

MV } Higher = 50,000
 FR }
 SR } Lower = 50,000

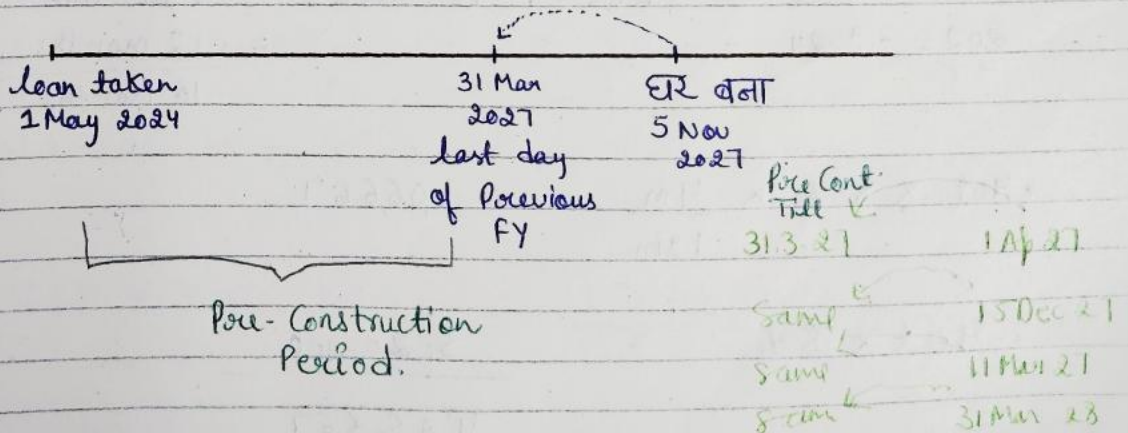
GAV = 50,000 X 12m = 6,00,000
 (-) Municipal Tax (52,800)
 (MV 11% X 4,80,000)
 NAV 5,47,200
 - 30% stand' dedⁿ (1,64,160)
 Income under the head HP 3,83,040

* Interest on Borrowed Capital :-

Pre-Construction
 Period interest

Current Year
 Interest

⇒ Pre-Construction Period interest (घर बनने से पहले का duration)



Treatment :-

Pre-Construction Period interest \rightarrow Deduct ^(जिस से घर बनता है वही से 5 year)
 in 5 years equally starting from the year in which the house is Constructed / Completed
 (Completion Certificate) ^(जिस समय घर बनना + आगे के 4 year)

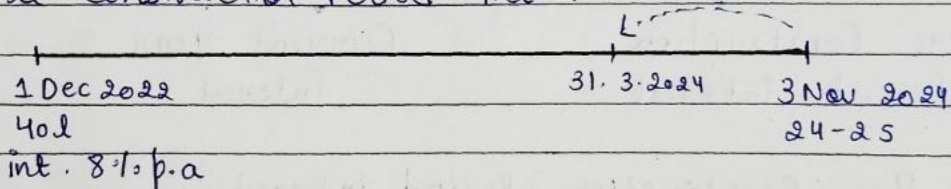
Eg for understanding :-

Loan

1 Dec 2022 \rightarrow 40l \rightarrow int. 8% p.a.

House Complete \rightarrow 3rd Nov 2024

Calculate Pre Construction Period int ?



2022-2023 = Dec 22 to Mar 23 = 4 months
 2023-2024 = $\frac{12 \text{ months}}{16 \text{ Months}}$

$$40l \times 8\% \times \frac{4m}{12m} = 1,06,667$$

$$40l \times 8\% = \frac{3,20,000}{426,667}$$

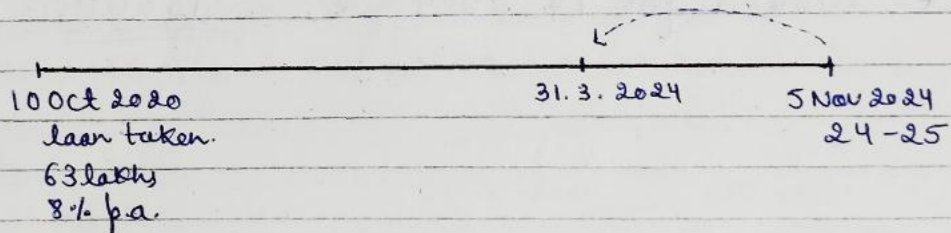
OR

$$40l \times 8\% \times \frac{16m}{12m} = \underline{\underline{426667}}$$

Divided into 5 years

24-25	25-26	26-27	27-28	28-29
$\frac{426667}{5}$				
85334	85334	85334	85334	85334

Que loan taken on 10 Oct 2020
 Amt 63 lakhs @ 8% p.a.
 House Constructed on 5th Nov 2024
 Find Pre-Constructed period interest.



2020 - 2021		
2022 - 2023	= Oct 20 to Mar	= 6m
2021 - 2020		12m
22 - 23	"	12m
23 - 24	"	12m
		<u>42 months</u>

$$63l \times 8\% \times \frac{42m}{12m} = \underline{\underline{1764000}}$$

Divided into 5 year = $\frac{1764000}{5} \Rightarrow \underline{\underline{3,52,800}}$

Que loan taken on 1st May 2020
Amt ₹ 60 lacs
Int. = 4% p.a
House Constructed on 20th Feb, 2025
Find int. allowed for PY 24-25.

$$60 \text{ lakhs} \times 4\% \times \frac{1}{12\text{m}} \times 47\text{m} = 9,40,000$$

$$\text{Divided 5 year} = 1,88,000$$

$$\text{Int. allowed for PY 2024-25} = \underline{\underline{1,88,000}}$$

* Example for identifying Pre - Construction Period.

Eg ①

Loan taken on
1 sept 2020

Loan
repay
5 Nov 2028.

Constructed on
11 June 2024
(24-25)

Pre - Construction = 1 sept 2020 --- 31 Mar 2024.

Current Period = 12 months.

24-25

Loan Continue

Eg ②

Loan taken
1 sep 2020

Loan repay
28 Feb 2023

House Constructed
11 May 2024

Pre - Con. period = 1 sep 2020 - 28 Feb 2023.

~~Current Period = 12 months~~

Eg ③

Loan taken
1 sep 2020

31. 3. 2024

ETR आना
8 DEC 2024.

(24-25)

loan repay
30 Nov 2024.

Pre - Const = 1 sep 2020 - 31 Mar 2024.

Current year. = 1. Apr 2024 - 30 Nov 2024 Repay.

⇒ loan taken (start) → End.

House Consted.

loan repayment date

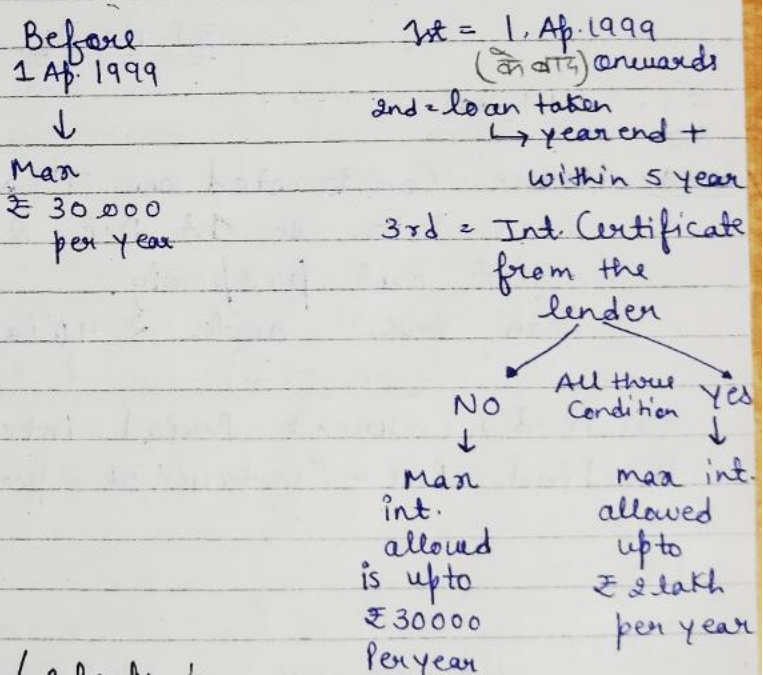
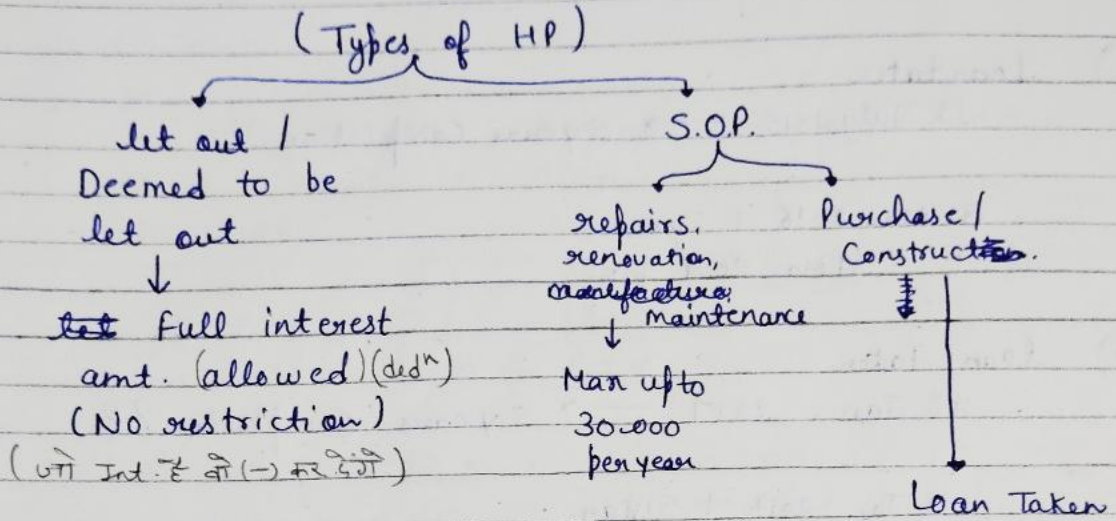
Preceding year

Last date

ie 31 March of the last year.

Earlier.

⇒ Current Period Interest :-



Note: limit of 30,000 / 2lacks is for both (pre Const. & Current year Int.)