

Financial inclusion is necessary for the poor. Documents for redemptive should plug holes

When MFs, NPS & PPFs are available to the lower income group, why does the life insurance industry discriminate against them?

Harsh Rongta



I just went through an experience that has completely changed my view about life insurance companies, both private and public. I have always advocated to everybody I know to take appropriate amount of risk insurance. This is even more so for all the low-income people in my life (my driver, domestic staff, building watchman etc.) by forever peppering them with information on the importance of taking insurance cover. That was till my wife banned me from talking insurance to the domestic staff. I had no choice but to agree since if they left I would have had to do the dishes.

him the hike and helped him get his health policy as well. That was a real cakewalk since I assisted him in buying a health policy online. The problem occurred when he tried to buy life insurance. All the online options declined to issue the policy as it got rejected on underwriting guidelines probably since he was a non-matriculate (7th pass) and earned around ₹1.50 lakh a year. This, when he was otherwise young (32) and perfectly healthy with no medical disclosures.



Perversely, Rajesh was happy that the term life policy was declined since he now had a salary hike without having to fork out the life insurance premium. So much for my skills at imparting financial literacy. Anyway, there the matter rested till his wife suffered from a bout of malaria and had to be hospitalised. For the first time in his life, Rajesh realised the magic of insurance as "almost" the entire hospitalisation expense (the word "almost" used here will be the subject matter of another article on another day) was reimbursed to him within a month of his wife's discharge from the hospital and he was able to repay the advance that he had taken from me as well as the loan taken from his

brother. This rather unfortunate illness had at least one silver lining. Rajesh became a passionate convert to the benefits of insurance. He now started pestering me to get his life insurance as well. Then began the saga. I tried getting him the cover from every single company of offering online term policies but without an exception all of them declined to do so. Some mentioned that underwriting would be done manually and they would be contacting Rajesh soon but nothing more was ever heard from any of them. I then tried getting him a manual term policy from one of the leading private insurance companies. But after taking his premium

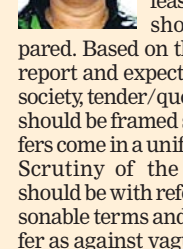
deposit and making him fill the application form and submit documents like his passport (of the account into which his salary was credited) they declined the policy with a reason that seemed to be in Latin. It reads like: "Due to RCU reject". I checked with a senior marketing official of the same company, but he had no clue what this rejection reason meant. If somebody can decode that, please let me know. It was determined not to use my clout and help Rajesh get a policy through normal channels.

I suddenly remembered a good friend who was an LIC agent. So far, I had shunned the PSU insurer believing that they preferred to be your partner in investing your money rather than providing you a pure risk policy and also because their term policy was quite expensive. But I decided to give it a good old college try.

Surprise! Surprise! My agent (and friend) was not only supportive of the application - although it netted him a negligible commission - but also took personal interest to make sure that the policy was issued. There was a half-hearted attempt to try and sell an endorsement policy instead of the term policy, but on realising that it was the term policy (Jeevan Anmol) or nothing, he went ahead. Rajesh is now insured for ₹10 lakh. Just a small side script is that he has asked me for a bigger hike to compensate him for the higher than expected premium on the life insurance policy. The good thing is that I am reasonably sure he will continue with the policy whether or not he continues to work for me in the future.

actually buy the product. None of the friends I spoke to in the life insurance industry could give me an answer whether mortality data suggests that non-matriculates with lower middle class incomes but who are otherwise healthy are at higher risk of death. And if there is indeed data to suggest that they are somehow more at risk of death surely they will also be more at risk for hospitalisation expenses as well but the health insurance industry, thankfully, does not discriminate against them. On the investment side, thankfully most of the options including mutual funds, NPS as well as the traditional PPF, bank FD, etc. continue to be available to people like Rajesh. So why does the life insurance industry discriminate against them? If there is an answer to this riddle, I would be glad to hear about it.

Tarun Ghia & Pradnya Vairale



Our society is contemplating redevelopment of the property. What should be the sequence of events? First of all, a project management consultant should be appointed and the feasibility report should be prepared. Based on the feasibility report and expectations of the society, tender/quotation forms should be framed so that the offers come in a uniform manner. Scrutiny of the offer forms should be with reference to reasonable terms and clarity in offer as against vagueness.

Like in a partnership firm, the partners are privileged to draft a partnership deed; in a company, the promoters are entitled to draft memorandum of association and articles of association of the company; in a trust, the trustees frame the trust deed. Similarly, in case of a co-operative society, the constitution of the society being the bye laws can be drafted and adopted and amended from time to time by the promoters/members within the framework of Maharashtra Co-operative Societies Act, 1960, and Maharashtra Co-operative Societies Rules, 1961. The bye laws cannot override construction, properties and other applicable laws. Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, is a territorial act under which the apex court has decided that car parking spaces/stilts are not salable.

PROPERTY LAWS & TAXES

When the developer is selected, a carefully drafted letter of intention (LOI) may be issued. Thereafter, the documents should be drafted by the consultant of the society in the best interests of the members and in an iron-clad manner. The documentation should be such that there is no vagueness, defaulter suffers so much that he does not misventure to default, possible loopholes in the process of redevelopment project should be plugged on consideration of construction and property laws and practical experiences. While structuring the redevelopment transaction, member should be treated as owner of the property rather than the society and all legal and tax implications analysed beforehand. Model bye laws provide for purchase of parking space/stilt by flat purchasers. How do we reconcile this if the same are not salable by a builder?

Model bye laws are only the suggested, standard and model set of bye laws. It is not compulsory for a society to adopt the same in toto or any of the model bye laws. Legally, bye laws are the constitution of the society and are required on the aspects specified in the Maharashtra Co-operative Society Rules, 1961, and as may be considered necessary by a society member. However, such number has to be construed as minimum because in the spirit and principals of co-operation, if a society wants to induct more members in a committee, the same cannot be prohibited. Similarly, the model bye laws provide elections at the interval of five years. A society or committee members may think that five years is too long and consequently may opt for a shorter period either at the time of adoption of bye laws or by way of amendments thereafter. Model bye laws providing that an individual member will own five shares whereas a firm or a company member should own 10 shares is impracticable and devoid of logic. Such a rule becomes more impracticable at the time of transfer of a flat held by a firm/company to an individual and vice versa.

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Know your goods & services tax? A status primer

Reuters NEW DELHI

The government introduced a Bill earlier this week to usher in a nationwide goods and services tax (GST), though political opposition is almost certain to delay this proposal.



Yes. The GST will not cover goods like crude oil, diesel, petrol and alcohol. These goods are major sources of revenues for most states.

Will the states lose out? New Delhi will compensate states for potential lost revenue and the finance minister has assured states that if needed, he would sweeten a ₹50,000 crore (\$10.8 billion) fund that a government panel has proposed as an incentive for the states to buy into GST.

What happens next? The Bill will go to a standing committee of parliament, which will make recommendations and send it back for voting. The government is not bound to accept these recommendations. It is unlikely the Bill will be taken for voting before the monsoon session of parliament, likely in July.

Will the rollout be delayed? Revenue secretary Sunil Mitra has said the implementation is likely to miss an April 2012 deadline. The GST was initially intended to be revenue-neutral but is now expected to increase the tax take thanks to more efficient collection and owing to global factors.

Don't rue the missed ELSS SIP - there's a way out

Harshvardhan Rongta



It's that time of the year again when there is a mad rush to make investments and save tax u/s 80C. The options of whether to invest in National Savings Certificate (NSC), five years' fixed deposit (FD) of banks, or life insurance or mutual fund equity-linked savings schemes (ELSS) leaves a taxpayer completely baffled. ELSS, over a long period of time, has the potential to give you better returns than NSC or FDs. It is also known that the best way to invest in equity would be to invest through SIP (systematic investment plan). However, since only a few days are left for the year end, starting a new SIP will certainly not give you the desired tax breaks. Alternatively, putting a lump sum in equity may not be the best thing to do considering the volatility in the equity markets owing to global factors.

So what is the best recourse in this scenario now that you have invested ₹1 lakh u/c 80C? If you invest this lump sum into equity, there is the fear of capital loss. You wish you had paid heed to your financial planner's advice to invest monthly in a SIP of about ₹8,000 in April last year. You would have been sitting comfortable now. But that was not to be. So what do you do now at the last minute? You have to invest one lump sum amount to save tax but want this money to come into equity over a period of 1-3 years. Don't lose heart, there is a way out. Single premium Ulip plans:

Life insurance companies offer single premium Ulip policies. You can invest your ₹1 lakh in this policy (one-time investment) and choose the "debt fund" or money market fund" which has a portfolio of 100% debt and 0% equity. This way, you will get the tax benefits as required in this financial year itself, albeit without taking any risk of equity. Now, you set up an "automatic transfer facility" (ATF) in the policy whereby you construct the insurance company to automatically transfer a small portion from your debt fund into equity fund every month. Say, if you wish to get your corpus into equity over a period of one year, then your ATF amount per month will be approximately ₹3,000 and if you wish to get your entire corpus into equity over a period of three years, then the ATF amount per month will be approximately ₹3,000.

Remember to take a policy with a sum insured of at least five times of the premium you are going to pay, otherwise you will not get the desired tax benefits. Also, remember that this Ulip policy will have an allocation charge of about 5% of the premium you invest. However, considering the multi-fold benefits of rupee cost averaging through SIP, this "entry load" is the least you pay for investing at the last moment. The writer is a certified financial planner with a financial planning firm Rongta Securities. He can be reached at harsh@financialsuraksha.com

Market Cues

Table with columns for Stock Name, Price, % Change, etc. Includes sectors like Auto, IT, Pharma, and Metals.

52-Week High

Table showing 52-week high for various stocks across different sectors like Auto, IT, Pharma, and Metals.

Exchange Traded Funds

KOTAK PSU BANK ETF advertisement with logo and description.

Kotak PSU Bank ETF is an open-ended exchange traded fund, to provide returns before expenses that closely correspond to the total returns of the CNX PSU Bank Index, subject to tracking errors.

Table with columns for Company, BSE, NSE, % Change, etc. Lists various companies and their performance.

STOCK TRENDS TO KEEP A NOTE OF

Table listing stock trends with columns for Company, % Change, etc. Includes various financial and commodity stocks.

RISING VOLUME, RISING DELIVERY, RISING PRICE

Table showing rising volume, delivery, and price for various stocks.

DELIVERY SPIKE OVER PREVIOUS DAY

Table showing delivery spike over previous day for various stocks.

RISING VOLUME, RISING DELIVERY, BUT FALLING PRICE

Despite rise in volume, falling share price indicates genuine selling. One can go short or eat the below loss of 3 days. Disclaimer: DNA takes no responsibility for investors who act on the basis of the above information. Please consult an expert investment adviser before taking short-term calls.

Net Asset Values of Mutual Funds

Large table listing Net Asset Values for various mutual funds across different categories like Equity, Debt, Hybrid, and Sector Funds.