

# MONTHLY NEWSLETTER

## ICAI NASHIK BRANCH (WIRC)

Insights. Updates. Opportunities — For CAs, By CAs.



The IDEA logo is presented in a rounded rectangular frame. It features the ICAI Nashik Branch logo in the top left corner. The word 'IDEA' is spelled out in large, colorful letters: 'I' is blue with 'Integrity' written vertically; 'D' is orange with 'Deliver' written vertically; 'E' is green with 'Evolve' written above it; and 'A' is pink with 'Accelerate' written vertically. Each letter contains a small icon related to its meaning: a handshake for Integrity, a speech bubble for Deliver, a brain with an upward arrow for Evolve, and a bar chart with an upward arrow for Accelerate.

# MAY 2025



nskicai   
 nashik@icai.org 



# TABLE OF CONTENTS

**01.**

## COMMUNICATIONS

- A. Chairman's Communications
- B. Editorial Communications

**02.**

## CALENDAR

- A. Due Date Calendar under Various Acts
- B. ROC Compliance Calendar

**03.**

## INSIGHTS

- A. ICAI Updates
- B. Tax Updates
- C. Other Key Updates
- D. Latest RBI Circulars

**04.**

## ARTICLES SECTION

- A. Applicability of 50C on MIDC Properties
- B. Internal Controls & Risk Management under RERA
- C. The Role of Automation in CA Firm Operations
- D. How to Remember Your Internet Banking Password

**05.**

## TIPS & HIGHLIGHTS

- A. GMAIL & Excel Tips
- B. Finance Health Check for Start-Up Founders
- B. Glimpses of Past Events
- C. Media Presence

# CHAIRMAN'S COMMUNICATIONS



Dear Esteemed Members and Colleagues,

As the Chairman of the vibrant Nashik Branch of ICAI, it is my privilege to connect with you all. The devastating terrorist attack in Pahalgam on April 22, 2025, which tragically claimed 26 lives, mostly tourists, and injured many, has left us in deep sorrow.

On behalf of the Nashik Branch, I offer our heartfelt condolences to the affected families. As chartered accountants, we strongly condemn such acts of terror and pledge to foster peace, unity, and resilience in our community.

The accounting profession is at a pivotal juncture, shaped by the global digital revolution and rapid technological advancements. As Swami Vivekananda inspiringly said, "Arise, awake, and stop not till the goal is reached." Let us rise to the occasion, embracing AI and ICAI's digital platforms to stay relevant in a competitive world. Our Indian economy, a global focal point, depends on our commitment to integrity, innovation, and trust to bolster its financial framework. The evolving demands of industry and society challenge us to think beyond conventional roles, leveraging technology and networks to explore new horizons. Together, let us drive sustainable economic growth, adapting as global professionals to meet the demands of a dynamic era.

I am overwhelmed with gratitude for the Nashik Branch's remarkable generosity. Following our appeal for the family of our late colleague, CA Niken Jobanputra, your compassionate response resulted in collecting approximately Rs. 6.15 Lakhs. This substantial contribution will provide significant support to his family during this challenging time. I am particularly touched by the efforts of members who extended our appeal to CA communities and friends beyond Nashik, reflecting the true spirit of our fraternity. Your selflessness is truly commendable.

## MANAGING COMMITTEE

- **CA Jitendra Phafat**  
Chairman
- **CA Abhijit Modi**  
Vice Chairman
- **CA Manoj Tambe**  
Secretary
- **CA Vishal Wani**  
Treasurer
- **CA Dilip Borse**  
WICASA Chairman
- **CA Rohan Kulkarni**  
CO WICASA Member
- **CA Shubham Mundada**  
Managing Committee Member
- **CA Piyush Chandak**  
Vice Chairman (WIRC)

---

## EDITORIAL COMMITTEE

- **CA Jitendra Phafat**
- **CA Abhijit Modi**
- **CA Sanjeevan Tambulwadikar**  
Immediate Past Chairman

---

## DESIGNED BY

- **Ms. Riya Agrawal**  
CA Finalist

It is with great pride that we congratulate our Nashik Branch members appointed to various Central and WIRC sub-committees. Their achievements highlight the excellence and dedication within our community, and we wish them every success in their esteemed roles.

In April, our Branch hosted engaging seminars, including one on Advanced Developments in Income Tax and a two-day RERA workshop, both met with enthusiastic participation. Our students' industry visit to Rambhandu Masale Pvt. Ltd. in Dindori, paired with a pitch deck and debate competition, sparked lively engagement. Looking ahead, we have scheduled a full-day seminar in May on Schedule III, CARO, and Accounting Standards for non-corporate entities, along with sessions on GST and RoC compliance. We are excited to launch the 300th Batch of our three-day AI Certificate Course on May 10 and a one-day AI workshop for senior members. Plans for certificate courses on DISA and UAE Corporate Tax are also under progress. I urge all members to seize these enriching opportunities.

With the CA examinations approaching in May, I extend my heartfelt wishes to our students, the future of our profession. As Dr. A.P.J. Abdul Kalam said, "Excellence is a continuous process and not an accident." Stay healthy, focused, and approach each paper with determination. The Nashik Branch is cheering for your success, confident in your ability to achieve outstanding results.

Our responsibilities extend beyond our profession to the environment and society. In the words of Mahatma Gandhi, "The earth provides enough to satisfy every man's needs, but not every man's greed."

As summer approaches and water scarcity looms in many regions, I urge you to conserve water and support communities facing crisis. The Hindi proverb “Boond boond se sagar banta hai” reminds us that every small effort counts. Let us uphold “Vasudhaiva Kutumbakam”—the world is one family—by giving back to nature and society.

My deepest thanks to you all for engaging with our newsletter and providing invaluable feedback. Your insights inspire us to deliver meaningful content each month. We invite you to contribute original, insightful articles on professional topics that enrich our readers.

I eagerly anticipate another year of collaboration, growth, and shared triumphs.

**CA Jitendra Phafat**  
**Chairman**  
**ICAI NASHIK BRANCH (WIRC)**



# *EDITORIAL COMMUNICATIONS*

Namaste Readers,

This year the Chairman has entrusted upon me the responsibility of the newsletter committee and I am glad to contribute as the editor of the monthly newsletter of our Nashik Branch. Welcome to this edition of our newsletter, where we keep our focus into one of the most fundamental pillars of the financial ecosystem—**Reporting of Financial Statements**. The Evolving Landscape of Financial Reporting

The issue of the monthly newsletter reflects the efforts and dedication of our members who have contributed articles, updates to make us professionally aware and to enlighten our knowledge base.

In today's dynamic business environment, financial reporting has evolved far beyond the mere presentation of numbers. It has become a robust narrative that reflects an entity's financial health, governance, transparency, and accountability. With growing emphasis on global standards, sustainability, digital transformation, and stakeholder expectations, the responsibility on preparers, auditors, and users of financial statements has never been greater.

As Chartered Accountants, we are entrusted with a profound responsibility: to ensure that financial reporting not only complies with applicable standards but also reflects the true and fair view of an entity's financial position. In an era marked by increased regulatory scrutiny, global convergence of accounting standards, and growing stakeholder awareness, our role has become more critical and visible than ever.

With the Recent updates and changes in financial reporting frameworks, including Ind AS, IFRS, and related regulatory amendments, Practical challenges faced in the preparation and presentation of financial statements, the role of audit trails, technology, and internal controls in enhancing reporting integrity, perspectives from industry experts on ensuring compliance while communicating value through financial disclosures, our role as auditors has increased and we have to look upon the compliances with an eagle's eye.

As a professional we have always believed that clear, accurate, and timely financial reporting is essential—not just for regulatory compliance—but for building long-term trust with investors, lenders, and the public. As professionals and practitioners, let us recommit ourselves to the principles of transparency, consistency, and ethical reporting.

As you read through this edition, we encourage you to share your feedback. Your insights are invaluable and help us continually improve and serve you better. We aim to provide relevant, insightful, and practical information to support your professional growth and success. Thank you for your continued support and engagement. We hope this edition adds value to your practice and deepens your understanding of the evolving profession.



Warm regards,

**CA. Sanjeevan V. Tambulwadikar**

**Editorial Committee**

**ICAI Nashik Branch (WIRC)**

# DUE DATE CALENDAR

## Under Income Tax Act

Deposit of Tax Deducted/ Collected at Source TDS/TCS by an office of Government during the month of April-25	07-May-2025
Due date for issue of TDS Certificate in respect of tax deducted under section 194-IA, 194-IB, 194-M and 194S in the month of April, 2025.	15-May-2025
Quarterly statement for TCS (Form 27EQ) for the quarter ending March 25	15-May-2025
Due date for furnishing of challan-cum-statement in respect of tax deducted under section 194-IA, 194-IB, 194-M and 194S in the month of April, 2025	30-May-2025
Issue of TCS certificate for Quarter 4 of FY 2024-25.	30-May-2025
Quarterly TCS certificate in respect of tax collected by any person for the quarter ending March 31st, 2025	30-May-2025
Quarterly statement for TDS deposited for quarter ending March 2025 Form 24Q/26Q/27Q	31-May-2025
Furnishing of Statement of Financial Transactions (SFT) FY 2024-25	31-May-2025
Furnishing of Form 10BD (Donation Statement) FY 2024-25	31-May-2025

## Under SEBI Act (LODR)

Statement of deviation(s) or variation(s) Reg 32 (1)	30-May-2025
Financial Results along with Limited review report/Auditor's report Reg 33 (3) (a)	30-May-2025
Disclosures of related party transactions Reg 23 (9)	30-May-2025
Secretarial Compliance Report Reg 24A	30-May-2025

# DUE DATE CALENDAR

## Under Goods and Services Act

GSTR-7 for the month of April-25 for persons required to deduct TDS under GST	10-May-2025
GSTR-8 for the month of April-25 for e-commerce operator required to collect TCS under GST	10-May-2025
GSTR-1 for the month of April-25 for monthly taxpayers	11-May-2025
GST IFF (Optional) for the month of April -25 under QRMP Scheme	13-May-2025
GSTR-5 Summary of outward taxable supplies and tax payable by a non-resident taxable person	13-May-2025
GSTR-6 for the month of March-25 for Input Service Distributor (ISD)	13-May-2025
Payment of GST & Filing of GSTR-3B for the month of April-25 for monthly taxpayers	20-May-2025
PMT-06 monthly payment for QRMP taxpayers for April 2025	25-May-2025
ITC-03 (if applicable) ITC reversal form if newly opting into composition scheme for FY 2025-26.	31-May-2025



# DUE DATE CALENDAR

## Under PF/ESIC Act

ESI Return Oct 2024 – Mar 2025 Employers registered under the Employees' State Insurance Corporation (ESIC)

12-May-2025

Payment of PF / ESIC for the month of April-25

15-May-2025

## Under Companies Act

Annual Return of the Foreign Companies FC – 4

30-May-2025

Reconciliation of Share Capital Report PAS – 6

30-May-2025

## Under FEMA Act

Form ECB-2 Return – By borrowers of ECB through AD Bank for April-25

12-May-2025



# ROC COMPLIANCE CALENDAR

Compliance	Purpose	Due Date	Form Required
Disclosure of interest by Director	Required to be disclosed by every director of the Company in its 1st Board meeting in each Financial Year and whenever there is a change in Directors interest.	--	Form MBP-1
Intimation by Director of disqualification or non-disqualification	Required to be disclosed by every director of the Company in each Financial Year about his disqualification	--	Form DIR-8
Delay for payments to MSME vendors	Company has to file half yearly return for the payments pending to the MSME vendors at the end of the half year.	30th April (For October to March) 30th October (For April to September)	Form MSME-1
Return of deposit or particulars of transaction not considered as deposit or both	To be filed by every company in respect of return of Deposit or particulars of transaction not considered as deposit or both	On or before 30th June	Form DPT-3
Directors KYC	Every individual who holds a DIN is required to complete their KYC within 6 months from the end of the financial year.	On or before 30th September	Form DIR-3 KYC/DIR-3 KYC WEB

# ROC COMPLIANCE CALENDAR

Compliance	Purpose	Due Date	Form Required
Holding of Annual General Meeting (AGM)	Every company shall hold its AGM within 6 months from the end of the Financial year. In case of the first Annual general meeting, it shall be held within 9 months from the end of the financial year.	--	--
Filing of annual accounts	Every company is required to file, within 30 days from the date of holding its AGM, its financial statements including balance sheet, statement of Profit and loss account, cash flow statement, Director's report and auditor's report.	Within 30 days from the date of holding AGM Form	AOC-4/ AOC-4 CFS/ AOC-4 XBRL
Filing of annual return(s)	Every company is required to file its annual return, within 60 days from the date of holding its AGM. This form is required to be signed by practicing Company Secretary only, except in the case of small company.	Within 60 days from the date of holding AGM	Form MGT-7/MGT-7A
Appointment of Auditor	The auditor of the company is appointed/re-appointed in the AGM of the company for a term of 5 years.	Within 15 days from the date of holding AGM	Form ADT-1

# ICAI - ASB

## HAS COME OUT WITH THE FINANCIAL STATEMENTS FORMAT:

*The related publications and Excel formats links are as under.*

### NON-CORPORATE ENTITIES

- Guidance Note on Financial Statements of Non-Corporate Entities – <https://resource.cdn.icai.org/75516asb61093-a.pdf>
- Excel file containing Illustrative Formats – [https://www.icai.org/post.html?post\\_id=15771](https://www.icai.org/post.html?post_id=15771)

### LIMITED LIABILITY PARTNERSHIPS

- Guidance Note on Financial Statements of Limited Liability Partnerships – <https://resource.cdn.icai.org/75517asb61093-b.pdf>
- Excel file containing Illustrative Formats – [https://www.icai.org/post.html?post\\_id=15771](https://www.icai.org/post.html?post_id=15771)

### FORMATS ISSUED FOR:

- Non-Corporate entities
- Limited Liability Partnerships
- Not-for-profit Organisations

### NOT-FOR-PROFIT ORGANISATIONS

- Technical Guide on Accounting for NPO – [https://www.icai.org/post.html?post\\_id=15772](https://www.icai.org/post.html?post_id=15772)
- Excel file containing Illustrative Formats – <https://resource.cdn.icai.org/74188asb60123.pdf>

*Please ensure that financial statements are prepared as per these formats to ensure compliance with the applicable framework, accounting standards, etc.*



# GST Instruction No. 03/2025

Dtd. 17-04-2025

References have been received in the Board regarding difficulties being faced by the applicants in getting a GST registration, mainly on account of nature of clarifications being sought by the officers with respect to information submitted in the application FORM GST REG-01 and seeking of additional documents which are not prescribed in the List of Documents appended to FORM GST REG-01.



## INSTRUCTION NO. 03/2025- GST FOR REGISTRATIONS

### Objective:

To standardize and streamline the process of GST registration to:

- Avoid undue delays and rejections.
- Prevent fraudulent registrations.
- Ensure genuine applicants are not harassed.

### Key Issues Identified:

- Officers are seeking unnecessary clarifications and additional documents not prescribed in FORM GST REG-01.
- Varied practices are being followed across jurisdictions.

# Revised Guidelines (Superseding Instruction No. 03/2023-GST):



## 1. Documents for Principal Place of Business(PPOB):

- Owned Premises: Any one of Property Tax receipt, Electricity Bill, Municipal Khata copy, or similar document suffices, which clearly establishes the ownership of premises by applicant.
- Rented Premises:
  - Upload Rent/Lease agreement + any one of the ownership documents of the lessor.
  - Identity proof of the lessor is only needed if the Rent Agreement is unregistered.
- Shared/Consent Premises:
  - Consent letter+ identity proof of owner+ any ownership document is sufficient.
- No Agreement: Affidavit executed on non-judicial stamp paper of minimum value in the presence of a First-class Judicial Magistrate or an Executive Magistrate or Notary Public, with any document in support of possession of premises of applicant like electricity bill is acceptable.
- Special Economic Zones (SEZ): SEZ approval documents issued by Govt of India are mandatory.

## 2. Constitution of Business:

- Partnership Firms: Only Partnership Deed required.
- Societies, Trusts, Government Bodies, etc.: Registration certificate or proof of constitution required.
- No other documents(like MSME or trade license)should be demanded.

## 3. Handling Presumptive Queries:

- Officers must avoid speculative or irrelevant queries(e.g., applicant's residence, HSN code bans, etc).

## 4. Application Processing Guidelines:

- Applications not flagged as risky should be approved within 7 working days.
- Risky or Aadhaar-unverified cases must be processed within 30 days post physical verification.
- Officers must upload verification reports at least 5 days before the 30-day deadline

## 5. When Can Clarifications Be Sought (FORM GST REG-03):

- Only in cases of:
  - Illegible/incomplete documents
  - Mismatch in address proof
  - Incomplete/vague addresses
  - PAN-linked GSTIN is found cancelled.



- A notice in Form GST REG-03 will be issued by the Proper Officer on the above-mentioned grounds within 7 working days from the date of application submission where the applicant is not flagged as risky or 30 working days where the applicant is flagged as risky.
- If any document apart from the listed documents is required, all such requests must be approved by the concerned Deputy/Assistant Commissioner.
- No application should be approved on deemed basis for want of timely action by tax officers.
- No documents in addition to above on the basis of presumptive grounds shall be sought from applicants.
- Queries should not be raised for minor deficiencies which are not relevant for establishing Proof of Place of Business or Constitution of Business.

## 6. Reply Handling (FORM GST REG-04):

- Applicant must respond within 7 working days.
- Officer, if satisfied with the reply, must approve within 7 working days after reply.
- If not satisfied with the reply, the officer may reject the application electronically in Form GST REG-05 within 7 working days of reply, with reasons recorded in writing.
- If no reply is received, officer may reject the application in Form GST REG-05 within 7 working days from date of expiry of time limit of filing reply, after documenting reasons.

## 6. Supervisory Instructions:

- Principal Chief Commissioners must ensure:
  - Monitoring of application processing, physical verification, queries, etc., through periodic review within their zones.
  - Disciplinary action for non-compliance against officers.
  - Adequate staffing for timely disposal of applications.
  - Issuance of trade notices for local clarifications.

# FLOW CHART

Submit **Form GST Reg - 01**  
with prescribed documents

**Proper Officer** scrutinizes  
the form and documents

Application flagged as risky

YES

Registration to be granted  
within 30 days after  
Physical Verification

**GST Reg -30** to be filed at  
least 05 days prior to  
expiry of 30 days in case  
of Physical Verification

NO

Officer shall approve  
the application within 7  
days

Proper Officer issues notice in  
Form **GST Reg - 03** in case of  
further clarification

Application flagged as risky

YES

**GST Reg - 03** to be issued  
within 30 days

NO

**GST Reg - 03** to be issued  
within 7 days

Applicant required to file the reply  
in **GST Reg - 04** within 7 days

YES

Approve Application within  
7 days of receipt of reply

NO

Reject Application and  
inform applicant within 7  
days in Form **GST Reg - 05**

Officer satisfied with the reply

# *Advisory on reporting values in Table 3.2 of GSTR-3B*

Table 3.2 of Form GSTR-3B captures the inter-state supplies made to unregistered persons, composition taxpayers, and UIN holders out of the supplies declared in Table 3.1 & 3.1.1 of GSTR-3B. The values in Table 3.2 of GSTR-3B auto-populates from corresponding inter-state supplies declared in GSTR-1, GSTR-1A, and IFF in requisite tables.



It is to inform you that from April-2025 tax period, inter-state supplies auto-populated in Table 3.2 of GSTR-3B will be made non-editable. The GSTR-3B shall be filed with the auto-populated values as generated by the system only.

Therefore, in case any modification/amendment is required in auto-populated values of Table 3.2 of GSTR-3B, same can be done only by amending the corresponding values in respective tables of GSTR-1A or through Form GSTR-1/IFF filed for subsequent tax periods.

To ensure that GSTR-3B is filed accurately with the correct values of inter-state supplies, it is advised to report the correct values in GSTR-1, GSTR-1A, or IFF. This will ensure the auto-populated values in Table 3.2 of GSTR-3B are accurate and compliant with GST regulations.

# FAQ's

TIME



**What are the changes related to reporting supplies in Table 3.2?**

Starting from the April 2025 tax period, the auto-populated values in Table 3.2 of GSTR-3B for inter-state supplies made to unregistered persons, composition taxpayers, and UIN holders will be non-editable, and taxpayers will need to file GSTR-3B with the auto-populated values generated by the system only.



**How can I rectify values in Table 3.2 of GSTR-3B if incorrect values have been auto-populated after April 2025 period onwards due to incorrect reporting of the same through GSTR-1?**

If incorrect values are auto-populated in Table 3.2 after April 2025, taxpayers need to correct the values by making amendments through Form GSTR-1A or through Form GSTR-1/IFF filed for subsequent tax periods.



**What should I do to ensure accurate reporting in Table 3.2 of GSTR-3B?**

Taxpayers should ensure that the inter-state supplies are reported correctly in their GSTR-1, GSTR-1A, or IFF. This will ensure that the accurate values are auto-populated in Table 3.2 of GSTR-3B.



**Till what time/date I can amend values furnished in GSTR-1 through Form GSTR-1A?**

As there is no cut-off date for filing Form GSTR-1A before GSTR-3B which means Form GSTR-1A can be filed after filing Form GSTR-1 and till the time of filing Form GSTR-3B. Hence, any amendment required in auto-populated values of table 3.2, same can be carried out through Form GSTR-1A till the moment of filing GSTR-3B.

## REPORTING OF

# HSN CODES

## IN TABLE 12 OF GSTR-1/1A

Vide Notification No. 78/2020 – Central Tax dated 15th October 2020, it is mandatory for the taxpayers to report minimum 4 digits or 6 digits of HSN Code in table-12 of GSTR-1 on the basis of Aggregate Annual Turnover (AATO) in the preceding Financial Year. To facilitate the taxpayers, these changes are being implemented in a phase-wise manner on GST Portal wherein Phase 2 was implemented on GST Portal effective from 01st November 2022.



In continuation of the phase wise implementation, Phase-3 of reporting of HSN codes in Table 12 of GSTR-1 & 1A is being implemented from May 2025 return period. The changes implemented are detailed in the table below.

Phases	Taxpayers with AATO of up-to 5 cr.	Taxpayers with AATO of more than 5 cr.
<b>Phase 2</b>	<p>Taxpayers are required to mandatorily report 4-digit HSN codes for goods &amp; services.</p> <p>Manual user entry is allowed for entering HSN or description and warning or alert message shall be shown in case of manual HSN. However, taxpayers will be able to file GSTR-1 after manual entry.</p>	<p>Taxpayers are required to mandatorily report 6-digit HSN codes for goods &amp; services.</p> <p>Manual user entry is allowed for entering HSN or description and warning or alert message shall be shown in case of incorrect HSN code. However, taxpayers will be able to file GSTR-1 after manual entry.</p>
<b>Phase 3</b>	<p>Mandatorily reporting 4-digit HSN codes for goods &amp; services.</p>	<p>Mandatorily reporting 6-digit HSN codes for goods &amp; services.</p>
	<p>i. Manual user entry of HSN will not be allowed.</p> <p>ii. HSN code can be selected from drop down only.</p> <p>iii. A customized description mentioned in HSN master will auto-populate in a new field called "Description as per HSN Code".</p>	
	<p>In Table-12 validation with regards to value of the supplies have also been introduced.</p> <p>i. These validations will validate the value of B2B supplies shown in different Tables viz: 4A, 4B, 6B, 6C, 8 (recipient registered), 9A, 9B (registered), 9C (registered), 15 (recipient registered), 15A (recipient registered) with the value of B2B supplies shown in table-12.</p> <p>ii. Similarly, validations will validate the value of B2C supplies shown in different tables viz: 5A, 6A, 7A, 7B, 8 (recipient unregistered), 9A (export), 9A (B2CL), 9B (unregistered), 9C (unregistered), 10, 15 (recipient unregistered), 15A (recipient unregistered) with the value of B2C supplies shown in Table-12.</p> <p>iii. In case of amendments, only the differential value will be taken for the purpose of validation.</p> <p>*However, initially these validations have been kept in warning mode only, that means warning or alert message shall be shown in case of mismatch in values, whereas taxpayers will be able to file GSTR-1 in such cases. Further, in case B2B supplies are reported in other tables of GSTR-1, in that case B2B tab of Table-12 cannot be left empty.</p>	

## REPORTING OF

# HSN CODES

## IN TABLE 12 OF GSTR-1/1A

Phases	Taxpayers with AATO of up-to 5 cr.	Taxpayers with AATO of more than 5 cr.
<b>Phase 4</b>	To be communicated in due course.	

Apart from above, the following additional enhancement have been made in Table-12 of GSTR-1/1A:

- i. Table 12 of GSTR-1/1A is now bifurcated into two tabs, namely, "B2B Supplies" & "B2C Supplies". Taxpayers need to enter HSN summary details of B2B Supplies and B2C Supplies separately under respective tab.
- ii. A new button has been introduced in Table 12, "Download HSN Codes List". Upon clicking of this button, taxpayer would be able to download an excel file with the updated list of HSN & SAC codes for goods and services along with their description.
- iii. The button for "Product Name as in My Master" has now been made searchable. Taxpayer can search the description provided by them in My HSN Master and upon selection of the same, the HSN code, Description as per HSN Code, UQC & Quantity shall be auto-populated. This is an optional functionality.



## REPORTING IN TABLE 13 OF GSTR-1/1A

In Table 13 of GSTR 1/1A, which requires taxpayers to provide details of documents issued, is now mandatory from May 2025 return period. Taxpayers will no longer be able to leave this table blank and proceed with filing their return. If B2B or B2C supplies are reported in any table of GSTR-1 or GSTR-1A, an error message will appear if Table 13 has not been filled.

# DIRECT TAX UPDATES

## CBDT ALLOWS WAIVER ON LEVY OF INTEREST UNDER SECTION 201(IA)(II)/206C (7) IN SPECIFIC CASES

The CBDT has directed the tax authorities to waive or reduce any interest on account of any TDS or TCS payment defaults in cases where there were technical glitches, and such tax could not be deposited. (Circular No. 5/2025. F.No.275/92/2024-IT dated 28 March 2025)

## CHANGES IN ITR FORMS APPLICABLE FROM AY 2025-26

01.

### ITR-1 (SAHAJ)

Now allowed to be used even if there is long-term capital gain (LTCG) under section 112A, provided:

- The LTCG does not exceed ₹1.25 lakh, and
- There is no loss to be carried forward or set off under the capital gains head
- Until AY 2024-25, ITR-1 couldn't be used at all if any capital gains existed.

02.

### ITR-4 (SUGAM)

- Similar provision as above included.
- Permits LTCG under section 112A up to ₹1.25 lakh with no carried forward loss
- **Section 44AD:** T/O threshold is now ₹3 crore if digital transactions make up ≥95%.
- **Section 44ADA :** Limit enhanced to ₹75 lakh under the same digital receipts condition

03.

### ITR-1 & ITR-4

Expanded disclosure on opting out of new tax regime using Form 10-IEA under section 115BAC(6):

- If opted out in AY 2024-25, user must declare and optionally continue or reverse that decision.
- If opting out for the first time in AY 2025-26, they must provide Form 10-IEA acknowledgment details.
- Additional clarification for late filing of Form 10-IEA.

Further important points to be considered:

- All deductions (e.g., 80C to 80U) must now be selected from a drop-down in the e-filing utility. Specific clauses and sub-sections must be disclosed.
- Income under section 89A (retirement accounts maintained abroad) has enhanced fields and relief tracking.
- All bank accounts held in India during the previous year must be reported (excluding dormant accounts).
- At least one account must be selected for refund credit.

# Classic Mall Development Company Ltd. Vs. Asst. Commissioner of Income Tax [TS-304-ITAT- 2025(Mum)]

Where intent to let out property is evident no deemed rental income chargeable even if property remains vacant throughout the year



## Key Highlights

### IN FAVOUR OF THE ASSESSEE

#### FACTS

Assessee was earning rental income by letting out units in the mall. During the year, out of 261 units, 253 units were let out. The tax authorities sought to tax the notional rent on the remaining 8 units which were not let out at all during the year. While the provisions of the Act do provide for a vacancy allowance i.e. no deemed rent to be charged in respect of a property which was let out earlier and is vacant during the year, the tax authorities sought to argue that such exemption applied only if the property was let out at any time during the year and does not apply when the property is vacant for the whole year.

#### HELD

The ITAT held that as the intention of the assessee to let out the property was evident from the fact that the properties were let out in earlier years and also let out in subsequent years, notional rent cannot be taxed and vacancy allowance is to be given. The ITAT held that actual letting out during the year is not a prerequisite for claiming vacancy allowance if the property was held for the purpose of letting and was let in the earlier period but remained vacant throughout the year.



# DCIT v. Shelter Developers [TS-150-ITAT-2025(Mum)]

Compensation received for relinquishment of 'right to sue' is a capital receipt & not chargeable to tax



## Key Highlights

IN FAVOUR OF THE ASSESSEE

### FACTS

The assessee, a partnership firm, had acquired the tenancy right in a piece of land, from certain persons who had fraudulently transferred rights to assessee. As a result, the assessee had filed various suits against the said persons. In accordance with consent terms filed before the Hon'ble Supreme Court, the assessee received a certain amount from the said sellers of the property in consideration for the assessee giving up its 'right to sue' the sellers and for withdrawal of the suits filed. In the return of income, the assessee offered the said amount received as income and claimed certain expenses which were disallowed by the tax authorities on the ground that such expenses were not genuine. The CIT(A) allowed the claim of the assessee and allowed the said expenses. Before the ITAT, the assessee raised an additional ground that the amount received was a capital receipt and not liable to tax. This argument was never put forth before the tax authorities nor the CIT(A).

### HELD

The ITAT after upholding its power to entertain a legal claim of the assessee for the first time not raised earlier, held that what was received as a compensation by the assessee was a capital receipt and not liable to tax. The ITAT held, that the payment was not received for a specific performance and nor was the right to sue assignable to any other person. It was therefore held that the said compensation received by the Assessee for giving up the 'right to sue' is a capital receipt, and hence not chargeable to tax.

# OTHER KEY UPDATES

## Foreign Contribution (Regulation) Amendment Rules, 2024

These Rules came into force on 1st January 2025. As per the aforesaid Notification, Chartered Accountants are required to report on violations of any provisions of the Foreign Contribution (Regulation) Act, 2010 or Rules made thereunder. As per the Act, a Chartered Accountant is required to certify if an association or NGO has utilised foreign contribution received for the purposes it was registered for, and the Annual Statements are to be uploaded on the FCRA portal. (Notification No. G.S.R. 790(E) dated 31st December 2024)



## Submission of half yearly return to the Ministry of Corporate Affairs

The Central Government has directed all companies who get supplies of goods or services from micro and small enterprises and whose payments to micro and small enterprise suppliers exceed 45 days from the date of acceptance or the date of deemed acceptance of the goods or services as per the provisions of the MSME Act, should submit a half yearly return to the Ministry of Corporate Affairs stating the following:

- the amounts of payments due; and
- the reasons of the delay.

(Gazette Notification No. S.O. 1376(E) dated 25th March 2025)

# Ministry of Micro, Small and Medium Enterprises (MSMEs)

## Revision of Definition of MSMEs :

Gazette Notification S.O. 1364(E) dated 21st March 2025

The central government has notified revised investment and turnover criteria for classification MSMEs. Changes in the criteria are given below:

Enterprise	Investment in Plant and Machinery /Equipment		Turnover	
	Earlier (Rs. Crores)	Revised (Rs. Crores)	Earlier (Rs. Crores)	Revised (Rs. Crores)
Micro	2.5	1	10	5
Small	25	10	100	50
Medium	125	50	500	250

This notification came into force with effect from 1st April 2025.

---

# OTHER KEY UPDATES

---

## AMNESTY SCHEME BY MAHARASHTRA GOVERNMENT

---

Maharashtra Settlement of Arrears of Tax, Interest, Penalty, or Late Fee (Payable by Public Sector Undertaking Companies) Act, 2025 (Key Highlights)

- To facilitate the settlement of outstanding indirect tax disputes involving Public Sector Undertaking Companies (PSUs), thereby **unblocking funds** tied up in litigations.
  - **Applicable to PSUs** registered under the Companies Act, 2013, with outstanding dues under pre-GST indirect tax laws viz. Central Sales Tax Act, 1956, Bombay Sales Tax Act, 1959, Maharashtra Value Added Tax Act, 2002, Maharashtra Entry Tax Act, 1987, Other relevant statutes.
  - **Applications** can be submitted from the commencement date of the Act until **31.12.2025**. An **extension of up to 30 days** may be granted upon justification of delay.
  - **Separate applications** required for each FY and class of arrears. A single application can cover multiple returns for the same FY.
  - **Payment terms & waivers**
    - For dues up to 31.03.2005: **30%** of the disputed amount payable (70% waiver)
    - For dues from 01.04.2005 to 30.06.2017: **50%** of the disputed amount payable (50% waiver)
  - Waiver of interest & penalties – **100% waiver** on interest and penalties for specified periods. Late fees, where applicable, are also waived.
  - **Payments will be adjusted in the following order:**  
Undisputed tax → disputed tax → interest → penalty/late fee.
  - Any **unadjusted refund** due to the applicant will be applied towards outstanding dues. Amnesty benefits are calculated on the net payable amount post-adjustments.
  - All pending appeals must be fully and unconditionally withdrawn to be eligible under the scheme. Appeals against **settlement orders can be filed within 60 days**.
  - The designated authority may **rectify the settlement order within 6 months** if an application is submitted within 60 days of receiving the order. The **Commissioner** has the authority to **review settlement orders within 12 months** of issuance.
  - Settlement orders are **final and binding**, except where fraud, misrepresentation, or concealment of material facts is discovered within two years, leading to revocation.
  - **Upon revocation**, all related assessments, re-assessments, corrections, revisions, and appeals will be reinstated as if the settlement order had not been issued.
  - **No refund will be granted** for any payments made under the Amnesty Scheme. Payments will be treated as made under the relevant tax laws if the order is revoked.
- 



VAT TAX AMNESTY



# RBI CIRCULARS

## Priority Sector Lending Certificates

**Notification No.** RBI/2024-25/131 FIDD.CO.PSD.BC.No.12/04.09.001/2024-25

**Dated** March 24, 2025



### Applicability:

All scheduled commercial banks including Regional Rural Banks / Primary (Urban) Co-operative Banks/ Local Area Banks.

With reference to para (v) of the Annex to circular RBI/2015-16/366/ FIDD.CO.Plan. BC.23/04.09.01/2015-16 dated April 07, 2016 on the captioned subject. The description for PSLC – SF/MF (Small/ Marginal farmers) in the table has been revised as follows–

Sr. No	Type of PSLCs	Representing	Counting For
1.	PSLC - SF/MF	All eligible loans to small/ marginal farmers	Achievement of SF/MF sub-target, Weaker Sections sub-target, NCF sub-target, agriculture target and overall PSL target

---

# RBI CIRCULARS

---

## Reserve Bank of India (Financial Statements - Presentation and Disclosures) Directions, 2021: Clarifications

Notification No. RBI/2024-25/126 dated 20th March 2025

### Applicability:

These instructions are applicable to all commercial and cooperative banks for preparation of FSs for the financial year (FY) ending 31st March 2025 and onwards.

Based on queries and suggestions received from banks and Indian Banks' Association (IBA) on certain aspects of disclosures in the Notes to Accounts to the Financial Statements (FSs) as well as on the Notes and Instructions for compilation of Balance Sheet, the RBI has **updated Reserve Bank of India (Financial Statements - Presentation and Disclosures) Directions, 2021.**

The RBI has issued the following **clarifications:**

- Lien marked deposits will continue to be classified under Schedule 3: Deposits with suitable disclosures.
- Advances, to the extent they are covered by Credit Guarantee Fund Trust for Micro and Small Enterprises (CGTMSE) and Credit Risk Guarantee Fund Trust for Low Income Housing (CRGFTLIH) and individual schemes under National Credit Guarantee Trustee Company Ltd. (NCGTC), which are backed by explicit Central Government Guarantee, in terms of Master Circular Basel III Capital Regulations dated 1st April 2024, will be disclosed under Schedule 9 (B) (ii) i.e. 'Advances Covered by Bank/Government Guarantee'.
- Disclosures on repo/ reverse repo transactions will be done in market value terms as well as face value terms.



## Amortisation of additional pension liability - Implementation of Pension Scheme in Regional Rural Banks with effect from 1st November 1993 - Prudential Regulatory Treatment

Notification No. RBI/2024-2025/127 dated 20th March 2025

### Applicability:

This circular is applicable to all the RRBs with effect from FY 2024-25.

The Regional Rural Banks (RRBs) were earlier permitted to amortise their pension liability on account of RRB (Employee) Pension Scheme 2018 over a period of 5 years, beginning with FY ending 31st March 2019. RRBs are now required to implement the pension scheme with effect from 1st November 1993. However, in view of the difficulties expressed in absorbing the increased liability in a single year, it has been decided that RRBs may take the following course of action in the matter:

- The liability on account of applicability of pension scheme will be fully recognised as per the applicable accounting standards.
- The expenditure, on account of revision in the pension, may, if not fully charged to the Profit and Loss Account during the FY 2024-25, be amortised over a period not exceeding 5 years beginning with the FY ending 31st March 2025, subject to a minimum of 20% of the total pension liability involved being expensed every year.
- Appropriate disclosure of the accounting policy followed in this regard should be made in the 'Notes to Accounts' to the FSs. Banks should also disclose the amount of unamortised expenditure and the consequential net profit if the unamortised expenditure had been fully recognised in the Profit & Loss Account.
- Pension related unamortised expenditure would not be reduced from Tier 1 Capital of the RRBs.



---

# RBI CIRCULARS

---

## Amortisation of additional pension liability - Implementation of Pension Scheme in Regional Rural Banks with effect from November 1, 1993 - Prudential Regulatory Treatment

RBI/2024-2025/127

DOR.ACC.REC.NO.67/21.04.018/2024-25

DATED MARCH 20, 2025

### Applicability

This circular is applicable to all the RRBs with effect from financial year 2024-25. The Reserve Bank of India (Financial Statements - Presentation and Disclosures) Directions, 2021 shall be updated suitably to reflect these changes.

In terms of NABARD circular NB.DoS.Pol.HO/2533/J-1/2019-20 dated December 12, 2019, Regional Rural Banks (RRBs) were earlier permitted to amortise their pension liability on account of RRB (Employee) Pension Scheme 2018 over a period of five years, beginning with financial year ending March 31, 2019. RRBs are now required to implement the pension scheme with effect from November 1, 1993. However, in view of the difficulties expressed in absorbing the increased liability in a single year, it has been decided that RRBs may take the following course of action in the matter:

- 1.The liability on account of applicability of pension scheme shall be fully recognised as per the applicable accounting standards.
- 2.The expenditure, on account of revision in the pension, may, if not fully charged to the Profit and Loss Account during the financial year 2024-25, be amortised over a period not exceeding five years beginning with the financial year ending March 31, 2025, subject to a minimum of 20 per cent of the total pension liability involved being expensed every year.
- 3.Appropriate disclosure of the accounting policy followed in this regard shall be made in the 'Notes to Accounts' to the financial statements. Banks shall also disclose the amount of unamortised expenditure and the consequential net profit if the unamortised expenditure had been fully recognised in the Profit & Loss Account.
- 4.Pension related unamortised expenditure would not be reduced from Tier 1 Capital of the RRBs.

## Gold Monetization Scheme (GMS), 2015 - Amendment

Notification No. RBI/2024-25/132  
DoR.AUT.REC.71/23.67.001/2024-25 dated  
March 25, 2025

### Applicability:

This circular is applicable to all Scheduled Commercial Banks (other than Regional Rural Banks).

### Commencement:

The amended provisions contained in this circular shall come into effect from March 26, 2025. The Master Direction is hereby updated to reflect the changes effected by the amendments to the Scheme.

Government of India, vide its press release ID 2115009 dated March 25, 2025 regarding Gold Monetization Scheme (GMS) has decided to discontinue the Medium Term and Long Term Government Deposit (MLTGD) components of GMS with effect from March 26, 2025. Accordingly, any gold deposits tendered at the designated Collection and Purity Testing Centre (CPTC) or GMS Mobilisation, Collection & Testing Agent (GMCTA) or the designated bank branches towards MLTGD component of GMS shall not be accepted after March 25, 2025. The designated banks, at their discretion, may offer Short Term Bank Deposits (STBD) under GMS. The MLTGD mobilized till March 25, 2025 shall continue till redemption as per the extant guidelines.

Accordingly, in exercise of the powers conferred on the Reserve Bank of India under Section 35A of the Banking Regulation Act, 1949, the Master Direction No.DBR.IBD.No.45/23.67.003/2015-16 dated October 22, 2015 on Gold Monetization Scheme, 2015 is being amended. The amended provisions of the Master Direction are enclosed in the Annex to this circular.

Frequently Asked Questions relating to the provisions contained in the Master Direction are also being updated.

# APPLICABILITY OF SECTION 50C ON MIDC PROPERTIES

A Legal and Practical Dilemma

## Introduction:

Section 50C of the Income-tax Act, 1961 ('the Act') was introduced to counter the understatement of consideration in real estate transactions by deeming the stamp duty value as the full value of consideration for the purpose of computing capital gains. However, a nuanced issue arises with respect to properties allotted under leasehold rights by government authorities such as the Maharashtra Industrial Development Corporation (MIDC). This article examines the evolution of judicial thought on the matter, culminating in the authoritative decision by the Bombay High Court in 2025.

## Nature of Transfer under MIDC Allotments:

MIDC generally allots industrial land to entrepreneurs on a long-term lease basis, typically for 95 years. Legally, what is transferred is not ownership but a leasehold right—a limited right to use the land as per the terms of the lease. Crucially, in many cases, these rights are not equivalent to a freehold ownership interest. As per judicial precedents and ICAI's guidance, the applicability of Section 50C hinges on whether the asset transferred qualifies as "land or building or both" in the context of a capital asset.

## ICAI's Guidance:

As per the ICAI's Guidance Note on Tax Audit, an auditor is required to exercise professional judgment to determine whether leasehold rights, TDRs, FSI, etc., constitute "land or building" under Section 50C of the Act. The document emphasizes that this evaluation is fact-specific and must consider the nature of rights transferred and terms of the lease.

**PREVAILING  
JURISPRUDENCE BEFORE  
THE RECENT JUDGMENT**



## **Mumbai ITAT in the case of Shri Atul G. Puranik**

In this case, the assessee was not allotted the Plot on ownership basis for perpetuity but only on lease basis for sixty years. The assessee assigned such rights in the Plot to M/s. Pathik Construction for a consideration of Rs.2.50 crores. The government value of the property was Rs. 2.88 Crores.

The ITAT Mumbai noted that a deeming provision can be applied only in respect of the situation specifically given and hence cannot go beyond the explicit mandate of the section. For the purposes of section 50C of the Act, if the capital asset under transfer cannot be described as 'land or building or both', then sec. 50C will cease to apply. From the facts of this case narrated above, it is seen that the assessee was allotted lease right in the Plot for a period of sixty years, which right was further assigned to M/s. Pathik Construction in the year in question. It is axiomatic that the lease right in a plot of land are neither 'land or building or both' as such nor can be included within the scope of 'land or building or both'.

The ITAT Mumbai ruled that as the assessee transferred lease right for sixty years in the Plot and not land itself, the provisions of sec.50C cannot be invoked.



## **Bombay High Court in the case of Greenfield Hotels & Estates Pvt. Ltd.**

In this case, the ITAT, followed its decision in Atul G. Puranik, ruled that section 50C of the Act does not apply to transfer of land and building, being a leasehold property. Against the said ITAT order, the Income tax department filed an appeal before the Hon'ble Bombay High Court.

Before the Hon'ble Bombay High Court it was noted that the Revenue has not preferred any appeal against the decision of the Tribunal in the case of Atul Puranik (supra). Thus, it could be inferred that it has been accepted. The Hon'ble Bombay High Court in Credit Agricole Indosuez 377 ITR 102 (dealing with Tribunal order) and the Hon'ble Supreme Court in Satish P. Shah 249 ITR 221 (dealing with High Court order) has laid down the salutary principle that where the Revenue has accepted the decision of the Court/Tribunal on an issue of law and not challenged it in appeal, then a subsequent decision following the earlier decision cannot be challenged.

On the basis of the above, the Hon'ble Bombay High Court dismissed the appeal of the department.



# The 2025 Bombay High Court Ruling

## A Paradigm Shift

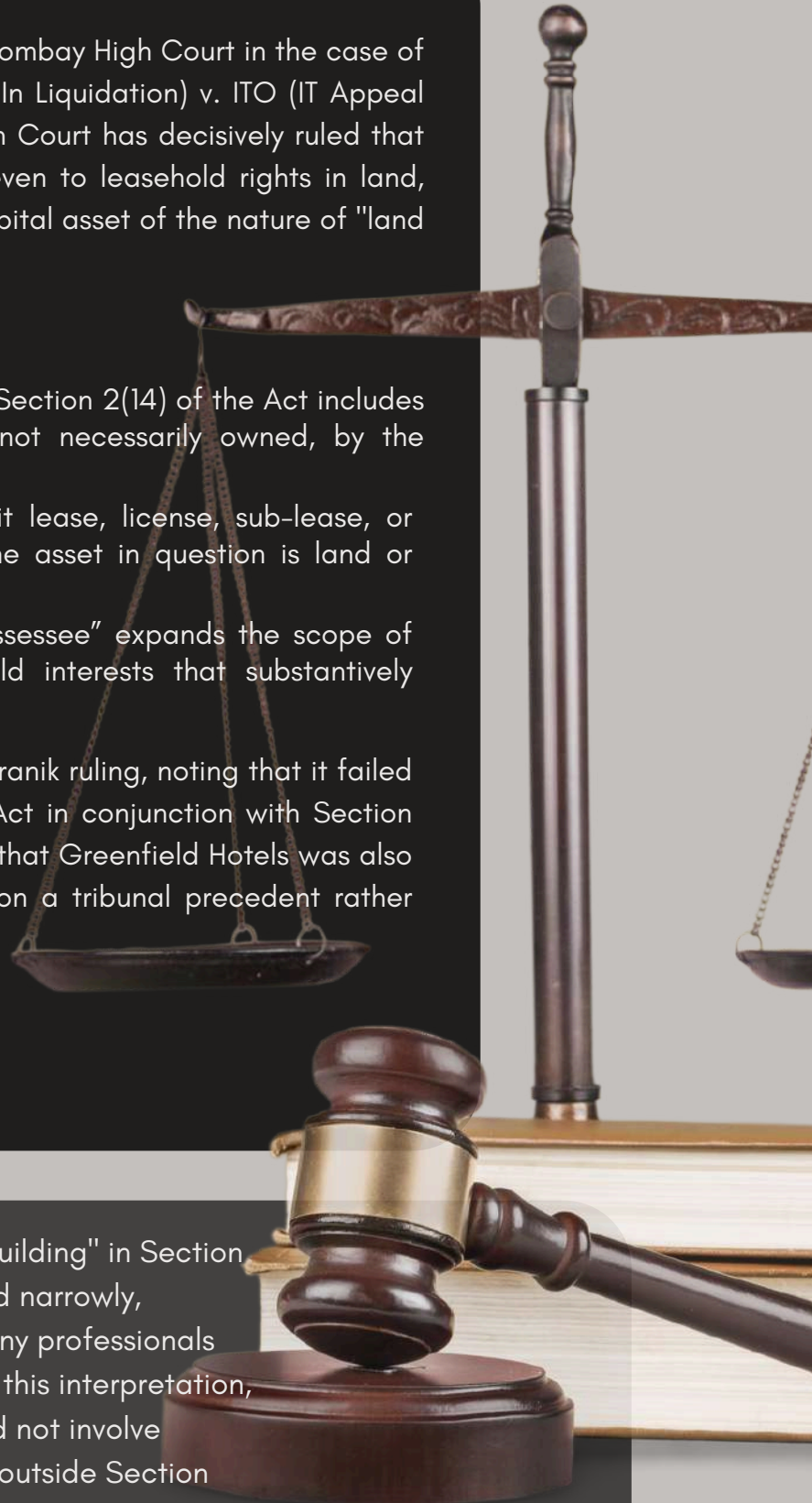
The Nagpur bench of the hon'ble Bombay High Court in the case of Vidarbha Veneere Industries Ltd. (In Liquidation) v. ITO (IT Appeal No. 34 of 2022), the Bombay High Court has decisively ruled that Section 50C of the Act applies even to leasehold rights in land, provided the rights pertain to a capital asset of the nature of "land or building or both."

The court emphasized that:

- ✦ The term "capital asset" under Section 2(14) of the Act includes "property of any kind held," not necessarily owned, by the assessee.
- ✦ The manner of holding - be it lease, license, sub-lease, or assignment - is irrelevant if the asset in question is land or building.
- ✦ The expression "held by the assessee" expands the scope of the section to cover leasehold interests that substantively confer rights akin to ownership.

The court distinguished the Atul Puranik ruling, noting that it failed to consider Section 2(14) of the Act in conjunction with Section 50C of the Act. It further clarified that Greenfield Hotels was also of limited assistance as it relied on a tribunal precedent rather than statutory interpretation.

Thus, the expression "land or building" in Section 50C of the Act was interpreted narrowly, excluding leasehold rights. Many professionals and tax practitioners adopted this interpretation, citing that MIDC properties did not involve transfer of title and thus were outside Section 50C's purview.



# IMPLICATIONS

## **Expanded Scope of Section 50C of the Act:**

Leasehold rights - especially in industrial or commercial land such as MIDC plots - are now clearly covered under Section 50C of the Act if they confer substantial rights akin to ownership.

## **Audit and Reporting:**

Tax auditors must re-evaluate their approach in reporting Section 50C of the Act applicability in Form 3CD for leasehold transfers.

## **Stamp Duty Valuation Relevance:**

Even where only lease rights are assigned, the stamp duty valuation can now become the deemed full value of consideration under Section 48 of the Act.

## **Conclusion**

The Hon'ble Bombay High Court's ruling has clarified that Section 50C of the Act is not limited to freehold ownership, and includes leasehold rights over land or building, particularly where such rights are assignable and valuable. This judgment resolves earlier ambiguities but places a heavier compliance and tax burden on assessees' and professionals involved in leasehold property transactions, particularly those dealing with statutory bodies like MIDC.



**CA NIKUNJ RUNGTA**



# Internal Controls and Risk Management under RERA

## CAs Must Watch Out For

The Real Estate (Regulation and Development) Act, 2016 (RERA) has changed the way real estate businesses operate, particularly in how they manage finances, disclosures, and project governance. For Chartered Accountants, whether in practice or serving in a company role, working with clients in the real estate sector today requires more than traditional accounting or tax advisory. It demands an active understanding of the compliance ecosystem and a practical grasp of internal control expectations under RERA.

As professionals handling developer clients, CAs are expected to ensure that financial discipline aligns with the regulatory framework, not just on paper, but in how the systems and records function on the ground.

### Internal Controls under RERA: Practical Areas of Concern

RERA's operational model introduces a number of checkpoints where internal controls need to be in place. When engaged with a developer, a CA should examine the following areas carefully:

**Project Bank Account Handling**  
RERA requires that 70% of amounts collected from allottees be deposited in a designated bank account, with withdrawals linked to the percentage of project completion. This is not just a formality but requires:

- Checking whether inflows are being accurately and promptly deposited into the correct project account;
- Verifying that disbursements are made only after proper certification by an engineer, architect, and CA;
- Ensuring that accounting records are project-specific and mapped to the cash flow trail.
- Any misstep here can invite regulatory scrutiny and erode buyer trust.



### Certifications Before Fund Withdrawals

A CA's certificate is required for fund withdrawals from the project account. While the certificate format is standard, the underlying validation requires careful attention. It is important to:

- Examine physical progress documentation, not just site reports;
- Match incurred costs with approved budgets and payment proofs;
- Ensure that release of funds does not exceed the proportionate completion percentage.

These certifications are not just compliance outputs – they form part of the evidence trail in case of a future audit or dispute.

### Periodic Reporting and Disclosure Controls

RERA mandates quarterly updates and other disclosures on project status, fund utilization, and timelines. CAs need to assess whether:

- The reporting team has a structured MIS in place for project-wise monitoring;
- There is clarity on who is responsible for assembling and verifying data;
- Financial records can support the numbers being disclosed to the regulator.

Unverified or inconsistent reporting is often where compliance cracks begin to show.



### Project-Level Accounting Discipline

Traditional accounting systems may not be equipped to handle RERA-specific structuring. CAs must review whether:

- Books of account are maintained project-wise, not just entity-wise;
- Costs are allocated in a manner that can be reconciled with both the RERA disclosure and the statutory audit;
- Inter-project transfers of funds or expenses are strictly avoided or clearly documented with justification.

This becomes particularly important at the time of preparing financial statements, as developers must ensure clear segregation of project profitability and liabilities.



In addition to transactional compliance, there are underlying risk areas that must be kept in check:

- **Delays in Project Execution:** Evaluate if provisions for potential penalties, refunds, or interest payouts are appropriately factored in;
- **Tax vs RERA Recognition Differences:** Keep an eye on mismatches between accounting standards (such as Ind AS 115 or AS 7), GST timelines, and RERA-linked progress-based recognition;
- **Working Capital Pressures:** Advise clients on fund flow planning, given the restricted usage of collections under RERA;
- **Vendor and Contractor Risks:** Check if contracts include milestone-based clauses that match the project's cash flow and construction schedules.

These are not always part of the compliance checklist, but they do influence whether the client can meet RERA commitments over the life of the project.

RERA has introduced a much-needed layer of discipline in the real estate space. For Chartered Accountants, this is not just a regulatory development – it's a working reality. Engaging with a developer client today requires awareness of RERA's nuances and active oversight on how internal financial systems operate.

More than offering services, the role of a CA is to ensure that the developer's project-level controls are compliant, traceable, and transparent – qualities that protect both the client and the public interest.



### A CA's Approach: Compliance-First, Evidence-Driven

Given the increased regulatory attention on the real estate sector, it is important for CAs to focus on three principles when working with developers:

#### 1. Evidence over Assumptions:

Whether it's a certificate or disclosure, ensure that back-up documentation exists and has been reviewed.

#### 2. Consistency in Books and Filings:

The numbers in the statutory accounts, RERA disclosures, and tax returns should align – or any differences should be reconcilable.

#### 3. Institutionalization of SOPs:

Encourage clients to document internal financial processes and assign responsibility areas, especially in teams where multiple departments interact (site, accounts, legal, CRM).

This does not mean duplicating effort; it means establishing clarity, which helps reduce compliance risk and improve governance.

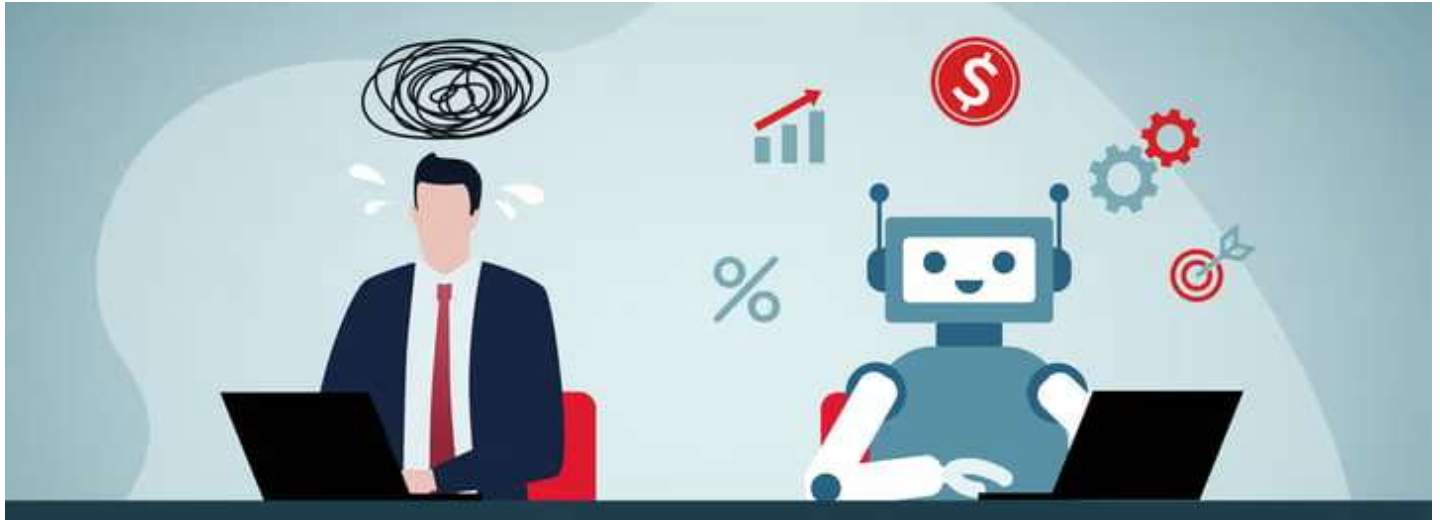


CA SANKET SHAH

# The Role of Automation in CA Firm Operations: Future or Fad?

From GST reconciliations to notice management:

Learn how Indian CA firms are transforming through automation. Discover practical, cost-effective solutions starting at ₹500/month, real implementation strategies, and common pitfalls to avoid. Your roadmap to smart automation starts here.



## INTRODUCTION

"My articled assistants spend more time correcting Excel formula errors than analyzing data"

"We missed an Income Tax notice because an important email got buried in someone's inbox"

"My team spends more time downloading and matching GSTR-2A/2B than analyzing discrepancies"

"Our top talent left because they were tired of doing repetitive tasks that could be automated"

Sound familiar? Today's accounting professionals expect modern, efficient workplaces.

But here's the real question: Is automation truly transforming Indian CA firms, or is it just another expensive trend that promises more than it delivers?

## The Current State and Hidden Costs

Let's be honest – while some firms are using advanced analytics and automated workflows, others are still battling with basic Excel macros. The truth lies somewhere between "Automation will replace CAs" and "We've always done it manually". A senior partner at a Mumbai-based firm recently shared a startling discovery: Their team was spending 40% of billable hours on tasks that could be automated. That's not just lost productivity – it's lost revenue, missed opportunities, and unnecessary stress on your team.

## Where Automation Actually Works

The real magic happens in mundane, repetitive tasks:

- GSTR-2A/2B reconciliations that once took days now happen in hours
- Income Tax notice management is streamlined through automated tracking
- Audit documentation is organized automatically by smart systems
- Client communications are timely and consistent through automated reminders

But here's what most vendors won't tell you: automation isn't about replacing humans – it's about making them more efficient. Modern, automated workflows deliver multiple benefits:

- Creating time for value-added services that need human insight
- Reducing errors in routine tasks
- Enabling flexible work arrangements
- Providing data-driven insights for better client advisory

# SMART IMPLEMENTATION STRATEGY

## Phase 1: The Foundation

Start with processes that are:

- High-volume but low-complexity (GST reconciliations, notice tracking)
- Prone to human error (data matching, compliance calendars)
- Time-consuming but routine (standard reports, client follow-ups)

## Phase 2: The Evolution

Move towards:

- Client communication automation
  - Workflow management
  - Document processing
- Basic analysis and reporting

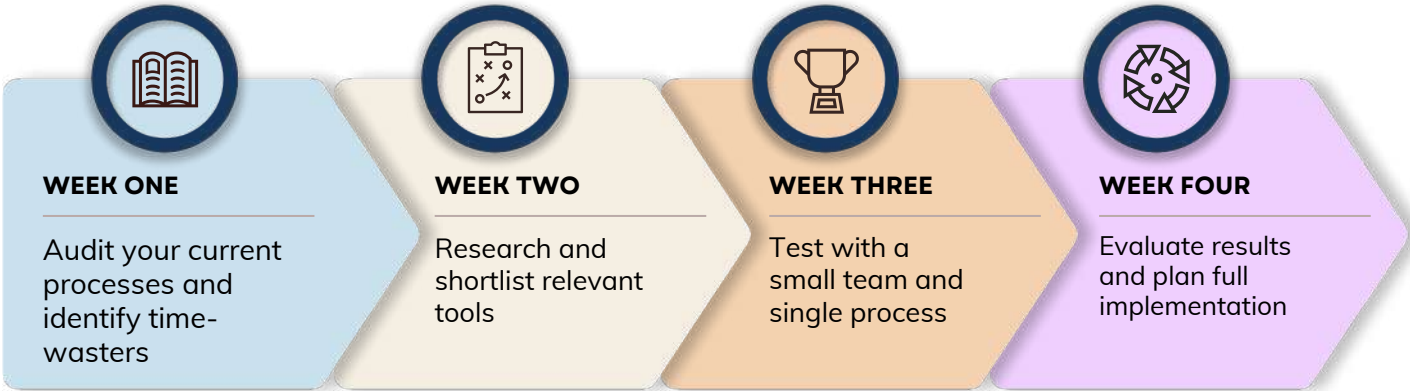
## Phase 3: The Revolution

Graduate to:

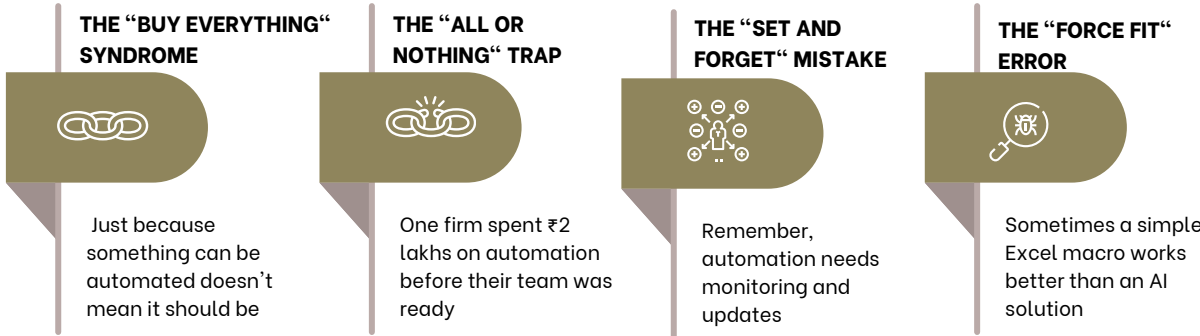
- Predictive analytics
- Advanced audit tools
- AI-powered risk assessment
- Real-time client insights

## PRACTICAL IMPLEMENTATION GUIDE AND PITFALLS

START WITH A 30-DAY PLAN:



## COMMON PITFALLS TO AVOID:



# ROI and Common Myths

## The Real Numbers

- A mid-sized firm typically spends 60% of time on tasks that could be automated
- Well-implemented automation can reduce processing time by 70-80%
- Starting costs can be as low as ₹500 per month for basic automation tools



### The Human Element: What Not to Automate

Areas where human judgment remains crucial:

- Complex advisory services where client context is key
- Strategic planning that requires deep business understanding
- Professional judgment in audit opinions
- Interpreting complex tax scenarios
- High-stakes client relationships

## Myths Debunked

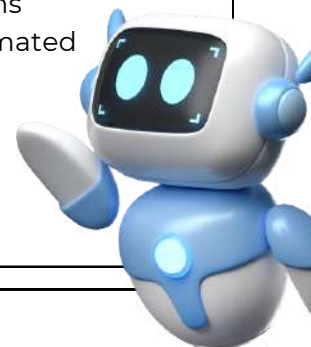
1. "It's Too Expensive" Reality: Start with tools that cost less than your monthly coffee budget
2. "It's Too Complex" Reality: Modern tools are designed for non-tech users
3. "My Firm is Too Small" Reality: Smaller firms often see faster ROI from automation



### Future-Proofing Your Practice

**The question isn't whether to automate – it's how to automate smartly. Consider:**

- Creating an automation roadmap aligned with your firm's growth
- Training your team to work alongside automated systems
- Building client trust in automated processes
- Maintaining security and compliance



## Looking Ahead

With increasing staff shortages in CA firms (a challenge I'll address in my next article "Productivity in Crisis: A CA Partner's Guide to Navigating Staff Shortages"), automation isn't just about efficiency – it's about survival.

## The Bottom Line

Automation in CA firms isn't about following trends – it's about surviving and thriving in a changing profession. Start small, measure results, and scale what works. Remember, the goal isn't to replace chartered accountants but to make them more efficient and valuable to clients.

Share your thoughts: What's one process in your firm that desperately needs automation? Let's discuss in the comments!



CA RAHUL BAJAJ

# HOW TO REMEMBER YOUR INTERNET BANKING PASSWORD?



Today internet banking is a vital part of handling finances. But with increasing cyber risks, remembering strong, secure passwords—especially for banking—is more important than ever. Here's a practical guide on how to remember your internet banking password without compromising on security.

## 1. Create a Memorable Yet Secure Password

### Use a Passphrase

Instead of random characters, use a combination of words you relate to:

**Example: PurpleTaco\$River1987**

It's long, strong, and still easy to recall.

### Make It Personal—But Not Obvious

Base your password on a memory or personal logic, but never use exact names or birthdays.

Think in associations only you can understand.

### Use a Pattern or Mnemonic

Use the first letters of a favourite phrase or song:

Example: "Knowledge is Power" → KIP

Now turn it into: Tea@1989\_KIP!

### Train Your Fingers (Muscle Memory)

Type your new password a few times over the first few days. This builds muscle memory, making it automatic over time.

## 2. Where to Store It (If You Must)

Okay with Precautions:

### Diary/Notebook (only if kept safe)

- ✓ Don't label it as "Bank Password"
- ✓ Store it in a locked drawer

### Secure Notes App (phone)

- ✓ Use only if the app is encrypted or locked
- ✗ Avoid storing in plain text or Notes app

### Email (Not Recommended)

- ✗ Even if hidden, emails can be hacked. Avoid storing passwords here.

## 3. Enable Two-Factor Authentication (2FA)

Even with the best passwords, 2FA adds an extra layer of security—like OTP via SMS, email, or apps like Google Authenticator.

1

### (Clean + Structured)

Sample Strong & Personal Password Ideas:

**Tea@1989\_KIP!**

- Tea = Your favourite drink
- 1989 = Year (relevant to you)
- KIP = "Knowledge is Power"

### Quarterly Rotation:

- April: Tea@1989\_KIP!04
- July: Tea@1989\_KIP!07
- Custom: Tea@1989\_KIP!003

1

### (Fun Passphrase Style)

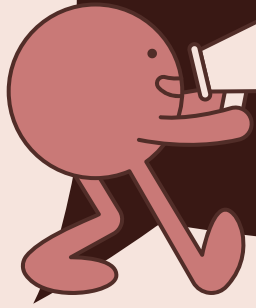
**KnowledgIsPower\_1989! Tea**

Looks like a sentence, but hard to crack.

Rotation Ideas:

- ...Tea01
- ...TeaQ2
- ...Tea\_Apr

# HOW TO REMEMBER YOUR INTERNET BANKING PASSWORD?



## Strategy to Handle Regular Password Changes

Use a Base + Rotation System:

Start with a strong base, and change just a part.

Base: CA!Raja@

Rotate endings:

·Jan: CA!Raja@Jan25

·Q1: CA!Raja@001

This keeps your passwords secure and memorable.

## Make It Stronger:

Original: CAraja@123

Better: C@r@j@\_321

- Replaced letters with symbols (A → @)
- Used underscore for readability
- Reversed the number pattern for added complexity

Make a Passphrase: "I became a CA in 2020 and Raja is my cat."

→ CA2020\_RajaCat!

Easy for you. Hard for hackers.

## Final Thoughts

- Strong doesn't have to mean hard to remember.
- Use personal logic, patterns, and safe storage practices.
- Change passwords every 90 days, but keep the base idea consistent.

Take control of your digital safety—especially when it comes to your money. The effort is worth the peace of mind.



CA RAKESH ISHI

# GMAIL TIPS

"SCHEDULE SMART: SEND EMAILS AT THE RIGHT TIME!"

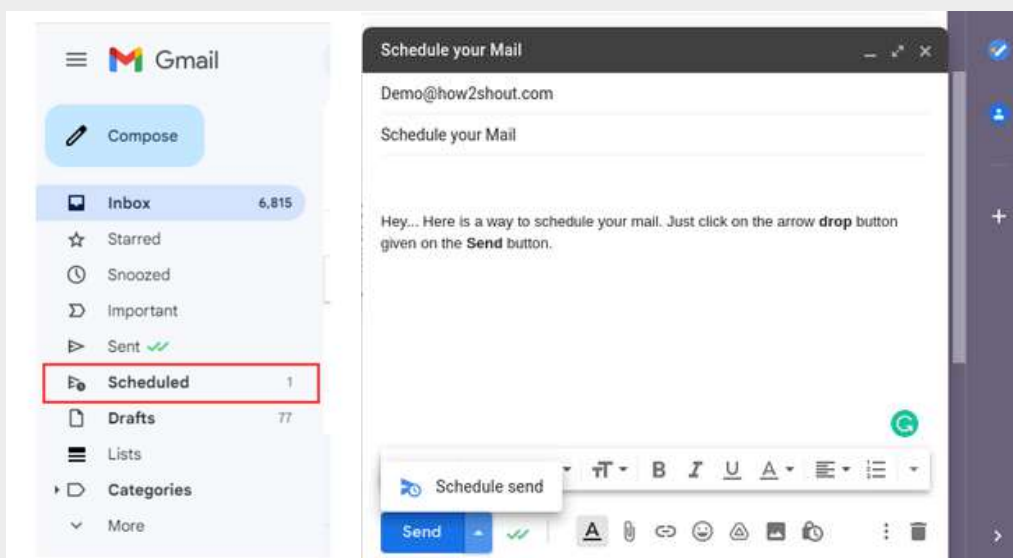
When sharing sensitive financial data or client information, Gmail's Confidential Mode offers an added layer of protection. This feature allows you to set an expiration date for your emails, restrict forwarding, copying, downloading, and printing, and even require SMS passcode verification for access.

## How to Schedule in Gmail:

1. Compose your email as usual.
2. Click the small arrow next to 'Send'.
3. Select 'Schedule send'.
4. Choose a suggested time or set your own.

### ✓ Pro Tip:

Use this to send client reminders, follow-ups, or even festive greetings—at the right moment, without interrupting your workflow.



# EXCEL TIPS

## SIMPLIFY DATA SEARCH WITH EXCEL VLOOKUP

### FIND DATA IN A FLASH WITH VLOOKUP!

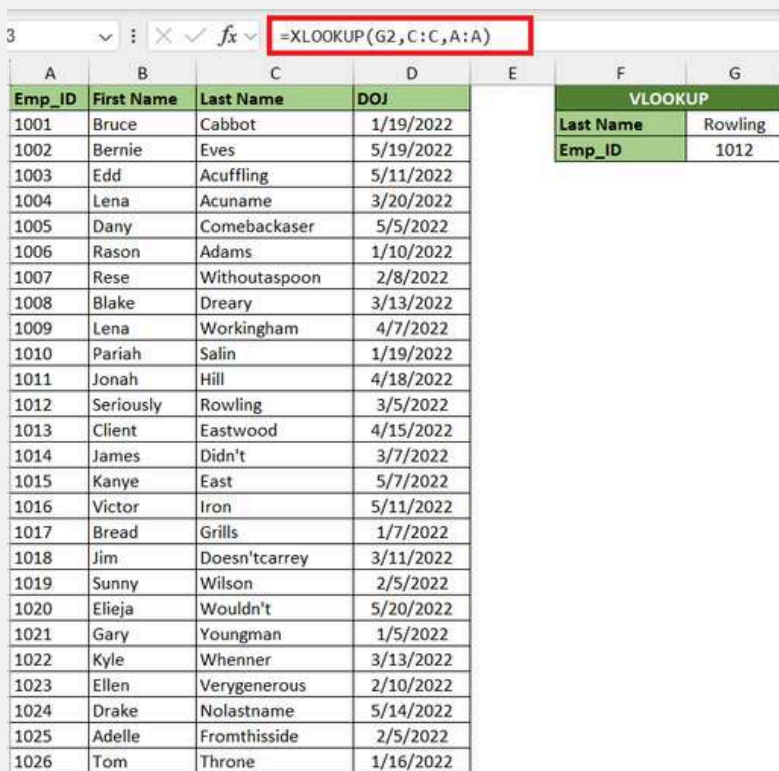
Need to match GST numbers, PANs, or ledger entries across large datasets? Excel's VLOOKUP function is a powerful tool every CA should master for efficient data retrieval.

#### What VLOOKUP Does:

It searches for a value in the first column of a range and returns a corresponding value from another column in the same row.

#### Basic Syntax:

=VLOOKUP(lookup\_value, table\_array, col\_index\_num, [range\_lookup])



The screenshot shows an Excel spreadsheet with a data table and a VLOOKUP formula. The formula bar displays `=XLOOKUP(G2,C:C,A:A)`. The data table has columns A through G. The VLOOKUP result is shown in a separate table with columns F and G.

Emp_ID	First Name	Last Name	DOJ
1001	Bruce	Cabbot	1/19/2022
1002	Bernie	Eves	5/19/2022
1003	Edd	Acuffling	5/11/2022
1004	Lena	Acuname	3/20/2022
1005	Dany	Comebackaser	5/5/2022
1006	Rason	Adams	1/10/2022
1007	Rese	Withoutaspoon	2/8/2022
1008	Blake	Dreary	3/13/2022
1009	Lena	Workingham	4/7/2022
1010	Pariah	Salin	1/19/2022
1011	Jonah	Hill	4/18/2022
1012	Seriously	Rowling	3/5/2022
1013	Client	Eastwood	4/15/2022
1014	James	Didn't	3/7/2022
1015	Kanye	East	5/7/2022
1016	Victor	Iron	5/11/2022
1017	Bread	Grills	1/7/2022
1018	Jim	Doesn'tcarrey	3/11/2022
1019	Sunny	Wilson	2/5/2022
1020	Elieja	Wouldn't	5/20/2022
1021	Gary	Youngman	1/5/2022
1022	Kyle	Whenner	3/13/2022
1023	Ellen	Verygenerous	2/10/2022
1024	Drake	Nolastname	5/14/2022
1025	Adelle	Fromthisside	2/5/2022
1026	Tom	Throne	1/16/2022

VLOOKUP	
Last Name	Rowling
Emp_ID	1012

VLOOKUP  
MICROSOFT EXCEL



### EXAMPLE

=VLOOKUP(A2, ClientData!A:D, 3, FALSE)– Looks up the value in A2, searches for it in the first column of ClientData sheet (columns A to D), and returns the value from the 3rd column.

### PRO TIP

Use FALSE for exact matches—especially when matching client codes or invoice numbers.



# 15-Minute Finance Health Check for Startup Founders

Use this 15-minute checklist to quickly assess the health of your finance operations. Answer each question honestly to identify areas that might need attention.



## Finance Health Checklist:

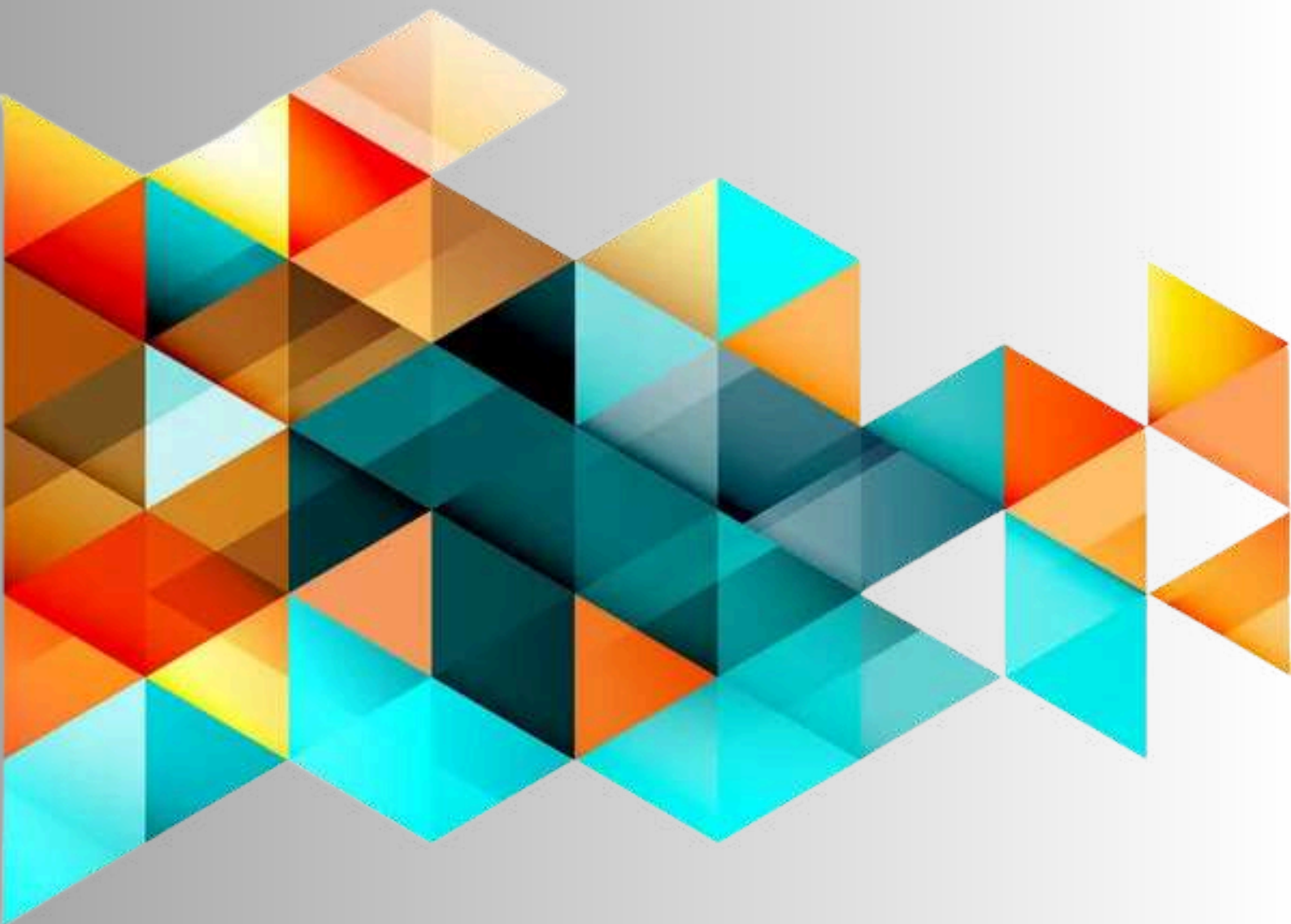
- Are your books clean and up to date?
- Do you have real-time visibility into your cash runway?
- Are you tracking your monthly burn rate accurately?
- Do you have a basic forecast or financial model in place?
- Are there overdue invoices or uncollected receivables?
- Are you overpaying for basic accounting or bookkeeping tasks?
- Could you benefit from outsourcing routine finance operations?
- Do you have a handle on your tax and compliance deadlines?
- Are there unnecessary subscriptions or expenses draining cash?
- Do you review your financials at least monthly?

## IMPORTANT TIP

**If you answered 'No' or 'Not Sure' to more than 3 questions, it's time for a quick finance check-up**



# GLIMPSES OF PAST EVENTS



# AICA BATCH 241





R  
E  
R  
A

W  
O  
R  
K  
S  
H  
O  
P



# CAREER COUNSELLING PROGRAMME

# Direct Tax Study Circle Meet





*Seminar on  
Advance  
Developments in  
Income Tax*

# NATIONAL TALENT SEARCH

## PITCH DECK & DEBATE COMPETITION



# Industrial Visit



# AWARENESS PROGRAMME ON



**FINANCIAL  
REPORTING  
PRACTICES**

# Study Circle Meet - Concurrent Bank Audit



# Media Presence

## सनदी लेखापालांना 'रेरा'बाबत मार्गदर्शन 'आयसीएआय'च्या नाशिक शाखेच्या कार्यशाळेचा आज समारोप

■ सकाळ वृत्तसेवा

नाशिक, ता. २५ : येथील दी इन्स्टिट्यूट ऑफ चार्टर्ड अकाउंटंट्स ऑफ इंडिया (आयसीएआय) नाशिक शाखेतर्फे अशोका मार्ग येथील आयसीएआय भवन येथे कार्यशाळा सुरू आहे. 'रेरा' विषयावरील दोनदिवसीय कार्यशाळेला शुक्रवारी (ता. २५) सुरुवात झाली. शनिवारी (ता. २६) समारोप होणार आहे.

कार्यशाळेतील पहिल्या दिवशी शुक्रवारी नाशिकचे प्रख्यात वक्ते सीए चेतन बंब यांनी 'रेरा' नोंदणी



नाशिक : आयसीएआय नाशिक शाखेतर्फे झालेल्या कार्यक्रमात 'सकाळ मनी' या द्विवाषिक योजनेचा प्रारंभ करताना अध्यक्ष जितेंद्र फाफट, चेतन बंब, अभिजित मोदी, रोहन कुलकर्णी, विशाल वाणी, दिलीप बोरसे, शुभम मुंदडा, 'सकाळ'चे वितरण व्यवस्थापक बळिराम पवार.

यासंदर्भात मार्गदर्शन केले. सीए रमेश प्रभू यांनी विकसन करारातील संबंधितता या विषयासंदर्भात सविस्तर माहिती दिली. कार्यशाळेत नाशिकमधील व्यावसायिक चार्टर्ड अकाउंटंट्स उपस्थित होते. कार्यशाळेच्या उद्घाटनाप्रसंगी

आयसीएआय नाशिक शाखेचे अध्यक्ष सीए जितेंद्र फाफट यांच्यासह पदाधिकारी उपस्थित होते. सीए रोहन कुलकर्णी यांनी सूत्रसंचालन केले. उपाध्यक्ष सीए अभिजित मोदी, खजिनदार सीए विशाल वाणी, सरचिटणीस सीए

मनोज तांबे यांच्यासह सदस्य सीए दिलीप बोरसे, सीए शुभम मुंदडा, पश्चिम भारत विभागाचे उपाध्यक्ष सीए पीयूष चांडक आदींचे सहकार्य लाभले.

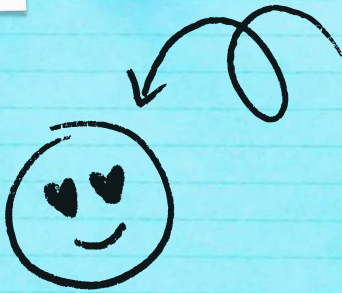
कार्यशाळेत दुसऱ्या दिवशी शनिवारी (ता. २६) सीए ललित

पवार यांचे 'रेरामधील बँक खात्याचे महत्त्व' आणि मुंबईचे सीए दिनेश बुरड यांचे 'रेरा त्रैमासिक अनुपालन' व सीए भावेश नागदा यांचे 'फॉर्म ३ आणि फॉर्म ५ चे सीए प्रमाणपत्र' यावर मार्गदर्शन करणार आहेत.



# HOW TO SEND ARTICLES FOR NEWSLETTER

01



## Articles

Members need to submit their articles or creative write up on the official mail id of ICAI Nashik Branch ([nashik@icai.org](mailto:nashik@icai.org)).he articles should be sent till 25th of every month.

## Format

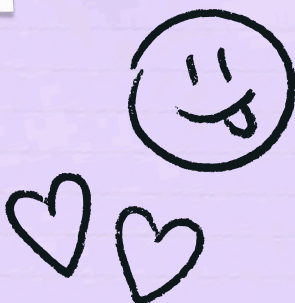
While sending the articles and artwork the candidate should make sure that he/she has mentioned the following details:

- Name
- Membership Number
- Contact Number
- Email Id
- Recent Photograph

02



03



## Gratitude

We extend our heartfelt thanks to everyone who has consistently supported us and shared their wonderful creations. Your enthusiasm and dedication are truly commendable. We look forward to your continued participation and creative spirit throughout the year.