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GST on Renting of Immovable Property

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EXPERT'S Column



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and 2019-2020); Member of Refresher Course Committee:- The Gujarat Sales Tax Bar Association (2021-2023) and Member of Indirect Tax Task Force:- The Gujarat Chamber Of Commerce And Industry (2022-2023). He is an accredited GST trainer from the National Academy of Customs, Excise & Narcotics, Faridabad. He has delivered lectures on GST at various trade forums, professional associations and also at departmental outreach programmes.

Property Type	Landlord Type	Tenant Type	RCM or FCM status
Renting of Property other than Residential Dwelling.	Landlord Registered under GST	Tenant Registered or Not registered under GST	Landlord need to charge GST on FCM
	Landlord not Registered under GST	Tenant Registered under GST	Tenant need to pay under RCM at 18% (from 10-10-2024)
		Tenant Not registered under GST	No GST, such case remains out of purview of GST
Renting of Residential dwelling	Landlord Registered under GST	Tenant Registered under GST	Tenant need to pay under RCM at 18% from 18-7-2022) (exception- Residential Property given for residential purpose for proprietor for use of his own residence)
		Tenant Not registered. under GST	Landlord need to charge GST on FCM if Residential dwelling is for use other than residence
	Landlord not Registered under GST	Tenant Registered under GST	Tenant need to pay under RCM at 18% (from 18-7-2022) (exception- Residential Property given for residential purpose for proprietor for use of his own residence)
		Tenant Not registered under GST	No GST, such case remains out of purview of GST

Biochar, Jeevamrit and Bokashi

How traditional composting methods promote healthy soil and more productive, climate-friendly cotton farming

In cotton cultivation, soil quality and the associated fertility and health of the soil play a key role. For this reason, the International Cotton Advisory Committee (ICAC) in Washington has carried out an ambitious research project on this topic in collaboration with various international partner organisations – with promising results.

Soil health – an essential topic for the industry

Soil health, its maintenance and improvement are essential prerequisites for securing crop yields and their continuous enhancement, thereby ensuring the economic success of farmers. At the same time, it also protects against plant diseases and the negative consequences of climate change. After all, soil is the basis for food and biomass production, filtering the groundwater, storing water and nutrients, and binding carbon from the atmosphere. It also provides a habitat for numerous soil-preserving organisms. This means that selected cultivation methods play a crucial role in securing and improving high-yield soils.

New and old methods

Soil health has long been the focus of agriculture and therefore also of cotton cultivation. The International Cotton Advisory Committee has repeatedly emphasised the importance of soil health for cotton farming in the past. The focus was particularly on the situation in developing countries, where yields are still low compared to those in developed countries. An ICAC team has now developed a special programme to improve soil health, based on studies by international research teams and practical experience. The aim is to help cotton producers to achieve better, higher quality crop yields in healthy soil and, at the same time, contribute to climate protection with traditional, sustainable agricultural methods for soil cultivation that have been used for years. Valuable biomaterials are produced using various composting and fermentation methods.

The building blocks of soil improvement

Biochar, bokashi and jeevamrit are important components of proven methods for soil improvement. All three are seen as beneficial products for promoting sustainable agricultural practices. They are inexpensive to produce and, when combined and mixed, they offer effective solutions for restoring degraded, i.e. quality-reduced soils of varying consistency. This is a constant challenge, especially in African regions.

What is biochar? What does it do?

Following the recommendations of the ICAC, biochar is produced using the ‘Cone Pit Open-Earth Kiln’ technique. This involves burning the cotton stalks left over from the harvest.

The production of biochar is rooted in history: evidence shows that indigenous peoples in the Amazon used a form called ‘terra preta’ to enrich the soil over 1,000 years ago. In modern-





day agriculture, the use of biochar has been rapidly gaining momentum over the last ten years. Africa in particular has seen a significant increase. The ICAC team discovered that biochar is particularly useful for improving acidic soils due to its high pH value (8.0 to 11.0). However, in neutral and alkaline soils, biochar can increase the pH of the soil, potentially leading to lower yields. To counteract this, the ICAC team recommends mixing biochar with bokashi compost.

What are the benefits of bokashi?

Bokashi is a type of compost originating from Japan that is traditionally produced through a fermentation process using kitchen waste, agricultural residues and effective microorganisms. Bokashi has a highly acidic pH value of 3.5, which makes it an ideal material for balancing the alkalinity of biochar. According to the ICAC, combining biochar with bokashi compost in the right ratios can result in a balanced soil pH of around 6.5, which is

ideal for most plants. This method not only neutralises the pH value of the biochar, but also provides essential nutrients for soil organisms and plants.

What is jeevamrit used for?

To further improve soil quality where necessary, the ICAC team introduced jeevamrit. Jeevamrit is a traditional Indian method that provides soils with a variety of microorganisms. The production of jeevamrit, which involves processing cow dung and sugarcane molasses, provides a rich source of beneficial microbes that improve nutrient availability and promote soil regeneration.

When biochar, bokashi and jeevamrit are combined, they form the basis for regenerative agriculture. Studies show that biochar improves soil structure, bokashi provides nutrients and jeevamrit promotes microbial diversity, leading to healthier soils, increased productivity and sustainability in agriculture.

Healthy soil – healthy yields

By improving soil fertility and nutrient availability, biochar technology can lead to higher crop yields. Higher yields mean that farmers can harvest more cotton, leading to higher revenues and better income levels. By integrating these practices, farmers not only improve soil structure and fertility, but also contribute to carbon sequestration in the soil – an essential step towards mitigating the dangers of climate change. It is clear that this form of regenerative agriculture has transformative potential in terms of food security and environmental resilience and can therefore be considered particularly sustainable.

Training initiatives promote knowledge

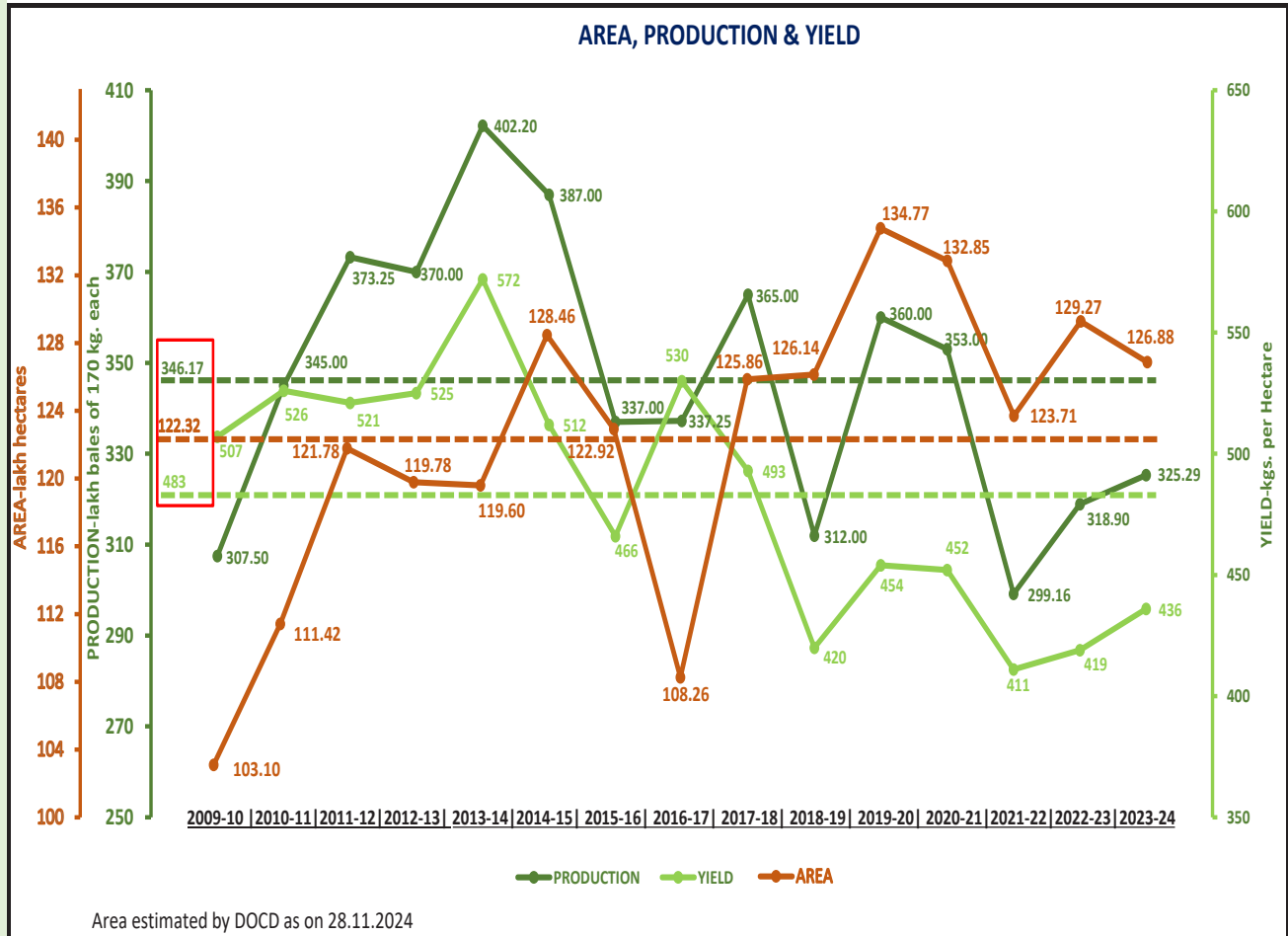
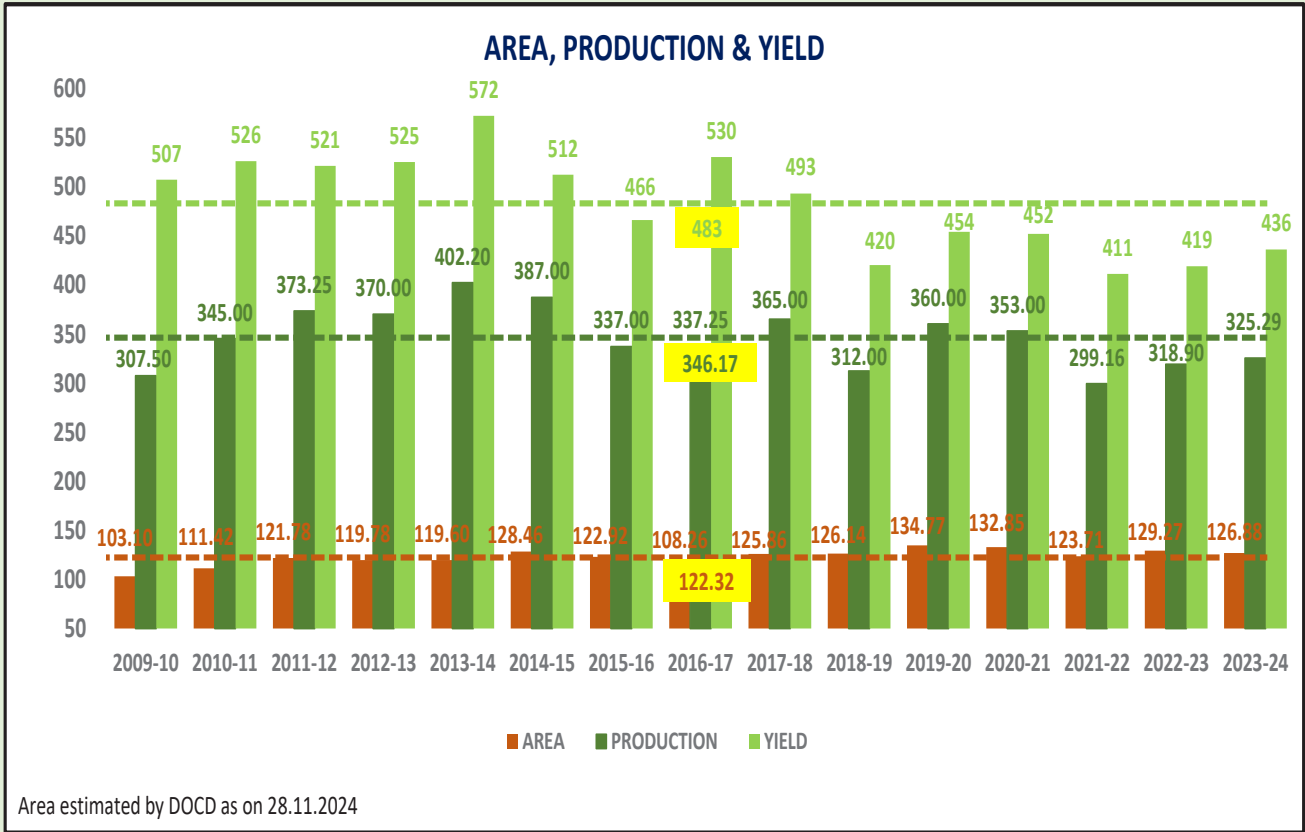
Over the past three years, training courses on regenerative agriculture have been held in Africa, India and Bangladesh. A total of 16 organisations were involved. The training focused on three main technologies: bokashi composting, the ICAC practices for biochar production and jeevamrit for inoculating soils with a variety of soil microbes. The programmes have made the production techniques accessible to smallholder farmers in particular, leading to widespread adoption and improved soil quality.

*Source : Bremen Cotton Exchange, Germany
(The views expressed in this column are of the author and not that of Cotton Association of India)*

CAI - Area, Production & Yield for the last 15 years

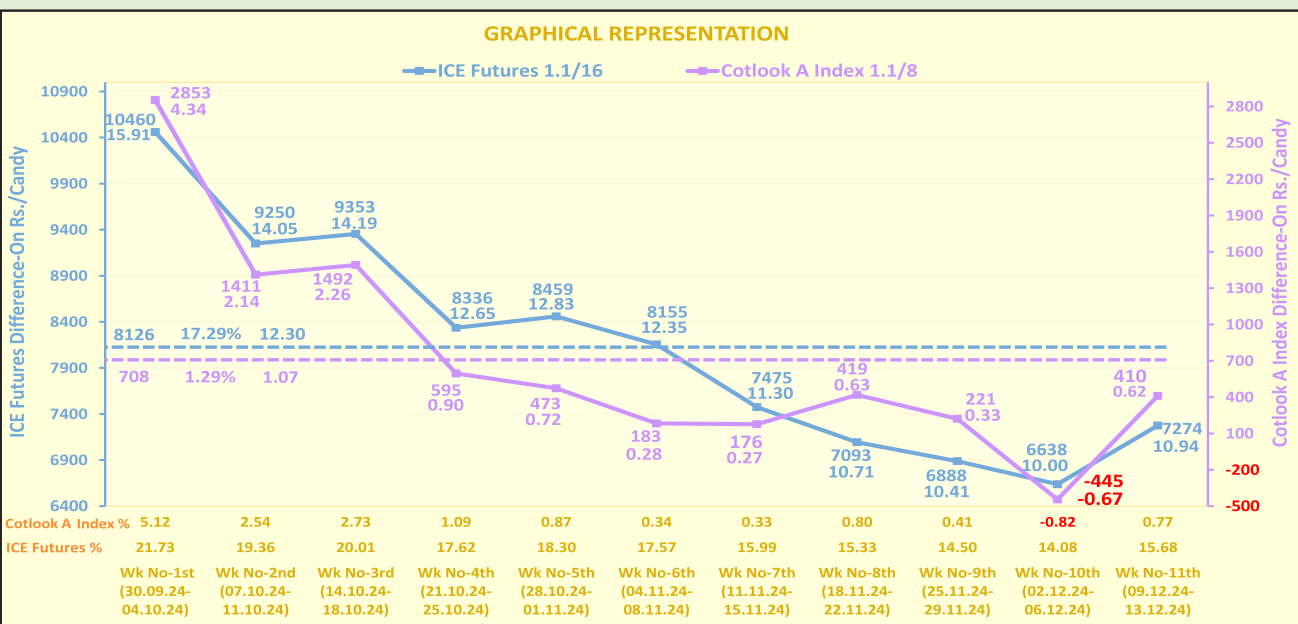
Area - in lakh hectares, **Production** in lakh bales of 170 kg. each, **Yield** in kgs. per Hectare
For The Last 15 Years

COTTON YEAR	AREA	PRODUCTION	YIELD
2009-10	103.10	307.50	507
2010-11	111.42	345.00	526
2011-12	121.78	373.25	521
2012-13	119.78	370.00	525
2013-14	119.60	402.20	572
2014-15	128.46	387.00	512
2015-16	122.92	337.00	466
2016-17	108.26	337.25	530
2017-18	125.86	365.00	493
2018-19	126.14	312.00	420
2019-20	134.77	360.00	454
2020-21	132.85	353.00	452
2021-22	123.71	299.16	411
2022-23	129.27	318.90	419
2023-24	126.88	325.29	436
AVERAGE	122.32	346.17	483



Basis Comparison of ICS 105 with ICE Futures and Cotlook A Index -16th December 2024

SEASON 2024-2025											
Comparison M/M(P) ICS-105, Grade Fine, Staple 29mm, Mic. 3.7-4.5, Trash 3.5%, Str./GPT 28 with ICE Futures & Cotlook A Index											
Date 2024	1 US \$ = Rs.	CAI Rates Rs./c.	Indian Ctn in USc/lb.	ICE Settlement Futures 1.1/16 Mar.'24 USc/lb.	Difference-ON/OFF ICE Futures		%	Cotlook A Index M-1.1/8	Difference-ON/OFF Cotlook A Index		%
					USc/lb.	Rs./c			USc/lb.	Rs./c	
A	B	C	D	E	F	G	H	I	J	K	L
Cotton Year Week No-11 th											
09 th Dec	84.73	53900	81.14	69.95	11.19	7433	16.00	80.35	0.79	525	0.98
10 th Dec	84.85	53700	80.73	69.48	11.25	7484	16.19	80.10	0.63	419	0.79
11 th Dec	84.84	53600	80.58	70.15	10.43	6938	14.87	79.60	0.98	652	1.23
12 th Dec	84.87	53600	80.56	70.09	10.47	6967	14.94	80.25	0.31	206	0.39
13 th Dec	84.80	53600	80.62	69.27	11.35	7546	16.39	80.25	0.37	246	0.46
Weekly Avg.	84.82	53680	80.73	69.79	10.94	7274	15.68	80.11	0.62	410	0.77
Cotton Year Week No-10 th											
02 nd Dec	84.70	54100	81.47	71.49	9.98	6627	13.96	82.25	-0.78	-518	-0.95
03 rd Dec	84.69	53700	80.88	71.27	9.61	6381	13.48	81.75	-0.87	-578	-1.06
04 th Dec	84.74	53500	80.53	71.25	9.28	6165	13.02	81.60	-1.07	-711	-1.31
05 th Dec	84.73	53700	80.84	71.10	9.74	6470	13.70	81.60	-0.76	-505	-0.93
06 th Dec	84.69	54100	81.48	70.11	11.37	7549	16.22	81.35	0.13	86	0.16
Weekly Avg.	84.71	53820	81.04	71.04	10.00	6638	14.08	81.71	-0.67	-445	-0.82
Cotton Year Week No-09 th (25 th Nov 2024-29 th Nov 2024)											
Weekly Avg.	84.41	54380	82.17	71.77	10.41	6888	14.50	81.84	0.33	221	0.41
Cotton Year Week No-08 th (18 th Nov 2024-22 nd Nov 2024)											
Weekly Avg.	84.44	53400	80.66	69.95	10.71	7093	15.33	80.03	0.63	419	0.80
Cotton Year Week No-07 th (11 th Nov 2024-15 th Nov 2024)											
Weekly Avg.	84.40	54300	82.07	70.77	11.30	7475	15.99	81.80	0.27	176	0.33
Cotton Year Week No-06 th (04 th Nov 2024-08 th Nov 2024)											
Weekly Avg.	84.24	54600	82.67	70.32 Dec.'24	12.35	8155	17.57	82.39	0.28	183	0.34
Cotton Year Week No-05 th (28 th Oct 2024-01 st Nov 2024)											
Weekly Avg.	84.08	54680	82.95	70.12 Dec.'24	12.83	8459	18.30	82.23	0.72	473	0.87
Cotton Year Week No-04 th (21 st Oct 2024-25 th Oct 2024)											
Weekly Avg.	84.07	55660	84.44	71.80 Dec.'24	12.65	8336	17.62	83.54	0.90	595	1.09
Cotton Year Week No-03 rd (14 th Oct 2024-18 th Oct 2024)											
Weekly Avg.	84.06	56100	85.12	70.93 Dec.'24	14.19	9353	20.01	82.86	2.26	1492	2.73
Cotton Year Week No-02 nd (7 th Oct 2024-11 th Oct 2024)											
Weekly Avg.	83.98	57040	86.63	72.58 Dec.'24	14.05	9250	19.36	84.49	2.14	1411	2.54
Cotton Year Week No-01 st (30 th Sep 2024-04 th Oct 2024)											
Weekly Avg.	83.86	58600	89.13	73.22 Dec.'24	15.91	10460	21.73	84.79	4.34	2853	5.12
Total Avg.	84.28	55115	83.42	71.12	12.30	8126	17.29	82.34	1.07	708	1.29



Note:- Weeks taken as per Cotton Year (October To September).

UPCOUNTRY SPOT RATES (Rs./Qtl)													
Standard Descriptions with Basic Grade & Staple in Millimetres based on Upper Half Mean Length As per CAI By- laws								Spot Rate (Upcountry) 2023-24 Crop December 2024					
Sr. No.	Growth	Grade Standard	Grade	Staple	Micronaire	Gravimetric Trash	Strength /GPT	9th	10th	11th	12th	13th	14th
1	P/H/R	ICS-101	Fine	Below 22mm	5.0 – 7.0	4%	15	-	-	-	-	-	-
2	P/H/R (SG)	ICS-201	Fine	Below 22mm	5.0 – 7.0	4.5%	15	-	-	-	-	-	-
3	GUJ	ICS-102	Fine	22mm	4.0 – 6.0	13%	20	11895 (42300)	11895 (42300)	11867 (42200)	11867 (42200)	11838 (42100)	H
4	KAR	ICS-103	Fine	22mm	4.5 – 6.0	6%	21	12373 (44000)	12373 (44000)	12373 (44000)	12373 (44000)	12373 (44000)	
5	M/M (P)	ICS-104	Fine	23mm	4.5 – 7.0	4%	22	-	-	-	-	-	
6	P/H/R(U) (SG)	ICS-202	Fine	27mm	3.5 – 4.9	4.5%	26	-	-	-	-	-	O
7	M/M(P)/SA/TL	ICS-105	Fine	26mm	3.0 – 3.4	4%	25	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	
8	P/H/R(U)	ICS-105	Fine	27mm	3.5 – 4.9	4%	26	-	-	-	-	-	
9	M/M(P)/SA/TL/G	ICS-105	Fine	27mm	3.0 – 3.4	4%	25	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	
10	M/M(P)/SA/TL	ICS-105	Fine	27mm	3.5 – 4.9	3.5%	26	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	L
11	P/H/R(U)	ICS-105	Fine	28mm	3.5 – 4.9	4%	27	-	-	-	-	-	
12	M/M(P)	ICS-105	Fine	28mm	3.7 – 4.5	3.5%	27	-	-	-	-	-	
13	SA/TL/K	ICS-105	Fine	28mm	3.7 – 4.5	3.5%	27	-	-	-	-	-	
14	GUJ	ICS-105	Fine	28mm	3.7 – 4.5	3%	27	-	-	-	-	-	I
15	R(L)	ICS-105	Fine	29mm	3.7 – 4.5	3.5%	28	-	-	-	-	-	
16	M/M(P)	ICS-105	Fine	29mm	3.7 – 4.5	3.5%	28	-	-	-	-	-	
17	SA/TL/K	ICS-105	Fine	29mm	3.7 – 4.5	3%	28	-	-	-	-	-	
18	GUJ	ICS-105	Fine	29mm	3.7 – 4.5	3%	28	-	-	-	-	-	D
19	M/M(P)	ICS-105	Fine	30mm	3.7 – 4.5	3%	29	-	-	-	-	-	
20	SA/TL/K/O	ICS-105	Fine	30mm	3.7 – 4.5	3%	29	-	-	-	-	-	
21	M/M(P)	ICS-105	Fine	31mm	3.7 – 4.5	3%	30	-	-	-	-	-	
22	SA/TL/K/TN/O	ICS-105	Fine	31mm	3.7 – 4.5	3%	30	-	-	-	-	-	A
23	SA/TL/K/TN/O	ICS-106	Fine	32mm	3.5 – 4.2	3%	31	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	N.A. (N.A.)	
24	M/M(P)	ICS-107	Fine	34mm	2.8 - 3.7	4%	33	-	-	-	-	-	
25	K/TN	ICS-107	Fine	34mm	2.8 - 3.7	3.5%	34	-	-	-	-	-	
26	M/M(P)	ICS-107	Fine	35mm	2.8 - 3.7	4%	35	-	-	-	-	-	Y
27	K/TN	ICS-107	Fine	35mm	2.8 - 3.7	3.5%	35	-	-	-	-	-	

(Note: Figures in bracket indicate prices in Rs./Candy)

UPCOUNTRY SPOT RATES													(Rs./Qtl)
Standard Descriptions with Basic Grade & Staple in Millimetres based on Upper Half Mean Length As per CAI By- laws								Spot Rate (Upcountry) 2024-25 Crop December 2024					
Sr. No.	Growth	Grade Standard	Grade	Staple	Micronaire	Gravimetric Trash	Strength /GPT	9th	10th	11th	12th	13th	14th
1	P/H/R	ICS-101	Fine	Below 22mm	5.0 – 7.0	4%	15	14426 (51300)	14426 (51300)	14426 (51300)	14426 (51300)	14426 (51300)	
2	P/H/R (SG)	ICS-201	Fine	Below 22mm	5.0 – 7.0	4.5%	15	14594 (51900)	14594 (51900)	14594 (51900)	14594 (51900)	14594 (51900)	H
3	GUJ	ICS-102	Fine	22mm	4.0 – 6.0	13%	20	-	-	-	-	-	
4	KAR	ICS-103	Fine	22mm	4.5 – 6.0	6%	21	-	-	-	-	-	
5	M/M (P)	ICS-104	Fine	23mm	4.5 – 7.0	4%	22	14510 (51600)	14482 (51500)	14454 (51400)	14454 (51400)	14454 (51400)	
6	P/H/R (U) (SG)	ICS-202	Fine	27mm	3.5 – 4.9	4.5%	26	14875 (52900)	14875 (52900)	14847 (52800)	14847 (52800)	14847 (52800)	O
7	M/M(P)/ SA/TL	ICS-105	Fine	26mm	3.0 – 3.4	4%	25	-	-	-	-	-	
8	P/H/R(U)	ICS-105	Fine	27mm	3.5 – 4.9	4%	26	15044 (53500)	15044 (53500)	15016 (53400)	15016 (53400)	15016 (53400)	
9	M/M(P)/ SA/TL/G	ICS-105	Fine	27mm	3.0 – 3.4	4%	25	-	-	-	-	-	L
10	M/M(P)/ SA/TL	ICS-105	Fine	27mm	3.5 – 4.9	3.5%	26	-	-	-	-	-	
11	P/H/R(U)	ICS-105	Fine	28mm	3.5 – 4.9	4%	27	15100 (53700)	15100 (53700)	15072 (53600)	15072 (53600)	15072 (53600)	
12	M/M(P)	ICS-105	Fine	28mm	3.7 – 4.5	3.5%	27	14904 (53000)	14847 (52800)	14819 (52700)	14819 (52700)	14819 (52700)	
13	SA/TL/K	ICS-105	Fine	28mm	3.7 – 4.5	3.5%	27	14791 (52600)	14735 (52400)	14707 (52300)	14707 (52300)	14679 (52200)	I
14	GUJ	ICS-105	Fine	28mm	3.7 – 4.5	3%	27	14932 (53100)	14932 (53100)	14904 (53000)	14904 (53000)	14875 (52900)	
15	R(L)	ICS-105	Fine	29mm	3.7 – 4.5	3.5%	28	15185 (54000)	15185 (54000)	15129 (53800)	15129 (53800)	15157 (53900)	
16	M/M(P)	ICS-105	Fine	29mm	3.7 – 4.5	3.5%	28	15157 (53900)	15100 (53700)	15072 (53600)	15072 (53600)	15072 (53600)	D
17	SA/TL/K	ICS-105	Fine	29mm	3.7 – 4.5	3%	28	15072 (53600)	15016 (53400)	14988 (53300)	14988 (53300)	14932 (53100)	
18	GUJ	ICS-105	Fine	29mm	3.7 – 4.5	3%	28	15157 (53900)	15157 (53900)	15129 (53800)	15129 (53800)	15100 (53700)	
19	M/M(P)	ICS-105	Fine	30mm	3.7 – 4.5	3%	29	15353 (54600)	15325 (54500)	15297 (54400)	15297 (54400)	15297 (54400)	
20	SA/TL/K/O	ICS-105	Fine	30mm	3.7 – 4.5	3%	29	15269 (54300)	15241 (54200)	15213 (54100)	15213 (54100)	15213 (54100)	A
21	M/M(P)	ICS-105	Fine	31mm	3.7 – 4.5	3%	30	15663 (55700)	15663 (55700)	15607 (55500)	15607 (55500)	15607 (55500)	
22	SA/TL/ K / TN/O	ICS-105	Fine	31mm	3.7 – 4.5	3%	30	15663 (55700)	15663 (55700)	15607 (55500)	15607 (55500)	15607 (55500)	
23	SA/TL/K/ TN/O	ICS-106	Fine	32mm	3.5 – 4.2	3%	31	-	-	-	-	-	Y
24	M/M(P)	ICS-107	Fine	34mm	2.8 - 3.7	4%	33	24746 (88000)	24746 (88000)	24746 (88000)	24605 (87500)	24605 (87500)	
25	K/TN	ICS-107	Fine	34mm	2.8 - 3.7	3.5%	34	25167 (89500)	25167 (89500)	25027 (89000)	25027 (89000)	25027 (89000)	
26	M/M(P)	ICS-107	Fine	35mm	2.8 - 3.7	4%	35	25027 (89000)	25027 (89000)	25027 (89000)	25027 (89000)	25027 (89000)	
27	K/TN	ICS-107	Fine	35mm	2.8 - 3.7	3.5%	35	25449 (90500)	25449 (90500)	25308 (90000)	25730 (91500)	25730 (91500)	

(Note: Figures in bracket indicate prices in Rs./Candy)