

## INCOME FROM HOUSE PROPERTY

10)	a)	Annual value AR							<b>65000</b>
		7500 x 6 + 10000 x 2							
	b)	AR 144000 or 180000							<b>180000</b>
	c)	600000 or 500000							<b>600000</b>
	d)	30000 x 9 or 240000							<b>270000</b>
	e)	AR 72000 or MV 120000							<b>120000</b>
	f)	15000 x 8							<b>120000</b>
11)		Nil (vacant through out the previous year)							
12)		AR 9000 x 6+ 10000 x 2							<b>74000</b>
		MV							<b>84000</b>
		Actual rent less due to vacancy hence AR							<b>74000</b>
13)		GAV 1500 x 3 x 12		54000					
		Less : loss due to vacancy 1500 x 6		9000					
				45000					
		Less : Municipal taxes		15000		30000			
		Std deduction 30%		9000					
		interest on loan		3000		12000			<b>18000</b>
14) i)		House 1 let out							
		GAV	30000						
		Less : Municipal taxes	6000	24000					
		Less : Std deduction 30%	7200						
			50000	57200		-33200			
		Self occupied 2 & 3							
		AV		Nil					
		Interest Max		200000		-200000			<b>-233200</b>
		House 2 let out							
		GAV	42000						
		Less : Municipal taxes	8000	34000					
		Less : Std deduction 30%	10200						
			50000	60200		-26200			
		Self occupied 1 & 3							
		AV		Nil					
		Interest Max		200000		-200000			<b>-226200 (Max. loss)</b>
		House 3 let out							
		GAV	550000						
		Less : Municipal taxes	15000	535000					
		Less : Std deduction 30%	160500						
			350000	510500		24500			
		Self occupied 1&2							
		AV		Nil					
		Interest Max		100000		-100000			<b>-75500</b>

15)	GAV 12 x 20000		240000		
	Less 30% interest	72000	<u>172000</u>	68000	
		<u>100000</u>			
	arrears		20000		
	less 30%		<u>6000</u>	<u>14000</u>	<b>82000</b>
16)	Actual rent		90000		
	Less : service (1000+1000+1200+800)		<u>4000</u>	86000	
	MT			Nil	
	Std deduction 30%			<u>25800</u>	<b>60200</b>
17) i)	AR			72000	
	Less MT			<u>6000</u>	
				66000	
	Less Std 30%			19800	<b>46200</b>
ii)	GAV			40000	
	MT (1/2)			1800	
				38200	
	Less 30% Interest	11460	<u>12500</u>	<u>23960</u>	<b>14240</b>
iii)	GAV			Nil	
	Less interest on loan			95000	<b>-95000</b>
	Total (46200+14240 -95000 )				<b><u>-34560</u></b>
18)	GAV 108000 x 1/3 36000 or AR 42000			42000	
	Less : MT 1/3		4800		
	Less : Unrealised rent		<u>3500</u>	<u>8300</u>	
				33700	
	Less : Interest		32000		
	Std deduction		<u>10110</u>	<u>46660</u>	<b>-8410</b>
	Self occupied AV			nil	
	Less interest			-32000	<b>-32000</b>
	Total loss from HP [32000 + 8410]				<b>40410</b>
19)	GAV 96000 - [6000+6000 +12000]			72000	
	Less MT 1/2			<u>3500</u>	
				68500	
	Less 30% interest	20550	<u>20000</u>	<u>40550</u>	
				27950	
	add unrealised (20000-10000)		10000		
	Less: Std deduction		<u>3000</u>	<u>7000</u>	<b>34950</b>
	Income from house property				
20)	AR less vacancy(14000 x 10)		140000		

	less : Municipal taxes		<u>40000</u>		
			100000		
	less 30% std deduction		<u>30000</u>	70000	
	unrealised rent recovered		40000		
	Less :Std deductin 30%		<u>12000</u>	28000	
	Add: arrears		<u>24000</u>		
	less 30%		<u>7200</u>	<u>16800</u>	
	Income from house property				<b>114800</b>
21)	GAV		18000		
	Less unrealised	2000			
	MT	<u>1000</u>	<u>3000</u>	15000	
	Less 30%	4500			
	interest on loan	<u>3000</u>		<u>7500</u>	<b>7500</b>
22)	GAV			36000	
				<u>-3000</u>	<b>33000</b>
23)	AR		168000		
	Lesss MT		<u>7500</u>	160500	
	Less 30%		48150		
	Interest		<u>22500</u>	<u>70650</u>	
				89850	
	Arrears		12000		
	less 30%		<u>3600</u>	<u>8400</u>	<b>98250</b>
24)	i) AR 5000x 12		55000		
	MV 5500 x 12		66000		
	GAV			66000	
	Less loss due to vacancy			<u>10000</u>	
				56000	
	Less MT 25% of 12.5% of 66000			<u>2063</u>	
				<b>53937</b>	
	Less 30%			<u>16181</u>	
				<b>37756</b>	
	ii) AV		<b>NII</b>		
	Less interest		<u>10000</u>	-10000	
					<b>27756</b>
25)	a)AR 15000 X 8	120000			
	17000 X 3	51000	171000		
	less unrealised		17000		
			154000		
	std rent		160000		
	GAV			160000	
	less loss due to vacancy(April)			<u>15000</u>	
				145000	
	less MT [185000 x 10 /100 x 75/100]			<u>13875</u>	
					<b>131125</b>
	b)GAV			155000	
	Less MT (145000 x 10 /100 x 75/100)			<u>10875</u>	<b>144125</b>
26)	i) GAV		66250		
	Less MT		<u>2000</u>		
				64250	

	Less 30%std deduction	19275		
	Interest on loan	<u>32000</u>	<u>51275</u>	<b>12975</b>
	ii) GAV		Nil	
	Less interest		30000	<b>-30000</b>
	iii) GAV	60000		
	Less MT	1000		
			59000	
	Less 30%	17700		
	Interest	<u>25000</u>	<u>42700</u>	<b>16300</b>
	iv) AV		Nil	
	Interest		<u>30000</u>	
	Loss from house property			<b>-30000</b>
27)	MV	36000		
	Less MT	<u>6000</u>		
			30000	
	Lesss 30%	9000		
	Interest	15000		
	interest pre construction 1/5	<u>9000</u>	<u>33000</u>	
	Loss from house property			<b>3000</b>
28)	i) AR	168000		
		<u>14000</u>		
		154000		
	Less vacancy	<u>7000</u>		
		147000		
	Less Municipal taxes	<u>2000</u>		
			145000	
	less 30%	43500		
	Interest	<u>10000</u>	<u>53500</u>	<b>91500</b>
	ii) Std rent	175000		
	AR	126000		
	GAV		175000	
	Less Loss due to vacancy		14000	
			161000	
	Less MT		1000	
			160000	
	Less 30%	48000		
	Interest on loan	<u>20000</u>	<u>68000</u>	<b>92000</b>
	iii) AR Less unrealised	167000		
	or 175000	175000		
	less loss due to vacancy	<u>14000</u>		
			161000	
	less MT		<u>3000</u>	
			158000	
	Less 30% std deduction	47400		
	Interest	<u>40000</u>	<u>87400</u>	<b>70600</b>
	Income from house property			
	iv) Std rent	142000		
	AR less unrealised (168000-70000)		142000	
	Less: Loss due to vacancy		<u>42000</u>	

			100000		
	Less : Std deduction	30000			
	Interest	<u>70000</u>	<u>100000</u>	<b>Nil</b>	
	v) AR less unrealised standard	252000 - 42000	210000		
	GAV		241000		
	less loss due to vacancy		<u>105000</u>		
			136000		
	less MT		<u>6000</u>		
			130000		
	less 30% std deduction Interest	39000	<u>160000</u>	<u>199000</u>	
	Loss from house property			<b>69000</b>	
29)	GAV MV		45000		
	Less MT		Nil		
			45000		
	Less :Std deduction 30% interest	13500			
	Interest pre construction [70000x 12/100 x 8/12 x 1/5]	8400	<u>1120</u>	<u>23020</u>	<b>21980</b>
30)	GAV 48000-12000		36000		
	Less MT		<u>6000</u>		
			30000		
	Less 30% Interest	9000			
	1/5 of pre-construction	15000	<u>4000</u>	<u>28000</u>	<b>2000</b>
31)	GAV 2100 x 12 25200 or MV 27000		27000		
	less MT		<u>4000</u>		
			23000		
	Less 30% Interest on loan	6900			
	Pre-construction period interest	21600	<u>12960</u>	<u>41460</u>	<b>18460</b>
	Loss from house property				
	Income from salary 85000-50000		35000		
	Less loss from house property		<u>18460</u>	<b>26540</b>	16540
32)	i) Self occupied Annual value		Nil		
	Less interest		<u>9000</u>		
	Loss from house property			<b>9000</b>	
	ii) AR		80000		
	Less MT		<u>14250</u>		
			65750		
	Less 30% Interest	19725	<u>9000</u>	<u>28725</u>	<b>37025</b>
33)	i) GAV (FRV higher than std rent)		180000		
	Less: Municipal taxes		6000		
			174000		
	Less: Std deduction 30% Interest on loan	52200	<u>123000</u>	<u>175200</u>	<b>-1200</b>
	Income from salary			<b>300000</b>	
	Taxable income			<b>298800</b>	

ii) Actual rent			190000	
Less : Municipal taxes			6000	
			184000	
Less: Std deductio	30%	55200		
Interest on loan		123000	178200	<b>5800</b>
Income from salary				<b>300000</b>
Taxable income				<b>305800</b>
34 i) Let out	AR	12000 x12	144000	
	1/4 of MV		100000	
	GAV		144000	
	Less unrealised		24000	
			<u>120000</u>	
	Less loss due to vacancy		12000	
			<u>108000</u>	
	Less MT 1/4		10000	
			<u>98000</u>	
	Less Std ded 30%	29400		
	1/4Interest	37000	66400	
	Income from house property			<b>31600</b>
ii) Self occupied	AV		Nil	
	Less 3/4 interest		<u>111000</u>	
	Loss			<b>111000</b>
35		H1	H2	H3
	GAV	180000	168000	<b>252000</b>
	Less Unrealised	12000	5000	
		168000	163000	<b>252000</b>
	Std Rent/ MV	130000	175000	<b>250000</b>
	Higher	168000	175000	<b>252000</b>
	Less: Vacancy loss	15000	28000	<b>105000</b>
	Annual Value	153000	147000	<b>147000</b>
	Less: MT	10000	8000	<b>10000</b>
		<b>143000</b>	<b>139000</b>	<b>137000</b>
36	Income from house property	Let out		
	AR		18,00,000	
	Less Vacancy 50000 x 3		<u>1,50,000</u>	
			16,50,000	
	Municipal valuation 3/4		7,50,000	
	GAV		1650000	
	Less MT 04/Mar		<u>75000</u>	
			1575000	
	Less : Std deduction	30%	472500	
	Interest three fourth		<u>30000</u>	
			502500	<b>1072500</b>
	Income from house property	Self occupied		
	AV		Nil	
	Less Interest		<u>10000</u>	
				<b>1062500</b>
37				
	1 GAV AR		28800	
	Less MT		10800	
			18000	
	Less :Std deduction 30%	5400		
	interest	4680		
	Current year		<u>10080</u>	
				<b>7920</b>
	2 GAV SR		32400	
	Less MT		7200	
			25200	

Less :Std deduction 30%			7560		
interest			6240		
Current year				<u>13800</u>	<b>11400</b>
38					
1 Self occupied					
Less AV				Nil	
Interest	25%			6000	<b>-6000</b>
2 Office					
				<b>Nil</b>	
3 Letout 50%					
Less : AR				48000	
MT				4500	
				<b>43500</b>	
Less Std deduction	30%	13050			
Interest	50%	12000		25050	<b>18450</b>
					<b>12450</b>
Income from HP					
					<b>12450</b>
39 self occupied AV NIL					
Interest current year	$800000 \times 12/100/2$			48000	
Preconstruction	$800000 \times 12/100 \times 21/12/2/5$			16800	<b>64800</b>
					<b>-64800</b>
Let out GAV	AR 11 months			77000	
	Less MT 12% of 125000 /2			7500	
				<u>69500</u>	
Less Std deduction	30%	20850			
Interest		48000			
				16800	
				<u>64800</u>	
				85650	<b>-16150</b>
					<b>-80950</b>
Loss HP					
					<b>-80950</b>
Income from other sources					
					<b>200000</b>
					<b>119050</b>
GTI					
40 Self occupied portion 3/4 AV 0					
Interest (Current year only)	$100000 \times 10/100 \times 3/4$			7500	<b>-7500</b>
Let out GAV AR higher					
Less : MT 1/4	6000			6300	
				<u>1500</u>	
				4800	
Less : AV					
Interest	30%	1440			
	01/Apr	2500			
				<u>3940</u>	
					<b>860</b>
					<b>-6640</b>
Loss from house property					