

Property, Plant & EquipmentGovernment Grants

- Intangible Assets

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Ind AS 16- Property, Plant & Equipment (PPE)

PPE: Key Concepts

Definition

- Controlled by the entity
- Expected future economic benefits
- Expected to be used > 1 period
- Held for production, rental, administrative use

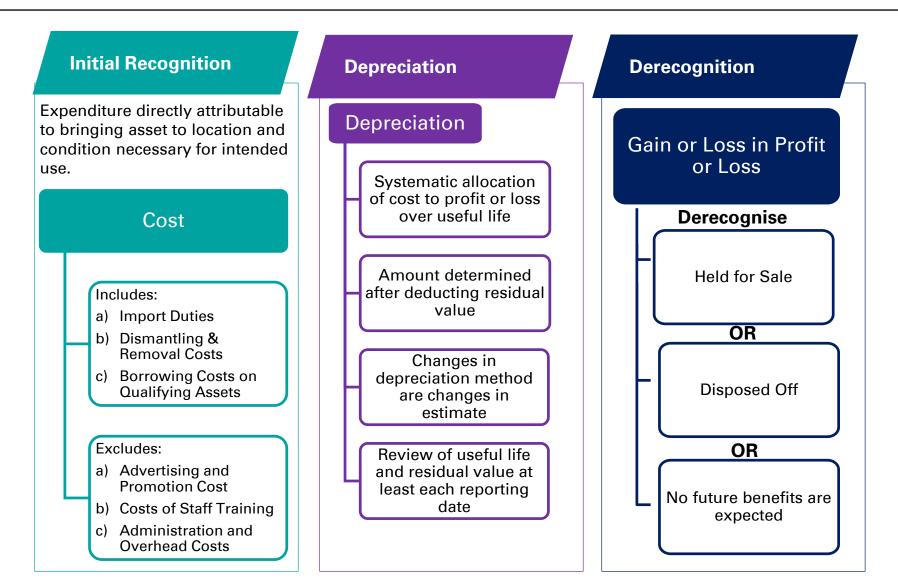
Cost vs revaluation model

- Cost model Cost less:
 - Depreciation /amortisation
- Impairment losses
- Revaluation model: Revalued amount less:
 - Depreciation /amortisation
 - Impairment losses
- Revaluation to be done for the entire class with sufficient regularity

Component accounting

- Item consists of individual components
- Components can be physical (parts) or non-physical (e.g. overhaul costs)
- Components significant in relation to total cost of item
- Depreciation for each component to be done over its useful life

Scope of Ind AS 16



PPE: Comparison of Accounting Standard, Ind AS and ICDS

Issues	Accounting Standard 10	Ind AS 16	ICDS V
Purchase Cost	 Included in cost of asset. 	Same as Accounting Standard 10.	Same as Accounting Standard 10.
Taxes	 Import duty and other non refundable taxes 	Same as Accounting Standard 10-	Same as Accounting Standard 10.
Attributable expense	 Any directly attributable cost of bringing the asset to its working condition for its intended use. 	 Any cost directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management. 	 Directly attributable expenses on making the asset ready for its intended use.
Trade Discount, Rebate	 Trade discount, rebate; if any shall be reduced. 	Same as Accounting Standard 10.	Same as Accounting Standard 10.
Start-up and commissioning costs	 Start up and commissioning cost including expenditure on test runs are usually capitalized. 	 Start-up and pre-operating costs are not capitalised as part of the cost of property, plant and equipment unless those costs are 	Same as Accounting Standard 10.
	 Expenditure during prolonged delay between the date on which the asset is ready for use and the date on which the commercial production is actually incurred, is to be expensed. However such expenditure is also sometimes treated as a deferred revenue expenditure to be amortised over a period of 3-5 years. 	 costs that can be capitalized include expenditure on test runs. Expenditure during prolonged periods of delay are to be expensed. 	

PPE: Comparison of Accounting Standard, Ind AS and ICDS

Issues
Dismantling Cost /

Accounting for ARO under Ind AS-Illustration 1

ARO - Inception date of the contract			1-Apr-17	
Total Tenure (Years)			10	
End of the	he tenure		1-Apr-27	
Applicat	ole Government Bon	d Rate	8%	
Estimate	ed ARO at the end o	f tenure	10,000,000	(based on technical estimate)
Present contract	Value of ARO as at	inception of	4,631,935	
<u>Year</u>	Opening Balance	Interest @ 8%	<u>Closing</u> <u>Balance</u>	As on
0	4,631,935	_	4,631,935	1-Apr-17
1	4,631,935	370,555	5,002,490	1-Apr-18
2	5,002,490	400,199	5,402,689	1-Apr-19
3	5,402,689	432,215	5,834,904	1-Apr-20
4	5,834,904	466,792	6,301,696	1-Apr-21
5	6,301,696	504,136	6,805,832	1-Apr-22
6	6,805,832	544,467	7,350,299	1-Apr-23
7	7,350,299	588,024	7,938,322	1-Apr-24
8	7,938,322	635,066	8,573,388	1-Apr-25
9	8,573,388	685,871	9,259,259	1-Apr-26
10	9,259,259	740,741	10,000,000	1-Apr-27

Entries on date	the transition		
Date	Scheme of entries	Debit	Credit
1-Apr-17	Fixed Asset	4,631,935	
·	TO ARO		4,631,935
31-Mar-17	Interest	370,555	
	To ARO		370,555
31-Mar-17	Depreciation	463,193	
	To Fixed Asset		463,193

Accounting for ARO under Ind AS-Illustration 2

Asset Retirement Obligation (ARO)	
ARO - Inception date of the contract	1-Apr-08
ARO - From date of transition	1-Apr-15
End of tenure when ARO would arise	1-Apr-18
Total Tenure (Years)	10
Tenure elapsed as at 01-Apr-2015	7
Applicable Government Bond Rate	8%
Estimate of ARO at the end of tenure, on transition date	10,000,000
PV of ARO as at inception of contract	4,631,934.88
Depreciation from inception till transition date	3,242,354.42
Carrying amount post dep as at transition date	1,389,580.46

Entry on the transition date			
<u>Date</u>	Scheme of entries	<u>Debit</u>	<u>Credit</u>
1-Apr-15	Fixed Asset	4,631,935	
	Retained earnings	6,548,742	
	To Accumulated Dep		3,242,354
	TO ARO		7,938,322
31-Mar-17	Interest	635,066	
	To ARO		635,066
04.84		100 100	
31-Mar-17	Depreciation	463,193	
	To Fixed Asset		463,193

PPE: Tax Impact - Dismantling/Restoration cost

Tax treatment under Accounting Standard	Tax treatmen Normal Computation	nt post Ind AS MAT
 Section 33ABA of the Act provides for deduction for restoration expenses for assessee engaged in extraction or production of petroleum or natural gas (annual deduction subject to conditions). Assessee engaged in other activities may claim deduction for provision for site restoration under section 37(1) of the Act. Udaipur Mineral Development Syndicate (P.) Ltd v. DCIT (261 ITR 706) (Raj HC) Smt. K. Suryakumari Venu v. ACIT (159 ITD 1034) (Visakhapatnam Trib) 	 Depreciation as per books of accounts on capitalised cost (dismantling cost) is ineligible for deduction under section 32 of the Act. Interest charged to liability eligible for deduction under section 36(1)(iii)/37(1) of the Act? Definition of 'interest' under section 2(28A) of the Act? Whether covered under residuary clause under section 37(1) of the Act? ICDS X – Whether ICDS recognises provision for dismantling/ restoration cost? 	 Interest debited to profit and loss account may be eligible for deduction under MAT?

Points for consideration:

- Check breakup of cost of asset/interest charged to P&L to identify dismantling/restoration cost.

PPE: Comparison of Accounting Standard, Ind AS and ICDS

Issues	Accounting Standard 19	Ind AS 17	ICDS
Leasehold land	 Land leases were excluded from the standard however amount paid upfront was capitalized and amortised over lease tenure. These were generally capitalized and shown as land and amortised over the lease tenure. 	 Land leases are included in the standard. Classification of type of lease is based on the indicators for finance and operating lease that are similar to those under IGAAP. Accounting for long term land leases classified as finance leases where consideration is paid upfront would continue without change. For land leases classified as operating leases, the amount paid upfront will be reclassified to prepaid expense which will be amortised over the lease tenure. Capitalised and disclosed as a leasehold land only if finance lease conditions are met (generally if tenure is > 50 years). Else to be disclosed as a prepaid expense. 	NA

PPE: Tax Impact - Leasehold Land

Tax treatment under Accounting Standard	Tax treatme	nt post Ind AS MAT
 Leasehold land was recognized as an asset. 	 Whether prepaid lease charges are eligible for deduction? 	No adjustment may be required.
 Amortization of lease charges were debited to the profit and loss account and claimed as a deduction in the computation of income. 	 DCIT v. Sun Pharmaceutical Ind. Ltd (227 CTR 206)(Gujarat HC) CIT v. HMT Ltd. (67 Taxman 506) (Karnataka HC) 	
 Tax authorities usually disallow such expenditure being capital in nature. 		

Points for consideration:

- Check classification of lease and breakup of prepaid expenditure.

PPE: Comparison of Accounting Standard, Ind AS and ICDS

Issues	Accounting Standard 10	Ind AS 16	ICDS V
Significant Overhaul	While AS 10 permitted componentization, it was	 This would be a separate component to be depreciated over the useful life which would be 	No concept of significant overhaul. Criteria for conitalization of
	not mandatory. Schedule II of the Companies Act 2013 made componentization	generally time until next overhaul.	Criteria for capitalization of expenses An expenditure that increases
	mandatory. This was followed by amendments to the standard on the lines of Companies Act requirements which are	PPE Dr (main asset) PPE Dr (component) To Bank / Vendor	future economic benefits from the existing asset beyond its previously assessed standard performance is added to the actual cost.
	similar to Ind AS.	(On the date of purchase of the asset the amount of overhaul exp. to be	 The cost of an addition or extension to an existing tangible
	 Based on Companies Act requirement, would be capitalized as a separate 	bifurcated from the purchase cost)	fixed asset which is capital in nature and which becomes an integral part of the existing
	component to be depreciated over the useful life which would be generally time until next	PPE Dr. To Bank / Vendor (For cost incurred)	tangible fixed asset is to be added to its actual cost. Any addition or extension, which has a separate identity and is capable of being
	overhaul.	Depreciation expense Dr. To Accumulated depreciation (For periodic depreciation)	used after the existing tangible fixed asset is disposed of, shall be treated as separate asset.

PPE: Tax Impact - Significant Overhaul

Tax treatment post Ind AS Tax treatment under Accounting Standard **Normal Computation** MAT No adjustment in MAT – Depreciation In case expenditure satisfies Overhaul expenditure may be treated as conditions of section 31 / 37 of the on overhaul cost is MAT neutral. revenue expenditure if incurred in Act, then a separate deduction can be normal course of business and does not claimed in the computation of give rise to an enduring benefit. income. CIT v. Neyvelli Lignite Corporation Ltd (388 ITR 172) (Madras HC) Overhaul cost is capitalised to fixed asset or accounted as separate component of PPE, and accordingly amortised over requisite period. Such amortisation may not be allowed as a deduction while computing taxable income.

Points for consideration:

- Check breakup of cost of asset as per books of account and test expenditure incurred for claiming a deduction under section 31 or section 37 of the Act

Deferred Consideration

- Under Ind AS, an item of property, plant and equipment could be acquired on payment terms that are deferred beyond normal credit terms.
- The cost, in those circumstances, is the discounted amount, being the cash price equivalent.
- The difference between this amount and the total payments is treated as interest payable over the period of credit.
- An example for deferred consideration is as under:
- Company XYZ has acquired an item of PPE on deferred payment terms. As per the terms, XYZ is required to pay 10,00,000 at the end of 3 years. Discount rate 9%.

Comments:

- Under Ind AS, the Company XYZ needs to ascertain the discounted value of deferred consideration and such discounted value shall be considered as the cost price.
- The difference between the amount payable after 3 years and discounted value shall be recognized as interest payable over the term of 3 years. Accounting entries are provided in the adjoining table.

Date	Particulars Particulars	Dr.	Cr.	
	Acquisition of asset			
Day 0	Property, plant and equipment	740,646		
Day 0	Deferred consideration (present value of liability)		740,646	
	Recognition of Interest			
<u>Years 1 - 3</u>	Interest expense (Year 1- 77,883, Year 2 – 86,073, Year 3 – 95,398)	259,354		
	Deferred consideration		259,354	
	Payment by XYZ			
Year 3	Deferred consideration	1,000,000		
	Bank		1,000,000	

PPE: Comparison of Accounting Standard, Ind AS and ICDS

Issues	Accounting Standard 10	Ind AS 16	ICDS V
Spare parts	 Under IGAAP these were capitalized only when they could be used in connection with a specific asset. Else were considered as an inventory and expensed when consumed. As per the recent amendments, accounting has been aligned to Ind AS (effective 1 April 2016) 	 Spare parts , standby equipment and servicing equipment which meet the definition of PPE are capitalised and depreciation from the date of purchase. PPE Dr. To Bank / Vendor (For cost incurred) Depreciation expense Dr. To Accumulated depreciation (For periodic depreciation) 	 Machinery spares shall be charged to the revenue as and when consumed. When such spares can be used only in connection with an item of tangible fixed asset and their use is expected to be irregular, they shall be capitalized.

PPE: Tax Impact - Spare Parts

Tay treatment under Assaunting Standard	Tax treatment post Ind AS		
Tax treatment under Accounting Standard	Normal Computation	MAT	
 Spare parts regularly consumed in production process is allowed as deduction under section 37 of the Act. 	 Similar to tax treatment under IGAAP 	No adjustment under MAT	
 Deduction can also be claimed if expenditure incurred satisfies the condition of section 31 of the Act. 			
 However, as per ICDS spares that can be used only in connection with an item of tangible fixed asset and their use is expected to be irregular are to be separately capitalized. 			

Points for consideration:

- Check breakup of cost of asset to test whether expenditure can be claimed as a deduction in computation of income.

PPE: Comparison of Accounting Standard, Ind AS and ICDS

Issues	Accounting Standard 10	Ind AS 16	ICDS V
Overheads	 Administrative and other general overhead expenses are usually excluded. 	 Administrative and general overheads are generally to be expensed. 	 Same as Accounting Standard 10.
	 Expenses specifically attributable to construction of a project or acquisition of a tangible fixed asset or bringing it to its working condition shall be included as a part of cost of project or cost of tangible fixed asset. 		

PPE: Tax Impact - Overheads

Tax treatment under Accounting Standard	Tax treatment post Ind AS		
lax treatment under Accounting Standard	Normal Computation	MAT	
 General administrative and office overheads can be capitalized to the cost of asset. ICDS V provides for inclusion of directly attributable overhead in the cost of asset. 	 Costs including administrative and general overheads debited to P&L relatable to the asset may be considered as cost of asset for tax purposes. 	• No adjustment under MAT.	

Points for consideration:

- Verify components of cost of asset, details of expenditure debited to P&L account and its consequent impact on tax computation.

Ind AS 20- Accounting for Government Grants and Disclosure of Government Assistance

Accounting for Government Grant under IGAAP

Government Grants not be recognized until there is reasonable assurance that

- (i) the enterprise will **comply with the conditions attached** to them, and
- (ii) the grants will be received. Accounting can be classified into two as follows

Monetary Grants

Capital Grants (<u>Two options</u> as under)

Net Presentation

The grant is shown as a deduction from the gross value of the asset

Gross presentation

Creation of Deferred income account which is amortized over the life of asset/grant (in case conditions are to be fulfilled).

Revenue Grants

Recognized on a <u>systematic basis</u> in the <u>profit and loss statement</u> over the periods necessary to match them with the related costs which they are intended to compensate. <u>Two options</u> as under

Net Presentation

Deducted from the relevant expense

Gross presentation

Shown separately under 'other income'

Non-monetary Grants

- 1. Assets at concessional rates

 Recorded at acquisition cost
- 2. <u>Assets free of cost</u>

 Recorded at nominal value

Government grants of the nature of promoters' contribution should be credited to capital reserve and treated as a part of shareholders' funds.

Accounting for Government Grant under Ind AS

Government Grants not be recognized until there is reasonable assurance that

- (i) the enterprise will **comply with the conditions attached** to them, and
- (ii) the grants will be received. Accounting can be classified into two as follows

Monetary Grants

Capital Grants

Gross presentation Creation of Deferred income account which is amortized over the life of asset/grant

Revenue Grants

Recognized on a <u>systematic basis</u> in the <u>profit and loss statement</u> over the periods necessary to match them with the related costs which they are intended to compensate. <u>Two options</u> <u>as under</u>

Net Presentation

Deducted from the relevant expense

Gross presentation

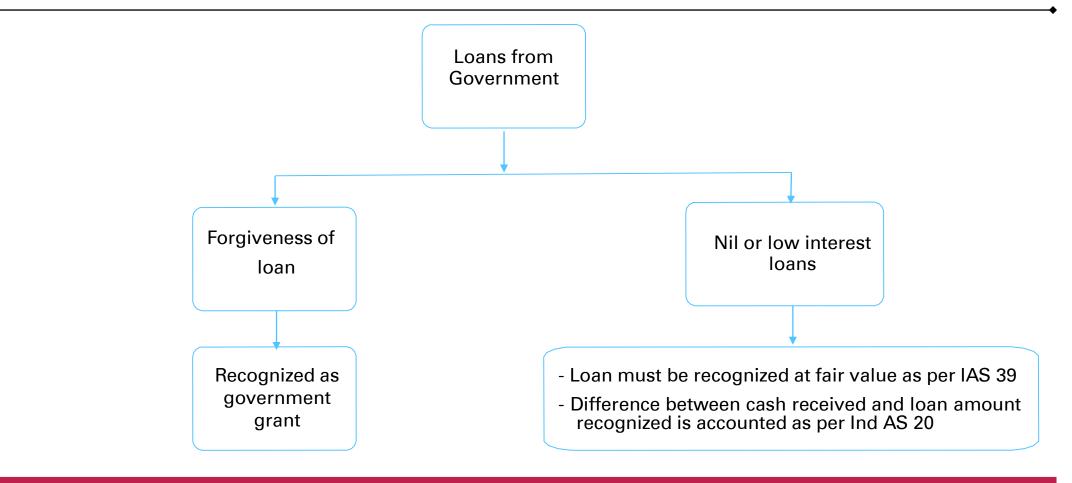
Shown separately under 'other income'

Non-monetary Grants

Assets at concessional rates / free of cost

Recorded at fair value

Loans from Government



Points for consideration:

- The notional interest (if any) recognised as per Ind AS shall be excluded for computing income as per the normal provisions of the Act.

Key areas	Indian GAAP	Ind AS	ICDS
General	 AS 12–Accounting for Government grants does not deal with the disclosure of government assistance other than in the form of government grants. 	 Ind AS deals both with the government grants and assistance. 	ICDS VII includes 'waiver, 'concessions' also as government grants.
Non- monetary government grants	 Non-monetary government grants received at concessional rates are usually accounted at their acquisition cost. Further, non monetary assets received free of cost are recorded at a nominal value. 	 Non-monetary grants are accounted at fair value, with a corresponding credit to deferred income. Unlike Indian GAAP, the option to measure non-monetary grants at nominal value is not available. 	Non-monetary grants are accounted at their acquisition cost.
Monetary government grants	 Grants related to revenue are recognized in the statement of profit and loss on a systematic and rational basis over the periods necessary to match them with the related costs. 	Similar to Indian GAAP	 Where a government grants is receivable for compensation for expenses or losses incurred by a company, the same shall be recognized as an income in the period in which it is receivable.

Key areas	Indian GAAP	Ind AS	ICDS
Grant relating to depreciable assets	Asset related grants are presented in the balance sheet either as deferred income or by deducting the grant in arriving at the asset's carrying amount.	 Asset related grant is required to be recorded as a deferred income. The option to present asset related grants, including non – monetary grants by deducting the grant in arriving at asset's carrying amount is not available under Ind AS. 	 Grant related to depreciable assets needs to be deducted from the cost of the asset or from written down value of the block of assets to which the concerned asset belongs.
Grant relating to non-depreciable assets	 Grants related to non-depreciable assets are credited to capital reserve. However, if a grant related to a non-depreciable asset requires the fulfilling certain obligations, the grant is credited to income over the same period which the cost of meeting such obligations is charged to income. 	 Ind AS 20, is based on the principle that all government grants would normally have certain obligations attached to them and these grants should be recognised as income over the periods which bear the cost of meeting the obligation. It, therefore, specifically prohibits recognition of grants directly in the shareholders' funds. 	Grants for non-depreciable assets requiring fulfilment of certain obligations have to be recognised as income over the same period over which the cost of meeting such obligation is charged to income.

Key areas	Indian GAAP	Ind AS	ICDS
Government loans/ sales tax deferral	No guidance included.	The benefit of a government loan at a below market rate of interest should be accounted for as a government grant measured as the difference between the initial carrying amount of the loan determined in accordance with Ind AS 109 and the proceeds received.	 Sales tax deferral schemes offered by Government whereby sales tax collected by assessee is converted into a loan, may not qualify as Government grant as per ICDS. Further, interest free debt or concessional loan is a form of government assistance (specifically excluded in ICDS). Therefore, both will be governed by the provisions of Section 2(24)(xviii) of the Act. The Act covers any waiver/concession under the ambit of income.
Initial Recognition	 A grant is recognised when there is reasonable assurance that the entity will comply with the attached conditions and ultimate collection is reasonably certain. 	 A grant is recognised when there is reasonable assurance that the entity will comply with the attached conditions and ultimate collection is reasonably certain. 	 Initial recognition of grant cannot be postponed beyond the date of actual receipt (even if there is no reasonable assurance that the enterprise will comply with the attached conditions). Delhi HC has passed an order with respect to constitutional validity of ICDS (refer bottom of the table).

Key areas	Indian GAAP	Ind AS	ICDS
Repayment of grants	 Repayment of grant related to fixed asset is recorded by increasing the book value of the asset or by reducing the capital reserve or the deferred income balance, if any by the amount refundable. In case where the book value of the asset is increased, depreciation on the revised book value is provided prospectively over the residual useful life of the asset. Repayment of grant related to income shall be applied first against any unamortised deferred credit recognised in respect of grant. To the extent such repayment exceeds any deferred credit, or where no deferred credit exists, the repayment shall be recognised immediately in profit or loss Refund of grant in the nature of promoters' contribution, the repayment is reduced from the capital reserve. 		event of reversal of government grant, it has to be first applied to unamortized deferred credit. If the amount so repayable exceeds any

Relevant Extract of Delhi High Court Decision

Recently the Hon'ble Delhi High Court has passed an order with respect to the constitutional validity of ICDS. Relevant extract of the order (in connection to applicability of ICDS VII – Government grants) is as under:

"ICDS VII which provides that recognition of government grants cannot be postponed beyond the date of accrual receipt, is in conflict with the accrual system of accounting. **To that extent** it is held to be ultra vires the Act and struck down as such"

Ind AS 38- Intangible Asset

Intangible Assets: Comparison of Accounting Standard, Ind AS and ICDS

Issues		Accounting Standard 26		Ind AS 38		ICDS
Definition	•	An intangible asset is an identifiable non-monetary asset, without physical substance, held for use in the production or supply of goods or services, for rental to others, or for administrative purposes.	•	An <u>intangible asset</u> is an identifiable non-monetary asset without physical substance. Further, the standard requires an intangible asset to be identifiable and separable.	•	No specific ICDS for intangible asset However, Intangible as per Act are as under: "A intangible assets, being know-how, patents, copyrights, trade-marks, licenses, franchises or any other business or commercial rights of similar nature"
Treatment of Intangible Asset	•	Depreciable amount should be allocated on a systematic basis over its useful life .	•	Depreciable amount with a finite useful life shall be allocated on a systematic basis over its useful life. Amortisation method shall reflect the pattern in which asset's future economic benefit are expected to be consumed lf pattern cannot be determined reliably, straight-line method shall be used.	•	No specific ICDS for intangible asset Depreciation can be claimed as per provisions of the Act.
Treatment of Goodwill	•	Goodwill arising on amalgamation in the nature of purchase is amortised over a period not exceeding five year (as per AS 14).	•	Not amortised but subject to annual impairment test or more frequently whenever there is an impairment indication.	•	No specific ICDS for intangible asset. Depreciation can be claimed as per provisions of the Act.

Illustration - Goodwill

Profit and Loss Account

Particulars	Amount (Rs)
Net Profit before impairment	100
Less: Impairment of Goodwill	(10)
Net Profit	90

Computation of profits under section 115JB

Particulars	Amount (Rs)
Profit for the year	90
Add: Amount set aside as provision for diminution in the value of asset	Nil*
Book Profit under section 115JB	90

Whether impairment of Goodwill should be added to the computation of book profits under section 115JB?

- Loss on impairment of goodwill is not a mere 'provision' and is in the nature of 'write off'
- Such impairment expense cannot be reversed and hence, may not be construed as a provision

Whether impairment loss is MAT deductible?

Illustration - Revenue Based Amortisation

Profit and Loss Account (Option 1) Not allowed as per Ind AS for new toll SCA arising after the start of the first Ind AS reporting year under Ind AS 38 and ITFG 2

Particulars	Amount (Rs)
Revenue	190
<u>Less</u> : Amortisation of rights received under Service Concession Arrangements (SCA)	115
Net Profit	75

Profit and Loss Account (Option 2)

Particulars	Amount (Rs)
Revenue	190
Less: Amortisation of rights received under Service Concession Arrangements (SCA)	100
Net Profit	90

Estimated Revenues

Amount (in lakh)	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10	Total
Revenue	190	150	200	220	130	120	180	120	160	180	1650
Amortisation based on Revenue (Option 1)	115	91	121	133	79	72	109	72	97	109	1000
Amortisation- SLM (Option 2)	100	100	100	100	100	100	100	100	100	100	1000

Key Takeaways

Key Takeaways

- Identify accounting differences in financial statements (check with auditors for Ind AS adjustment entries passed)
- Carefully analyse notes to accounts of the financial statements and request for detailed break up and reconciliation of items appearing in financial statements. For example: fixed asset, equity etc.
- Carefully analyse taxability of each item based on facts of each case
- Analyse impact on Book Profits and consequential impact on cash outflow.

Thank You