



The Jamnagar Branch of Western India Regional Council of The Institute of Chartered Accountants of India



E- Newsletter for the month of March, 2023

Managing Committee	
CA. Pratik Chandra	Chairman
CA. Pritesh Mehta	Vice Chairman
CA. Hardipsinh Jadeja	Secretary
CA. Jaydeep Raymangiya	Treasurer
CA. Mohemmedshafi Qureshi	WICASA Jamnagar Chairman
CA. Deepa Goswami	Imm. Past Chairperson
CA. Ankit Rathi	Branch Nominee



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1. Chairperson's Communiqué



Dear Professional Colleagues,

As I take responsibility as the 22nd Chairman of the Jamnagar Branch, I feel honoured and privileged! I will put my best foot forward in order to continue the legacy of the branch and I promise you to work with sheer passion and commitment to the stakeholders of the branch.

I would like to thank the Managing Committee Members for showing their faith in me and giving me this lifetime opportunity to serve the branch.

I would like to acknowledge my immediate Past Chairperson CA Deepa Goswami for her leadership during 2022-23. It was a great learning for me being a Vice-Chairman. Under her leadership, Jamnagar Branch was bestowed upon with two laurels by WIRC as Highly Commendable Branch.

I feel lucky to start my tenure with the visit to Vidhan Sabha, the temple of democracy, followed by the week-long celebration of International Women's Day.

To increase the Harmony amongst the Government Departments and other professional bodies, we are organising a night cricket tournament in the second week of March.

We shall endeavor to arrange events that shall strive for academic enrichment, health awareness and rejuvenation of the stakeholders. We request you all to participate actively in maximum events of the branch to uplift the spirit of the events.

As I conclude, here's wishing you a joyous and fun filled holi, and a successful end to the current financial year!

For and on behalf of the Team Jamnagar

CA PRATIK CHANDRA

Chairman 2023-24

Jamnagar Branch of WIRC of ICAI



वसुधैव कुटुम्बकम्
ONE EARTH • ONE FAMILY • ONE FUTURE



2. RESPONSIBILITIES OF ATTESTATION WORK BY CHARTERED ACCOUNTANT INCREASED - UNDER INCOME TAX ACT, 1961 - BIRD'S VIEW



UNDER the Income Tax Act, 1961, trust registration section 12A was first time introduced by the Finance Act, 1972 with effect from 1st April, 1973. On 01-4-2023, 50 years shall be completed. NEW Audit reports FORM MO. 10B AND STATEMENT OF PARTICULARS is prescribed under section 12A of sub section (1) of clause (b) of sub-clause (ii). The report which was of four pages is now reached to 18 pages. So, far as financial statements are concerned attestation function shall be in relation to "true and fair". Whereas statement of particulars is concerned, it shall be "true and correct". At sr. no. 43 of statement of particulars, SPECIFIED VIOLATION is to be reported (as true and correct). They are as under:-

1. Whether Income of the auditee has been applied, other than for the objects of the trust or institution.
2. Whether the auditee has income from profits and gains of business which is not incidental to the attainment of its objectives or separate books of account are not maintained by auditee in respect of the business which is incidental to the attainment of its objectives.
3. Whether the auditee, referred to in clause (a) of sub-section (1) of section 13, has applied any part of its income from the property held under a trust for private religious purposes, which does not ensure for the benefit of the public.
4. Whether the auditee, referred to in clause (b) of sub-section (1) of section 13, has applied any part of its income for the benefit of any particular religious community or caste.
5. Whether any activity being carried out by the auditee is not genuine or is not being carried out in accordance with all or any of the conditions subject to which it was registered.
6. Whether the auditee has not complied with the requirement of any other law, for the time being in force, and the order, direction or decree, by whatever name called, holding that such noncompliance has occurred, has either not been disputed or has attained finality.

Details to be filled in statement of particulars are in detailed, as one may view it is attestation function of ITR.

Generally each and every year of last 25 years, there are always amendments in sections 11 to 13 of Income Tax Act. Amendments in section 13A (related to political party) is less compared to section 11 to 13. There is no obligation to utilize income within specified period. (like accumulation in five years, 85% of income utilization etc.)

There is no specific requirement in the Income Tax Act, 1961 that charitable institution must registered under Charitable Act of respective State. For example as per Gujarat Public Trust Act, 1950, exclusive sports objects are not charitable activities. Whereas under Income Tax Act, 1961 there are not specific exclusions of exclusive sports activities. Circular no.395 dated 24-9-1984 has clarified that Promotion of sports and games is considered to be a charitable purpose within meaning of section 2(15). Therefore, an association or institution engaged in the promotion of sports and games can claim exemption under section 11 of the Act, even if it is not approved under section 10(23).

In Gujarat most of Charitable trusts/institutions are registered under The Gujarat Public Trusts Act/The Society Registration Act, 1860. As per section 34(2) of the Gujarat Public Trust Act, 1950, auditors shall have to specified certain matters in their reports. They are as under:-

"(2) The auditor shall in his report specify all cases of irregular, illegal or improper expenditure or failure or omission to recover moneys or other property belonging to the public trust or loss or waste of money or other property thereof and state whether such expenditure, failure, omission, loss or waste was caused in consequence of breach of trust, or misapplication or any other misconduct on the part of trustees or any other person."

Some reporting requirements under The Gujarat Public Trust Act and under the Income Tax Act are same. Requirements which were not specifically mentioned under Income Tax, 1961 till 01-4-2023, were already covered under the Gujarat Public Trust Act, 1950. So, if the auditor under the both the act are same, additional work to that extent shall be reduced. Recently one ITAT Bench had drawn attention that “both the enactments (The Companies Act and The Income Tax act) have different objectives and reasons”. In other words both could not be applied blindly. This logic is equally applicable in case of The Gujarat Public Trust Act and The Income Tax Act. Therefore, one should keep this in mind and what extent same audit evidence are sufficient to opine or certify true and correctness.

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This article is for the purpose of information and shall not be treated as solicitation in any manner and for any other purpose whatsoever. It shall not be used as legal opinion and nor to be used for rendering any professional advice.

3. GST on Redevelopment Projects



Redevelopment is a method of urban renewal and involves relocating businesses and people. It seeks to provide additional and better quality housing, make land available in the centre of the city, eliminate urban decay and improve infrastructure. There are two major reasons for surge in redevelopment projects.

1. Increase in Land Rates

It is observed that the rates of land are increasing rapidly in India, for instance the rate of land has increased by approximately 200 % in certain areas of Bengaluru as well as 400 % in certain areas of Noida during recent period.

2. Redevelopment of old buildings:

Dilapidated buildings on the verge of collapse are a grim reality for thousands of housing societies in India, When a society is in dire need of extensive repairs but is starved of the necessary funds for it, the best option available is Redevelopment where Developers offer additional area, money, and the promise of a new flat with better amenities.

Further RERA is applicable once the area is more than 500 sq. mtrs. and more than 8 dwelling units are constructed. It does not distinguish between development or redevelopment projects. So after the applicability of RERA, the redevelopment project has become more complex and challenging.

During the Redevelopment of a Society, the following transactions, as per the Goods and Services Tax Act, 2017, are treated distinctly:

- I. Supply of Transfer of Development Rights/ Floor Space Index (commonly known as TDR/ FSI) by the Society to a Developer
- II. Supply of Residential units by the Developer to the Society in lieu of supply of TDR/ FSI by the Society
- III. Sale of Residential units by the Developer to outsiders
- IV. Sale of Commercial units by the Developer to outsiders.

Redevelopment of a Residential Society by a Developer (Classified as an RREP,).

- I. Supply of Transfer of Development Rights/ Floor Space Index (commonly known as TDR/ FSI) by the Society to a Developer.

Before 01/04/2019 Supply of Transfer of Development rights/FSI was levied @ 18 % and payable by society under forward charge and the liability would arise at the time of receipt of completion certificate or first occupancy, whichever is earlier.

However after 01/04/2019, vide Notification No. 03/2019 CT(R) dated 29th march 2019 applicability of GST in a Residential Real Estate Project(RREP) on supply of transfer of development rights/FSI by the society to a developer is as elicited below.

A “Residential Real Estate Project (RREP)” shall mean an REP in which the carpet area of the commercial apartments is not more than 15 % of the total carpet area of all the apartments in the REP, wherein REP means “Real Estate Project (REP)” as defined in clause (zn) of section 2 of the Real Estate (Regulation and Development) Act, 2016 (16 of 2016).

- When the /Society provides Development Rights (TDE/ FSI) to a Developer, such a transaction is exempt from payment of GST on the condition that the flats constructed by utilization of such TDR/ FSI are booked before receipt of completion certificate or first occupancy, whichever is earlier.
- Thus, if there are any flats which remain un-booked on the date of receipt of completion certification or first occupancy, GST shall be payable at the rate of 18 % on

the value of TDR proportionate to the carpet area of un-booked flats subject to maximum 1 % / 5 % of the value of such un-booked flats.

- The liability to pay GST shall arise at the time of receipt of completion certificate or first occupancy, whichever is earlier and payable by the Developer under Reverse Charge Mechanism (RCM).
- The total taxable value of TDR/ FSI will be equal to the rate of the flats sold to independent buyers nearest to the date of development agreement.

II. Supply of Residential units by the Developer to the Society in lieu of supply of TDR/ FSI by the Society.

In a redevelopment project the Developer gets the development rights from the Society and in turn he gives flats to them. This is a barter of supplies; here there is no consideration in the form of money. However, for the purposes of levy of GST, the value of services has to be quantified. Therefore, the law provides that in such cases the value of construction service i.e. flats supplied to Society, shall be equal to the rate of the flats sold to independent buyers nearest to the date of development agreement.

GST shall be payable by the Developer at the effective rate of 1%/5%, at the time of receipt of completion certification or first occupancy, whichever is earlier.

III. Sale of Residential units by the Developer to outsiders

For Flats sold by the Developer, to other customers, before receipt of Completion Certificate, GST will be chargeable at the effective rate of 1%/5% (after taking into consideration 1/3rd abatement in value towards cost of land) by the Developer. For flats sold post receipt of Completion Certificate, the same shall be exempt from payment of GST. The Liability to charge and pay GST, arises at the time of receipt of every installment/ payment* (refer Section 31(5)).

IV. Sale of Commercial units by the Developer to outsiders

As any REP having commercial area upto 15 % of total carpet area of all the apartments in the REP is defined as RREP, therefore, the commercial units in the RREP GST is chargeable at the concessional rate of 5% and payable at the time of receipt of every installment/payment*(refer Section 31(5))

The following example will give more clarity to the explanation above.

XYZ Housing Society Limited has entered into Re-development agreement with “The ABC Builders” on 1st June 2019 for re-development of society.

Other relevant details are as under:

- Total Number of Existing Members 12 having total area of 4800 Sq. Ft. (400 Sq. Ft each)
 - Total area to be constructed post redevelopment is 14,000 Sq Ft. fully residential, Out of which Society members will get 6,000 Sq Ft, (500 Sq. Ft each) and Area Available for Builder for Sale is 8,000 Sq. Ft, Hence 16 new flats of 500 Sq ft carpet area are available for sale to Developer, out of which 10 flats sold before completion certificate or first occupancy and 6 remained unsold on OC date.
 - First flat was sold to Independent buyers at Rs. 110 lakhs (500 Sq. Ft Carpet Area @ of Rs. 22,000 per Sq. Ft) as on 15th September, 2019.
 - Further one Flat was sold to independent buyer at Rs. 150 lakhs (500 Sq. Ft Carpet Area @ of Rs. 30,000 per Sq. Ft) as on 21st May, 2022.
- i. Calculation of GST on Development Rights Transferred by Society to Developers:**
- The liability would be LOWER of the following (A or B):**
- (A) GST payable on development rights:**

- The development rights were transferred in June, 2019.
- the rate of the flats sold to independent buyers nearest to the date of development agreement is Rs. 110 lakhs (Rs. 22,000 * 500 Sq. Ft)
- Since 12 units were to be given to Society Members, the total value of transfer of development rights will be: $12 * 110 = 1,320$ lakhs.
- Hence the total GST payable on transfer of development rights will be Rs. 237.60 lakhs (Rs 1,320 lakhs * 18%).
- However we will be required to pay GST proportionate to construction of residential apartments that remain un-booked on the date of issue of completion certificate

i.e. Total GST Payable on TDR * Carpet Area of the unbooked Residential Apartments / Total Carpet Area of the Residential Apartments in the Project

$237.60 \text{ Lakhs} * (6*500) / 14,000 = 50.91 \text{ Lakhs}$

Liability as per (A) will be Rs. 50.91 lakhs

(B) GST liability un-booked apartments as on OC date

Per Sq. Ft. Value of unit booked nearest to the OC date * Carpet Area of the unbooked Residential Apartments * GST rate

$30,000 \text{ per Sq. Ft.} * (500*6) * 5 \% = \text{Rs. 45 lakhs}$

Liability as per (B) will be Rs. 45 lakhs

- ✓ So the Final liability on TDR will be lower of A (Rs. 50.91 lakhs) or B (Rs. 45 lakhs) i.e. Rs. 45 lakhs

ii. GST liability on Residential units provided by the Developer to the Society in lieu of supply of TDR/ FSI by the Society.

The GST liability will be (Total Carpet Area to be allotted to old members * the value of apartments sold to independent buyers nearest to the date of Development Agreement * GST Rate)

$6000*22000*5\% = \text{Rs. 66,00,000}$

So the total liability on construction services provided by the developer to the society will be Rs. 66,00,000/-

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4. Future Events

Date	Timings	Program	Venue
03-03-23	11:00 onward	Visit to Gujarat Vidhan Sabha	Gujarat Legislature Assembly, Viththalbhai Patel Bhavan, Sector-10 Gandhinagar, Gujarat.

As part of **International Women's Day Celebration**, Jamnagar Branch of WIRC of ICAI under the enlightenment of with WIRC of ICAI is glad to organize **Wonderful Women Week**.



Following programs are organized **for Female Members & Students**.

Date	Time	Event	Venue
05-03-23	06:00 am onwards	Walkathon-Walk for a Cause"	Will be intimated to register participants
1. Online Registration of participants compulsory by clicking on the given link > (http://tiny.cc/cfy4vz) No Spot registration 2. No Fees			

One Day Workshop for Women Organized by Women & Young Members Empowerment Committee of ICAI Hosted by Jamnagar Branch of WIRC of ICAI			
Date	Time	Topic	Faculty
05-03-23	09:00 am to 10:00 am	Registration and Inauguration	Smt. Binaben Kothari Mayor, Jamnagar
	10:00 am to 12:00 noon	From Distress to De-Stress	CA. Jyotiba Jadeja
	12:00 noon to 02:00 pm	A career/life from taking risks and choosing yourself	Dr. Nikita Ambasana, M. Tech in ICT
	02:00 pm to 02:30 pm	Lunch	
	02:00 pm to 04:30 pm	How communities foster modern communication	Dr. Rimmy Takvani MDS Prosthodontics and Implants

CPE : 6 Hrs**Venue : CA. Dilip H. Vadodaria Seminar Hall, Branch Premises**

1. Registration of participants shall be done on First Come First Serve basis by successful filling of Google form by clicking on the given link > (<http://tiny.cc/v7y4vz>) on or before 5th March, 2023 up to 08:00 am
2. Fees : For Female Members Rs. 200/- (including GST) and For Female Students Rs. 100/.

Date	Time	Event	Venue
05-03-23	02:30 pm to 04:00 pm	Dental check-up Camp	Branch Premises
No Fees			

Date	Time	Event	Venue
11-03-23	11:00 am onwards	Art and Craft	Further details will be informed via separate E-mail

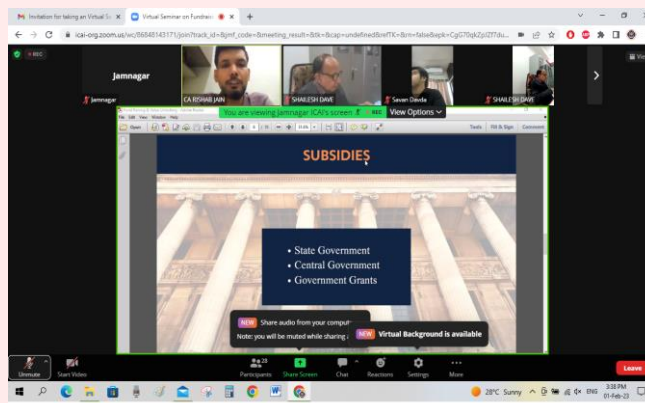
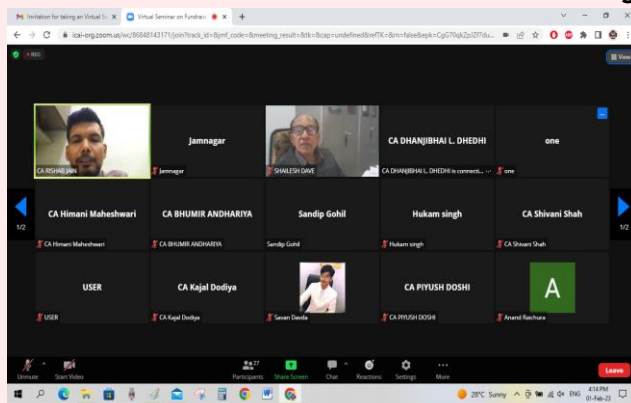
Date	Time	Event	Venue
11-03-23	11:00 am onwards	Quiz Competition	Further details will be informed via separate E-mail

Date	Time	Event	Venue
11-03-23	12:00 pm onwards	Karaoke	Further details will be informed via separate E-mail

Date	Time	Event	Venue
12-03-23	08:00 am to 10:00 am	Box Cricket Tournament	Further details will be informed via separate E-mail

5. Past Events -

Virtual Seminar on Fundraising and value unlocking on 01-02-2023



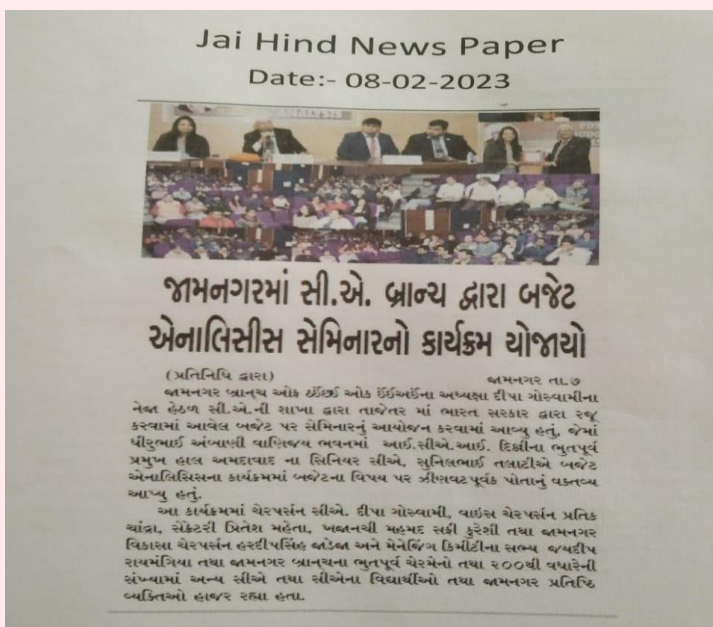
Post Budget Analysis on 03-02-23



Provisions of TDS and Provisions of TCS & Demand Analysis on 23-02-23



Media coverage



Nobat News Paper
Date:- 23-02-2023

જામનગર શાખાને મીડિયમ બ્રાન્ચ કેટેગરીમાં સ્થાન:

ઈન્સ્ટીટ્યુટ ઓફ ચાર્ટર્ડ એકાઉન્ટન્ટ્સના પશ્ચિમ ક્ષેત્રનો વાર્ષિક એવોર્ડ સમારંભ યોજાયો

જામનગર તા. ૨૩: જામનગર બાન્ચ ઓફ ઇન્સ્ટીટ્યુટ ઓફ ચાર્ટર્ડ એકાઉન્ટન્ટ્સના પશ્ચિમ ક્ષેત્રના વાર્ષિક એવોર્ડ સમારંભ કાર્યક્રમમાં જામનગર શાખાના પ્રમુખ ડૉ. જી. જી. જી. અને સહપ્રમુખ ડૉ. જી. જી. જી. હાજર રહ્યા હતા. આ કાર્યક્રમમાં જામનગર શાખાના સભ્યો અને ગ્રાહકોએ ભાગ લીધો હતો.

જામનગર શાખાના પ્રમુખ ડૉ. જી. જી. જી. અને સહપ્રમુખ ડૉ. જી. જી. જી. હાજર રહ્યા હતા. આ કાર્યક્રમમાં જામનગર શાખાના સભ્યો અને ગ્રાહકોએ ભાગ લીધો હતો.

Phoolchhab News Paper
Date:- 24-02-2023

જામનગર સીએ બ્રાન્ચને પશ્ચિમ ક્ષેત્રનો પ્રતિષ્ઠિત એવોર્ડ

જામનગર શાખાના પ્રમુખ ડૉ. જી. જી. જી. અને સહપ્રમુખ ડૉ. જી. જી. જી. હાજર રહ્યા હતા. આ કાર્યક્રમમાં જામનગર શાખાના સભ્યો અને ગ્રાહકોએ ભાગ લીધો હતો.

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Khabar Gujarat News Paper
Date:- 27-02-2023

ઈન્સ્ટીટ્યુટ ઓફ ચાર્ટર્ડ એકાઉન્ટન્ટ્સની જામનગર બ્રાન્ચનો શ્રેષ્ઠ દેખાવ બિરદાવાયો

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Bhoomi News Paper
Date:- 14-02-2023

જામનગરમાં કેન્દ્રીય અંદાજપત્ર પર યોજાયો સેમિનાર

જામનગર શાખાના પ્રમુખ ડૉ. જી. જી. જી. અને સહપ્રમુખ ડૉ. જી. જી. જી. હાજર રહ્યા હતા. આ કાર્યક્રમમાં જામનગર શાખાના સભ્યો અને ગ્રાહકોએ ભાગ લીધો હતો.

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Khabar Gujarat News Paper
Date:- 13-02-2023

જામનગર ચેમ્બર ઓફ કોમર્સ ખાતે કેન્દ્રીય બજેટ અંગે માર્ગદર્શક સેમિનાર યોજાયો

જામનગર શાખાના પ્રમુખ ડૉ. જી. જી. જી. અને સહપ્રમુખ ડૉ. જી. જી. જી. હાજર રહ્યા હતા. આ કાર્યક્રમમાં જામનગર શાખાના સભ્યો અને ગ્રાહકોએ ભાગ લીધો હતો.

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Nobat News Paper
Date:- 22-02-2023

જામનગરમાં સી.એ. બ્રાંચ દ્વારા બજેટ એનાલિસીસ સેમિનાર: વિસ્તૃત સમજ

જામનગર શાખાના પ્રમુખ ડૉ. જી. જી. જી. અને સહપ્રમુખ ડૉ. જી. જી. જી. હાજર રહ્યા હતા. આ કાર્યક્રમમાં જામનગર શાખાના સભ્યો અને ગ્રાહકોએ ભાગ લીધો હતો.

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6. Important Due Dates of the month

Event Date	Act	Applicable Form	Obligation
07/03/2023	Income Tax	Challan No. ITNS-281	Payment of TDS/TCS deducted/collected in February.
07/03/2023	FEMA	ECB-2	Monthly Return of External Commercial Borrowings for February.
10/03/2023	Goods and Services Tax	GSTR-7	Monthly Return by Tax Deductors for February.
10/03/2023	Goods and Services Tax	GSTR-8	Monthly Return by e-commerce operators for February.
11/03/2023	Goods and Services Tax	GSTR-1	Monthly return of Outward Supplies for February.
13/03/2023	Goods and Services Tax	IFF	Optional Upload of B2B invoices, Dr/Cr notes for February under QRMP scheme.
13/03/2023	Goods and Services Tax	GSTR-5	Monthly Return by Non-resident taxable person for February.
13/03/2023	Goods and Services Tax	GSTR-6	Monthly Return of Input Service Distributor for February.
15/03/2023	ESI	ESI Challan	Payment of ESI for February (Register new employees in 10 days of joining)
15/03/2023	Provident Fund	Electronic Challan cum Return (ECR)	E-Payment of PF for February
15/03/2023	Income Tax	Challan No.280	Payment of balance Advance Income Tax by ALL.
15/03/2023	Income Tax	Form 24G	Details of Deposit of TDS/TCS of February by book entry by an office of the Government.
17/03/2023	Income Tax	Form 16B	Issue of TDS Certificate u/s 194-IA for TDS deducted in January on Purchase of Property
17/03/2023	Income Tax	Form 16D	Issue of TDS Certificate for tax deducted u/s 194M on certain payments by individual/HUF in January
17/03/2023	Income Tax	Form 16E	Issue of TDS Certificate for tax deducted u/s 194S on Virtual Digital Assets in January.
20/03/2023	Goods and Services Tax	GSTR-3B	Summary Return cum Payment of Tax for Feb by monthly filers.
20/03/2023	Goods and Services Tax	GSTR-5A	Monthly Return by persons outside India providing online information and data base access or retrieval services, for February.
25/03/2023	Goods and Services Tax	PMT-06	Deposit of GST of February under QRMP scheme.
28/03/2023	Goods and Services Tax	GSTR-11	Return for February by persons with Unique Identification Number (UIN) like embassies etc. to get refund under GST for goods and services purchased by them.
30/03/2023	Income Tax	Form 26QB	Deposit of TDS on payment made for purchase of property in February
30/03/2023	Income Tax	Form 26QD	Deposit of TDS u/s 194M for February
30/03/2023	Income Tax	Form 26QE	Deposit of TDS on Virtual Digital Assets u/s 194S for February.
31/03/2023	-	-	Updation of Nomination details or express opting out in Demat/Trading/Mutual fund accounts to avoid deactivation.
31/03/2023	Companies	CSR-2	Annual Report on Corporate Social Responsibility by Companies

Event Date	Act	Applicable Form	Obligation
	Act		to whom CSR is applicable (as an addendum to applicable Form AOC-4)for FY 21-22.
31/03/2023	Goods and Services Tax	GST CMP-02	Opt for Composition scheme for FY 2023-24. Existing ones are not required to apply again.
31/03/2023	Goods and Services Tax	GST RFD-11	Online Application for Letter of Undertaking (LUT) for Exports & Supplies to SEZ without payment of tax in 2023-24.
31/03/2023	Income Tax	-	Payment of life insurance premium, deposit of PPF etc. for saving tax of FY 22-23.
31/03/2023	Income Tax	-	Linking of PAN with Aadhaar with late fee of Rs. 1000.
31/03/2023	Income Tax	Challan No.280	Payment of balance Advance Income Tax by ALL to save interest u/s 234B.
31/03/2023	Income Tax	10A	Application for registration/provisional registration, intimation, approval/provisional approval of Trusts etc. required to be made upto 30.6.21. (extended to 25.11.22 in some cases)
31/03/2023	Income Tax	10AB	Application for conversion of provisional registration to regular or renewal of registration /approval after 5 years of registration /approval of Trust, institution, etc. (which was due on or before 28 February, 2022).

7. Excel Challenge

February Month Challenge

Please refer to some random table below. How can we get the required output?

	A	B	C	D	E
1					
2		1	2	3	
3		4	5	6	
4		7	8	9	
5					
6		Required Output	1,2,3,4,5,6,7,8,9	<- which formula to use?	
7					
8					

Solution:

Using TEXTJOIN FUNCTION

=TEXTJOIN(" ",TRUE,B2:D4)

Explanation:

The TEXTJOIN function combines the text from multiple ranges and/or strings, and includes a delimiter you specify between each text value that will be combined. If the delimiter is an empty text string, this function will effectively concatenate the ranges

Syntax:

TEXTJOIN(*delimiter*, *ignore_empty*, *text1*, [*text2*], ...)

where

Delimiter: “,” A text string, either empty, or one or more characters enclosed by double quotes, or a reference to a valid text string. If a number is supplied, it will be treated as text.

ignore_empty: If “TRUE”, ignores empty cells.

text1, [text2], ...: “B2:D4” a range of cells

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