Major Differences between Ind AS and IFRS* and Reason thereof

Following are the differences between the IFRS and the corresponding Indian Accounting Standards (Ind AS) notified by the Ministry of Corporate Affairs (MCA), Government of India, as Companies (Indian Accounting Standards) Rules, 2015 under the Companies Act, 2013.

Section I contains carve-outs/carve-ins from IFRS in the relevant Ind AS.

Section II contains ‘Other major changes in Indian Accounting Standards vis-à-vis IFRS not resulting in carve outs’.

Section I. A. Carve-outs

Carve-outs which are due to differences in application of accounting principles and practices and economic conditions prevailing in India.

Ind AS 1, Presentation of Financial Statements

As per IFRS

IAS 1 requires that in case of a loan liability, if any condition of the loan agreement which was classified as non-current is breached on the reporting date, such loan liability should be classified as current, even if the breach is rectified after the balance sheet date.

Carve Out

Ind AS 1 clarifies that where there is a breach of a material provision of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, the entity does not classify the liability as current, if the lender agreed, after the reporting period and before the approval of the financial statements for issue, not to demand payment as a consequence of the breach.

Reason

Under Indian banking system, a long-term loan agreement generally contains a large number of conditions. Some of these conditions are substantive, such as, recalling the loan in case interest is not paid, and some conditions are procedural and not substantive, such as, submission of insurance details where the entity has taken the insurance but not submitted the details to the lender at the end of the reporting period. Generally, customer-banker relationships are developed whereby in case of any procedural breach, a loan is generally not recalled. Also, in many cases, a breach is rectified after the balance sheet date and before the approval of financial statements. Carve out has been made as it is felt that if the breach is rectified after the balance sheet date

* The term ‘IFRS’ includes not only the International Financial Reporting Standards (IFRSs) issued by the IASB, it also includes the International Accounting Standards (IAs), IFRICs and SICs.
and before the approval of the financial statements, it would be appropriate that the users are informed about the true nature of liabilities being non-current liabilities and not current liabilities.

**Ind AS 10, Events after the Reporting Period**

**As per IFRS**

Rectification of any breach after the end of the reporting period is a non-adjusting event.

**Carve Out**

As a consequence to carve-out in Ind AS 1 as stated above, Ind AS 10 provides, in the definition of ‘Events after the reporting period’ that in case of breach of a material provision of a long-term loan arrangement on or before the end of the reporting period with the effect that the liability becomes payable on demand on the reporting date, if the lender, before the approval of the financial statements for issue, agrees to waive the breach, it shall be considered as an adjusting event.

**Ind AS 17, Leases**

**As per IFRS**

IAS 17 requires all leases rentals to be charged to statement of profit and loss on straight-line basis in case of operating leases unless another systematic basis is more representative of the time pattern of the user's benefit even if the payments to the lessor are not on that basis.

**Carve out**

A carve-out has been made in Ind AS 17 to provide that lease rentals, in case of operating leases, shall be charged to the statement of profit and loss in accordance with the lease agreement unless the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor’s expected inflationary cost increases. If payments to the lessor vary because of factors other than general inflation, then this condition is not met.

**Reason**

Companies enter into various kinds of lease agreements to get the right to use an asset of the lessor. Considering the Indian inflationary situation, lease agreements contain periodic rent escalation. Accordingly, where there is periodic rent escalation in line with the expected inflation so as to compensate the lessor for expected inflationary cost increases, the rentals shall not be straight-lined.

**Ind AS 28, Investment in Associates and Joint Ventures**

**As per IFRS**

IAS 28 requires that for the purpose of applying equity method of accounting in the preparation of investor’s financial statements, uniform accounting policies should be used. In other words, if the
associate’s accounting policies are different from those of the investor, the investor should change the financial statements of the associate by using same accounting policies.

Carve out

In Ind AS 28, the phrase, ‘unless impracticable to do so’ has been added in the relevant requirements, i.e., paragraph 35.

Reasons

Certain associates, e.g., regional rural banks (RRBs), being associates of nationalized banks, are not in a position to use the Ind AS as these may be too advanced for the RRBs. Accordingly, the above-stated words have been included to exempt such associates.

Ind AS 32, Financial Instruments: Presentation

As per IFRS

As per accounting treatment prescribed under IAS 32, equity conversion option in case of foreign currency denominated convertible bonds is considered a derivative liability which is embedded in the bond. Gains or losses arising on account of change in fair value of the derivative need to be recognised in the statement of profit and loss as per IAS 32.

Carve out

In Ind AS 32, an exception has been included to the definition of ‘financial liability’ in paragraph 11 (b) (ii), whereby conversion option in a convertible bond denominated in foreign currency to acquire a fixed number of entity’s own equity instruments is classified as an equity instrument if the exercise price is fixed in any currency.

Reasons

This treatment as per IAS 32 is not appropriate in instruments, such as, FCCBs since the number of shares convertible on the exercise of the option remains fixed and the amount at which the option is to be exercised in terms of foreign currency is also fixed; merely the difference in the currency should not affect the nature of derivative, i.e., the option. Further, the fair value of the option is based on the fair value of the share prices of the company. If there is decrease in the share price, the fair value of derivative liability would also decrease which would result in recognition of gain in the statement of profit and loss. This would bring unintended volatility in the statement of profit and loss due to volatility in share prices. This will also not give a true and fair view of the liability as in this situation, when the share prices fall, the option will not be exercised. However, it has been considered that if such option is classified as equity, fair value changes would not be required to be recognised. Accordingly, the exception has been made in definition of financial liability in Ind AS 32.

Ind AS 101, First-time Adoption of Indian Accounting Standards

(i) Definition of previous GAAP under Ind AS 101
As per IFRS
IFRS 1 defines previous GAAP as the basis of accounting that a first-time adopter used immediately before adopting IFRS.

Carve out
Ind AS 101 defines previous GAAP as the basis of accounting that a first-time adopter used for its reporting requirement in India immediately before adopting Ind AS. The changes made it mandatory for Indian entities to consider the financial statements prepared in accordance with notified Accounting Standards as was applicable to them as previous GAAP when it transitions to Ind AS.

Reason
The change makes it mandatory for Indian companies to consider the financial statements prepared in accordance with Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 as previous GAAP when it transitions to Ind AS as the law prevailing in India recognises the financial statements prepared in accordance with the Companies Act.

(ii) Allowing the use of carrying cost of Property, Plant and Equipment (PPE) on the date of transition of Ind AS 101

As per IFRS
IFRS 1 First time Adoption of International Accounting Standards provides that on the date of transition either the items of Property, Plant and Equipment shall be determined by applying IAS 16 Property, Plant and Equipment retrospectively or the same should be recorded at fair value.

Carve out
Paragraph D7AA of Ind AS 101 provides an additional option to use carrying values of all items of property, plant and equipment on the date of transition in accordance with previous GAAP as an acceptable starting point under Ind AS.

Reason
In case of old companies, retrospective application of Ind AS 16 or fair values at the date of transition to determine deemed cost may not be possible for old assets. Accordingly, Ind AS 101 provides relief to an entity to use carrying values of all items of property, plant and equipment on the date of transition in accordance with previous GAAP as an acceptable starting point under Ind AS.

(iii) Long Term Foreign Currency Monetary Items

As per IFRS
No provision in IFRS 1.

Carve out

Paragraph D13AA of Appendix D to Ind AS 101 provides that a first-time adopter may continue the policy adopted for accounting for exchange differences arising from translation of long-term foreign currency monetary items recognised in the financial statements for the period ending immediately before the beginning of the first Ind AS financial reporting period as per the previous GAAP. Consequently, Ind AS 21 also provides that it does not apply to long-term foreign currency monetary items for which an entity has opted for the exemption given in paragraph D13AA of Appendix D to Ind AS 101. Such an entity may continue to apply the accounting policy so opted for such long-term foreign currency monetary items.

Reason

Para 46A of AS 11 provides an option to recognise long term foreign currency monetary items in the statement of profit and loss as a part of the cost of property, plant and equipment or to defer its recognition in the statement of profit and loss over the period of loan in case the loan is not related to acquisition of fixed assets. To provide transitional relief, such entities have been given an option to continue the capitalisation or deferment of exchange differences, as the case may be, on foreign currency borrowings obtained before the beginning of first Ind AS reporting period.

(iv) Financial Assets or intangible assets accounted for in accordance with Appendix D, Service Concession Arrangements to Ind AS 115, Revenue from Contracts with Customers

As per IFRS

Paragraph D 22 of Appendix D to IFRS 1 provides that a first-time adopter may apply the transitional provisions in IFRIC 12 for account for financial assets or intangible assets.

Carve Out

Paragraph D 22 of Appendix D to Ind AS 101 provides that a first-time adopter may apply the following provisions while applying the Appendix D to Ind AS 115:

i) Subject to paragraph (ii), changes in accounting policies are accounted for in accordance with Ind AS 8, i.e. retrospectively, except for the policy adopted for amortization of intangible assets arising from service concession arrangements related to toll roads recognised in the financial statements for the period ending immediately before the beginning of the first Ind AS financial reporting period as per the previous GAAP.
ii) If, for any particular service arrangement, it is impracticable for an operator to apply this Appendix retrospectively at the date of transition to Ind AS, it shall:

(a) recognise financial assets and intangible assets that existed at the date of transition to Ind ASs;

(b) use the previous carrying amounts of those financial and intangible assets (however previously classified) as their carrying amounts as at that date; and

(c) test financial and intangible assets recognised at that date for impairment, unless this is not practicable, in which case the amounts shall be tested for impairment as at the start of the current period.

iii) There are two aspects to retrospective determination: reclassification and remeasurement. It will usually be practicable to determine retrospectively the appropriate classification of all amounts previously included in an operator's Balance Sheet, but that retrospective re-measurement of service arrangement assets might not always be practicable. However, the fact should be disclosed.

As a consequence to the above, paragraph 7AA has been inserted in Ind AS 38 to scope out the entity, to apply amortisation method, that opts to amortise the intangible assets arising from service concession arrangements in respect of toll roads recognised in the financial statements for the period ending immediately before the beginning of the first Ind AS reporting period as per the exception given in paragraph D22 of Appendix D to Ind AS 101.

Reason

Schedule II to the Companies Act, 2013, allows companies to use revenue based amortisation of intangible assets arising from service concession arrangements related to toll roads while Ind AS 38, Intangible Assets, allows revenue based amortisation only in the circumstances in which the predominant limiting factor that is inherent in an intangible asset is the achievement of revenue threshold. In order to provide relief to such entities, Ind AS 38 and Ind AS 101 have been amended to allow the entities to continue to use the accounting policy adopted for amortization of intangible assets arising from service concession arrangements related to toll roads recognised in the financial statements for the period ending immediately before the beginning of the first Ind AS financial statements. In other words, Ind AS 38 would be applicable to the amortisation of intangible assets arising from service concession arrangements related to toll roads entered into after the implementation of Ind AS.
Ind AS 103, Business Combinations

As per IFRS

IFRS 3 requires bargain purchase gain arising on business combination to be recognised in profit or loss as income.

Carve out

Ind AS 103 requires the bargain purchase gain to be recognised in other comprehensive income and accumulated in equity as capital reserve, unless there is no clear evidence for the underlying reason for classification of the business combination as a bargain purchase, in which case, it shall be recognised directly in equity as capital reserve. A similar carve-out is made in Ind AS 28, Investments in Associates and Joint Ventures.

Reasons

At present, since bargain purchase gain occurs at the time of acquiring a business, these are considered as capital reserve. Recognition of such gains in profit or loss would result into recognition of unrealised gains, which may get distributed in the form of dividends. Moreover, such a treatment may lead to structuring through acquisitions, which may not be in the interest of the stakeholders of the company.

Ind AS 115, Revenue from Contracts with Customers

As per IFRS

IFRS 15 provides that all types of penalties which may be levied in the performance of a contract should be considered in the nature of variable consideration for recognising revenue.

Carve Out

Ind AS 115 has been amended to provide that penalties shall be accounted for as per the substance of the contract. Where the penalty is inherent in determination of transaction price, it shall form part of variable consideration, otherwise the same should not be considered for determining the consideration and the transaction price shall be considered as fixed.

Section I. B. Carve-in

Ind AS 103, Business Combinations

As per IFRS

IFRS 3 excludes from its scope business combinations of entities under common control.

Carve-in

Appendix C of Ind AS 103, Business Combinations gives guidance in this regard.
Section II. Other major changes in Indian Accounting Standards vis-a-vis IFRS not resulting in carve-outs

Ind AS 1, Presentation of Financial Statements

1. With regard to preparation of statement of profit and loss, IAS 1 provides an option either to follow the single statement approach or to follow the two statement approach. An entity may present a single statement of profit or loss and other comprehensive income, with profit or loss and other comprehensive income presented in two sections or an entity may present the profit or loss section in a separate statement of profit or loss which shall immediately precede the statement presenting comprehensive income, which shall begin with profit or loss.

Ind AS 1 allows only the single statement approach with profit or loss and other comprehensive income presented in two sections.

2. IAS 1 gives the option to individual entities to follow different terminology for the titles of financial statements. Ind AS 1 is changed to remove alternatives by giving one terminology to be used by all entities.

3. IAS 1 permits the periodicity, for example, of 52 weeks for preparation of financial statements. Ind AS 1 does not permit it.

4. IAS 1 requires an entity to present an analysis of expenses recognised in profit or loss using a classification based on either their nature or their function within the equity. Ind AS 1 requires only nature-wise classification of expenses.

5. Paragraphs 29 of IAS 1 requires that items of dissimilar nature or function shall be presented separately unless these are immaterial and paragraph 31 provides that specific disclosure required by IFRS need not be provided if the information is not material. In Ind AS 1, such paragraphs have been modified to include words 'except when required by law'.

6. Paragraph 106(d)(iv) of Ind AS 1 dealing with disclosures regarding reconciliation between the carrying amount at the beginning and the end of the period for each component of equity, has been amended to include disclosure regarding recognition of bargain purchase gain arising on business combination in line with treatment prescribed in this regard in Ind AS 103.

Ind AS 2, Inventories

Paragraph 38 of IAS 2 dealing with recognition of inventories as an expense based on function-wise classification, has been deleted keeping in view the fact that option provided in IAS 1 to present an analysis of expenses recognised in profit or loss using a classification based on their function within the entity has been removed and Ind AS 1 requires only nature-wise classification of expenses.
Ind AS 7, Statement of Cash Flows

1. In case of other than financial entities, IAS 7 gives an option to classify the interest paid and interest and dividends received as item of operating cash flows. Ind AS 7 does not provide such an option and requires these items to be classified as items of financing activity and investing activity, respectively.

2. IAS 7 gives an option to classify the dividend paid as an item of operating activity. However, Ind AS 7 requires it to be classified as a part of financing activity only.

Ind AS 8, Accounting Policies, Changes in Accounting Estimates and Errors

Paragraph 9 of IAS 8 provides that IFRS are accompanied by guidance to assist entities in applying their requirements. Guidance that is an integral part of IFRS is mandatory. Guidance that is not an integral part of IFRS does not contain requirements for financial statements. In Ind AS 8, paragraph 9 has been modified by not including the text given in the context of the guidance forming non-integral part of the Ind AS as such guidance has not been given in the Ind AS.

Ind AS 12, Income Taxes

1. IAS 12 requires presentation of tax expense (income) in the separate income statement, where separate income statement is presented. Ind AS 12 does not require such presentation since in Ind AS 1 option regarding the two statement approach has been removed.

2. Since fair value model is not allowed in Ind AS 40, paragraph 20 of Ind AS 12 has been modified by not giving reference of Ind AS 40 and consequently paragraphs 51C-51D have been deleted.

3. IAS 12 provides that acquired deferred tax benefits recognised within the measurement period that results from new information about facts and circumstances existed at the acquisition date shall be applied to reduce the carrying amount of goodwill related to that acquisition. If the carrying amount of that goodwill is zero, any remaining deferred tax benefits shall be recognised in profit and loss. As a consequence of different accounting treatment of bargain purchase gain prescribed in Ind AS 103, in comparison to IFRS 3, Ind AS 12 provides that if the carrying amount of such goodwill is zero, any remaining deferred tax benefits shall be recognised in other comprehensive income and accumulated in equity as capital reserve or recognised directly in capital reserve.

4. As against IAS 12, Ind AS 12 does not allow the option of deducting specified grant from the cost of the related asset as this option is not permitted in Ind AS 20, Accounting for Government Grants and Disclosure of Government Assistance.

Ind AS 16, Property, Plant and Equipment

1. Paragraph 28 has been shown as deleted since Ind AS 20 Accounting for Government Grants and Disclosure of Government Assistance does not permit the option of reducing the carrying
amount of an item of property, plant and equipment by the amount of government grant received in respect of such an item, as permitted in IAS 20.

2. Paragraph 5 of Ind AS 16 has been modified, since Ind AS 40, Investment Property, prohibits the use of fair value model.

3. Paragraph 12 of Appendix B has been modified by giving example of types of costs that would be included as directly attributable overhead costs of the stripping activity asset. Paragraph 13A has been added in Appendix B to provide guidance on allocation basis.

**Ind AS 17, Leases**

IAS 17 provides that separate measurement of land and buildings elements is not required when the lessee’s interest in both land and buildings is classified as an investment property in accordance with Ind AS 40, *Investment Property* and fair value model is adopted. IAS 17 also permits property interest held under an operating lease as an investment property, if the definition of investment property is otherwise met and fair value model is applied. Since Ind AS 40 *Investment Property* prohibits the use of fair value model, these provisions of IAS 17 have not been included in Ind AS 17.

**Ind AS 19, Employee Benefits**

1. According to Ind AS 19, the rate to be used to discount post-employment benefit obligations (both funded and unfunded) shall be determined by reference to the market yields on government bonds whereas under IAS 19, the government bonds can be used only where there is no deep market of high quality corporate bonds. However, requirements given in IAS 19 in this regard have been retained with appropriate modifications for currencies other than Indian rupee.

2. To illustrate treatment of gratuity subject to ceiling under Indian Gratuity Rules, an example has been added in Ind AS 19.

3. In Appendix B of Ind AS 19, paragraph of IFRIC 14 dealing with reason for amending IFRIC 14 has not been included.

**Ind AS 20, Accounting for Government Grants and Disclosure of Government Assistance**

IAS 20 requires presentation of grants related to income in the separate income statement. This requirement is not provided in Ind AS 20 consequential to the removal of option regarding two statement approach in Ind AS 1. Ind AS 1 requires that the components of profit or loss and components of other comprehensive income shall be presented as a part of the statement of profit and loss.
Ind AS 21, The Effects of Changes in Foreign Exchange Rates

When there is a change in functional currency, IAS 21 requires disclosure of that fact and the reason for the change in functional currency. Ind AS 21 requires an additional disclosure of the date of change in functional currency.

Ind AS 23, Borrowing Costs

IAS 23 provides no guidance as to how the adjustment prescribed in paragraph 6(e) is to be determined. Ind AS 23 provides guidance in this regard.

Ind AS 24, Related Party Disclosures

1. In Ind AS 24, disclosures which conflict with confidentiality requirements of statute / regulations are not required to be made since Accounting Standards cannot override legal / regulatory requirements.

2. Paragraph 24A (reproduced below) has been included in the Ind AS 24. It provides additional clarificatory guidance regarding aggregation of transactions for disclosure.

   “24A Disclosure of details of particular transactions with individual related parties would frequently be too voluminous to be easily understood. Accordingly, items of a similar nature may be disclosed in aggregate by type of related party. However, this is not done in such a way as to obscure the importance of significant transactions. Hence, purchases or sales of goods are not aggregated with purchases or sales of fixed assets. Nor a material related party transaction with an individual party is clubbed in an aggregated disclosure.”

3. Paragraph 14 of Ind AS 24 has been modified to explain the rationale for disclosing related party relationship when control exists.

4. In Ind AS 24, '(k) management contracts including for deputation or employees' has been added in the example of transactions that are disclosed if they are with related party.

5. ‘Definition of close members of the family of a person’ has been amended to include brother, sister, father and mother in the category of family members who may be expected to influence, or be influenced.

Ind AS 27, Separate Financial Statements

1. IAS 27 requires to disclose the reason for preparing separate financial statements if not required by law. In India, since the Companies Act mandates preparation of separate financial statements, such requirement has been removed in Ind AS 27.

2. IAS 27 allows the entities to use the equity method to account for investment in subsidiaries, joint ventures and associates in their Separate Financial Statements (SFS). This option is not given in Ind AS 27, as the equity method is not a measurement basis like cost and fair
value but is a manner of consolidation and therefore would lead to inconsistent accounting conceptually.

Ind AS 32, Financial Instruments: Presentation

IAS 32 requires presentation of dividends classified as an expense in the separate income statement, where separate income statement is presented. This requirement is not provided in Ind AS 32 consequential to the removal of option regarding two statement approach in Ind AS 1. Ind AS 1 requires that the components of profit or loss and components of other comprehensive income shall be presented as a part of the statement of profit and loss.

Ind AS 33, Earnings per Share

1. IAS 33 provides that when an entity presents both consolidated financial statements and separate financial statements, it may give EPS related information in consolidated financial statements only, whereas, Ind AS 33 requires EPS related information to be disclosed both in consolidated financial statements and separate financial statements.

2. Paragraph 2 of IAS 33 requires that the entire standard applies to:

   (a) the separate or individual financial statements of an entity:

      (i) whose ordinary shares or potential ordinary shares are traded in a public market (a domestic or foreign stock exchange or an over-the-counter market, including local and regional markets) or

      (ii) that files, or is in the process of filing, its financial statements with a Securities Regulator or other regulatory organisation for the purpose of issuing ordinary shares in a public market; and

   (b) the consolidated financial statements of a group with a parent:

      (i) whose ordinary shares or potential ordinary shares are traded in a public market (a domestic or foreign stock exchange or an over-the-counter market, including local and regional markets) or

      (ii) that files, or is in the process of filing, its financial statements with a Securities Regulator or other regulatory organisation for the purpose of issuing ordinary shares in a public market.

   It also requires that an entity that discloses earnings per share shall calculate and disclose earnings per share in accordance with this Standard.

   The above requirements have been deleted in the Ind AS as the applicability or exemptions to the Ind AS are governed by the Companies Act and the Rules made thereunder.

3. Paragraph 4 has been modified in Ind AS 33 to clarify that an entity shall not present in separate financial statements, earnings per share based on the information given in
consolidated financial statements, besides requiring as in IAS 33, that earnings per share based on the information given in separate financial statements shall not be presented in the consolidated financial statements.

4. In Ind AS 33, a paragraph has been added after paragraph 12 on the following lines -

   “Where any item of income or expense which is otherwise required to be recognised in profit or loss in accordance with Indian Accounting Standards is debited or credited to securities premium account/other reserves, the amount in respect thereof shall be deducted from profit or loss from continuing operations for the purpose of calculating basic earnings per share.”

5. In Ind AS 33 paragraph 15 has been amended by adding the phrase, ‘irrespective of whether such discount or premium is debited or credited to securities premium account’ to further clarify that such discount or premium shall also be amortised to retained earnings.

6. IAS 33 requires disclosure of amounts of per share using a reported component, basic and diluted earnings per share and basic and diluted earnings per share for discontinued operations in the separate income statement, where separate income statement is presented. This requirement is not provided in Ind AS 33 consequential to the removal of option regarding two statement approach in Ind AS 1. Ind AS 1 requires that the components of profit or loss and components of other comprehensive income shall be presented as a part of the statement of profit and loss.

**Ind AS 34, Interim Financial Reporting**

1. A footnote has been added to paragraph 1 of Ind AS 34, Interim Financial Reporting that Unaudited Financial Results required to be prepared and presented under Clause 41 of Listing Agreement with stock exchanges is not an ‘Interim Financial Report’ as defined in paragraph 4 of this Standard.

2. IAS 34 provides option either to follow single statement approach or to follow two statement approaches. Ind AS 34 allows only single statement approach on the lines of Ind AS 1, Presentation of Financial Statements, which also allows only single statement approach.

**Ind AS 36, Impairment of Assets**

Paragraph 2(f) of IAS 36 provides that this standard is not applied to the accounting for impairment of investment property that is measured at fair value. Paragraph 2(f) is deleted in Ind AS 36 as Ind AS 40 requires cost model for measurement of investment property.

**Ind AS 38, Intangible Assets**

With regard to the acquisition of an intangible asset by way of a government grant, IAS 38, Intangible Assets, provides the option to an entity to recognise both asset and grant initially at fair value or at a nominal amount plus any expenditure that is directly attributable to preparing the asset for its intended use. Ind AS 38 allows only fair value for recognising the intangible asset and grant in accordance with Ind AS 20.
**Ind AS 40, Investment Property**

1. IAS 40 permits both cost model and fair value model (except in some situations) for measurement of investment properties after initial recognition. Ind AS 40 permits only the cost model. Fair value model is not permitted because the unrealised gain and losses would have been required to be recognised in the statement of profit and loss. The fair value of investment property in India is not reliable and also using fair value model may lead to recognition and distribution of unrealised gains.

2. IAS 40 permits treatment of property interest held in an operating lease as investment property, if the definition of investment property is otherwise met and fair value model is applied. In such cases, the operating lease would be accounted as if it were a finance lease. Since Ind AS 40 prohibits the use of fair value model, this treatment is prohibited in Ind AS 40. Also the expression ‘investment property under a finance or operating lease’ appearing in IAS 40 has been modified as ‘investment property under finance lease’ in Ind AS 40.

**Ind AS 101, First-time Adoption of Indian Accounting Standards**

1. Paragraph 3 of Ind AS 101 specifies that an entity’s first Ind AS financial statements are the first annual financial statements in which the entity adopts Ind AS in accordance with Ind AS notified under the Companies Act, 2013 whereas IFRS 1 provides various examples of first IFRS financial statements.

2. IFRS 1 provide various examples of instances when an entity does not apply this IFRS. Ind AS 101 does not provide the same.

3. IFRS 1 requires the first-time adopter shall exclude from its opening Ind AS Balance Sheet any item recognised in accordance with previous GAAP that does not qualify for recognition as an asset or liability under IFRS. The first-time adopter shall account for the resulting change in the retained earnings as at the transition date except in certain specific instances where it requires adjustment in the goodwill. In such specific instances where IFRS 1 allows adjustment in the goodwill, under Ind AS 101 it can be adjusted with the Capital Reserve to the extent such adjustment amount does not exceed the balance available in Capital Reserve.

4. IFRS 1 provides for various optional exemptions that an entity can seek while an entity transitions to IFRS from its previous GAAP. Similar provisions have been retained under Ind AS 101. However, there are few changes that have been made, which can be broadly categorized as follows:
   
   (a) **Elimination of effective dates prior to transition date to Ind AS.**
   
   *IFRS 1 provides for various dates from which a standard could have been implemented. For example, Paragraph D2 of IFRS 1 provides that an entity is encouraged, but not required, to apply IFRS 2, Share-based Payment to equity instruments that were*
granted on or before 7 November 2002 or to instruments that were granted after 7 November 2002 and vested before the later of (a) the date of transition to IFRS and (b) 1 January 2005. However, for Ind AS 101 purposes, all these dates have been changed to coincide with the transition date elected by the entity adopting these converged standards i.e. Ind AS.

(b) *Deletion of borrowing cost exemptions not relevant for India:*

Paragraph D23 of IFRS 1 provides for transitional adjustment requiring companies to apply the provisions of IAS 23 prospectively after the transition date to IFRS. IAS 23 provided an option to expense out such borrowing cost. However, this paragraph has not been included in Appendix D of Ind AS 101 since this was considered as not relevant in Indian situation as Accounting Standard 16 always required an entity to capitalize borrowing costs.

5. Appendix E of IFRS 1 provides for ‘Short-term exemptions from IFRS’, however, Ind AS 101 does not provide the above said short-term exemption.

6. Paragraph D9AA of Ind AS 101 provides that when a lease includes both land and building elements, a first time adopter may assess the classification of each element as finance or an operating lease at the transition date to Ind AS on the basis of the facts and circumstances existing as at that date. If there is any land lease newly classified as finance lease then the first time adopter may recognize assets and liability at fair value on that date; any difference between those fair values is recognized in retained earnings.

7. Paragraph D7(a) of IFRS 1 provides that option to take fair value at the date of transition to Ind AS or previous GAAP revalued amount may be exercised by a first item adopter for investment property. However, this option has not been provided under Ind AS 101, as Ind AS 40 permits only the cost model.

**Ind AS 105 Non-current Assets Held for Sale and Discontinued Operations**

1. IFRS 5 prescribes the conditions for classification of a non-current asset (or disposal group) as held for sale. In Ind AS 105, a clarification has also been added that the non-current asset (or disposal group) cannot be classified as held for sale, if the entity intends to sell it in a distant future.

2. IFRS 105 deals with non-current assets that are accounted for in accordance with the fair value model in IAS 40. Since Ind AS 40 prohibits the use of fair value model, this has not been included in Ind AS 105.

3. IFRS 5 requires presentation of discontinued operations in the separate income statement, where separate income statement is presented. This requirement is not provided in Ind AS 105 consequential to the removal of option regarding two statement approach in Ind AS 1. Ind AS 1 requires that the components of profit or loss and components of other comprehensive income shall be presented as a part of the statement of profit and loss.
4. Ind AS 101 provides transitional relief, similar to the transitional provisions in IFRS 5, that while applying Ind AS 105, an entity may use the transitional date circumstances to measure such assets or operations at the lower of carrying value and fair value less cost to sell. This would facilitate smooth convergence with Ind AS.

**Ind AS 107, Financial Instruments: Disclosures**

IFRS 7 requires disclosure of description of gains and losses presented in the separate income statement, where separate income statement is presented. This requirement is not provided in Ind AS 107 consequential to the removal of option regarding two statement approach in Ind AS 1 as compared to IAS 1. Ind AS 1 requires that the components of profit or loss and components of other comprehensive income shall be presented as a part of the statement of profit and loss.

**Ind AS 108, Operating Segments**

1. Paragraph 2 of IFRS 8 requires that the standard shall apply to:
   a) the separate or individual financial statements of an entity:
      (i) whose debt or equity instruments are traded in a public market (a domestic or foreign stock exchange or an over - the-counter market, including local and regional markets), or
      (ii) that files, or is in the process of filing, its financial statements with a securities commission or other regulatory organisation for the purpose of issuing any class of instruments in a public market; and
   b) the consolidated financial statements of a group with a parent:
      (i) whose debt or equity instruments are traded in a public market (a domestic or foreign stock exchange or an over - the-counter market, including local and regional markets), or
      (ii) that files, or is in the process of filing, the consolidated financial statements with a securities commission or other regulatory organisation for the purpose of issuing any class of instruments in a public market.

The above have been deleted in the Ind AS 108 as the applicability or exemptions to the Indian Accounting Standards are governed by the Companies Act and the Rules made thereunder.

**Ind AS 109, Financial Instruments**

IFRS 9 provides an option to apply requirements of IAS 39, *Financial Instruments: Recognition and Measurement* for fair value hedge of the interest rate exposure of a portfolio of financial assets or financial liabilities. The said option has been removed in Ind AS 109.
Ind AS 110, Consolidated Financial Statements

IFRS 10 requires all investments to be measured at fair value to qualify for the exemption from consolidation available to an investment entity. Ind AS 40, Investment Property requires all investment properties to be measured at cost initially and cost less depreciation subsequently. Accordingly, the relevant paragraph of IFRS 10 has been deleted in Ind AS 110 as investment property measured at fair value is not relevant in the Indian context.

Ind AS 111, Joint Arrangements

Paragraph B33D refers to the accounting specified in Appendix C ‘Business Combinations under Common Control’ of Ind AS 103 for the acquisition of an interest in a joint operation when the parties sharing joint control, including the entity acquiring the interest in the joint operation, are under the common control of the same ultimate controlling party or parties both before and after the acquisition, and that control is not transitory. IFRS 11 scopes out the same as IFRS 3, Business Combinations, does not deal with business combinations under common control.

Ind AS 113, Fair Value Measurement

Paragraph 7(b) of IFRS 13 refers to IAS 26, Accounting and Reporting by Retirement Benefit Plans, which is not relevant for the companies. Hence, the paragraph is deleted in Ind AS 113.

Ind AS 114, Regulatory Deferral Accounts

1. Appendix A ‘Defined terms’ of Ind AS 114 have been modified to clarify that Guidance Note of Accounting for Rate Regulated Activities would be considered as the previous GAAP for the purpose of Ind AS 114.
2. Under paragraph 6 of Ind AS 114, a footnote has been added to clarify the application of requirements of previous GAAP in the case of an entity subject to rate regulation coming into existence after Ind AS coming into force or an entity whose activities become subject to rate regulation as defined in this Ind AS subsequent to preparation and presentation of its first Ind AS financial statements.

Ind AS 115, Revenue from Contracts with Customers

1. As per paragraph of 51 of IFRS 15, an amount of consideration, among other things, can vary because of penalties. Paragraph 51 of Ind AS 115 has been amended to exclude ‘penalties’ from the list of examples given in the paragraph 51 due to which an amount of consideration can vary and paragraph 51AA has been inserted to explain the accounting treatment of ‘penalties’.
2. Paragraph 109AA has been inserted in Ind AS 115 to require an entity to present separately the amount of excise duty included in the revenue recognised in the statement of profit and loss.
3. Paragraph 126AA in Ind AS 115 has been inserted to present reconciliation of the amount of revenue recognised in the statement of profit and loss with the contracted price showing
separately each of the adjustments made to the contract price specifying the nature and amount of each such adjustment separately.

4. In Appendix B ‘Application Guidance’ of Ind AS 115, paragraph B20AA has been inserted to explain the accounting treatment in case of transfers of control of a product to a customer with an unconditional right of return.

**Terminology Changes in Ind AS**

Different terminology is used, as used in existing laws e.g. the term ‘balance sheet’ is used instead of ‘Statement of financial position’, ‘Statement of profit and loss’ is used instead of ‘Statement of comprehensive income’. The words ‘approved the financial statements for issue’ have been used instead of ‘authorised the financial statements for issue’ in the context of financial statements considered for the purpose of events after the reporting period.

**Notes:**

1. Differences between Indian Accounting Standards (Ind AS) and corresponding IFRS are given in Appendix 1 at the end of each Indian Accounting Standard.

2. Apart from the changes in IFRS as a result of carve-outs and other changes as described in above section III, some other changes consequential thereto have also been made in Ind AS, wherever required.