 Other Equity

Particulars	As at	
	March 31, 2021	March 31, 2020
Retained earnings	(1,036,200,004)	(1,193,443,987)
Share application money pending allotment	-	15,000,000
Equity component of compound financial instruments	2,292,821,345	2,220,502,505
Other items of other comprehensive income	(305,700)	(343,900)
	1,256,315,641	**1,041,714,617**

Retained earnings are the profits earned by the company till date, less any transfers to general reserve, dividend or other distributions paid to shareholders. Retained earnings is a free reserve available to the company.

15 BORROWINGS

Particulars	As at	
	March 31, 2021	March 31, 2020
Non Current		
Term Loans (Secured)		
Rupee Term Loans from Financial institution	848,522,677	1,149,941,898
Deposits (Unsecured)	185,622,978	169,744,481
Liability Component of Compound Financial Instruments	1,954,866,075	1,744,789,088
	2,989,011,730	**3,064,475,467**

Note:

(i) Details of Security & Repayment

(A) Secured by way of equitable mortgage by deposit of title deeds of project assets and leased assets. These loans are repayable in equal monthly installment in 10 Years

(B) Loan taken from HDFC for Phase III is secured by way of mortagage of Phase III of JSW Township at Basapur village site, extention of mortgage of phase I & II of housing colony at tornagullu, assignment of receivables from the property financed and comfort letter from JSW Steel for loan repayment. The above said loan is repayable in equal monthly installments in 12 years commencing from 25th month of first disbursment i.e, 17th November 2016.

Note No.

(Amount in Rs.)

(C) Loan taken from HDFC for Phase IV for construction of a residential project " Lake view Township" is secured by way of mortagage of Lake view town project, extention of mortgage of phase I & II of housing colony at tornagullu, assignment of receivables from the property financed and comfort letter in the form of guarantee from JSW steel for loan repayment. The above said loan is repayable in equal monthly installments in 12 years commencing from 25th month of first disbursment.

(D) There is no amount under continuing, default in respect of repayment of the above loan and interest but for the months March to May 2020 for which the company has availed the moratorium announced by the RBI on 27th March 2020 due to COVID 19.

(ii) Deposits (Unsecured)

Aggregate carrying value of Lease deposits		
At amortised cost	185,622,978	169,744,481
At fair value	-	-

16 Lease Liabilities

Particulars	As at March 31, 2021	As at March 31, 2020
Non-current Lease Liabilities		
Lease Liabilities	12,444,495	20,944,194
Total:	**12,444,495**	**20,944,194**

17 Other Financial Liabilities(Non Current)

Particulars	As at March 31, 2021	As at March 31, 2020
Carried at fair value through Profit & Loss		
Advances from Related Party (Unsecured)	306,403,999	163,546,303
Total:	**306,403,999**	**163,546,303**

Note:

(A) Aggragate carrying value of Adavances taken from related party		
At cost		
At fair value	306,403,999	163,546,303

(B)As per the MOU, till the year end, the company has received an advance of Rs. 57.14 Crores (previous year 54.73 crores) from JSW Steel Limited which includes Rs. 57.12 crores (previous year Rs. 32 crores) for repayment of loans taken from banks for the purpose of its housing projects. This amount of Rs. 25.12 crores (previous year Rs. 32 crores) is agreed to be repaid by the company after 5 years in equal installments on or before 31st March of each year starting from 6th year and ending on or before 31st March of 10th year of availing of respective advance, when the company would have surplus cash flow. Accordingly this is considered as Non-current Liability and reflected at the fair value in these financial statements.The resultant net gain of Rs. 12.28 crores (previous year Rs. 15.65 crores) is taken to Statement of Profit and Loss A/c and shown as Other Income in these financial statements. Further, the balance amount of Rs. 0.02 crores (previous year Rs. 22.73 crores) is reduced from the total amount receivable of Rs. 31.38 crores (previous year Rs. 43.95 crores) from JSW Steel Ltd on account of rent & use of common infraustructure facilities and sale of stores and others, and the net receivable of Rs. 31.36 crores (previous year Rs. 21.22 crores) is shown under trade receivable in note no. 8 in these financial statements.

18 LONG TERM PROVISIONS

Particulars	As at March 31, 2021	As at March 31, 2020
Employees Benefits		
Provision For Gratuity	2,470,608	2,192,694
Provision For Leave Encashment	790,147	1,039,048
Total:	**3,260,755**	**3,231,742**

Notes:

Employees Benefits are categorised into Defined Contribution
Plans which includes:

Company's contribution to Provident Fund	537,084	557,013

Note No.

(Amount in Rs.)

Gratuity

a) Change in Benefit Obligations

Present Value of Benefit obligation		
Opening Balance	2,251,458	1,811,685
Service Cost	181,086	161,176
Interest Expense	154,000	139,319
Benefit paid	-	(53,065)
Acturial (Gains)/losses	(51,048)	192,343
Closing Balance	2,535,496	2,251,458

b) Amount recognised in the statement of Profit and Loss under Employee Benefit Expenses.

Service Cost	181,086	161,176
Net Interest cost	154,000	139,319
Net Gratuity cost	**335,086**	**300,495**

c) Amount recognised in the statement of Other Comprehensive Income

Acturial (Gains)/Losses on Obligation for the period	**(51,048)**	**192,343**

d) Maturity profile of defined benefit obligation

within 1 year	64,888	58,764
1-2 year	68,260	61,789
2-3 year	448,824	65,001
3-4 year	63,380	426,988
4-5year	606,385	60,369
5-10 years	496,584	997,029

19 Deferred Tax Asset/(Liability) (Net)

Particulars	As at	
	March 31, 2021	March 31, 2020
This comprises of timing differences on account of:		
a) Difference in depreciation as per Income Tax and Financial Books	(722,626)	5,501,082
b) Effect of expenditure debited to Profit & Loss A/c in the current year but allowable in the following years under Income Tax	945,710	236,169
c) Deffered tax on		
i) Equity and Liability component of Preference shares	(592,981,684)	(617,086,836)
ii) Adjustments relating to Lease deposits received	(1,574,404)	(1,005,007)
iii) Adjustments relating to Leases (Ind AS 116)	1,187,038	1,002,846
d) Remeasurement of employee benefits		
i) Remeasurement during current year	119,907	132,755
Total:	**(593,026,059)**	**(611,218,992)**

20 OTHER NON CURRENT LIABILITIES

Particulars	As at	
	March 31, 2021	March 31, 2020
Deffered rental income on lease deposits	83,498,382	74,845,152
Advances from customers	9,812,000	-
	93,310,382	**74,845,152**

Note No.

(Amount in Rs.)

21 TRADE PAYABLES (CURRENT)

Particulars	As at March 31, 2021	As at March 31, 2020
Sundry Creditors (carried at amortised cost)		
Total outstanding dues of micro enterprises and small enterprises (Accrued but not	4,000,237	607,938
Total outstanding dues of creditor other than micro enterprises and small enterprises	172,170,563	177,491,650
Total:	**176,170,800**	**178,099,588**

Note: The details of amounts outstandings to Micro, Small and Medium Enterprises under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act), based on the available information with the Company are as under:

Particulars	As at 31-Mar-21	As at 31-Mar-20
i. The principal amount and remaining unpaid	-	-
ii. Interest due on (i) above and the unpaid interest	-	-
iii. Interest paid on all delayed payments under the MSMED Act	-	-
iv. Payment made beyond the appointed day during the year	-	-
v. Interest due and payable for the period of delay other than (iii) above	-	-
vi. Interest accrued and remaining unpaid as at end of year	-	-
vii. Amounts of furthur interest remaining due and payable in succeeding years	-	-

22 Lease Liabilities(Current)

Particulars	As at March 31, 2021	As at March 31, 2020
Lease Liability	12,167,000	12,394,900
	12,167,000	**12,394,900**

23 OTHER FINANCIAL LIABILITIES

Particulars	As at March 31, 2021	As at March 31, 2020
Current Maturities of Long Term Borrowings		
Term Loans (Secured)		
Rupee Term Loans from Banks	539,662,211	397,984,928
	539,662,211	**397,984,928**

24 OTHER CURRENT LIABILITIES

Particulars	As at March 31, 2021	As at March 31, 2020
Other Liabilities	9,845,821	15,138,003
Total:	**9,845,821**	**15,138,003**

25 SHORT TERM PROVISION

Particulars	As at March 31, 2021	As at March 31, 2020
Provision For Bonus	411,336	451,985
Provision For LTA	302,054	301,595
Provision For Gratuity	64,888	58,764
Provision For Leave Encashment	20,610	95,998
Total:	**798,888**	**908,342**

Note No.			(Amount in Rs.)
26	**Contingent Liabilities:**	-	-
27	**Commitments:**		
	Estimated amount of Contracts remaining to be executed on capital account and not provided for (net of advances)	2,100,851,785	1,308,470,664

28 In the opinion of the management, the investments, current assets, loans and advances have a value on realisation in the ordinary course of business, at least equal to the amount at which they are stated in the balance sheet. The provision for all the known liabilities is adequate and not in excess of what is required.

29 The accounts of sundry debtors, sundry creditors, and advances are subject to confirmations / reconciliation and adjustments, if any & the management does not expect any material impact on the current year's financial statements.

30 **Segment Reporting:**

The company is involved in Construction, Development & Maintenance of Township Properties and Infrastructure Development. This in context of Indian Accounting Standard (Ind As 108) "Segment Reporting", is considered to constitute one single primary segment.

31 **Financial instruments**

The fair value of the financial assets and liabilities approximate to its carrying amounts. The carrying value of financial instruments by categories is as follows:

Particulars	As at 31st March,2021		As at 31st March,2020	
	FVTPL	Cost/ Amortised Cost	FVTPL	Cost/ Amortised Cost
Financial Assets				
Investments	466,117,000	3,000	483,878,650	3,000
Trade Receivables	-	376,086,997	-	265,334,009
Lease Deposits paid	-	2,279,529	-	2,053,630
Cash and Cash Equivalents	-	163,542,974	-	142,852,091
Other financial assets		1,976,943		-
	466,117,000	**543,889,443**	**483,878,650**	**410,242,730**
Financial Liabilities				
Loans from financial institution	-	1,388,184,888	-	1,547,926,826
Compound Financial instruments	-	1,954,866,075	-	1,744,789,088
Lease Deposits received	-	185,622,978	-	169,744,481
Trade Payables	-	176,170,800	-	178,099,588
Lease Liability	-	24,611,495	-	33,339,094
Advance from Related Party	306,403,999	-	163,546,303	-
Total:	**306,403,999**	**3,729,456,236**	**163,546,303**	**3,673,899,078**

32 **Capital management**

For the purpose of the Company's capital management, capital includes issued equity and preference capital and all other equity reserves attributable to the share holders of the Company. The primary objective of the Company's capital management is to maintain strong credit rating and healthy capital ratios in order to support its business and maximise the shareholder value.

The Company through its Board of Directors manages its capital structure and makes adjustments in light of changes in economic conditions and the requirements of the financial covenants. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares. The Company monitors capital using a debt- equity ratio, which is net debt divided by total capital plus net debt.

Note No.

(Amount in Rs.)

33 As per Ind AS 24, the related parties disclosures of transactions with the are given below:

A) Name of the transacting party & relationship:

Holding Company
JSW Steel Limited

Enterprises over which Key Management Personnel of holding company and Relatives of such personnel exercise significant influence
Jindal Saw Limited
JSW Energy Limited
JSW Cement Ltd.
JSW Techno Projects Management Limited
JSW Projects Limited
South West Mining Limited

Companies/parties over which the holding company's control exists
JSW Foundation
JSW Investment Private Limited
JSW Industrial Gases Pvt Ltd.

Joint Ventures of Holding Company
Vijayanagar Minerals Private Limited
JSW Severfield Structures Limited

Subsidiaries of Holding Company
JSW Steel Coated Products Limited
JSW Industrial Gases Pvt Ltd.

(Amount in Rs.)

	Year Ended	
	As at 31-Mar-2021	**As at 31-Mar-2020**
B) Nature of transactions along with the amounts:		
(i) Issue of Preference Shares		
JSW Steel Limited	86,800,000	21,400,000
(ii) Township Properties Income – Received		
JSW Steel Limited	145,558,340	142,689,663
Jindal Saw Limited	2,242,974	2,074,824
JSW Industrial Gases Pvt Ltd	1,443,180	1,656,205
JSW Cement Ltd.	4,122,659	3,396,763
JSW Foundation	644,301	1,036,407
JSW Severfield Structures Limited	2,595,183	3,233,230
JSW Energy Limited	17,055,863	17,978,203
South West Mining Limited	2,089,752	3,235,266
JSW Techno Projects Management Limited	6,286,887	6,576,319
JSW Projects Limited	902,422	1,216,634
JSW Steel Coated Products Limited	18,501,597	18,813,387
(ii) Amount realised from Use of common infrastructure facilities		
JSW Steel Limited	211,144,221	150,000,000
JSW Cement Ltd.	3,104,640	3,104,640
(iii) Lease Rent paid (including repairs and maintenance)		
JSW Steel Limited	448,778	1,807,250
JSW Steel Coated Products Limited	15,429,240	15,335,220
(iv) Purchase of Materials		
JSW Steel Limited	45,492,515	24,681,861

Note No.			(Amount in Rs.)
	(v) Sale of scrap		
	JSW Steel Limited	-	399,784
	(vi) Purchase of petrol		
	South West Mining Limited	325,332	1,286,893
	(vii) Advances Received		
	JSW Steel Limited	251,200,000	320,000,000
	(viii) Security Deposit		
	Received from JSW Cement Limited	11,901,120	11,901,120
	C) Closing Balances :		
	Advances Received		
	JSW Steel Limited	571,200,000	320,000,000
	Investments		
	JSW Investment Private Limited	1,000,000,000	1,000,000,000
	Trade Receivables		
	JSW Steel Limited	313,608,870	212,187,312
	Jindal Saw Limited	294,278	547,013
	JSW Industrial Gases Pvt Ltd	507,281	-
	JSW Cement Ltd.	2,443,567	1,289,633
	JSW Foundation	120,088	393,564
	JSW Severfield Structures Limited	1,410,191	1,693,071
	JSW Energy Limited	8,983,552	12,003,124
	South West Mining Limited	245,729	468,489
	JSW Techno Projects Management Limited	1,383,617	419,595
	JSW Projects Limited	72,225	5,218
	JSW Steel Coated Products Limited	7,674,409	5,486,459

The above reported related party relationships and transactions have been identified and made available by the management and relied upon by the auditors.

JSW REALTY & INFRASTRUCTURE PVT LTD
NOTES TO FINANCIAL STATEMENTS AS AT AND FOR THE YEAR ENDED 31 MARCH, 2021

Note No.

(Amount in Rs.)

34 OTHER INCOME

Particulars	Year Ended	
	31.03.2021	31.03.2020
Interest Received (Others)	368,151	87,314
Interest on Income Tax Refund	673,538	-
Misc Income	203,739	18,008
Fair value gain arising from financial instruments designated at FVTPL(JSW Steel Advance)	122,816,152	156,453,697
Fair value gain arising from financial instruments designated at FVTPL	-	37,496,132
Interest income on lease deposits	225,899	203,513 -
Total:	**124,287,479**	**194,258,664**

35 COST OF STORES & SPARES CONSUMED

Particulars	Year Ended	
	31.03.2021	31.03.2020
Stores and Spares Consumed	22,165,466	16,508,948
Total:	**22,165,466**	**16,508,948**

36 EMPLOYEE BENEFITS EXPENSES:

Particulars	Year Ended	
	31.03.2021	31.03.2020
Salaries, Wages and Bonus	10,797,065	10,125,594
Contribution to Provident and Other Funds	983,326	1,212,055
Staff Welfare Expenses	316,821	33,685
Total:	**12,097,212**	**11,371,334**

37 FINANCE COST:

Particulars	Year Ended	
	31.03.2021	31.03.2020
Interest to banks on:		
Rupee Term Loan	59,932,357	47,913,683
Interest on lease deposits	5,017,141	13,280,553
Interest on liability component of preference shares	192,418,584	172,457,777
Interest expense on advance carried at Fair value	14,473,848	-
Interest Expense on Lease obligation	3,667,300	4,532,198
Other Finance Charges	14,525	16,156
Total:	**275,523,756**	**238,200,366**

38 REPAIRS & MAINTENANCE

Particulars	Year Ended	
	31.03.2021	31.03.2020
Repairs and Maintenance -Township (Building , Plant and Machinery)	92,623,867	95,768,462
Total:	**92,623,867**	**95,768,462**

Note No.

(Amount in Rs.)

39 OTHER EXPENSES

Particulars	Year Ended 31.03.2021	Year Ended 31.03.2020
Rent	2,091,368	564,752
Rates and Taxes	501,774	2,112,873
Insurance	3,433,258	845,348
Legal and Professional Charges	1,894,369	2,428,238
Miscellaneous Expenses	1,328,443	1,165,449
Fair value loss arising from financial instruments designated at FVTPL	17,761,650	-
Total:	**27,010,862**	**7,116,661**

40 Tax Expense

Particulars	Year Ended 31.03.2021	Year Ended 31.03.2020
Current Tax		
In respect of current year	-	-
Deferred Tax		
In respect of compound financial instruments	(48,427,909)	(44,839,022)
In respect of Lease Deposits	569,397	302,069
In respect of Advance from JSW Steel / Gain reversal on Trade Payables	-	-
In respect of Ind As 116 leases	(184,191)	(810,183)
In respect of others	5,514,166	(8,535,504)
	(42,528,537)	**(53,882,641)**

41 The company has exercised the option provided under section 115BAA of the Income Tax Act and have adopted new tax rates from the assessment year 2020-21, which has been prescribed under the tax reforms announced by the Central Government. Accordingly, as per the provisions of sub section 5A of section 115JB of the Income Tax Act, 1961 MAT is not applicable to the company and hence MAT is not calculated and provided for in these financial statements though there is a book profit for the current year . Further, in view of the brought forward losses, there is no tax liability for the current year under normal tax.

42 Earning per share (EPS):

Particulars	Year Ended 31.03.2021	Year Ended 31.03.2020
a) Gain/(Loss) attributable to Equity Shareholders (Rs.)	157,243,983	327,785,859
b) Weighted average number of equity shares outstanding during the year (Nos.)	10,000	10,000
c) Nominal value per share (Rs.)	10	10
d) Basic earning per share (Rs.)	15,724	32,779
e) Diluted earning per share (Rs.)	15,724	32,779

43 Payment to Auditor:

Particulars	Year Ended 31.03.2021	Year Ended 31.03.2020
For Statutory Audit	250,000	250,000

44 Earnings & Expenditure in Foreign Currency NIL NIL

Note No.45

The qualitative and Quantitative disclosures as required under Ind AS 116 are provided below:

a.Quantitative Disclosure		
Balance Sheet	**Statement of Profit and Loss**	**Statement of Cash flows**
1. In compliance with IND AS 116, the company has recognised an amount of Rs. 7,27,82,155/- as "Right-of Use of Assets in FY 2019-20	1. The company has taken only land on lease. As per requireents of IND AS 116 the depreciation on the aforesaid righRt-of-use assets is of Rs. 1,03,95,152/- (previous year Rs. 1,03,96,492)	Total cash outflow of leases is of Rs.1,23,94,900/-
2. The carrying amount of Right to use of an asset is of Rs.5,19,90,510/- as at the year end(previous year 6,23,85,662).	2. During the year, the company has recognised interest expense of Rs. 36,67,300/- (previous year Rs. 45,32,198) against its lease obligations.	
3.Maturity lease liabilities of all leases as per Ind AS 107 requirements (refer note as under)	3. The company has not entered into any lease, which is considered as short term lease or low value lease and hence there is no expenses on this account.	Total Non-Cash Activities for leases is as under: Depreciation : 1,03,95,152/-
	4. The company has not entered into any sub-leasing agreements, hence there is no income and expense on this account.	Interest on lease liability 36,67,300
	5. The company has not entered into any sale and lease back transactions hence, there is no gain or loss on sale and lease back transactions.	

	(Amount in Rs.)	**(Amount in Rs.)**
Maturity analysis of Lease Liabilities	**31.03.2021**	**31.03.2020**
With in one year	12,167,000	12,394,900
Later than one year but not later than 5	8,111,120	18,250,340
Later than 5 years	26,611,680	28,639,460

b. Qualitive Disclosure:

1.Summary of the nature of company's leasing activities:

a)The Company has taken flats and lands on lease for the purpose of construction, development, maintenance of housing facilities and earning rental income out of it. The lease agreements can be renewed after the expiry of the fixed term as per respective lease deeds.

b) General Description of the leases:

(i) During the financial year 2006-07:

a)For taking 2,279 houses on lease located at Toranagallu, Bellary, Karnataka, @ Rs.100/- per house per annum, for a period of 15 years.

(ii) During the financial year 2012-13

a)For extending Lease period on Land by 15 years, {162 Acres (Agreement dated 23-Jun-07) & 40 Acres (Agreement dated 6-Oct-06)}, located in Kurekuppa, Vaddu & Toranagallu Villages @ Rs.8000/- per acre per annum. Respective agreements will expire on 31-Mar-37 & 31-Mar-36 instead of 31-Mar-22 & 31-Mar-21 and area modified 133.81 Acres inplace of 162 Acres.

(iii) During the financial year 2015-16

a) For taking 20.07 Acres Land on lease located at S. Basapura, Toranagallu, Bellary, Karnataka @ Rs. 10,000/- per annum per acre, for a period of 29 years commencing from 15.01.2016.

b) For taking 9.86 Acres Land on lease located at S. Basapura, Toranagallu, Bellary, Karnataka @ Rs. 10,000/- per annum per acre, for a period of 29 years commencing from 15.01.2016.

c) For taking 11.40 Acres Land on lease located at S. Basapura, Toranagallu, Bellary, Karnataka @ Rs. 10,000/- per annum per acre, for a period of 29 years commencing from 15.01.2016.

d) For taking 16.90 Acres Land on lease located at S. Basapura, Toranagallu, Bellary, Karnataka @ Rs. 10,000/- per annum per acre, for a period of 29 years commencing from 15.01.2016.

(iv) During the financial year 2017-18

a) For taking 55 Acres Land on lease located at Vaddu, Sandur Taluk, Bellary, Karnataka @ Rs. 1,000/- per annum per acre, for a period of 30 years commencing from 28.08.2017.

(v) During the financial year 2019-20 (Lease agreements entered in financial year 2014-15 and renewed in this year)

a)For taking 552 flats, 337572 sq.fts on lease located at vasind village, Thane, Maharastra @ Rs. 27.6 per sq.ft per annum, (Rs. 2.3 per month) for a period of 36 months

b)For taking 55 flats, 29791 sq fts on lease located at Tarapur village, Tal & Dist Palghar, Maharashtra, @ Rs. 27.6 per square foot per annum (Rs. 2.3 per month), for a period of 36 months.

Notes: The company is a lessee in the above said leases. It has opted for the Cumulative catch-up approach as per the option provided under AS 116 at the time of its first time adoption and has calculated the Lease liability & Right of use assets as follows:

(i) At the commencement date, the Right of use assets is measured at cost, which includes the amount of initial measurement of lease liability adjusted for any payment made at or before the commencement date, initial direct costs incurred by the lessee and obligations costs of restoring the site or asset to the condition required under lease terms. The lease liability is measured at present value of future lease payments not paid on that date, discounted using the interest rate implicit in the lease.

(ii) The company has recongnised the equal amounts of Right-of-use assets and of the lease liability.

46. Comparative financial information (i.e. the amounts and other disclosure for the preceding year) presented above, is included as an integral part of the current year's financial statements, and is to be read in relation to the amounts and other disclosures relating to the current year. Figures of the previous year are regrouped and reclassified wherever necessary to correspond to figures of the current year.

For H.K. Veerabhaddrappa & Co.
Firm Registration No. 004578S
Chartered Accountants

ARRVVIND KUBSAD
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Date: 2021.05.08 15:15:34 +05'30'

(CA. ARRVVIND KUBSAD)
Partner
M. No: 085618
UDIN : 21085618AAAAAN6287
Place : Hubbali
Date : 08/05/2021

For and on behalf of the board

umesh rai
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Date: 2021.05.08 14:33:34 +05'30'

Director
Umesh Rai
DIN:08037004

TONDEHAL SIDDARAMANA GOUDA
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Date: 2021.05.08 14:09:20 +05'30'

Director
T.S. Gouda
DIN:08388071