

**AS 27**
**FINANCIAL REPORTING OF INTERESTS  
IN JOINT VENTURES**

NB Pg. No.

**Question 1**

Mr. A, Mr. B and Mr. C entered into a joint venture to purchase a land, construct and sell flats. Mr. A purchased a land for ₹ 60,00,000 on 01.01.20X1 and for the purpose he took loan from a bank for ₹ 50,00,000 @ 8% interest p.a. He also paid registering fees ₹ 60,000 on the same day. Mr. B supplied the materials for ₹ 4,50,000 from his godown and further he purchased the materials for ₹ 5,00,000 for the joint venture. Mr. C met all other expenses of advertising, labour and other incidental expenses which turnout to be ₹ 9,00,000. On 30.06.20X1 each of the venturer agreed to take away one flat each to be valued at ₹ 10,00,000 each flat and rest were sold by them as follow: Mr. A for ₹ 40,00,000; Mr. B for ₹ 20,00,000 and Mr. C for ₹ 10,00,000. Loan was repaid on the same day by Mr. A along with the interest and net proceeds were shared by the partners equally.

You are required to prepare the draft Consolidated Profit & Loss Account and Joint Venture Account in the books of each venturer.

**Solution:**
**Draft Consolidated Profit & Loss Account**

Particulars	₹	₹	Particulars	₹	₹
To Purchase of Land:			By Sale of Flats:		
Mr. A		60,00,000	Mr. A	40,00,000	
To Registration Fees:			Mr. B	20,00,000	
Mr. A		60,000	Mr. C	10,00,000	70,00,000
To Materials:			By Flats taken by Venturers:		
Mr. B		9,50,000	Mr. A	10,00,000	
To Other Expenses:			Mr. B	10,00,000	
Mr. C		9,00,000	Mr. C	10,00,000	30,00,000
To Bank Interest:					
Mr. A		2,00,000			
To Profits:					
Mr. A	6,30,000				
Mr. B	6,30,000				
Mr. C	6,30,000	18,90,000			
		1,00,00,000			1,00,00,000

**In the Books of Mr. A**
**Joint Venture Account**

Particulars	₹	Particulars	₹
To Bank Loan (Purchase of Land)	50,00,000	By Bank (Sale of Flats)	40,00,000
To Bank:(Purchase of Land)	10,00,000	By Land & Building	10,00,000
To Bank (Registration Fees)	60,000	By Bank (Received from Mr. B)	14,20,000
To Bank (Bank Interest)	2,00,000	By Bank (Received from Mr. C)	4,70,000
To Profit on JV	6,30,000		
	68,90,000		68,90,000

**In the Books of Mr. B  
Joint Venture Account**

Particulars	₹	Particulars	₹
To Purchases (Material Supplied)	4,50,000	By Bank (Sale of Flats)	20,00,000
To Bank (Materials)	5,00,000	By Land & Building	10,00,000
To Profit on JV	6,30,000		
To Bank (Paid to Mr. A)	14,20,000		
	30,00,000		30,00,000

**In the Books of Mr. C  
Joint Venture Account**

Particulars	₹	Particulars	₹
To Bank (Misc. Expenses)	9,00,000	By Bank (Sale of Flats)	10,00,000
To Profit on JV	6,30,000	By Land & Building	10,00,000
To Bank (Paid to Mr. A)	4,70,000		
	20,00,000		20,00,000

**Question 2**

NB Pg. No.

A Ltd., B Ltd. and C Ltd. decided to jointly construct a pipeline to transport the gas from one place to another that was manufactured by them. For the purpose following expenditure was incurred by them: Buildings ₹ 12,00,000 to be depreciated @ 5% p.a., Pipeline for ₹ 60,00,000 to be depreciated @ 15% p.a., computers and other electronics for ₹ 3,00,000 to be depreciated @ 40% p.a. and various vehicles of ₹ 9,00,000 to be depreciated @ 20% p.a. They also decided to equally bear the total expenditure incurred on the maintenance of the pipeline that comes to ₹ 6,00,000 each year.

You are required to show the consolidated balance sheet and the extract of Statement of Profit & Loss and Balance Sheet for each venturer.

**Solution :**

**Consolidated Balance Sheet**

	Note	(₹)
<b>I Equity and liabilities</b>		
Shareholders' funds:		
Share Capital	1	71,40,000
		71,40,000
<b>II Assets</b>		
Non-current Assets		
Property, Plant and Equipment:	2	71,40,000
		71,40,000

**Notes to Accounts**

		(₹)
1.	Share capital	
	A Ltd.	23,80,000
	B Ltd.	23,80,000
	C Ltd.	23,80,000
		71,40,000

2.	Property, Plant and Equipment		
	Land & Building:		
	A Ltd.	3,80,000	
	B Ltd.	3,80,000	
	C Ltd.	3,80,000	11,40,000
	Plant & Machinery:		
	A Ltd.	17,00,000	
	B Ltd.	17,00,000	
	C Ltd.	17,00,000	51,00,000
	Computers:		
	A Ltd.	60,000	
	B Ltd.	60,000	
	C Ltd.	60,000	1,80,000
	Vehicles:		
	A Ltd.	2,40,000	
	B Ltd.	2,40,000	
	C Ltd.	2,40,000	7,20,000

**In the Books of A Ltd.**

**Extract of statement of Profit & Loss**

Particulars	Note No.	₹
Depreciation and amortisation expense	1	4,20,000
Other operating Expenses (Pipeline Expenses)		200,000

**Extract of Balance Sheet**

Particulars	Note No.	₹
<b>Assets</b>		
<b>Non-current assets</b>		
Property, Plant and Equipment	2	23,80,000

**Notes to Accounts**

		₹	₹
1	Depreciation and amortisation expense		
	Land & Building	20,000	
	Plant & Machinery	3,00,000	
	Computers	40,000	
	Vehicles	60,000	4,20,000
2	Land & Building	4,00,000	
	Less: Depreciation	(20,000)	3,80,000
	Plant & Machinery	20,00,000	
	Less: Depreciation	(3,00,000)	17,00,000
	Computers	1,00,000	
	Less: Depreciation	(40,000)	60,000
	Vehicles	3,00,000	

Less: Depreciation	(60,000)	2,40,000
		23,80,000

**In the Books of B Ltd.**

**Extract of draft Profit & Loss Account**

Particulars	Note No.	₹
Depreciation and amortisation expense	1	4,20,000
Other operating Expenses (Pipeline Expenses)		200,000

**Extract of Balance Sheet**

Particulars	Note No.	₹
Assets		
Non-current assets		
Property, Plant and Equipment	2	23,80,000

**Notes to Accounts**

		₹	₹
1.	Depreciation and amortisation expense		
	Land & Building	20,000	
	Plant & Machinery	3,00,000	
	Computers	40,000	
	Vehicles	60,000	4,20,000
2.	Land & Building	4,00,000	
	Less: Depreciation	(20,000)	3,80,000
	Plant & Machinery	20,00,000	
	Less: Depreciation	(3,00,000)	17,00,000
	Computers	1,00,000	
	Less: Depreciation	(40,000)	60,000
	Vehicles	3,00,000	
	Less: Depreciation	(60,000)	2,40,000
			23,80,000

**In the Books of C Ltd.**

Extract of Draft Profit & Loss Account	Note No.	₹
Depreciation and amortisation expense	1	4,20,000
Other operating Expenses (Pipeline Expenses)		200,000

**Extract of Balance Sheet**

	Note No.	₹
Assets		
Non-current assets		
Property, Plant and Equipment	2	23,80,000

## Notes to Accounts

		₹	₹
1.	Depreciation and amortisation expense		
	Land & Building	20,000	
	Plant & Machinery	3,00,000	
	Computers	40,000	
	Vehicles	60,000	4,20,000
2.	Land & Building	4,00,000	
	Less: Depreciation	(20,000)	3,80,000
	Plant & Machinery	20,00,000	
	Less: Depreciation	(3,00,000)	17,00,000
	Computers	1,00,000	
	Less: Depreciation	(40,000)	60,000
	Vehicles	3,00,000	
	Less: Depreciation	(60,000)	2,40,000
			23,80,000

## ? Question 3

NB Pg. No.

A Ltd. a UK based company entered into a joint venture with B Ltd. in India, wherein B Ltd. will import the goods manufactured by A Ltd. on account of joint venture and sell them in India. A Ltd. and B Ltd. agreed to share the expenses & revenues in the ratio of 5:4 respectively whereas profits are distributed equally. A Ltd. invested 49% of total capital but has equal share in all the assets and is equally liable for all the liabilities of the joint venture. Following is the trial balance of the joint venture at the end of the first year:

Particulars	Dr. (₹)	Cr. (₹)
Purchases	9,00,000	
Other Expenses	3,06,000	
Sales		13,05,000
Property, Plant and Equipment	6,00,000	
Current Assets	2,00,000	
Unsecured Loans		2,00,000
Current Liabilities		1,00,000
Capital		4,01,000

Closing inventory was valued at ₹ 1,00,000.

You are required to prepare the Consolidated Financial Statement.

**Solution :**

## Consolidated Profit &amp; Loss Account

Particulars	Note No.	₹
Revenue from operations		
Total Revenue (A)	1	13,05,000
Less: Expenses		13,05,000
Purchases	2	9,00,000

Other expenses	3	3,06,000
Changes in inventories of finished goods	4	(1,00,000)
Total Expenses (B)		11,06,000
Profit Before Tax (A-B)		1,99,000

### Consolidated Balance Sheet

Particulars	Note No.	₹
<b>I Equity and liabilities</b>		
<b>1. Shareholders' funds:</b>		
Share Capital	5	4,01,000
Reserves and Surplus	6	1,99,000
<b>2. Non-current liabilities</b>		
Long term borrowings	7	2,00,000
<b>3. Current Liabilities</b>	8	1,00,000
		<b>9,00,000</b>
<b>II Assets</b>		
<b>Non-current Assets</b>		
Property, Plant and Equipment	9	6,00,000
<b>Current Assets</b>		
Inventories	10	1,00,000
Other current assets	11	2,00,000
		<b>9,00,000</b>

### Notes to Accounts

		₹
1.	Revenue from operations	
	Sales:	
	A Ltd.	7,25,000
	B Ltd.	5,80,000
		13,05,000
2.	Purchases	
	A Ltd.	5,00,000
	B Ltd.	4,00,000
		9,00,000
3.	Other expenses	
	A Ltd.	1,70,000
	B Ltd.	1,36,000
		3,06,000
4.	Closing Inventory	
	A Ltd.	50,000
	B Ltd.	50,000
		1,00,000
5.	Share Capital	
	A Ltd.	1,96,490
	B Ltd.	2,04,510
		4,01,000
6.	Reserves and Surplus	
	Profit & Loss Account:	
	A Ltd.	99,500

	B Ltd.	99,500	1,99,000
7.	Long Term Borrowings		
	Unsecured Loans:		
	A Ltd.	1,00,000	
	B Ltd.	1,00,000	2,00,000
8.	Current Liabilities		
	A Ltd.	50,000	
	B Ltd.	50,000	1,00,000
9.	Property, Plant and Equipment		
	A Ltd.	3,00,000	
	B Ltd.	3,00,000	6,00,000
	10. Inventories		
	A Ltd.	50,000	
	B Ltd.	50,000	1,00,000
	11. Other Current Assets		
	A Ltd.	1,00,000	
	B Ltd.	1,00,000	2,00,000

#### Question 4

NB Pg. No.

A Ltd. entered into a joint venture with B Ltd. on 1:1 basis and a new company C Ltd. was formed for the same purpose and following is the balance sheet of all the three companies:

Particulars	A Ltd.	B Ltd.	C Ltd.
Share Capital	10,00,000	7,50,000	5,00,000
Reserve & Surplus	18,00,000	16,00,000	12,00,000
Loans	3,00,000	4,00,000	2,00,000
Current Liabilities	4,00,000	2,50,000	1,00,000
Property, Plant and Equipment	30,50,000	26,25,000	19,50,000
Investment in JV	2,50,000	2,50,000	-
Current Assets	2,00,000	1,25,000	50,000

Prepare the balance sheet of A Ltd. and B Ltd. under proportionate consolidation method.

#### Solution :

		Note No.	(₹)
I	<b>Equity and liabilities</b>		
	<b>1. Shareholders' funds:</b>		
	Share Capital		10,00,000
	Reserves and Surplus	1	24,00,000
	<b>2. Non-current liabilities</b>	2	4,00,000
	<b>3. Current Liabilities</b>	3	4,50,000
	<b>TOTAL</b>		<b>42,50,000</b>
II	<b>Assets</b>		
	Non-current Assets		
	Property, Plant and Equipment:	4	40,25,000

Current Assets		
		5
		2,25,000
<b>TOTAL</b>		
		<b>42,50,000</b>

**Notes to Accounts**

		₹	₹
1.	<b>Reserves and Surplus</b>		
	A Ltd.	18,00,000	
	C Ltd.	6,00,000	24,00,000
2.	<b>Long Term Borrowings Loans:</b>		
	A Ltd.	3,00,000	
	C Ltd.	1,00,000	4,00,000
3.	<b>Current Liabilities:</b>		
	A Ltd.	4,00,000	
	C Ltd.	50,000	4,50,000
4.	<b>Property, Plant and Equipment:</b>		
	A Ltd.	30,50,000	
	C Ltd.	9,75,000	40,25,000
5.	<b>Current Assets:</b>		
	A Ltd.	2,00,000	
	C Ltd.	25,000	2,25,000

**Balance Sheet of B Ltd.**

		Note No.	(₹)
<b>I</b>	<b>Equity and liabilities</b>		
	<b>1. Shareholders' funds:</b>		
	Share Capital		7,50,000
	Reserves and Surplus	1	22,00,000
	2. Non-current liabilities	2	5,00,000
	3. Current Liabilities	3	3,00,000
			<b>37,50,000</b>
<b>II</b>	<b>Assets</b>		
	1. Non-current Assets		
	Property, Plant and Equipment	4	36,00,000
	2. Current Assets	5	1,50,000
			<b>37,50,000</b>

**Notes to Accounts**

		₹	₹
1.	<b>Reserves and Surplus</b>		
	A Ltd.	16,00,000	
	C Ltd.	6,00,000	22,00,000
2.	<b>Long Term Borrowings Loans:</b>		
	A Ltd.	4,00,000	
	C Ltd.	1,00,000	5,00,000

3.	Current Liabilities:		
	A Ltd.	2,50,000	
	C Ltd.	50,000	3,00,000
4.	Property, Plant and Equipment:		
	A Ltd.	26,25,000	
	C Ltd.	9,75,000	36,00,000
5.	Current Assets:		
	A Ltd.	1,25,000	
	C Ltd.	25,000	1,50,000

**Question 5**
**NB Pg. No.**

Describe the cases when AS 27 does not allow the use of Proportionate consolidation method of accounting?

**Solution :**

Proportionate consolidation method of accounting is to be followed except in the following cases:

- Investment is intended to be temporary because the investment is acquired and held exclusively with a view to its subsequent disposal in the near future.

The term 'Near Future' is explained with AS 21.

Or

- joint venture operates under severe long-term restrictions, which significantly impair its ability to transfer funds to the venturers.

In both the above cases, investment of venturer in the share of the investee is treated as investment according to AS 13.

**Question 6**
**NB Pg. No.**

When is a venturer required to discontinue the use of the proportionate consolidation method?

**Solution :**

A venturer should discontinue the use of the proportionate consolidation method from the date that:

- It ceases to have joint control in the joint venture but retains, either in whole or in part, its investment.
- The use of the proportionate consolidation method is no longer appropriate because the joint venture operates under severe longterm restrictions that significantly impair its ability to transfer funds to the venturers.

From the date of discontinuing the use of the proportionate consolidation method,

- If interest in entity is more than 50%, investments in such joint ventures should be accounted for in accordance with AS 21, Consolidated Financial Statement.
- If interest is 20% or more but up to 50%, investments are to be accounted for in accordance with AS 23, Accounting for Investment in Associates in Consolidated Financial Statement.
- For all other cases investment in joint venture is treated as per AS 13, Accounting for Investment.
- For this purpose, the carrying amount of the investment at the date on which joint venture relationship ceases to exist should be regarded as cost thereafter.

**Question 7**

NB Pg. No.

JVR Limited has made investments of ₹ 97.84 crores in equity shares of QSR Limited in pursuance of Joint Venture agreement till 20X1-X2 (i.e., more than 12 months). The investment has been made at par. QSR Limited has been in continuous losses for the last 2 years. JVR Limited is willing to reassess the carrying amount of its investment in QSR Limited and wish to provide for diminution in value of investments. However, QSR Limited has a futuristic and profitable business plans and projection for the coming years.

Discuss whether the contention of JVR Limited to bring down the carrying amount of investment in QSR Limited is in accordance with the Accounting Standard.

**Solution :**

As per para 26 of AS 27 "Financial Reporting of Interests in Joint Ventures", in a venturer's separate financial statements, interest in a jointly controlled entity should be accounted for as an investment in accordance with AS 13 'Accounting for Investments'.

As per para 17 of AS 13 "Accounting for Investments", long-term investments are usually carried at cost. However, when there is a decline, other than temporary, in the value of a long-term investment, the carrying amount is reduced to recognize the decline. Indicators of the value of an investment are obtained by reference to its market value, the investee's assets and results and the expected cash flows from the investment. The type and extent of the investor's stake in the investee are also taken into account. However, where there is a decline, other than temporary, in the carrying amounts of long-term investments, the resultant reduction in the carrying amount is charged to the profit and loss statement.

Since the investment was made in the year 20X1-20X2 i.e., more than a year, it is a long-term investment. In the given case, though the QSR Ltd. is in continuous losses for past 2 years, yet it has a futuristic and profitable business plans and projections for the coming years. Here, one of the indicators i.e. 'losses incurred to the company' may lead to diminution in the value of the shares while the other indicator that 'the company has positive expected cash flows from its business plans' does not lead to decline in the value of shares.

Considering both the facts, in case the expectation of profitable business plans and positive cash flows is based reliable presumptions (such as tender in favour of QSR Ltd., strong order book etc.), the decline will be regarded as temporary in nature and the investment in equity shares will continue to be carried at cost only.

However, should the aforesaid presumptions be based on projections without reasonable evidence backing the claims, the decline could be regarded as non-temporary in nature in which case the write down of the carrying amount become necessary in line with AS 13, thereby implying the contention of QSR Ltd. to be correct.