

MONEY WISE

# Smart finance, spicy romance

## Love may be in the air, but couples should settle their money issues before saying 'I do'

**KEERTHI SANAGASETTI**  
BL Research Bureau

This time around every year, couples try to take the plunge. But money matters often get relegated to the back seat when such life-changing decisions are made. Not discussing financial affairs beforehand can, however, spark fights eventually.

Also, if you have plans to ask someone out, know the few financial aspects you should decide on before you get hitched.

**Liability check**  
Firstly, be sure of each other's existing financial liabilities. Next, decide on whether you would want to divide the EMIs from here on or continue to bear the burden solely. Besides, you can set the tone for your debt preferences going forward. While some may be willing to break the bank for certain experiences, for their money-pinching part-

ners this might seem like a nightmare. This is where it would be ideal to set goals as a couple. Deciding about the kind of purchases you would want to take on debt for can help avoid conflicts.

**Sharing expenses**

With financial independence gaining popularity, the question no longer hinges around whether or not to share the expenses. The new-age strife is now more often around how well to split the bills. It would be unjust to divide the bills equally in circumstances where you two earn unequal incomes.



Scan & Share

Having an equitable divide in such cases may be more ideal. That is, household expenses can, for instance, be split in proportion to the income of each partner. Else, you can each pay off certain bills

and save the rest for the other partner. It is also fine if either partner wants to chip in only a certain amount into the household kitty and retain the rest of their income for other personal needs as the case may be.

Coming to a consensus on all of these pain points upfront can keep the two of you away from a lot of unpleasantness later. Whatever your ideal way of splitting the bills is, opening a joint bank account, might come in handy for both of you.

For this, you can continue maintaining your individual bank accounts and transfer (through an auto-sweep facility) only amounts to the joint account. In this way you can continue to enjoy your financial independence in true letter and spirit.

Also, you must try to set clear boundaries on what expenses would be split among the two of you. This is a smart

strategy, which will help keep some points at bay, in the future.

It would be wise to be open and state clearly one's choice about financially supporting their family. While one need not seek permission from the other partner for spending on their own family's needs, it would be wise to not let your couple financial goals take a toll either. Each partner can hence be explicit about the funds they wish to earmark regularly for one's own family.

**Savings**

In most cases, since opposites often attract, couples do not often have the same spending habits. Their economic backgrounds, current level of income and the lifestyle they choose to settle in for, all play important roles in deciding their saving habits.

It would hence be pragmatic to keep each other in the know of your current spending and saving practices and goals you foresee for the two of you. Asking and sharing your financial goals



with your partners also has its benefits. Not only do you get a helping hand by way of extra funds, but you also get to have someone to keep a check on your frivolous spending—just so you can stick to your financial resolutions better.

**Insurance**

Another important aspect to enquire upfront would be about your partner's existing insurance cover. If you take loans, you need to provide for them in case of your absence and also not bur-

den your spouse unnecessarily. Ditto if you plan to raise a family, if either partner does not have an existing life cover, you can consider buying a joint policy. The premium amount is usually lower in joint life plans compared to individuals taking two separate plans, though benefits remain the same under both cases.

You must increase your cover as and when your income levels, liabilities and expenses rise. You can also consider a family floater policy instead of individual health plans.

HOME TRUTHS

# Choose the right way to transfer property

## If it is within the family, a Will is preferred as it doesn't attract tax

**BAVADHARINI K**  
BL Research Bureau

Owning a house means many things—a roof over your head, an asset whose value may increase over time and a legacy that you can pass on to your near and dear ones. You can transfer the ownership of your property to your family by different ways. Here's what you should know.



**Gift deed**

As per Transfer of Property Act 1882, a property is said to be gifted only if it is transferred voluntarily. Also, a gift deed must be unconditional.

You can transfer property as gift to your family or outside of your family. Once a gift deed is executed, it is irrevocable and the transfer of ownership is immediate. Further, if you transfer property via gift deed to close family—spouse, children, parents, sister or brother and grandparents, it is exempt from taxes. But gifts outside of family attract tax. That is, for any property with stamp duty value greater than Rs 50,000, tax is levied on the stamp duty value. It is considered to be income from other sources and is subject to taxation based on the tax slab.

When a property is transferred as a gift, it attracts stamp duty and registration charges. These costs vary with different States and some in fact, provide concession depending on the relationship.

You can't gift a joint-held property. Further, keep in mind that, gifts in India generally fall under the scrutiny of the tax department and, therefore, it is advisable to not only to maintain documentation but also register the gift deed.

**Will**

A property can be transferred through a Will as well. But the execution of the Will takes place only after the owner's lifetime.

Property transfer under a Will is similar to that of a gift deed. How-

ever, unlike a gift deed where the ownership takes immediate effect and is irrevocable, a Will can be revoked or replaced any number of times during the lifetime of the person drawing it up. A Will need not be registered, but it is advisable to do so.

Property received under a Will is tax-exempt, even for non-relatives. Raghendra Nath, Managing Director, Ladderup Wealth Management, says: "If the transfer is within the family, it is always better to go with Will as inheritance doesn't attract tax. Alternatively, if it is simply a question of convenience, say, between husband and wife or father and son, then transfer through gift deed makes sense."

A property transfer by way of Will is considered complete only after the death of the property owner. However, after the death, the successor(s) needs to apply to the concerned civil authorities with the copy of the Will, succession certificate and death certificate for completing the property transfer. Unlike other modes, a transfer through Will may take longer.

**Other modes**  
You can transfer property through a relinquishment deed or partition deed. That is, if you own a property along with other family members (brothers/sisters), and one of them wants to transfer the property to another co-owner, then relinquishment deed is executed. Under this deed, the property is transferred with or without any consideration. This deed at-

tracts capital gains tax but only on the portion of the property that is relinquished, provided consideration is paid.

Whether a property is relinquished with or without any consideration, stamp duty and registration charges apply at the time of registration but only on the portion that has been relinquished or released. This deed is used in the absence of Will where beneficiaries inherit the property equally.

Another way to transfer is through partition deed where the property is owned jointly by family members. Post the execution of a partition deed, each member becomes an independent owner of his/her share and is legally free to sell, rent or gift the asset. It is mandatory to register a partition deed and stamp duty and registration charges apply at the time of registration. However, a partition deed doesn't involve payment of any consideration for the property; therefore, there is no tax. Both relinquishment and partition deeds are irrevocable.

**Unita THE UNITED NILGIRI TEA ESTATES COMPANY LIMITED**  
(A member of the Amalgamations Group)  
Registered Office: No. 3, Savitri Shanmugam Road, Race Course, Coimbatore - 641 018  
E-Mail: headoffice@chamrajtea.com Website: www.unitednilgiri.com  
CIN: L10132TZ1922PLC000234 Phone: 0422-2220566; Fax: 0422-2222865

**Extract of Unaudited Financial Results for the quarter and nine months ended 31st December 2020**  
(Rs. in Lakhs except earnings per share)

Particulars	Quarter ended 31.12.2020		Nine months ended 31.12.2020		Quarter ended 31.12.2019		Nine months ended 31.12.2019		Year ended 31.03.2020	
	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
Total Income from Operations	2,053.59	2,530.60	1,710.06	4,658.31	6,282.20					
Net Profit for the period before tax	545.42	1,584.25	560.89	1,326.86	1,387.82					
Net Profit for the period after tax	463.39	1,251.40	468.89	1,055.98	1,071.19					
Total Comprehensive Income for the period (Comprising Profit for the period (after tax) and Other Comprehensive income (after tax))	464.67	1,185.35	429.28	1,709.54	1,675.62					
Equity Share Capital (Face Value of Rs.10/- each)	499.66	499.66	499.66	499.66	499.66					
Earnings per share (of Rs.10/- each) Basic and Diluted	9.27	25.05	9.38	21.13	21.44					

Note: The above is an extract of the detailed format of Quarterly Financial Results filed with National Stock Exchange of India Limited, Mumbai under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the Financial Results are available on the Stock Exchange website www.nseindia.com and on the Company's website www.unitednilgiri.com.

Place: Chennai, Date: 13.02.2021  
For The United Nilgiri Tea Estates Company Limited  
Mallika Sriyasan, Chairman

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Regd. & Admn. Office : 46, Whites Road, Chennai 600 014  
CIN : L65991TN1954PLC000958 Website : www.impal.net e-mail id : secy@impal.net

**EXTRACT OF UNAUDITED SEPARATE (STANDALONE) AND CONSOLIDATED FINANCIAL RESULTS FOR THE QUARTER / NINE MONTHS ENDED 31st DECEMBER, 2020**  
(₹. in Lakhs)

Particulars	Separate (Standalone)			Consolidated		
	Reviewed			Reviewed		
	Quarter Ended 31.12.2020	Nine Months ended 31.12.2020	31.12.2019	Quarter Ended 31.12.2020	Nine Months ended 31.12.2020	31.12.2019
Total income from operations	162,97.69	357,25.32	139,20.50	167,16.35	367,05.32	143,46.58
Net Profit for the period before tax	20,22.66	40,31.52	13,45.69	20,50.12	41,01.49	13,80.60
Net Profit for the period after tax	15,25.57	31,63.90	10,27.93	16,85.08	32,53.12	10,51.32
Total Comprehensive Income for the period (Comprising profit for the period (after tax) and Other Comprehensive Income (after tax))	209,63.86	262,21.30	10,70.21	211,23.37	263,10.52	10,93.60
Paid-up Equity Share Capital (Face value per share - Rs. 10/- each)	12,48.00	12,48.00	12,48.00	12,48.00	12,48.00	12,48.00
Earnings Per Share (before extraordinary items) (of Rs. 10/- each) (not annualised): Basic & Diluted	12.22	25.35	8.24	13.50	26.07	8.42
Earnings Per Share (after extraordinary items) (of Rs. 10/- each) (not annualised): Basic & Diluted	12.22	25.35	8.24	13.50	26.07	8.42

Notes:  
1. The results were reviewed by the Audit Committee of the Board and subsequently approved by the Board of Directors at its meeting held on February 12, 2021. The results have been reviewed by the Statutory Auditors of the Company.  
2. The above is an extract of the detailed format of Quarterly and Nine months ended 31st December, 2020 financial results filed with the National Stock Exchange of India under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the aforesaid financial results are available on the National Stock Exchange website (URL: www.nseindia.com) and on Company's website (www.impal.net).

Place: Chennai, Date: 12.02.2021  
For INDIA MOTOR PARTS & ACCESSORIES LIMITED  
N. KRISHNAN  
Managing Director  
DIN: 00041381

**GMR Infrastructure Limited**  
Regd. Office: Naman Centre, 7th Floor, Opp. Dena Bank, Plot No. C-31, G Block, Bandra Kurla Complex, Bandra (East), Mumbai, India. Maharashtra - 400 051 P: +91-22-42028000 F: +91-22-42028004 E: gmr@gmrinfrastructure.com

**Extract of the Consolidated Unaudited Financial Results for the quarter and nine months ended December 31, 2020**  
(₹ in Crores)

Sl. No.	Particulars	Quarter ended Dec 31, 2020		Nine months ended Dec 31, 2020		Year ended Mar 31, 2020	
		Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
1	Total income from operations	1,481.03	1,293.76	2,386.49	3,908.85	6,206.79	8,555.54
2	Net loss for the period from continuing operations (before tax and exceptional items)	(854.84)	(789.77)	(2,603.38)	(2,629.54)	(985.83)	(1,602.50)
3	Net loss for the period before tax from continuing operations (after exceptional items)	(1,149.93)	(789.77)	(2,603.38)	(2,629.54)	(985.83)	(2,283.41)
4	Net loss for the period after tax from continuing operations (after exceptional items)	(1,179.10)	(749.32)	(2,791.38)	(2,702.28)	(1,071.32)	(2,198.49)
5	Net loss / profit for the period after tax from discontinued operations	(1.40)	(0.71)	(1.56)	(2.18)	(4.04)	(3.70)
6	Net loss for the period after tax from continuing and discontinued operations	(1,120.50)	(750.03)	(2,800.74)	(2,704.40)	(1,075.36)	(2,202.19)
7	Total comprehensive income for the period	(1,043.50)	(633.89)	(2,523.42)	(2,347.37)	(886.11)	(2,178.04)
8	Equity share capital	603.59	603.59	603.59	603.59	603.59	603.59
9	Earnings per share (of ₹ 1/- each) (for continuing and discontinued operations) Basic & Diluted (₹)	(0.87)	(0.87)	(0.87)	(0.87)	(0.87)	(0.87)

**Extract of the Standalone Unaudited Financial Results for the quarter and nine months ended December 31, 2020**  
(₹ in Crores)

Sl.No.	Particulars	Quarter ended Dec 31, 2020		Nine months ended Dec 31, 2020		Year ended Mar 31, 2020	
		Unaudited	Audited	Unaudited	Audited	Unaudited	Audited
1	Total income from operations	362.53	283.78	207.32	444.89	803.87	1,359.29
2	(Loss) / profit before exceptional item and tax	(89.38)	(85.56)	(287.32)	(141.27)	(502.72)	(463.67)
3	Loss before tax after exceptional items	(429.11)	(271.47)	(222.63)	(689.97)	(877.67)	(1,454.34)
4	Loss after tax and exceptional items	(428.49)	(270.17)	(219.78)	(678.11)	(861.76)	(1,459.32)
5	Total comprehensive income for the period	(591.50)	(264.95)	(317.02)	(3,096.34)	(1,067.30)	(317.13)
6	Equity share capital	603.59	603.59	603.59	603.59	603.59	603.59
7	Earnings per share (of ₹ 1/- each) (for continuing and discontinued operations) Basic & Diluted (₹)	(0.71)	(0.71)	(0.71)	(0.71)	(0.71)	(0.71)

Notes:  
a. The above is an extract of the detailed format of quarterly / annual financial results filed with the stock exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the quarterly / Annual Financial Results are available on the website of the stock exchange [www.bseindia.com](http://www.bseindia.com) and on the Company's website [www.gmrinfrastructure.com](http://www.gmrinfrastructure.com).  
b. The unaudited consolidated and standalone financial results of the Company for the quarter and nine months ended December 31, 2020 have been reviewed by the Audit Committee at their meeting held on February 11, 2021 and approved by the Board of Directors in their meeting held on February 12, 2021.

For and on behalf of the Board of Directors  
Grandhi Kiran Kumar  
Managing Director & CEO  
GMR GROUP - GIL / 162-A / PREM ASSOCIATES

Date: February 12, 2021

**BIMETAL BEARINGS LIMITED**  
(A Member of the Amalgamations Group)  
CIN : L29130TN1961PLC004466  
Regd. Office: "Huzur Gardens", Sembium, Chennai - 600 011  
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**Statement of Unaudited Standalone and Consolidated Financial Results for the Quarter and Nine months ended December 31, 2020**  
(Rupees in lakhs, except per equity share data)

Sl. No.	PARTICULARS	STANDALONE						CONSOLIDATED					
		Quarter ended		Nine months ended		Year ended		Quarter ended		Nine months ended		Year ended	
		31.12.2020	30.09.2020	31.12.2019	31.12.2019	31.12.2019	31.12.2020	30.09.2020	31.12.2019	31.12.2019	31.12.2019	31.03.2020	
1	Total income from operations (Net)	5,310.66	3,785.21	3,108.97	10,861.00	11,667.26	15,627.89	5,310.66	3,785.21	3,108.97	10,861.00	11,595.26	15,552.89
2	Profit / (Loss) for the period before tax	275.60	215.50	(96.39)	125.41	(265.69)	139.64	307.65	255.89	(69.82)	108.56	(313.67)	83.53
3	Profit / (Loss) for the period after tax	229.88	179.74	(77.41)	104.60	(213.31)	164.54	261.93	220.13	(50.84)	87.75	(261.29)	108.43
4	Total comprehensive income / (loss) for the period (Comprising profit / (loss) for the period (after tax) and other comprehensive income (after tax))	862.12	262.61	121.37	1,042.75	53.56	(338.64)	894.17	303.00	147.94	1,025.90	5.58	(394.87)
5	Equity Share Capital	382.50	382.50	382.50	382.50	382.50	382.50	382.50	382.50	382.50	382.50	382.50	382.50
6	Reserves (excluding revaluation reserve) as shown in the audited balance sheet of the previous year	-	-	-	-	-	16,955.01	-	-	-	-	-	17,052.99
7	Earnings Per Share (of Rs.10/- each) (not annualised): Basic Diluted	6.01	4.70	(2.02)	2.73	(5.58)	4.30	6.85	5.76	(1.33)	2.29	(6.83)	2.83

Notes:  
1. The above is an extract of the detailed format of Quarterly and Nine months ended December 31, 2020, Unaudited Standalone and Consolidated Financial Results filed with the stock exchange under Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The full format of the quarterly and nine months Unaudited Standalone and Consolidated Financial Results are available on the website of Bombay Stock Exchange ([www.bseindia.com](http://www.bseindia.com)) and on the Company's website ([www.bimite.co.in](http://www.bimite.co.in)).  
2. The outbreak of COVID-19 pandemic and the resulting lockdown enforced from March 24, 2020 has affected the Company's regular operations. Accordingly, the Company has considered the possible effects that may result from the pandemic on the carrying amounts of property, plant and equipment, inventories, receivables and other current assets, in developing the assumptions relating to the possible future uncertainties in the global economic conditions because of this pandemic. The Company, as at the date of approval of these financial results has used internal and external information which are relevant in determining the expected future performance of the Company. The Company has evaluated its liquidity position, recoverability of such assets and based on current estimates expects the carrying amount of these assets will be recovered. The impact of COVID-19 on the Company's financial results may differ from that estimated as at the date of approval of these financial results.  
3. The above unaudited standalone and consolidated financial results for the quarter and nine months ended December 31, 2020 have been reviewed and recommended by the Audit Committee and approved by the Board of Directors of the Company at their meeting held on February 12, 2021. The above unaudited standalone and consolidated financial results for the quarter and nine months ended December 31, 2020 have been reviewed by the Statutory Auditors of the Company. The Statutory Auditors have issued an unmodified opinion on the financial results. The limited review report has been filed with the stock exchanges and is also available on the Company's website.  
4. "The Code on Social Security, 2020" (the "Code") has been enacted. The date of coming into force of the various provisions of the Code is to be notified and the rules thereunder are yet to be announced. The potential impact of the change will be accounted post the provisions getting notified.

Place: Chennai, Date: 12th February 2021  
For and on behalf of the Board of Directors  
S. Narayanan  
Wholtime Director

डी बी रिअल्टी लिमिटेड

नों. कार्यालय : डीबी स्ट्रीट, मीलाना आझाद रोड, रंगाना कंपाउंड, जेकर सर्कल, मुंबई - ४०००११

सीआयएन : एएन२००१एएए२००१पीएल१६६८६८

३१ डिसेंबर, २०२० रोजी संपलेल्या तिमाही आणि नव महिन्यांसाठी अलेखापरिचित वित्तीय निष्कर्षांचा उगार

(₹. लाखात)

Table with 6 columns: Particulars, Quarter ended, and Year ended. Rows include प्रवर्धनसूचक एकूण उत्पन्न, इतर उत्पन्न, कालावधीसाठी निव्वळ नफा, कालावधीसाठी निव्वळ नफा (सोटा), कालावधीसाठी एकूण संचयनोत्पादन, प्रति भाग प्रामा (इंफ्लेक्शन १.०/-), मुदलधन, and सौमिकत्व.

Table with 6 columns: Particulars, Quarter ended, and Year ended. Rows include प्रवर्धनसूचक एकूण उत्पन्न, इतर उत्पन्न, कालावधीसाठी निव्वळ नफा (सोटा), कालावधीसाठी निव्वळ नफा (सोटा), कालावधीसाठी एकूण संचयनोत्पादन (सोटा), प्रति भाग प्रामा (इंफ्लेक्शन १.०/-), मुदलधन, and सौमिकत्व.

टीपः १. १२ फेब्रुवारी २०२१ रोजी झालेला बेअरिंग लेखापरीक्षण संपलेला वित्त निष्कर्ष पुर्णवित्तीय बजेट आणि संचालक मंडळाने मंजूर केले. सुधारित अंश अंश डिस्क्लोअर विषयवस्तूत देखिल, २०१५ च्या अनुसूची ३३ अंतर्गत एफएसबीजे सार केलेल्या संपलेल्या तिमाही निष्कर्षांचा उगार आहे.

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वेस्टर्न मिनिस्ट्रील लिमिटेड
नों. कार्यालय : एएन२००१एएए२००१पीएल१६६८६८

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