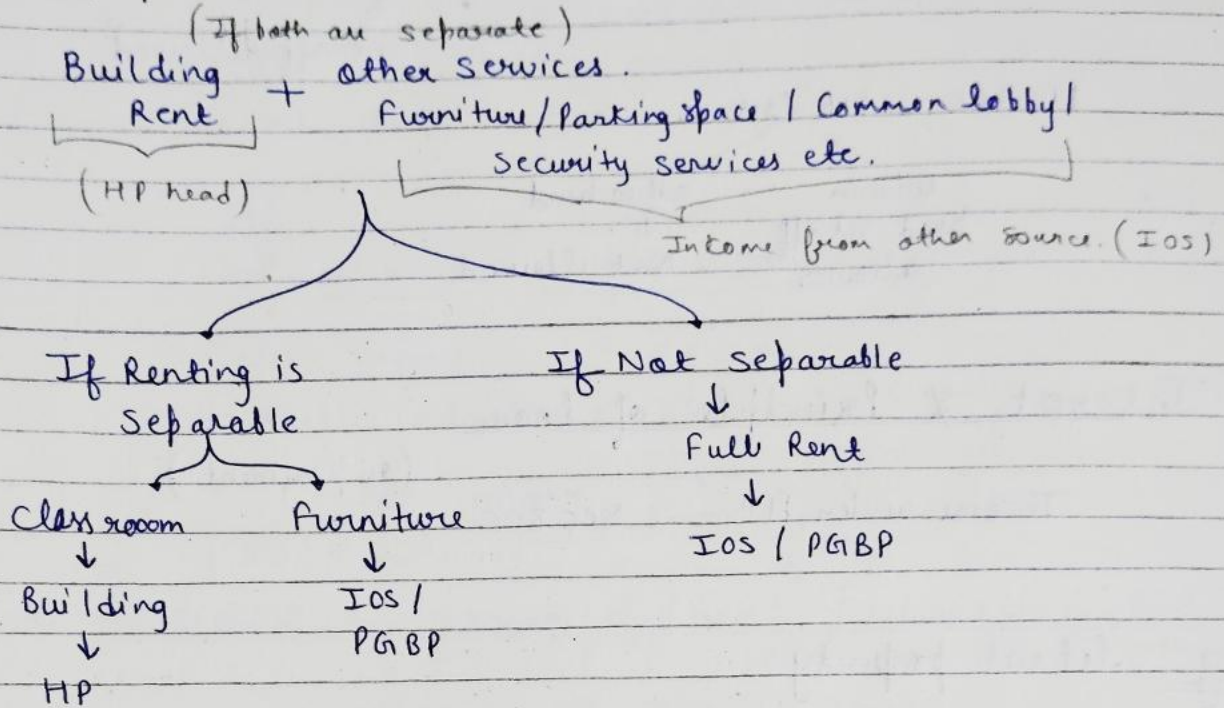
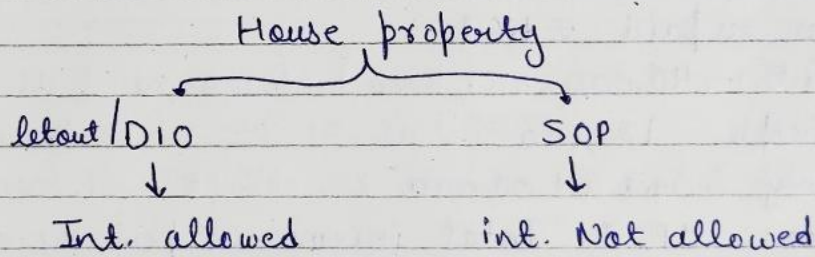


* Composite Rent :-



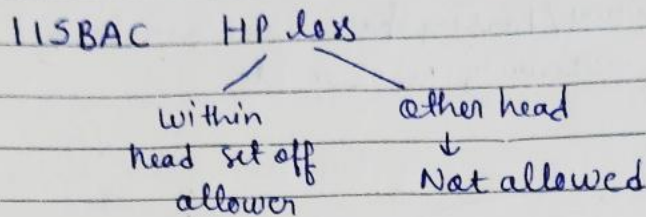
* Effect of section 115BAC (IA) on House property
 (New) (default Regime)



• If loss under HP
 ↓
 you cannot set off loss with

• NAV 0
 int. 300/200
 0

means old Regime \rightarrow HP loss \rightarrow PGBP / salary / other Income
 \downarrow
 set off allowed.



* Interest & Principle of loan

(repayment)

Income under HP

Sec 80C

\rightarrow (deduction. in sec. 80C)

Eg let out property

Expected Rent $\text{₹} 12l$

Actual Rent $\text{₹} 13l$

Municipal Tax $\text{₹} 5l$

loan repaid $\text{₹} 1.6l$

Int = 40,000

Principle 12,000

Salary income 4,00,000

Find income HP & Total income as per the old Regime.

Sol

Expected Rent	12l	} H.P. \rightarrow (Given)
A.R.	13l	
	<u>13l</u>	
GIAV	13l	
(-) M. Tan paid	(5l)	
NAV	<u>8l</u>	

- 30%	<u>(2,40,000)</u>
	5,60,000
- int.	<u>(40,000)</u>
Income HP	<u>5,20,000</u>

HP	5,20,000
Salary	<u>4,00,000</u>

G. Total income	9,20,000
(-) Principle under 80C	<u>(1,20,000)</u>
Total income	<u>8,00,000</u>

* Section 25A: ^{Recovery of} Arrears of Rent / Unrealised Rent _{Received}

Rent increased Retrospectively.

Amt rec → Taxable
standard deduction 30%.

Eg 4 lakh unrealised rent
relating to PY 19-20 (इका था)
rec. in PY 24-25 Taxable amount??

Rec. PY 23 - PY 24-25	4 lakh
stand 30% ded.	<u>(1,20,000)</u>
Taxable	<u>2,80,000</u>

HW Illu 1 & 2 (try) 4, 7, 9
Pg 5.1 5102

Lec 8 27 Feb afternoon

Que MV = 60,000 pm
 SR = 80,000 pm
 AR = 1 lakh pm
 FR = 1.4 lakh pm
 M. Tax is ₹ 60,000

(out of 60,000 ₹ 25,000 belongs to PY 19-20)

Int = ₹ 2,31,000

Arrears of rent rec. / unreal rent rec. belonging to year PY 17-18 ₹ 80,000 is received in PY 24-25

MV = 60,000 x 12m = 7,20,000
 FR = 1,40,000 x 12m = 16,80,000
 SR = 80,000 x 12m = 9,60,000
 AR = 1,00,000 x 12m = 12,00,000
 GRAV → 12,00,000

(-) M. Tax (Payment basis) (60,000)

N. A Value 11,40,000

(-) 30% (3,42,000)

(-) int (2,31,000)

5,67,000

⊕ unreal rent recover

80,000

(-) 30% (24,000)

(+) 56,000

6,23,000

Income under HP.

Que GAV of House is ₹ 9L.
 M. Tax paid is ₹ 3L
 (40% paid by the tenant)
 Find Income HP.

GAV	9,00,000
(-) M. Tax	(1,80,000)
3L x 60% of owner	7,20,000
NAV	7,20,000
(-) 30%	(2,16,000)
HP	5,04,000

Summary

(1) SOP

$$\begin{aligned}
 \text{NAV} &= \text{Nil} \\
 (-) \text{ Int.} & \quad (-) \\
 & (22 / 30000)
 \end{aligned}$$

(2) let out Normal Calculation

No restriction } Income Tax (-) ✓
 } Int (-) ✓
 ↓
 accrual basis

(3) Deemed to be let out

MV ✓

FR ✓

SR ✓

MA

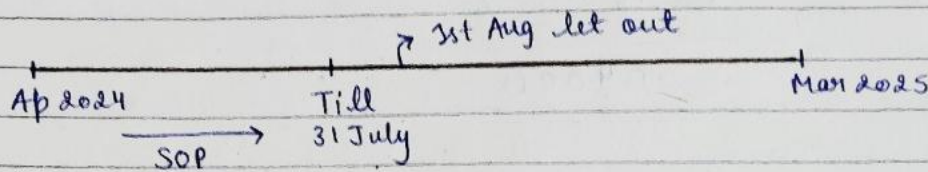
Titno chabe (-) AR X

No Restriction M. Tax ✓

Int ✓

(Kuch Mon let out, kuch SOP)

(4) H.P. Partially let out & partially SOP [Period / Month wise]



(-) M. Tax Fully deduct

Proportionate (X)

(-) Int. Fully deduct

Proportionate (X)

Que MV = ₹ 30,000 pm

FR = ₹ 27,000 pm

AR = ₹ 23,000 pm

SR = ₹ 28,000 pm

For ownership period. M. Tax = ₹ 11,000

Int. on HP = 74,000 for ownership period.

The property was purchased on 1st May 2024 and it was SOP till 31st Oct 2024 then it was let out.

ETR Purchase 1 May 2024 - 31 Oct 2024
11 Month.

MV	30,000 x 11m	3,30,000
FR	27,000 x 11m	2,97,000
SR	28,000 x 11m	3,08,000
AR	23,000 x 5m	1,15,000
(avail for rent)		<hr/>

GrAV 3,08,000

(-) M. Tax	(11,000)
(-) 30%	(89,100)
(-) Int.	(74,000)
	<hr/>

Income H.P. 1,33,900

lec 9 27 Feb

(5) House property, Partially let out & Partially
SOP SOP
(Area wise)

Consider it as 2 diff house &
Calculate separately.

- M. Tax proportionate ✓
- Int proportionate ✓