



AS-28: IMPAIRMENT OF ASSETS

SCOPE OF AS 28

- ✓ This AS deals with the impairment of PPE (AS-10) and Intangible assets (AS-26)
- ✓ This AS is not applicable on

- AS 28 X {
- AS 02 - Inventory
 - AS 07 - Asset Arising out of Construction Contract
 - AS 13 - Financial asset incl. Investment
 - AS 22 - Deferred Tax Asset

IMPAIRMENT LOSS

When is Impairment Done? When Carrying amount is more than Recoverable Amount

Impairment Loss = Carrying Amount - Recoverable Amount

↳ +ve figure

↳ Cost (-) Depn

Note: Ignore Impairment Gain

↳ Cost (-) Amortisation

Asset shall be valued

at lower of carrying amt or Recoverable amt

Recoverable amount shall be higher of:

a) Net selling Value = [Expected Sale Price - Estimated Selling Expenses]*

OR

b) Value in use (Mandatory to Calculate) ---> Also linked with CGU

[Present value of Net cash inflows from continuous use of asset & includes its residual value]

*If Estimated selling price > Expected Sale Price then the difference dealt under -> AS-29

	expense			
	20L	0	20L	↑
machine →	cost	500L		
	(-) Acc. Depn	<u>200L</u>		
	CA	300L		
↓	RA	275L	→	Higher of
shirts	∴ Impairment loss	₹25L		(a) value in use [PV of net cashflow] → 250L
produce				(b) Net selling price [Fmv if sold net of selling exp] → 275L
↓				
sell				

What if

machine →	cost	500L
	(-) Acc. Depn	<u>200L</u>
	CA	300L
	RA	500L
	∴ No Impairment loss	
	Ignore gains	



* Machine \longrightarrow 2020 purchase \longrightarrow COA ₹500L, scrap value ₹50L, Life 10 year
 After 3 years \longrightarrow There is increase in Interest Rate

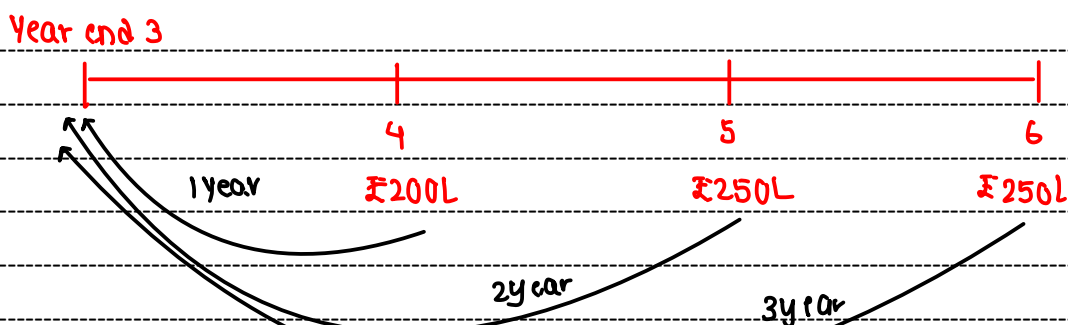
Net cash flow from asset are \longrightarrow Y4 Y5 Y6 Y7 Y8 Y9 Y10
 (if used) 200L 250L 250L 300L 150L 100L 3398L

Discounting factor \longrightarrow 10%

If asset is sold today it will fetch ₹200L [net of selling exp]
 \hookrightarrow i.e. Year end 3 or Year start 4

<u>8010</u>	₹	
COA	500L	Recoverable Amt \longrightarrow Higher of \therefore 973.84L value in use 973.84L or Net selling price 200L
F) Depn for 3 years	135L	
$\left[\frac{500 - 50}{10} \right] \times 3$		
CA after 3 years	<u>365L</u>	

Year	Cash flow	PV F @ 10%	PV
4	200L	$1/(1.1)^1$ 0.9091	₹181.82
5	250L	$1/(1.1)^2$ 0.8264	₹206.60
6	250L	$1/(1.1)^3$ 0.7513	₹187.83
7	300L	$1/(1.1)^4$ 0.6830	₹204.90
8	150L	$1/(1.1)^5$ 0.6209	₹93.14
9	100L	$1/(1.1)^6$ 0.5645	₹56.45
10	3398 + 50L	$1/(1.1)^7$ 0.5132	₹43.10
			<u>₹973.84</u>





* Machine \longrightarrow 2020 purchase \longrightarrow COA ₹5000L, scrap value ₹50L, Life 10 year
 After 3 years \longrightarrow There is increase in Interest Rate

Net cash flow from asset are \longrightarrow Y4 Y5 Y6 Y7 Y8 Y9 Y10
 (if used) 200L 250L 250L 300L 150L 100L 33-98L

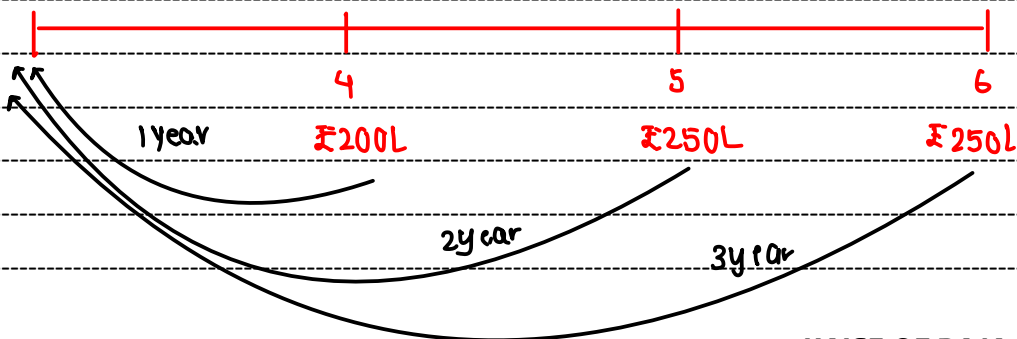
Discounting factor \longrightarrow 10%

If asset is sold today it will fetch ₹200L [net of selling exp]
 \hookrightarrow i.e. Year end 3 or Year start 4

<u>8010</u>	₹		
COA	2	5000L	Recoverable Amt \longrightarrow Higher of
F) Depn for 3 years		1485L	\therefore 973.84L
		$\left[\frac{5000 - 50}{10} \right] \times 3$	Value in use 973.84L
			or
		CA after 3 years 3515	Net selling price 200L

	Year	Cash Flow	PV F @ 10%	PV
	4	200L	$1/(1.1)^1$ 0.9091	₹181.82
CA 3515	5	250L	$1/(1.1)^2$ 0.8264	₹206.60
RA 973.84	6	250L	$1/(1.1)^3$ 0.7513	₹187.83
	7	300L	$1/(1.1)^4$ 0.6830	₹204.90
\therefore Impairment	8	150L	$1/(1.1)^5$ 0.6209	₹93.14
Loss ₹2541.16	9	100L	$1/(1.1)^6$ 0.5645	₹56.45
	10	33-98L + 50L	$1/(1.1)^7$ 0.5132	₹43.10
				<u>₹973.84</u>

Year end 3





Additional Points for Value in Use:

1. **Net Cash Inflows** = Gross Inflows (incl. residual value) – Outflow to generate inflows
2. Such cash flows should be reasonable and supportable to assumptions of management
3. Cash flows should be taken for a maximum of 5 years unless justified
4. Use only Pre Tax discounted rates

Can Recoverable Amount be Negative ---> No Refer PQ7

Example:

Machine → CA ₹ 100L

RA ₹ 0L

Impairment Loss ₹ 100L

→ Higher of

(1) value in use → ₹ 0

(2) Net selling price → Estimated SP (-) Selling Exp

$$= \begin{matrix} 0 & (-) & 20L \\ \hline -20L \end{matrix}$$

↳ As 29 deals it

PQ7

CA of Asset ₹ 6,00,000

RA of Asset 0

↳ value in use ₹ 0

Or

Net selling price (₹ 70000)

[0 (-) 70000]

Impairment Loss ₹ 6,00,000



ILL 1

31/12/2011 → Net selling price is ₹ 20000L

Year	Net cash flow [₹ in Lakhs]	PV F @ 15%	PV
2012	4000	0.8696	3478.4
2013	6000	0.7561	4536.6
2014	6000	0.6575	3945
2015	8000	0.5718	4574.4
2016	5000	0.4972	2486
	[4000 + 1000]		<u>19,020.4</u>

PPE Cost of Acquisition → 40,000L

Dt of Acquisition → 01/10/09

Useful Life 8 year

∴ Cal. of carrying amount as on 31/12/11

	₹ [in Lakhs]
Cost of Acquisition	40,000
F) Depn $\left[\frac{40000 - 1000}{8} \times 3 \right]$	14,625
Carrying amount as on 31/12/11	<u>25,375</u>

calculation of Recoverable amount

Higher of value in use (i.e ₹ 19020.4)

or

Net selling price (i.e ₹ 20000L)

∴ Recoverable amount is ₹ 20,000

Cal. of Impairment Loss = ₹ 25,375 - ₹ 20,000
= ₹ 5,375

Revised carrying amt = 25375 - 5375
= ₹ 20,000

Impairment loss In
To Asset A/c



$$\begin{aligned} \text{Revised Depn for 2012} &= \frac{20,000 (-) 1000}{[8-3]} \\ &= ₹3800 \end{aligned}$$

Illustration 2

Year	Net cash flow (₹ in Lakhs)	PV Fc 10%	PV
2012	50	<u>0.9091</u>	45.455
2013	30	<u>0.8264</u>	24.792
2014	30	<u>0.7513</u>	22.539
2015	20	<u>0.6830</u>	13.660
2016	25	<u>0.6209</u>	15.523
		Value in use →	<u>121.969</u>
	3Digit	ICAI	121.92

Net selling price → 60
 ∴ Recoverable Amt → 121.969



TREATMENT OF IMPAIRMENT LOSS (in case of Cost or Revaluation Model)

If Cost Model is Followed (AS-10 & AS26) ---> Impairment Loss transferred to P&L A/c

Subsequent Recognition

If Revaluation Model is Followed (AS-10) --->

1st Impairment Loss is adjusted from Revaluation Reserve (if any) ^{or surplus}

2nd Bal. Of Impairment loss (if any) transferred to P&L A/c

ACCOUNTING TREATMENT

Journal Entries

Date	Particulars	L/F	Dr.	Cr.
01	Revaluation Reserve (if any) A/c Dr.			
	Impairment Loss A/c Dr.			
	To Accumulated Impairment Loss A/c			
02	Profit and Loss A/c Dr.			
	To Impairment Loss A/c			

Balance Sheet:

Cost of Asset	xx
Less: Accumulated Depreciation or Accumulated Amortization	(xx)
Less: Accumulated Impairment Loss	(xx)
Carrying amount	xx

Note:

- ✓ Depreciation for future periods will be reduced due to impairment loss
- ✓ Create Deferred Tax Assets on it as it is not allowed under Income Tax ---> AS-22



Illustration 3

01/04/10 → COA 7,00,00,000
useful life 7 years

∴ carrying amount as on 01/04/14

Life → 7
(-) 4
3

COA	₹ 7,00,00,000
(-) Depn $\left[\frac{7,00,00,000 \times 4}{7} \right]$	₹ 4,00,00,000

i.e. Carrying amt ₹ 3,00,00,000

+ upward Revaluation ₹ 2,10,00,000

→ PPE A/c Dr. 2.1 cr
TO Reval. Reserve A/c 2.1 cr

	₹ 5,10,00,000
(-) Depn $\left[\frac{5,10,00,000 \times 2}{3} \right]$	₹ 3,40,00,000

CA 31/03/16	₹ 1,70,00,000
Recoverable Amt	₹ 79,00,000

∴ Impairment Loss	₹ 91,00,000
Adj. against RR	₹ 70,00,000
Trf TO P&L A/c	₹ 21,00,000

JE1- Impairment Loss A/c Dr. 91,00,000
TO PPE A/c 91,00,000

Revaluation Reserve A/c Dr. 70,00,000 (WNI)
P&L A/c Dr. 21,00,000
TO Impairment Loss A/c 91,00,000



WNI:- Bal. in Revaluation Reserve

Depn p.a before Revaluation ₹1,00,00,000

Depn p.a after Revaluation ₹1,70,00,000

Increase in Depn p.a ₹ 70,00,000

No. of years passed after Revaluation 2

∴ Amount trf from Revaluation Reserve → 70×2 i.e 1,40,00,000
to Retained earning

Hence Bal. Left → 2,10,00,000 \ominus 1,40,00,000
= ₹ 70,00,000



INDICATORS OF IMPAIRMENT LOSS (i.e. When to Conduct Impairment Test)

External Indicators

- ✓ Low Market Capitalization → market Demand ↓, due to increase in competitor, or Better product
- ✓ Market Price of asset had declined substantially Asset → MP ↓, FMV ↓, Net selling price ↓.
- ✓ Unfavorable market conditions against entity → Product sale ↓, value in use ↓ → ∴ chance RA ↓
- ✓ Market interest rates have increased substantially
 ↳ Reason ∴ Economy Risk of Default increase
 ↳ Interest Rate ↑, Discounting factor ↑, value in use ↓

Internal Indicators

- ✓ Performance of asset is lower than expected
- ✓ Asset has become idle or there is plan to dispose of the asset
- ✓ Physical damage to asset
- ✓ Company has plans of restructuring or discontinuation

“Whenever, there is indication we conduct Impairment test. Indication perse doesn't means impairment”

↓
check CA and RA



Illustration 4

	₹
COA	150L
(-) Depn for 4 years $[150L \times 10\% \times 4]$	<u>60L</u>
∴ CA after end of 4 years	90L
Revalued to	75L
∴ Amt trf to P&L A/c	15L

∴ Revised carrying amt after Revaluation ₹ 75L

Recoverable Amt ₹ 64.5L
 Higher of value in use i.e. ₹ 60L
 or
 Net selling price i.e. ₹ 64.5L
 [67.5 (-) 3L]

∴ Impairment Loss ₹ 10.5L



PQ10

COA 56L
Life 10yr

6th year end upward ₹14L

7years

CA 27.3L
Life 3year

10year

COA	56L	}	Need x
(-) Depn for 6 years $\left[\frac{56L(-)0}{10} \times 6 \right]$	33.6L		
CA at the end of 6th year	22.4L	}	main soln
+ upward Revalued \longrightarrow	14 L		
value at end of 6th year	36.4L		
\therefore Revised Depn for 7th year	9.1L		
$[36.4L (-) 0] / 4$			
Value at end of 7th year	27.3L		
Recoverable amt	12L		
\therefore Impairment Loss	₹15.3L		
Adjusted from Revaluation Reserve	₹14L		
Transferred to P&L A/c	₹1.3L		



Particulars	₹	
COA	5,00,00,000	AS on 31/03/21
(-) Acc. Deprn	4,15,00,000	→ Net selling price
CA as on 31/03/21	85,00,000	→ Value of use
Deprn for 2021-22	25,00,000	
CA as on 31/03/22	60,00,000	AS on 31/03/22
		→ Net selling price
		→ Value in use

(ii) AS on 31/03/22 → carrying amt ₹ 60,00,000
 Recoverable amt ₹ 24,50,000

∴ Impairment Loss = ₹ 60,00,000 (-) ₹ 24,50,000
 trf to P&L A/C = ₹ 35,50,000

(i) Hence Revised CA = 60,00,000 (-) 35,50,000
 = ₹ 24,50,000

(ii) If Revaluation Reserve is ₹ 12,00,000
 Then out of total impairment loss of ₹ 35,50,000
 ₹ 12,00,000 will be adjusted from Reval. Reserve
 Bal. ₹ 23,50,000 trf to P&L A/C

(iv) AS on 31/03/22 → CA ₹ 60,00,000
 RA ₹ 0
 Higher of value in use ₹ 0
 OR
 Net selling price (₹ 2L)
 [0 (-) 2L]
 ∴ Impairment ₹ 60,00,000
 Loss
 ∴ Revised CA = 60L (-) 60L
 = 0



CASH GENERATING UNIT (CGU)

Meaning: It is the smallest identifiable group of assets working together to generate cash flows that are largely independent of cash inflows from other assets or groups.

Ex:

Mic or Camera individually has no value in use in Teaching, but whole Teaching Setup has value in use.

Therefore, Individual Value in Use test is not possible and Hence here come CGU

Note: If asset is capable of generating cash flows on an independent basis, then such single asset is CGU

AS10 → PPE →	CGU						Total
	camera	mic	Laptop	Tablet	Pencil	Panel (incl. pencil)	
COST (excl. gst)	125000	25000	100000	25000	7000	125000	
↳ Depn @ 10% for 2 years	25000	5000	20000	5000	1400	25000	
carrying amount	100000	20000	80000	20000	5600	100000	3,25,600
Recoverable amt	x	x	x	x	x	x	3,00,00,000

Carrying amount of CGU → Because i cannot cal. value in use individually

Summation of carrying amount of all assets grouped under one CGU and it includes liabilities also only if it is necessary to be considered

↳ Ex:- Decommissioning and Restoration

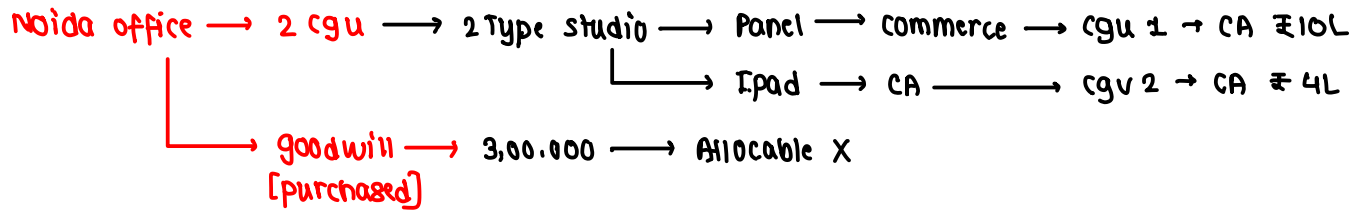
Teacher x					
	camera	mic	Panel	good will	Total
Asset CA	1,00,000	25,000	1,25,000	2,00,000	4,50,000
Recoverable Amt					2,00,000
Impairment	(20,000) <small>$[50000 \times \frac{1L}{2.5L}]$</small>	(5,000) <small>$[50000 \times \frac{0.25L}{2.5L}]$</small>	(25,000)	(2,00,000)	2,50,000

↑
1st pref



Test-1

CASE 2: If Goodwill cannot be allocated on reasonable and consistent basis: Apply both Bottom-Up Test and Top-Down Test → Test 2



Ex 1:- 1st Test :- Bottom up

	CGU 1	CGU 2
CA	10L	CA 4L
RA	9L	RA 5L
Impairment	1L	Impairment 0
∴ Revised CA	₹9L	∴ CA ₹4L

2nd Test TOP-Down

	CGU 1	CG 2	GW	Total
CA	9L	4L	3L	16L
RA				15L
Impairment	-	-	(1L)	1L

Ex 2:- 1st Test :-

	CGU 1	CGU 2
CA	10L	CA 4L
RA	9L	RA 5L
Impairment	1L	Impairment 0
∴ Revised CA	₹9L	∴ CA ₹4L

2nd Test

	CGU 1	CG 2	GW	Total
CA	9L	4L	3L	16L
RA				10L
Impairment	(2.08)	(0.92)	(3L)	6L
	$[9L \times \frac{9}{13}]$	$[4L \times \frac{4}{13}]$		
	13	13		



Example :- Not Allocation, Test 2

	CGU1	CGU2	Corporate Asset	GW	Total
CA	10L	12L	8L	10L	40L
RA					25L
Impairment	1.67L	2L	1.33L	10L	15L
	$[5L \times \frac{10}{30}]$	$[5L \times \frac{12}{30}]$	$[5L \times \frac{8}{30}]$		



PQ9

As on 31/03/22	→	carrying amt	₹ 41,00,000
		Recoverable amt	NOT able to find
			↓
			value in use → is not available individually
			Net selling price → ₹36,00,000

∴ CGU [incl. machine]	→	carrying amount	₹ 3,46,00,000
		Recoverable amount	54,00,00,000
		value in use	54cr
		Net selling price	4.4cr
		Impairment	-

If CGU has no impairment, then asset under CGU cannot be impaired and vice-versa



Q4

	cgu			Allocable	Not Allocable
	A	B	C	HQ - Bldg	Research Centre
As on 31/03/18					
(A) useful life	10	20	20	20	20
(B) carrying amt	100L	150L	200L	150L	50L
(C) Relative carrying amt	1000	3000	4000		
∴ Bldg cost allocation	18.75L	56.25L	75L		
	$\left[\frac{150L \times 1000}{8000} \right]$	$\left[\frac{150L \times 3000}{8000} \right]$	$\left[\frac{150L \times 4000}{8000} \right]$		

Test 1

	CGU1	CGU2	CGU3
∴ carrying amt	118.75L	206.25L	275L
Recoverable amt	199.00L	164.00L	271L
Impairment	-	42.25L	4L
Revised CA	118.75L	164.00L	271L

Asset / CGU wise impairment

	CGU	CA	Impairment	
CGU2 + Bldg →	CGU2	150	30.73	$[42.25 \times 150 / 206.25]$
	Bldg	56.25	11.52	$[42.25 \times 56.25 / 206.25]$
			<u>42.25</u>	
CGU3 + Bldg →	CGU3	200	2.91	$[4L \times 200 / 275]$
	Bldg	75	1.09	$[4L \times 75 / 275]$

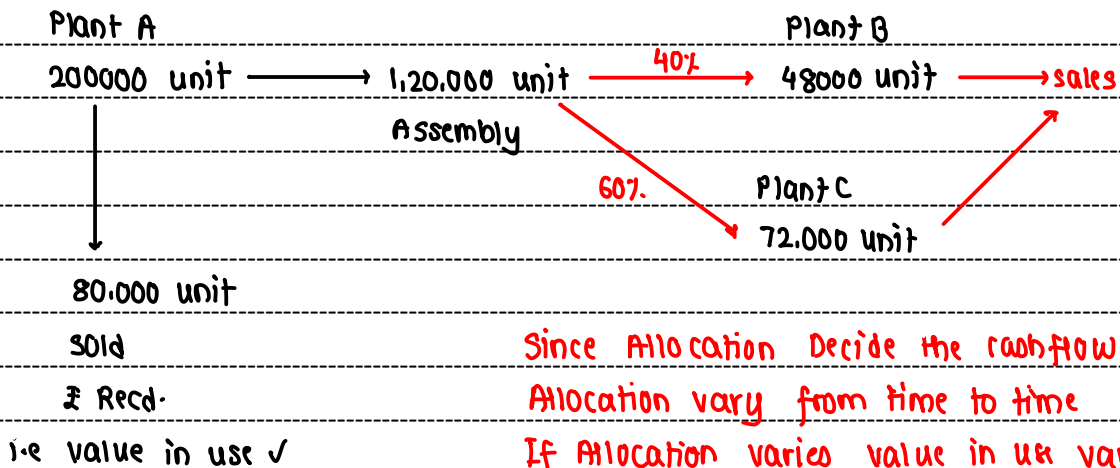
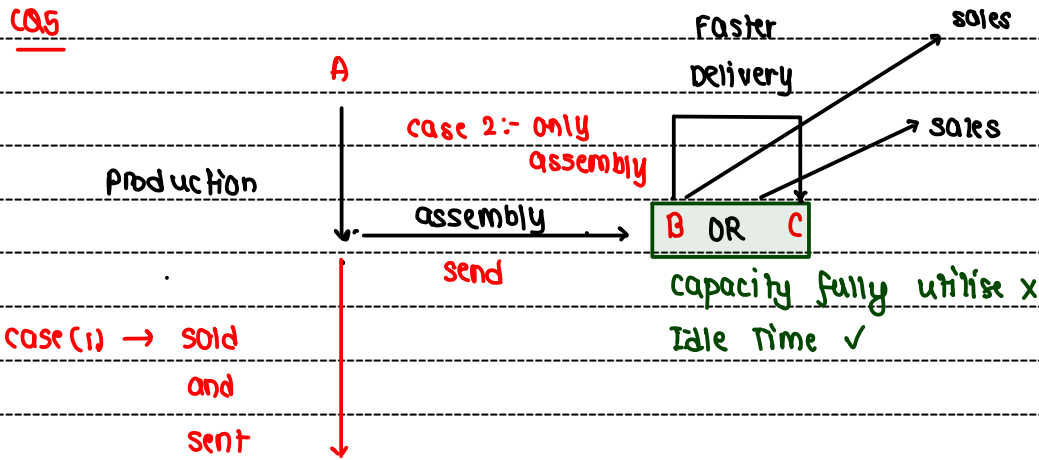
Test 2

	CGU1	CGU2	CGU3	Bldg	Research Centre	Total
carrying amt	100L	150L	200L	150L	50L	650L
(-) Impairment		30.73	2.91L	12.61	-	46.25
Revised CA	100L	119.27	197.09	137.39	50L	603.75
Recoverable amt						→ 720
Impairment						→ 0



Q6 ₹ in lakhs

	CGU	GW	Total
COA	6,000	2,000	
(→) Dep ⁿ / Amortisation for 2 years	2,400 [6000/5 × 2]	1,000 [2000/4 × 2]	
31/03/18 → carrying amt	3,600	1,000	4,600
Recoverable amt			3,459.40
Impairment	140.60	(1,000)	1,140.60
Revised CA	3,459.40	0	



Since Allocation Decide the cashflow
 Allocation vary from time to time
 If Allocation varies value in use vary
 management may not have support document w.r.t future cashflow



REVERSAL OF IMPAIRMENT LOSS

If indicators due to which impairment loss recognized earlier no longer exists, then Impairment Loss shall be reversed

Reversal shall be lower of

a) Recoverable amount – Carrying amount

OR

b) Impairment loss recognized earlier

Note: Goodwill written off can be reversed only if certain conditions are met → Reversal possible if Done within 5 year of purchase

Example :-

01/01/15	COA	10,00,000	→ Life 20years		
31/12/20	Depn	3,00,000			
		$[\frac{10L}{20} \times 6]$			
CA	31/12/20	7,00,000			
RA	31/12/20	5,60,000			
Impairment Loss		1,40,000		(a) PL A/c Dr. 1.4L	
∴ Revised CA		→ 5,60,000		(b) Reval. Reserve Dr. 1.4L	
31/12/24	Depn	1,60,000		(c) Reval. Reserve Dr. 0.8L	
		$[\frac{5.6L}{14} \times 4]$		PL A/c Dr. 0.6L	
CA	31/12/24	4,00,000	} Reversal of impairment		
RA	31/12/24	6,00,000			₹ 2,00,000 X
					₹ 1,40,000 X

ca) CA as on 31/12/24 as if initially no impairment

COA	₹ 10,00,000	
(-) Depn	₹ 5,00,000	
	$[\frac{10L}{20} \times 10]$	
	₹ 5,00,000	} ₹ 1,00,000 Will be reversed
CA if asset was impaired	₹ 4,00,000	

∴ JE :-

(a)	(b)	(c)
PPE A/c Dr. IL	or PPE A/c Dr. IL	PPE A/c Dr. IL
To P/L A/c IL	To Reval. Reserve A/c IL	To RR A/c 0.8L
		To P/L A/c 0.2L



Example :-

			Impairment not done	Impairment done	Diff
01/01/15	COA	10,00,000			
31/12/20	Depn	3,00,000	Y1 [10L/20]	₹50,000 [10L/20]	0
	[$\frac{10L}{20} \times 6$]		Y2	₹-	0
			Y3	₹-	0
CA	31/12/20	7,00,000	Y4	₹-	0
RA	31/12/20	5,60,000	Y5	₹-	0
Impairment Loss	1,40,000		Y6	₹-	0
∴ Revised CA	→ 5,60,000		Y7		[5.6L/14] 40,000 10,000
31/12/24	Depn	1,60,000	Y8	₹-	10,000
	[$\frac{5.6L \times 4}{14}$]		Y9	₹-	10,000
			Y10	₹-	10,000
CA	31/12/24	4,00,000		(Dn)	
RA	31/12/24	6,00,000		(Cr)	
			TOT Imp. = 140000 (-) 40,000		
			Loss Profit		
			= ₹1,00,000 Reverse		
			↳ PAL Cr.		

Example 2

Goodwill Purchase	01/01/21	₹5,00,000	→ Life AS14 → 5year
31/12/22 → Amortisation		₹2,00,000	
CA	31/12/22	₹3,00,000	CA 31/12/25 → Impairment x ₹0
RA	31/12/22	₹1,20,000	Impairment ✓ ₹0
Impairment		₹1,80,000	
CA (Revised)	31/12/22	₹1,20,000	Reversal → ₹0
31/12/25 → Amortisation		₹1,20,000	
	[$\frac{120000}{3} \times 3$]		
CA		₹ 0	
RA		₹ 1,50,000	



5 year → 311219

CQ2

CGU

	Asset (Other than GW)	GW	Total
COA → 311212014	4,000	2,000	6000
(-) Depn / Amortisation 4 years $[\frac{4000}{15} \times 4]$	1,066.67	$[\frac{2000}{5} \times 4]$ 1,600	2,666.67
CA → 3112118	2933.33	400	3333.33
Recoverable 3112118			2720
Impairment	(213.33)	(400)	613.33
Revised CA	2720	0	
(-) Depn for 2 years $[\frac{2720}{11} \times 2]$	494.55		
CA as on 3112120	2225.45		
RA as on 3112120	3420		

Reversal of impairment

x (A)	1194.55	[3420 (-) 2225.45]
x (B)	613.33	
✓ (C)	174.55	

WNI:-

CA of asset as on 3112120

	Other Asset	GW
→ without impairment (WN2)	2400	0
→ with impairment	2225.45	0
Reversal	174.55	0

WN2:

COA (-) Depn 6 year	
4000 (-) $[\frac{4000 \times 6}{15}]$	



Q3

Own

150 magazine Titles \longrightarrow 70 purchase AS 26 ITA \checkmark Recognise \checkmark

\downarrow
 \longleftarrow 80 internally generated
AS 26 ITA Recognise X

kaunse title se kya cash flow aayega \longrightarrow Identifiable value in use \checkmark

Identifiable \checkmark Economic life \checkmark

after end of economic life \longrightarrow abandon individually



DISCLOSURE REQUIREMENTS

Kya राजा ! Ab Disclose कर ले ?

- ✓ Impairment loss recorded in profit and loss A/c
- ✓ Impairment loss adjusted with revaluation reserve
- ✓ Segments affected by impairment
- ✓ Indicators used for calculations
- ✓ Assumptions applied in calculation of recoverable amount
- ✓ CGU and its identification
- ✓ Impairment loss reversed during the year