

24 Feb evening

⇒ Expected Rent :-

2l 3l 4l 5l
MV FR SR AR

└──────────┘

Compare

Expected Rent

3l vs 4l

└──┘ → 3lakh vs 5lakh

lower

* Period to be Considered for MV - FR - SR - AR.

MV }
FR } ownership
SR } Period

AR/
Annual Rent } Period for which (जब से हमने Prop. Rent पे देना चाहते हैं)
Property is available for letting out.

Que Ayush Kumar is having a property whose

MV = ₹ 40,000 pm 12m

AR = ₹ 70,000 pm 12m

SR = ₹ 50,000 pm 12m

FR = ₹ 60,000 pm 8m

It was SOP till 31 July 2024 then he tried to let it out but could find the tenant from 1 Nov 2024.

Que Find GAV in the given case :-

$$SR = 50,000 \text{ pm}$$

$$FR = 80,000 \text{ pm}$$

$$AR = 90,000 \text{ pm}$$

$$MV = 60,000 \text{ pm}$$

$$UR = 2 \text{ months (unrealised rent) (खुद गज्जा)}$$

$$EOV = 3 \text{ months}$$

(Element of Vacancy)

$$\textcircled{1} (AR - UR)$$

$$12\text{m} - 2\text{m} = 10\text{m}$$

$$\begin{array}{l} \textcircled{2} \quad MV = 50,000 \times 12\text{m} = 7,20,000 \\ \quad \quad FR = 80,000 \times 12\text{m} = 9,60,000 \\ \quad \quad SR = 50,000 \times 12\text{m} = 6,00,000 \\ \quad \quad AR = 90,000 \times 10\text{m} = 9,00,000 \end{array} \begin{array}{l} | \\ | \text{ High} \\ | \\ | \text{ Lower} \\ | \\ | \text{ High} \end{array}$$

$$\text{before Element of Vacancy} \quad \underline{9,00,000}$$

$$\text{less EOV} \quad (90,000 \times 3) \quad \underline{(2,70,000)}$$

$$\text{GAV} \longrightarrow \underline{\underline{6,30,000}}$$

Lec 3 25 Feb

* Format of solving

MV

FR

SR

AR - UR

xxx

xxx

(-) EOY

(xxx)

Gr A Value

xxx

(-) Municipal Tax

(xxx)

NAV

Net.

(-) 30% stand. dedn.

(-) Int. on loan.

Income under H.P

* Focusing on Municipal Tax

Gr. A. Value

xxx

(-) Municipal Tax

- advance
Payment
↓
Not allowed.
- Payment basis
 - Paid / reimbursed by the owner
 - Outside India pay → allowed.

Nav XXX 7lakh
 24(a) stand. dedⁿ 30% of Nav (xxx) 2,10,000

24(b) Int. on Housing loan (xxx) (1.3 lakh)

Income / loss HP XX XX

Que

Case 1

MV 8lakh
 SR 6l
 FR 5l
 AR 10l
 M. Tax 130,000

Find income HP

6,09,000

Case 2

MV 10lakh
 SR 11lakh
 FR 12l
 AR 13l
 M. Tax 9% $10L \times 9\% = 90,000$

Find income HP.

MV 8lakh
 FR 5lakh
 SR 6lakh
 AR 10lakh
 GAV 10lakh
 (-) M. Tax (130,000)
 NAV 8,70,000
 x 30% (2,61,000)
 Income v/ HP 6,09,000

MV 10lakh
 FR 12lakh
 SR 11lakh
 AR 13lakh
 GAV 13lakh
 (-) M. Tax 9% (90,000)
 NAV ~~30~~ 12,10,000
 x 30% (3,63,000)
 Income under the head HP 8,47,000

* Calculation in Case of SOP :- (Indi / HUF)

Eg (For understanding)

NAV	0
(-) stand 30%	(0)
0 x 30%	
(-) int on loan (old Regime)	(1,00,000)
loss under HP	<u>(1,00,000)</u>

Lec 4 26 Feb

Question on SOP :-

MV = 30,000 p.m.
FV = 35,000 p.m.
SR = 28,000 p.m.
M.Tan = 11,000

} Ignore

Find income under the head HP.

Prov. say SOP of NAV = Nil.

NAV 0 since
(-) 30% (0)

[(-) int allowed (0) (Net given)]

Income HP 0

Que on deemed to be let out :-

MV = ₹40,000 p.m.
FR = 50,000 p.m.
SA = 60,000 p.m.
M.Tan = 11%

Find income under the head HP?