

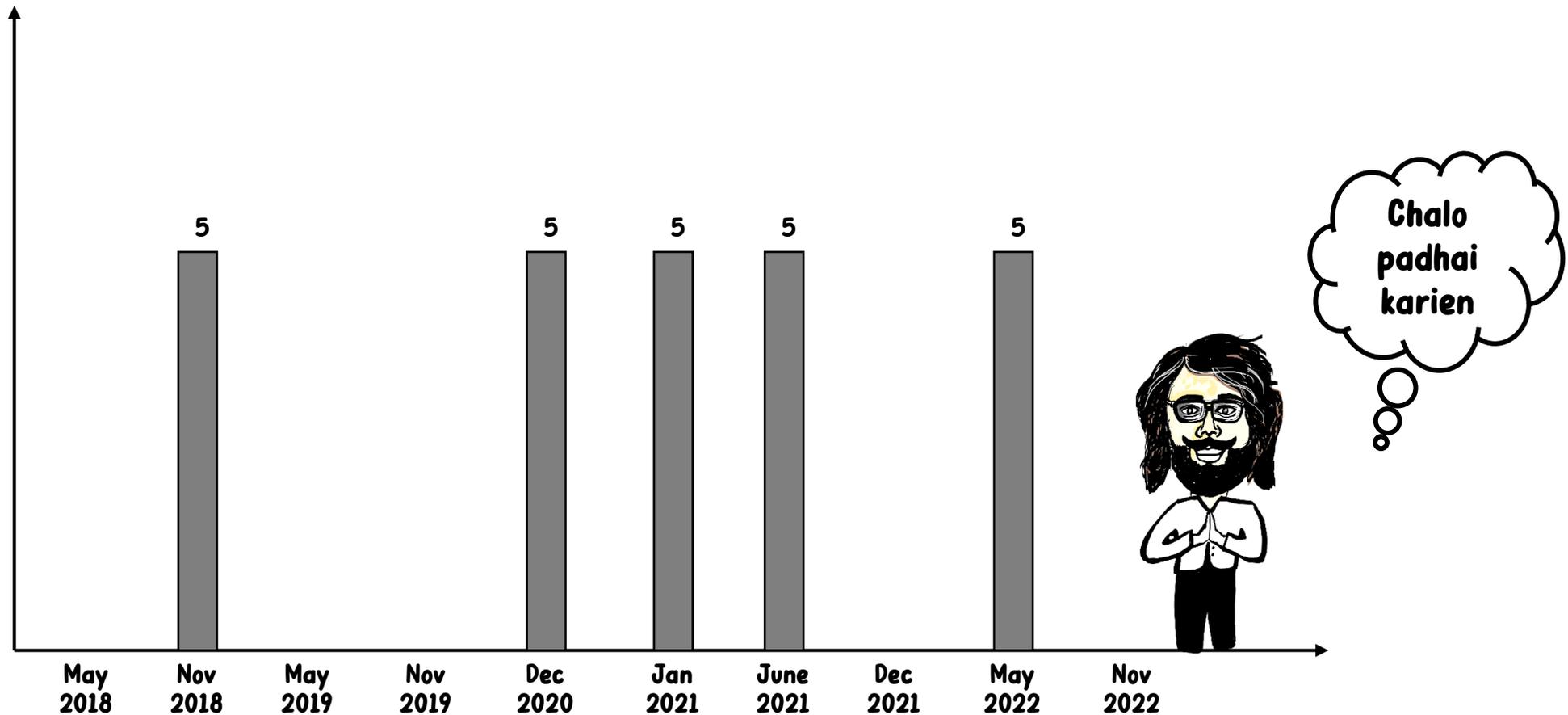
AS 10 - PROPERTY, PLANT AND EQUIPMENT

INDEX

SR. NO.	NAME OF THE CONCEPT	QUESTIONS TO CONCEPT	REVISE ONE DAY BEFORE
1	QUESTION BANK		
2	BASICS		
	2.1 Non-applicability 2.2 Definition 2.3 Measurement of PPE 2.4 Initial Recognition 2.5 Treatment of Subsequent Cost 2.6 Measurement at initial Recognition 2.7 Measurement after initial Recognition	Q.1, Q.2, Q.3, Q.4, Q.5, Q.12, Q.13, Q.14, Q.15, Q.16, Q.17, Q.18, Q.25, Q.26, Q.27, Q.28, Q.31, Q.32	
3	REVALUATION	Q.6, Q.11, Q.19, Q.20, Q.21, Q.22	
4	DEPRECIATION	Q.7, Q.8, Q.9, Q.10, Q.29, Q.30, Q.33, Q.34	
5	DE-RECOGNITION	Q.35, Q.36, Q.37, Q.38	
6	SPECIAL CASE	Q.38, Q.23, Q.24	

ATTEMPT WISE ANALYSIS

ATTEMPT	May 2018	Nov 2018	May 2019	Nov 2019	Dec 2020	Jan 2021	June 2021	Dec 2021	May 2022	Nov 2022
MARKS		5			5	5	5		5	



OBJECTIVE

To prescribe the accounting treatment for property, plant and equipment

Help the users of the financial statements to understand

Information about investment made by an enterprise in its property, plant and equipment.

The changes in such investment.

The principal issues in accounting for property, plant and equipment are

- Recognition of the assets
- Determination of their carrying amounts
- Depreciation charges
- Impairment losses to be recognised in relation to PPE

SCOPE

Other Accounting Standards **may require recognition** of an item of property, plant and equipment based on an approach different from AS 10

AS 19 – LEASES

Requires an enterprise to evaluate its recognition of an item of leased property, plant and equipment on the basis of the transfer of risks and rewards.

Other aspects of the accounting treatment for these assets, including depreciation, are prescribed by AS 10.

AS 13 – ACCOUNTING FOR INVESTMENTS

Investment property, as defined in should be accounted for only in accordance with the cost model prescribed in AS 10.

NON - APPLICABILITY

BIOLOGICAL ASSETS

means assets which are consumed

EXAMPLE

Plants

Animals

Horse, Cattle
Sheep, Goat

BEARER PLANTS

AGRICULTURAL PRODUCE

AS 10 IS APPLICABLE

If Below conditions are satisfied:

- Is used in the production or supply of agricultural produce.
- Is expected to bear produce for more than a period of 12 months.
- Has a remote likelihood of being sold as agricultural product except for incidental scrap sales.

WASTING ASSETS

means mines

EXAMPLE

Mineral rights, Expenditure on the exploration for and extraction of mineral oil, natural gas and similar non regenerative resources

THE FOLLOWING ARE NOT BEARER PLANTS:

Plants cultivated to be harvested as agricultural produce → Eg. – Trees grown for use as lumber

Plants cultivated to produce agricultural produce and also harvest and sell the plant as agricultural produce, other than as incidental scrap sales → Eg. Trees that are cultivated both for their fruit and their lumber.

Annual crops → Eg. Maize and Wheat

When bearer plants are no longer used to bear produce they might be cut down and sold as scrap, for example, for use as firewood. Such incidental scrap sales would not prevent the plant from satisfying the definition of a bearer plant.

DEFINITION –

Property, Plant and Equipment means tangible items which **are held for**

- Use in the production of supply of goods or services
- Rental to others
- Administrative purposes **AND** are expected to be used for more than 12 months

NOTE :

1. Items such as spare parts, stand by and servicing equipment are treated as PPE if they meet the definition above otherwise they are treated as inventory.
2. Intangible items are covered under AS-26

RECOGNITION CRITERIA FOR PPE

The cost of an item of property, plant and equipment should be recognised as an asset if, and only if:

- It is **probable that future economic benefits** associated with the item **will flow** to the enterprise, and
- **Cost of the item can be measured reliably.**



INITIAL RECOGNITION

Cost of an item of PPE

INCLUDES

PURCHASED

Purchase price
(after rebates & discounts)
Including
import duties & non refundable taxes

Directly attributable expenses

- Installation & assembly cost
- Professional Fees
- trail run expenses
- Other expenses to make the assets ready for its intended use
- Cost of employee benefit
- Cost of site preparation

Initial estimate of decommissioning or dismantling cost

SELF GENERATED

[Refer points of purchased PPE]

- Internal profit cannot be recognized
- Abnormal cost is not included in the cost of the assets
- Actual cost incurred on construction is included



EXCLUDES

Cost of opening new business such as inaugurations cost

Startup Cost

Cost of introducing a new product including advertising

Initial operating losses

Cost of relocating or reorganizing part or all the operating of enterprises.

Administrative and other general overheads

Abnormal cost / losses
Eg: Losses due to strike

TREATMENT OF SUBSEQUENT COST

REPAIRS & MAINTENANCE

Cost of day to day servicing

- Cost of labour and consumables
- Cost of small parts

ACCOUNTING TREATMENT

An enterprise does not recognise the carrying amount of an item of PPE the costs of the day to day servicing of the item. Rather, **these cost are recognised in the statement of profit and loss as incurred.**



REPLACEMENT OF PARTS

Parts of PPE may require replacement at regular intervals.

Eg:

- A furnace may require relining after a specific number of hours of use.
- Aircraft interiors such as seats and galleys may require replacement several time during the life of air frame.
- Major parts of conveyor systems, such as conveyor belt, like wires etc, may require replacement several times during life of the conveyor systems.
- Replacing the interior walls of a building or to make a non - recurring replacement

ACCOUNTING TREATMENT

An enterprise **recognise in the carrying amount** of an item of PPE the cost of replacing parts of such an item when that **cost is incurred if the recognition criteria are met.**

Note: The carrying amount of those parts that are replaced is derecognised in accordance with the de-recognition provisions of AS-10

REGULAR MAJOR INSPECTIONS

ACCOUNTING TREATMENT

When such major inspection is performed, its **cost is recognised in the carrying amount** of the items of PPE as a replacement, if the recognition criteria are satisfied.

Any remaining carrying amount of the cost of the previous inspection (as distinct from physical parts) is derecognised.

MEASUREMENT AT INITIAL RECOGNITION

An item of property, plant and equipment that qualifies for recognition as an asset should be measured at its cost.

a) If payment is deferred beyond normal credit terms: cost of an item of PPE is the **cash price equivalent** at the date

Total payment – Cash price Equivalent

- Is recognized as interest over the period of credit
- Unless such interest is capitalized in accordance with AS16.

b) PPE acquired in exchange for a Non-Monetary asset or asset or a combination of monetary and non monetary asset :-

Cost of such an item of PPE is **measured at fair value of all assets given including cash if any (1st priority) or asset received (2nd priority) unless:**

i) Exchange transactions lacks commercial substance

OR

ii) fair value of neither the asset received nor the assets given up is reliably measurable

If the PPE acquired is **NOT** measured at fair value, it's cost is measured at the **carrying amount of the assets given up.**

FOR BETTER UNDERSTANDING REFER ILLUSTRATIONS 8,9

(c) PPE purchased for a consolidated price:

where several items of PPE are purchase for consolidated price, the consideration is apportioned to various items on the basis of their respective fair values at the date of acquisition.

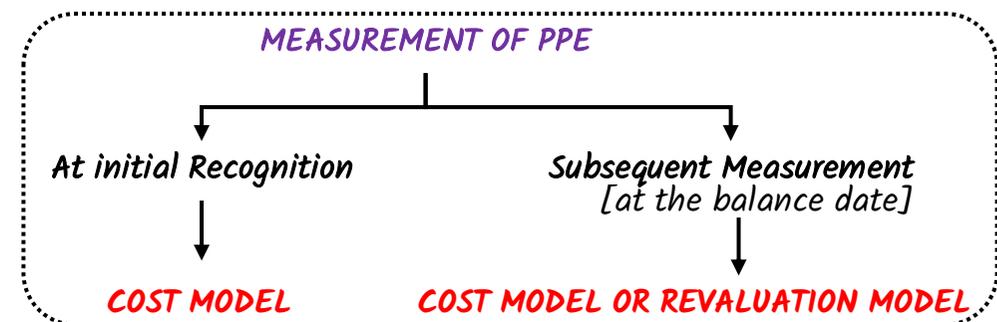
Note → In case the fair values of the items acquired cannot be measured reliably, these value are estimated on a fair basis as determined by competent valuers.

d) PPE held by a lessee under a finance lease.

The cost of an item of PPE held by a lessee under a finance lease is determined in accordance with AS 19 (leases).

e) Government Grant Related to PPE:

The carrying amount of an item of PPE may be reduced by government grants in accordance with AS12 (Accounting for government Grant)



An exchange transaction has commercial substance is determined by considering *the extent to which its future cash flows are expected to change as a result of the transaction.*

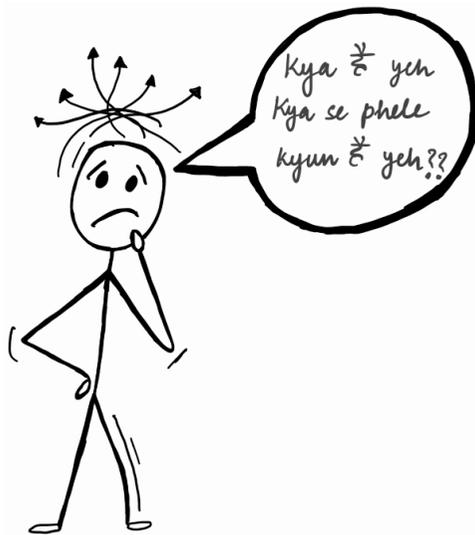
AN EXCHANGE TRANSACTION HAS COMMERCIAL SUBSTANCE IF

The configuration (risk, timing and amount) of the cash flows of the asset received differs from the configuration of the cash flows of the asset transferred.

The enterprise-specific value of the portion of the operation of the enterprise affected by the transaction changes as a result of the exchange.
(Should reflect post-tax cash flows)

AND

The difference is significant relative to the fair value of the assets exchanges.



COST OF AN ITEM OF PPE

If payment is deferred beyond normal credit terms

Total payment minus cash price equivalent

Is recognised as an interest expense over the period of credit

Unless such interest is capitalised in accordance with the AS16

Exchange transactions lacks commercial substance

PPE acquired in exchange for a non-monetary Asset or monetary Asset or combination of monetary and non-monetary assets

Cost of such an item of PPE is measured at fair value unless

OR

Fair value of neither the assets received nor the assets given up is reliably measurable

PPE purchased at the consolidated price

PPE held by a lessee under a finance lease

Government grant related to PPE

QUICK SUMMARY

REFER QUESTION BANK

Q.1, Q.2, Q.3, Q.4, Q.5, Q.12, Q.13, Q.14, Q.15, Q.16, Q.17, Q.18, Q.25, Q.26, Q.27, Q.28, Q.31, Q.32

MEASUREMENT AFTER INITIAL RECOGNITION

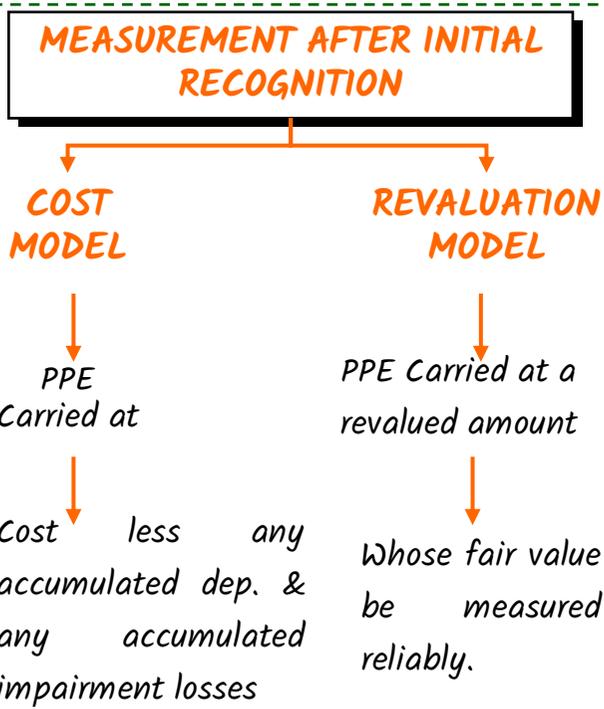
An enterprise should choose either **COST MODEL** **OR** **REVALUATION MODEL** as its accounting policy and should apply that policy to an **entire class of PPE**

↓
grouping of assets of a **SIMILAR NATURE** and **USE** in operations of an enterprise.

Examples of separate classes:-

- a) Land
- b) Land and buildings
- c) Machinery
- d) Ships
- e) Aircraft
- f) Motor vehicles
- g) Furniture and fixtures
- h) Office equipment
- i) Bearer plants.

QUICK SUMMARY



COST MODEL : After recognitions as an asset, an item of PPE should be carried at: **Original Cost – Any Accumulated depreciation – Any Accumulated impairment Losses.**

REVALUATION MODEL : after recognition as an asset, an item of PPE where fair value can be measured reliably should be carried at a revalued amount.

Fair Value at the date of the revaluation	XXX
Less: Any subsequent accumulated depreciation	(XXX)
Less: Any subsequent accumulated impairment losses	(XXX)
CARRYING VALUE	XXX

REVALUATION FOR ENTIRE CLASS OF PPE

If an item of PPE is revalued, the entire class of PPE to which that asset belongs should be revalued.

QUICK SUMMARY

FREQUENCY OF REVALUATION (Sufficient Regularity)

Item of PPE experience significant and volatile changes in Fair Value

ANNUAL REVALUATION

Items of PPE with only insignificant changes in Fair Value

REVALUE THE ITEM ONLY EVERY 3 OR 5 YEARS

ACCOUNTING TREATMENT ON REVALUATION

When an item of PPE is revalued, the carrying amount of the that asset is adjusted to the revalued amount. At the date of the revaluations the asset is treated in one of the following ways:-

TECHNIQUE 1 – Change in Gross carrying amount and accumulated depreciation amount

Gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount of the asset.

GROSS CARRYING AMOUNT

- May be restated by reference to observable market data.
- May be restated proportionately to the change in the carrying amount.

ACCUMULATED DEPRECIATION AT THE DATE OF THE REVALUATION

- Adjusted to equal the difference between the gross carrying amount of the asset after taking into account accumulated impairment losses.

TECHNIQUE 2 – Accumulated depreciation is eliminated against the gross carrying amount of the asset.

CASE STUDY ON TECHNIQUE 1

PPE is revalued to ₹1,500 consisting of ₹2,500 gross cost and ₹1000 depreciations based on observable market data. Details of the PPE before and after revaluations are as follows :-

Particulars	Cost/ revalued cost	Accumulated depreciation	Net book value
PPE before revaluations Assumed	1,000	400	600
Fair value			1,500
Revaluation Gain			900
Gain allocated proportionately to cost and depreciation	1,500	600	900
PPE after revaluation	2,500	1,000	1,500

The increase on revaluation is ₹ 900 [i.e. ₹ 1500 – ₹ 600]

CASE STUDY ON TECHNIQUE 2

[taking the information given in the above example]

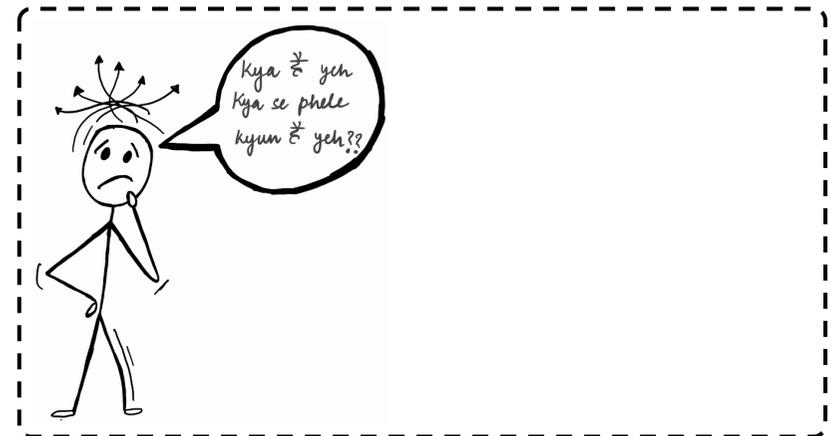
Details of the PPE before and after revaluation are as follows :-

IMPAIRMENT

- To determine whether an item of property, plant and equipment is impaired, an enterprise applies AS 28, Impairment of Assets. AS 28 explains how an enterprise reviews the carrying amount of its assets, how it determines the recoverable amount of an asset, and when it recognises, or reverses the recognition of, an impairment loss.

COMPENSATION FOR IMPAIRMENT

- Compensation from third parties for items of property, plant and equipment that were impaired, lost or given up should be included in the statement of profit and loss when the compensation becomes receivable.



SOME POINTS TO KNOW ABOUT REVALUATION

- An increase in the carrying amount of an asset arising on revaluation should be credited directly to owners' interests under the heading of revaluation surplus. However, the increase should be recognised in the statement of profit and loss to the extent that it reverses a revaluation decrease of the same asset previously recognised in the statement of profit and loss.
- A decrease in the carrying amount of an asset arising on revaluation should be charged to the statement of profit and loss. However, the decrease should be debited directly to owners' interests under the heading of revaluation surplus to the extent of any credit balance existing in the revaluation surplus in respect of that asset.

TREATMENT REVALUATION SURPLUS

The revaluations surplus included in owners interest in respect of an item of PPE may be **transferred to the revenue reserves when the assets is derecognized.**

CASE 1 →

when whole surpluses is transferred if the assets is:-

- Retired
- OR
- Disposed of



CASE 2 →

some of the surplus may be transferred as the asset is used by an enterprises.-

REFER QUESTION BANK

Q.6, Q.11, Q.19, Q.20, Q.21, Q.22



DEPRECIATION

DEFINITIONS:-

DEPRECIATION →

Depreciation is the systematic allocation of the depreciable amount of an asset over its useful life.

USEFUL LIFE →

1. The period over which an asset is expected to be available for use by an enterprise; or
2. The number of production or similar units expected to be obtained from the asset by an enterprise.

DEPRECIABLE AMOUNT →

Depreciable amount is the cost of an asset, or other amount substituted for cost, less its residual value.

COST – SCRAP VALUE

DEFINITION →

The depreciable amount of an asset should be allocated on a systematic basis over its useful life.

COMPONENT METHOD OF DEPRECIATION

Each part of an item of PPE with a cost that is significant in relations to the total cost of the item should be depreciated separately.

Example :- It may be appropriate to depreciate separately the airframe and engines of an aircraft, whether owned or subject to a finance lease.

Is grouping of component possible ?

YES

A significant part of an item of PPE may have a useful life and a depreciation method that are the same as the useful life and the depreciation method of another signifying part of that same item. Such parts may be grouped in determining the depreciation charge.

ACCOUNTING TREATMENT

Depreciations charge for each period should be recognise in the statement of profit and loss unless it is included in the carrying amount of another asset.

Example on Exception

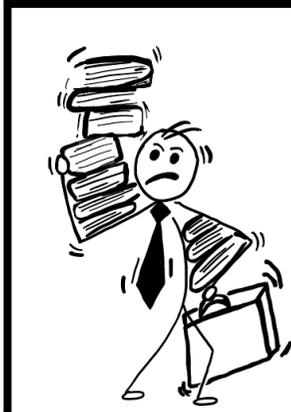
AS-2 (Revised): Depreciation of manufacturing plant and equipment is included in the cost of conversion of inventories as per AS-2 (revised)

AS-26 : Depreciations of PPE used for development activities may be included in the cost of an intangible assets recognized in accordance with AS- 26 on intangible Asset.

SOME POINTS TO KNOW

- Depreciation is recognised even if the **fair value of the asset exceeds its carrying amount**, as long as **the asset's residual value does not exceed its carrying amount**. Repair and maintenance of an asset do not negate the need to depreciate it.
- **The residual value of an asset may increase to an amount equal to or greater than its carrying amount. If it does, depreciation charge of the asset is zero** unless and until its residual value subsequently decreases to an amount below its carrying amount.
- **Depreciation of an asset begins when it is available for use, i.e., when it is in the location and condition necessary for it to be capable of operating in the manner intended by management.** Depreciation of an asset ceases at the earlier of the date that the asset is retired from active use and is held for disposal and the date that the asset is derecognised. Therefore, depreciation does not cease when the asset becomes idle or is retired from active use (but not held for disposal) unless the asset is fully depreciated. However, under usage methods of depreciation, the depreciation charge can be zero while there is no production.
- **Land and buildings are separable assets and are accounted for separately, even when they are acquired together.** With some exceptions, such as quarries and sites used for landfill, land has an unlimited useful life and therefore is not depreciated. Buildings have a limited useful life and therefore are depreciable assets. An increase in the value of the land on which a building stands does not affect the determination of the depreciable amount of the building.
- If the cost of land includes the costs of site dismantlement, removal and restoration, that portion of the land asset is depreciated over the period of benefits obtained by incurring those costs. In some cases, the land itself may have a limited useful life, in which case it is depreciated in a manner that reflects the benefits to be derived from it.

METHODS OF DEPRECIATION



The depreciation method used should **reflect the pattern** in which **the futures economic benefits** of the assets are **expected to be consumed** by enterprise.

STRAIGHT LINE METHOD

DIMINISHING BALANCE METHOD

UNITS OF PRODUCTION METHOD

Results in a constant charge over the useful life if the residual value of the asset does not change

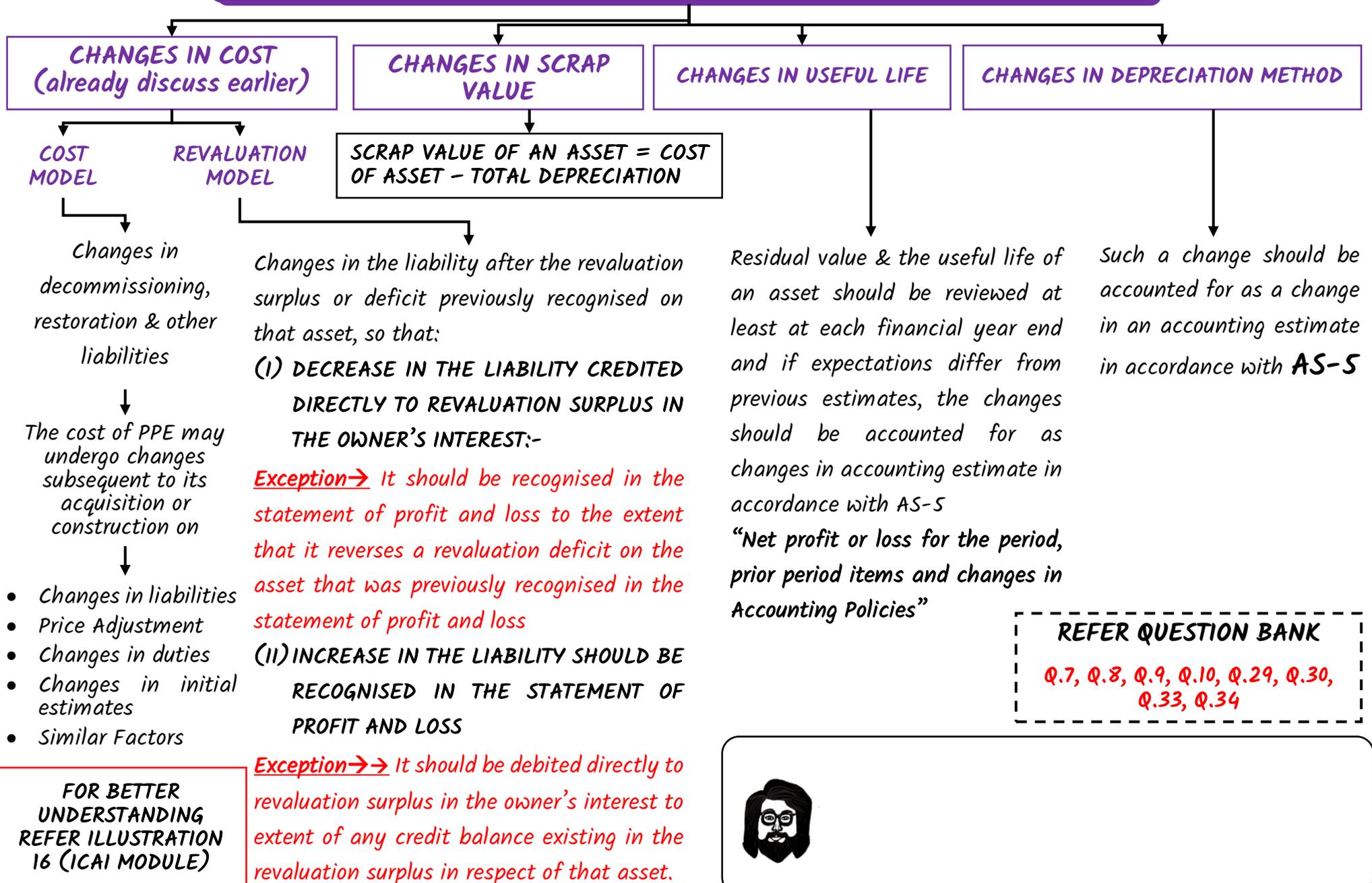
Results in a decreasing charge over the useful life

Results in a charge based on the expected use or output.

Note : The depreciation method applied to an asset should be reviewed at least at each financial year end and if there has been a significant change in the expected pattern of consumption of the future economic benefits embodied in the asset, the method should be changed to reflect the change pattern.

Such a change should be accounted for as a change in an accounting estimate in the accordance with AS-5.

CHANGES IN DEPRECIATION AMOUNT



FOR BETTER UNDERSTANDING REFER ILLUSTRATION 16 (ICAI MODULE)

REFER QUESTION BANK

Q.7, Q.8, Q.9, Q.10, Q.29, Q.30, Q.33, Q.34



CESSEMENT OF DEPRECIATION

I. Depreciations ceases to be charged when assets residual value exceeds its carrying amount:-

The residual value of an asset may increase to an amount equal to or greater than its carrying amount. If it does, depreciation charge of an asset is zero unless and until its residual value subsequently decreases to an amount below its carrying amount.-

Refer Illustration 14 (icai module)

II. Depreciations of an assets ceases at the earlier of : -

- The date that the assets is retired from active use and is held for disposal, and
- the date that the asset is derecognized.

Therefore, depreciation does not cease when the asset becomes idle or is retired from active use (but not held for disposal) unless the assets is fully depreciated.

However, under usage methods of depreciation, the depreciation charge can be zero while there is no production.

LAND AND BUILDING

Land and building are separable assets and are accounted for separately, even when they are acquired together.

A. LAND: Land has an unlimited useful life and therefore is not depreciated

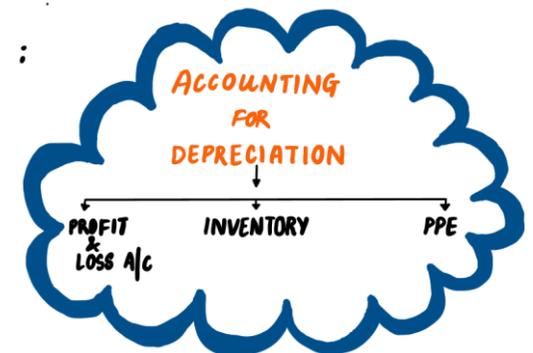
Exceptions : Quarries and sites used for landfill.

Depreciation on land:

1. If land itself has a limited useful life
it is depreciated in a manner that reflects the benefits to be derived from it.
1. If the cost of the land includes the costs of site dismantlement , removal and restoration:
that portion of the land assets is depreciated over the period of the benefit obtained by incurring those costs.

B. BUILDING : - Building have a limited useful life and therefore are depreciable assets.

An increase in the value of the land on which a building stands does not affect the determination of depreciable amount of the building.



DE-RECOGNITION

DE-RECOGNITION OF CARRYING AMOUNT OF PPE

ON DISPOSAL

- By Sale
- By entering into finance lease or
- By donations

WHEN NO FUTURE ECONOMIC BENEFITS ARE EXPECTED FROM ITS USE OR DISPOSAL

Gain or loss arising from derecognition of an item of PPE should be **include in the statement of Profit and Loss when the item is derecognised unless AS 19 on LEASES, requires otherwise on sale and leaseback.** (AS 19 on leases, applies to disposal by a sale and leaseback.)

ACCOUNTING TREATMENT

Gain or loss arising from de-recognition of an item of PPE

= net disposal proceeds (if any) - carrying Amount of the item

Note :- Gains should not be classified as revenue, as defined in AS9 Revenue Recognitions

EXCEPTION

An enterprises that in the course of its ordinary activities routinely sales item of PPE that it had held for rental to other should transfer such assets to inventories at their carrying amount when they cease to be rented and become held for sale.

The proceeds from the sale of such assets should be recognized in revenue in accordance with AS 9 on revenue recognition.

Determining the date of disposal of an item :-

An enterprises applies the criteria in AS 9 for recognizing revenue from the sale of goods.

REFER QUESTION BANK

Q.35, Q.36, Q.37, Q38

RETIREMENTS

Retirement – Items of PPE retired from active use and held for disposal should be stated at the lowers of :-

Carrying amount and Net realizable value

NOTE :- any write down in this regard should be recognized immediately in the statement of profit and loss



DISCLOSURES

GENERAL

DISCLOSURES

- a) the measurement bases (i.e, cost model or revaluation model) use for determining the gross carrying amount.
- b) The depreciation methods used
- c) The useful life or the depreciation rates used.



ADDITIONAL DISCLOSURES

The financial statements should also disclose –

- a) The existence and months of restrictions on title in property, plant and equipment pledged as security for liabilities;
- b) The amount of expenditure recognized in the carrying amount of an item of property plant and equipment in the course of its constructions
- c) The amount of assets retired from active use and held for disposal;
- d) The amount of contractual commitments for the acquisition of PPE
- e) If amount of contractual commitment is not disclosed separately on the face of the statement of P&L the amount of compensation from third parties for items of PPE that were impaired, loss or given up that is included in the statement of P&L

DISCLOSURE RELATED TO REVALUED ASSETS

If items of property, plant and equipment are stated at revalued amount, the following should also be disclosed :-

- a) The effective date of the revaluation :
- b) Whether an independent valuer was involved;
- c) The method and significant assumptions applied in estimating fair value of the items.
- d) The extent to which fair value of the items were determined directly by reference to observable price in an active market or recent market transactions on arm's length terms or were estimated using other valuation techniques and
- e) The revaluation surplus, indicating the changer for the period and any restrictions on the distribution of the balance to shareholders.



Balance Sheet as at 31st March, 2022

Note	As at 31st March, 2022 (₹ in Crores)		As at 31st March, 2021 (₹ in Crores)	
ASSETS				
Non-current assets				
(a) Property, Plant and Equipment	3A	19559.15		18502.87
(b) Capital work-in-progress	3B	2442.34		3329.97
(c) Investment Property	3C	364.20		376.56
(d) Goodwill	3D	577.20		577.20
(e) Other Intangible assets	3E	2007.22		2004.32
(f) Other Intangible assets under development	3F	23.84		3.50
(g) Right of use assets	3G	712.84		726.84
(h) Financial Assets				
(i) Investments	4	15657.32		12937.42
(ii) Loans	5	5.06		2.37
(iii) Others	6	1572.40	17234.78	72.45
(i) Other non-current assets	7		1228.92	44150.49
				1231.62
				39765.12
Current assets				
(a) Inventories	8	9997.77		9470.87
(b) Financial Assets				
(i) Investments	9	11624.95		14046.71
(ii) Trade receivables	10	1952.50		2090.29
(iii) Cash and cash equivalents	11	184.97		231.28
(iv) Other Bank Balances	12	3692.97		3770.25
(v) Loans	5	5.73		2.77
(vi) Others	6	2287.97	19749.09	1197.00
(c) Other current assets	7		1195.15	30942.01
				1006.07
				31815.24
TOTAL ASSETS		75092.50		71580.36
EQUITY AND LIABILITIES				
Equity				
(a) Equity Share capital	13	1232.33		1230.88
(b) Other Equity		60167.24	61399.57	57773.74
				59004.62
Liabilities				
Non-current liabilities				
(a) Financial Liabilities				
(i) Borrowings	14	4.54		5.28
(ii) Lease Liabilities	15	259.79		272.36
(iii) Other financial liabilities	16	96.50	360.83	239.35
				516.99
(b) Provisions	17	186.87		157.07
(c) Deferred tax liabilities (Net)	18	1667.14	2214.84	1727.73
				2401.79
Current liabilities				
(a) Financial Liabilities				
(i) Borrowings	14	0.74		0.35
(ii) Trade payables				
Total outstanding dues of micro enterprises and small enterprises		100.96		59.34
Total outstanding dues of creditors other than micro enterprises and small enterprises		4122.44		4059.97
(iii) Lease Liabilities	15	46.09		51.36
(iv) Other financial liabilities	16	1503.59	5773.82	1247.82
				5418.84
(b) Other current liabilities	19	5097.28		4369.00
(c) Provisions	17	55.60		169.05
(d) Current Tax Liabilities (Net)	20	551.39	11478.09	217.06
				10173.95
TOTAL EQUITY AND LIABILITIES		75092.50		71580.36

The accompanying notes 1 to 30 are an integral part of the Financial Statements.

In terms of our report attached
For S R B C & CO LLP
Chartered Accountants
Firm Registration Number: 324982E/E300003
Sudhir Soni
Partner

Mumbai, May 18, 2022

On behalf of the Board

S. PURI *Chairman & Managing Director*
R. TANDON *Director*
S. DUTTA *Chief Financial Officer*
R. K. SINGHI *Company Secretary*

Kolkata, May 18, 2022



Notes to the Financial Statements

(₹ in Crores)

Particulars	Gross Block							
	As at 31st March, 2020	Additions	Acquired through business combinations	Withdrawals and adjustments	As at 31st March, 2021	Additions	Withdrawals and adjustments	As at 31st March, 2022
3A. Property, Plant and Equipment*								
Land ¹	1933.90	46.21	19.53	3.88	1995.76	56.23	35.26	2016.73
Buildings	7549.49	169.54	30.77	9.15	7740.65	745.03	57.03	8428.65
Leasehold Improvements	12.47	0.28	–	0.85	11.90	1.40	0.02	13.28
Plant and Equipment	14023.76	756.69	28.38	114.88	14693.95	1772.87	210.41	16256.41
Furniture and Fixtures	788.08	23.02	1.36	2.44	810.02	79.51	4.75	884.78
Vehicles	162.67	12.64	0.71	17.31	158.71	15.18	18.28	155.61
Office Equipment	25.76	1.92	0.87	1.99	26.56	2.87	0.86	28.57
Railway Sidings	1.73	–	–	–	1.73	–	–	1.73
Total	24497.86	1010.30	81.62	150.50	25439.28	2673.09	326.61	27785.76
3B. Capital work-in-progress	2776.31	1557.78	1.06	1005.18	3329.97	1761.73	2649.36	2442.34
3C. Investment Property⁵	406.71	3.40	–	–	410.11	–	–	410.11
3D. Goodwill²	–	–	577.20	–	577.20	–	–	577.20
3E. Other Intangible assets (acquired)²								
Trademarks	447.30	–	1473.05	–	1920.35	–	–	1920.35
Computer Software	213.96	10.12	0.35	0.38	224.05	35.84	22.49	237.40
Know How, Business and Commercial Rights	33.85	–	–	–	33.85	9.53	–	43.38
Customer Relationships	–	–	35.21	–	35.21	–	–	35.21
Total	695.11	10.12	1508.61	0.38	2213.46	45.37	22.49	2236.34
3F. Other Intangible assets under development	3.89	6.41	–	6.80	3.50	64.48	44.14	23.84
3G. Right of Use Assets[^]								
Land	440.49	54.98	4.27	–	499.74	16.89	–	516.63
Buildings	252.58	53.42	5.72	22.32	289.40	40.52	32.87	297.05
Plant and Equipment	48.63	–	–	–	48.63	–	–	48.63
Total	741.70	108.40	9.99	22.32	837.77	57.41	32.87	862.31

[^] Also refer Note 27(vi).

SOURCE : www.itcportal.com