

Eg for 5 years Completion.

① Loan taken

13 July 2015 → 5 years Completion??

Year ←
end of 31 Mar 2016 + 5 year.
13 July 2015 → 31 Mar 2021 Tak.

② Loan taken

18 Jan. 2017 → 5 years Completion??

~~18 Jan 2017~~ + 5 year.
31 Mar 2017

31 March, 2022

Que House Constructed on 7th Nov 2024

loan taken on 1st Dec 2019 (Dec 19 to Mar 24)
(52 Months)

let out property.

loan taken amt ₹ 40 lakhs @ 9% p.a. $40l \times 9\%$
3.6 lakh

(a) Find Current Period interest (PY 24-25)

(b) Find Pre-Constructed period interest

(a)

$$40l \times 9\% = \underline{\underline{3.60.000}}$$

(b)

31. Mar. 2024 7 Nov 2024
1 Dec 2018 to. →

Dec 19 to Mar 20 = 4 months.

20 19 - 20 21 = 12m

21 - 22 12m

22 - 23 12m

23 - 24 12m

52m

$$402 \times 9\% \times \frac{52m}{12m} = 15,60,000$$

$$\text{Divided by } 5 = 3,12,000$$

$$\begin{aligned} \therefore \text{Total Int.} &= \text{Current year} + \text{Pre-Const. Int.} \\ &= 3,60,000 + 3,12,000 \\ &= 6,72,000 \end{aligned}$$

* Focusing on Current period Interest

loan taken on 1 Feb 2023

Amt ₹ 60 lakh

Rate 3% p.a.

Home Constructed on 7 July 2024

loan repaid on 31 Jan 2025

let out

Find Current Period int. & pre Const. period int.

Pre Feb 23 - Mar 24 \rightarrow 14 mon.

Current 1 Apr 24 - 31 Mar 25 \rightarrow 10 mon.

$$\text{Current} \Rightarrow 60l \times 3\% \times \frac{10m}{12m} = \underline{\underline{150,000}}$$

$$\text{Pre-Const.} \Rightarrow 60l \times 3\% \times \frac{14m}{12m} = 210,000$$

$$\div 5 \Rightarrow \underline{\underline{42,000}}$$

Que Loan taken on 15 June, 2019

Amt 30 lakh @ 7% p.a

Find int for PY 24-25 if Current period int.

Case (a) loan repaid on 30 Nov 2024

(b) loan repaid on 31 July 2025 (next year here)

$$\text{(a) Current} \Rightarrow 30l \times 7\% \times \frac{8m}{12m} = \underline{\underline{140,000}}$$

(Apr 2024 to Nov 2024)

~~Pre-Const $\Rightarrow 30l \times 7\% \times \frac{12m}{12m}$~~

divided

$$\text{(b) Current} \Rightarrow 30l \times 7\% \times \frac{12m}{12m} = \underline{\underline{210,000}}$$

(1 Apr 2024 to 31 Mar 2025)

Que Loan taken on 1st July 2020.
 Loan amt ₹ 28 lakhs @ 11% p.a. 1 July 19
 House Constructed on 7th Dec 2024 to 31 Mar 2024
 Loan repaid on 31 Aug 2024 (45 Months)
 Let out property
 Find int. allowed in PY 24-25.

Pre Cent 24-25 :-

$$28 \text{ lakh} \times 11\% \times \frac{45 \text{m}}{12 \text{m}} = 115,000$$

$$\text{Divided 5 year} = \underline{\underline{231,000}}$$

Current Period :-

1 Apr 2024 to 31 Aug 2024 \Rightarrow 5 month

$$28 \text{ l} \times 11\% \times \frac{5}{12} = 128,333$$

$$\begin{aligned} \text{Total int.} &= 231,000 + 128,333 \\ &= 3,59,333 \text{ (full exempt (-))} \end{aligned}$$

Que Loan taken on 1st Sep 2017
 Amt ₹ 19 lakhs @ 6% p.a.
 House Constructed on 2nd May 2018
 SOP.
 Find to the Int allowed for PY 24-25.

SOP → Int. allowed ← Old Regime (✓)
New Regime (X)

$$\text{Current year} = 19L \times 6\% = 1,14,000 \\ 24-25$$

Pre Const = 31 Mar 2018 → May 2018
(18-19)

NO pre-const. (Max 5 year)
(Start 18-19 → end 23-24)

Because 5 years elapsed. from the year of
Construction of house.

Lec 6 26 Feb evening

$$\begin{aligned} \text{So, NAV} &= 0 \\ (-) \text{Int} &= (1,14,000) \\ \text{Loss under} & \underline{1,14,000} \\ \text{HP} & \underline{\hspace{2cm}} \end{aligned}$$

Que Loan taken on 1st Dec 2016
Amt ₹ 22 lacs @ 8% p.a.
House Constructed on 4th July 2023
Loan repaid on 31st Dec, 2024
SOP

(1 Dec 2016 - 31 Mar 2017
(+ 5 mon) 31 Mar 2022. (1st))

Find int. allow for PY 24-25
old regime. PY 23-24

Cons. late., max. int. 30,000

Current year. 14.24. 31. Dec. 24 loan repay

$$22L \times 8\% \times \frac{9m}{12m} = 1,32,000$$

since int is > ₹ 30,000, max int allowed will be
₹ 30,000.

Nav	0
Int. C Y	-
132000	
Man. allowed upto	<u>(30,000)</u>
Loss H.P.	<u><u>30,000</u></u>

Que loan taken on 1st June 2020
 Amt 35 lacs @ 9% p.a
 loan repaid on 30 Sep. 2022
 House Cons. on 3 Nov 2024
 Find int. for PY 24-25
 let out property.

June 20 - Mar 21	10m
Apr 21 - Mar 22	12m
Apr 22 - Sep 22	6m
	<u>28m</u>

$$35 \text{ l} \times 9\% \times \frac{28 \text{ m}}{12 \text{ m}} = \underline{\underline{735000}}$$

$$\text{Divide 5} = \underline{\underline{147,000}}$$

Homework

Que For 24-25 ~~the calculations~~

Particulars	Case I	Case II	Case III
MV	32000 pm	80,000 pm	1,10,000 pm
AR	39000 pm	-	-
SR	40,000 pm	74,000 pm	1,30,000 pm
FR	50,000 pm	66,000 pm	80,000 pm
Type of HP	let out	SOP	DTO (Deemed to be let out)
M. Tan	8%	51,000	7%
loan taken on	1.7.2021	1 Dec 2022	1 Sep 2020
Amt & Int.	40l @ 9% pa	30l @ 13% pa	70l @ 8% pa
loan repaid on	28 Feb 2025	-	31 Jan 2025
House Const on	7 Dec 2023	11 Jan 2025	1 April 24