



ICAI NAGPUR BRANCH (WIRC)



MONTHLY E-NEWSLETTER

NOVEMBER 2023

“वार्ता”





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Chairperson's Message

Dear Esteemed Members,

As we traverse through the dynamic landscape of finance and accounting, I am honoured to address you in the November 2023 edition of our newsletter.

At the helm of the ICAI Nagpur Chapter, it fills me with immense pride to witness our collective strides towards excellence. Our chapter stands as a beacon of professional integrity, fostering growth, and nurturing the skills of our esteemed members like we have always been for the last numerous years.

In this digital age, the domain of finance is continually evolving. It is imperative that we adapt and equip ourselves with the latest knowledge and technological advancements. Our commitment to lifelong learning remains paramount, ensuring our relevance and competence in the ever-changing financial landscape which has been proven in the activities of the Branch for the

last so many months.

Moreover, our chapter's emphasis on ethical practices and professional conduct remains unwavering. Upholding the values that define our esteemed institution is not just a responsibility but a cornerstone of our identity as professionals.

The concluded month has been one full of activities, vigour and excitement and I extend my gratitude to the dedicated stakeholders for their unwavering support and active participation in furthering the goals of our chapter. Together, we have achieved commendable milestones, and I am confident that our collaborative efforts will continue to propel us forward.

I encourage you to explore the insightful articles, updates, and contributions within this newsletter. Each piece reflects the expertise and dedication of our members, contributing significantly to our collective knowledge.

We have successfully traversed the

paths of Income Tax and Audits and now look forward to a season of GST timelines. I recommend that my fellow colleagues and juniors can start within time and ensure that due dates are complied with without a thought of extension.

Let us continue to learn, evolve, and contribute to the growth and prestige of our profession.

“काम करो ऐसा कि एक पहचान बन जाए,
हर कदम ऐसा चलो कि निशान बन जाए,
यहां जिंदगी तो हर कोई काट लेता है,
जिंदगी जियो इस कदर कि मिसाल बन जाए।”

**Professionally Yours,
CA Sanjay M. Agrawal**



CA. Amrita Bagdia



CA. Palkesh Khandelwal

Joint Editors Message

Respected Members,

Dear Members and Readers,

It brings us immense pleasure to extend a warm welcome to the November 2023 edition of our newsletter. As joint editors, it is our privilege to present a compilation of informative articles, updates, and insights from the world of finance and accounting.

In this edition, we strive to curate a blend of diverse perspectives, industry trends, and expert opinions to offer you a comprehensive view of the evolving landscape in our profession.

The field of finance is undergoing rapid transformation, marked by technological innovations, regulatory changes, and global shifts. Through our collective efforts, we aim to navigate these changes together,

empowering our members with the knowledge and skills necessary to excel in this dynamic environment.

We extend our heartfelt appreciation to our contributors whose invaluable insights and expertise enrich the content of this newsletter. Your contributions form the cornerstone of knowledge sharing within our professional community.

Furthermore, we encourage active participation and engagement from our members. Your feedback, suggestions, and contributions are integral in shaping the content and direction of future editions.

We invite you to immerse yourselves in the articles and updates featured in this newsletter, leveraging this platform as a resource for professional growth and development.

As we progress, let us continue to

support each other, collaborate, and drive the standards of excellence that define the ICAI Nagpur Chapter.

Thank you for your continued support and participation. We hope you find this edition informative and engaging.

Happy Reading!

Kind Regards,
CA Amrita Bagdia
CA Palkesh Khandelwal
Joint Editors,
Nagpur Branch of WIRC of ICAI

Professional Enrichment



Key Points from the Anti-Money Laundering guidelines for Real Estate Agents in India:
CA. Mayank Saraf

Strengthening AML Safeguards for India's Real Estate Sector

The real estate sector has long been vulnerable to money laundering and terror financing risks due to the high-value, opaque nature of property transactions. However, India has significantly bolstered safeguards by unveiling exhaustive guidelines this May that mandate more robust due diligence and reporting protocols for agents to combat financial crimes.

Regulatory Context

The guidelines consolidate provisions from the Prevention of Money Laundering Act (PMLA), Unlawful Activities Prevention Act (UAPA) and Weapons of Mass Destruction Act (WMDA). They classify agents as Designated Non-Financial Businesses and Profes-

sionals, bringing them under stricter Know Your Customer, cash transaction monitoring and suspicious activity reporting regulations.

Key Provisions

The risk-based approach is core, with agents required to categorize clients as high or low risk based on background, nature of dealings etc. to determine due diligence measures. Politically Exposed Persons, offshore clients etc. need enhanced scrutiny. All suspicious transactions, even attempted ones, have to be reported to Financial Intelligence Unit-India. Cash dealings are frowned upon, with exemptions only in special cases. Detailed customer verification, transaction documentation and record storage protocols have been instituted. Overall, the guidelines plug anonymity loopholes by emphasizing

transparency in sources of funds and beneficiaries.

Implementation Framework

The Directorate General of Audit under Central Board of Indirect Taxes and Customs has been designated regulator, issuing authority and nodal officer for enforcing provisions. Non-compliance can attract penalties under PMLA, UAPA and WMDA. Agents must formulate internal policies and controls for surveillance, appoint key oversight officials and continually train staff on vigilance. Group entities must also implement harmonized anti-money laundering programs.

Infusion of Transparency to Mitigate Opacity Risks

By mandating exhaustive due diligence, reporting protocols

Professional Enrichment

and strict information preservation standards, the guidelines significantly elevate real estate sector safeguards against financial crimes. With cash dealings becoming an exception, verified paper trails essential and intense transaction monitoring protocols in place, opacity risks stand substantially mitigated. The measures plug crucial anonymity loopholes and deny criminal elements the opportunity to layer illicit funds.

Effective execution of the robust new architecture through

transparent information flows now remains vital for India to fulfil its global obligations, attract legitimate investment and systematically upgrade real estate sector governance. The guidelines have set the tone for a more secure, ethical and professionalized ecosystem to flourish. Industry adoption however needs to match regulatory rigour.

The way forward

By aligning with global watch-

dog FATF's recommendations, the guidelines significantly upgrade real estate sector defenses against financial crimes. Agents must embrace transparency, stringent checks and proactive risk monitoring as the new normal. Diligent compliance both fulfils India's global obligations and denies criminals the opportunity to layer illicit funds, making the sector safer for legitimate investment flows. The true test lies in effective execution.

Professional Enrichment



Basics of Auditing : Some Important Ratios for Auditor

CA Rahul Sharma

Ratio Analysis and it's Usefulness:

A ratio shows the arithmetical relationship between two figures that have some meaningful relationship between them. Financial ratios, thus, focus attention on the interrelationships between various items of financial statements.

Example : There can be a meaningful relationship between sale and direct expenditures but not between sales and depreciation. Similarly there is a meaningful relationship between PBIT and Equity Share Capital + Preference Share Capital + Debentures + Long term Loans. So there can be numerous ratios as per the need of the circumstance as and when required. The relationship would change if certain underlying business conditions change. Hence, a change in the ratio of gross profit to sales in a particular year would indicate that either the relevant business conditions have changed or that the figures are not reliable.

An auditor can use ratio analysis to identify anything abnormal or anything which deviates from the expected and the known. The

rationale underlying the use of ratio analysis is that while absolute quantities can be manipulated easily, it may be quite difficult to manipulate all the figures which are interrelated. Such manipulation normally causes widespread repercussions and can be detected more easily. Example: Sales figure can be easily manipulated through forged invoices but it is difficult to get manipulated GP, NP and Direct Expenses ratios. This is because it may not be possible for the management to manipulate all the interrelated figures, i.e. cash, debtors, purchases, stocks, production, etc. The ratio of cost of material consumed to inventory i.e. inventory turnover or quantitative ratio of inputs to outputs would indicate that something abnormal has happened. Even if all these are adjusted fall in the ratios of expenses to sales would put the auditor to enquiry.

The use of ratios as an effective tool of audit, an auditor should be capable of:

- Identifying and measuring

the basic interrelationships in financial data through computation of appropriate ratios; and

- Examining and interpreting the ratios and their significance in the light of actual business circumstances.

Interpretation of ratios depends on the skill and experience of the auditor. In addition, the auditor also need to have a thorough understanding of accounting procedures and concepts, a practical appreciation of business problems and an insight into the economic conditions in which the particular enterprise operates. Ratios highlight only symptoms. It is for the auditors to study these symptoms properly, correlate them, and reach definite conclusions or identify areas for further enquiry. **Each ratio reflects a certain symptom and all the symptoms should be analyzed as whole.**

Some meaningful ratios for the Auditors:

Professional Enrichment

A. Return on Investment (ROI):

This ratio is the broadest measure of the overall performance of the enterprise. It take care of many things – **Cost – Price relationship of various products, Operating Efficiencies and efficiency with which an enterprise uses it's funds** and thus shows the net effect of various performances ratios.

Formula :

$$\frac{\text{Net Profit before Interest on Long – Term Loans and Income Tax}}{\text{Net Capital Employed}} \times 100$$

Net Capital Employed

Net capital employed is the amount of funds invested in a business and is calculated from the balance sheet in either of the following two ways:

1. Equity share capital plus preference share capital plus reserve and surplus plus long term loans and long term liabilities minus miscellaneous expenditure and debit balance of profit and loss account (if any such item appear on the assets side of the balance sheet).
2. Fixed Assets plus Current Assets plus investments minus current liabilities.

ROI itself is the function of the net profit ratio and the capital turnover rate. i.e.

Net Profit before long

$$\frac{\text{term loans and Income Tax}}{\text{Sale}} \times 100$$

Sales
Net Capital Employed

$$= \frac{\text{Net Profit Before Interest and Income Tax}}{100} \times$$

Net Capital
Employed

Thus if an auditor finds that the ROI of an enterprises is lower/higher than in previous years, He should make an analysis by working out the net profit and capital turnover rate.

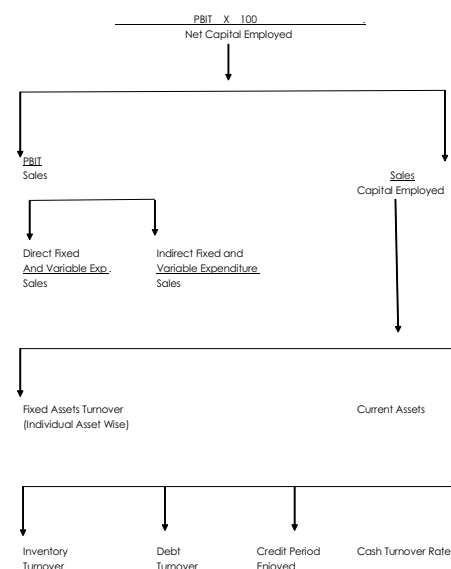
Constituents of Capital Turnover

Rate: This rate measures the effectiveness with which an enterprises uses the resources at it's disposal. It ensure making adequate sales by managing funds properly and keeping them in constant use. Proper fund management is to maintain fixed assets, Inventory, Debtors, cash at optimum level. This also includes constitution of optimum credit, inventory and purchase policy.

Constituents of Net Profit Ratio:

Net Profit is derived through Operating Profit which is result of Various Direct Expenditures, Indirect Variable Expenditures and Indirect Fixed Expenditures.

Following Diagram can further explain it:



An auditor may through this analysis may find out whether the variation in the capital turnover the variation in the capital turnover rate are the result of actual changes in business circumstances or whether they arises due to a manipulation of figures.

Conclusions which can be deduced from following ratios (Other than existence of manipulation):

Fixed Assets Turnover Rate : Effectiveness with which the fixed assets are utilized.

Stock Turnover Rate : Accumulation/ Shortage of Stock

Debtors Turnover Rate: Changes in Credit Policy Or changes in collection procedure/ Performance

Creditors Turnover Rate: Changes in Credit period enjoyed or changes in payment terms

Professional Enrichment

B. Ratios related with profitability: Relating Sales with net profit (before interest on long term loans and income tax), and various items of direct and indirect costs and gross profit an auditor can gather useful information about operating efficiency of an enterprise. Variation in any of these ratios in a particular year would call for further enquiry by the auditor.

Net Profit Ratio: Variation may indicate either the gross gain or indirect cost have change in relation to sales (as %). For Further analysis one should resort to:

1. **Material Cost Ratio:** i.e. Relationship of cost of material consumed with sales.
2. **Conversion cost Ratio:** i.e. Manufacturing Expenses (Excluding Material) to sales. Separate ratio showing the relationship of each such item with sales.
3. **Administrative Overheads and Selling and Distribution Overheads to sales**

4. **Gross Profit Ratio:** It primarily depends on conversion process and on the market forces of supply and demand as regard raw material and finished goods. One should analyze gross profit ratio of all products separately and compare with those of previous year. Changes may be due to changes in sales price, prices of raw material, labor cost etc.

C. Ratios Related with Financial Position: These ratios indicate the financial health of an enterprise. These ratios relate various items of balance sheet with each other to show whether or not an enterprise is in a position to meet its obligation as and when they become due. These obligations may be both short term and long term. Ratios indicating financial health are calculated from the balance sheet. Such ratios are relevant for auditor from two angles. Firstly they assist him in understanding certain structural relationships relating to the financing of the enterprises. Secondly, abnormali-

ties in these ratios may indicate that certain figures in the financial statements need a closer examination. Some such ratios are:

1. **Current Ratio:** As and when the activity level increases beyond a certain limit without corresponding increase in capital employed current ratio should normally fall. Similarly Current ratio may increase if activity level reduces without corresponding reduction in capital employed (such situation is signaled by reduced ROI)
2. **Acid Test Ratio**
3. **Debt Equity Ratio:** In case of abnormally high ratio it may signal threats as to solvency if profitability is low.
4. **Long - Term Ratio:** it shows relationship between fixed assets and long term funds employed in the business. Ideally Long term funds should be more than long term application for a healthy business.

Glimpses of Past Events

Circular/Activity



Diwali Pooja



All Vidarbha Box Cricket Tournament

Glimpses of Past Events

Circular/Activity



VCM on Guidance on
Co-operative Empanelment

Gist of Past Events

Activity for Students - November 2023

Sr. No.	Date	Programme Type	Topics	Speakers
1	25/11/2023 To 27/11/2023	WICASA	Residential Refresher Course (RRC) at Pachmarhi <ul style="list-style-type: none"> Sight Seeing Movie & DJ Night Pachmarhi Trek	
2	25/11/2023	WICASA	Industrial Visit	
3	26/11/2023	WICASA	English Speaking & Ethical Values	CA. Sanjay C. Agrawal
4	28/11/2023	WICASA	MOCK Test Series Round- 1 CA. Foundation for Nov. 2023 Exam Principles and Practice of Accounting	
5	29/11/2023	WICASA	MOCK Test Series Round- 1 CA. Foundation for Nov. 2023 Exam Business Laws and Business Correspondence and Reporting	



EXPRESS GREEN POWER FOR SUSTAINABILITY (eGPS) LOANS UNDER 4E

OBJECTIVE

- Capex for Energy Efficiency Equipments / Machineries, Solar Roof Top etc.
- Transit from Diesel/Petrol as fuel to cleaner like PNG/CNG
- Other Green/Clean initiative aimed at reduction of Carbon Emission, Waste Management, Renewable Energy

Loan Amount

- Upto 100% funding with cash collateral in the form of SIDBI FDR
- Minimum loan - Rs. 5 lakhs and
- Maximum Loan - Rs. 100 lakhs

Key Features

- Concessional interest rate as per rating
- Repayment: up to 60 months
- Moratorium : upto 6 months
- Quicker sanction

Target Sectors & Eligible Projects

- Manufacturing and service sectors
- Energy efficient machineries/technologies
- Renewable Energy Projects

Eligibility

- Minimum of 3 years of operation and 2 years Cash Profit
- The borrowers should not have defaulted to any Banks/Financial Institutions
- Upto CMR-6 and FIT Rank 8

Benefits to MSMEs

- Digitized application, In-Principle sanction process through FIT Rank model
- System driven Legal documentation

Rate of Interest

Repo linked (7.00 % - 8.10%)



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