**QUESTION BANK FOR HOUSE PROPERTY**

1. Calculate gross annual value of Mr.X (resident) from the particulars given below:

FRV - Rs 90,000 p.a

MRV -Rs 85,000 p.a

Annual rent -Rs 75,000 p.a

Standard rent - Rs 55,000 p.a

1. Calculate gross annual value of Mr. ajay from the following particulars given below:

 Annual rent - Rs1,02,000p.a.

 MRV -Rs65,000p.a.

 FRV -Rs69,000 p.a.

Standard rent -Rs55,000

The assesse could not realize rent for one month and the house also remained vacant for three months during the previous year 2017-18.

1. Calculate the gross annual value of Mr. Jiban (resident) from the particulars given below:

 Municipal value -Rs1,60,000

 Fair rent -Rs1,80,000

 Standard rent -Rs1,75,000

 Annual rent -Rs1,68,000

 Unrealized rent of

 the P.Y -Rs42,000

 Vacancy period - 1 month

1. Determine the net annual value house property for the A.Y 2018-19.

 **Particulars Amount**

 Municipal value 1,50,000

 Fair rent 1,70,000

 Standard rent 1,30,000

 Actual rent p.m. 15,000

 Unrealized rent 18,000

1. Determine the net annual value Mr. Sham (resident) in the following cases;

 **House I House II House III**

Expected fair rent 84,000 84,000 84,000

Municipal value 72,000 72,000 72,000

Standard rent 80,000 90,000 78,000

Annual rent received /receivable

(Property is let out throughout

Previous year) 1,20,000 1,44,000 1,80,000

Unrealized rent 30,000 72,000 72,000

Local taxes borne and paid

by owner in previous year 6000 12,000 18,000

1. Mr Shashank is the owner of the house .The particulars of which are given below;

 Fair rent - 90,000

 House let out at 10,000 per month

 Municipal tax paid by Shashank 10,000 (10% of municipal value)

 Determine the annual value of the house if the house is vacant or

1. One month b) three months

1. Calculate the allowable interest on loan from NAV of the house property .

1. Date of borrowing loan = 1-6-2010

2. Date of repayment of loan = 10-5-2018

3. Date of completion of construction = May 2015

4. Amount of loan borrowed = 30,000

5. Interest on loan = 20% P.A .

1. Mr. Vicky K.( resident ) owns a house property at bangalore, which is let out for residential purpose. During the P.Y. 2016-2017, Vicky K. had claimed and allowed a deduction of unrealized rent of 10,000 on March 15,2018. Vicky K , recovers 19,000 from the defaulting tenant (legal expenditure on recovery of rent : 19,500) Calculate the taxable amount of unrealized rent recovered for the P.Y. 2017-2018.
2. Mr X is the ownerof the property. It is given on rent of Rs11,000 p.m. Municipal value of the property is 1,35,000. Fair rent is 1,43,000 and standard rent is 1,30,000. Municipal tax paid by Mr X is 26,000 on 1.4.2017 rent is increased from 11,000 p.m to Rs14,000 p.m with retrospective effect from 1.4.16. arrears of rent is paid on 1.4.17. Find out taxable income from house property for the A.Y 2018-19.
3. From the following particulars, compute the taxable income from house property:

 Municipal value Rs1,20,000

 Annual rent received Rs1,50,000

 Date of borrowing the loan 1.7.2011

 Date of completion of construction 31.5.2015

Amount of loan borrowed Rs50,000

Rate of interest on loan 15% p.a.

1. Mr. Ganesh (resident) owns a big house, the construction of which was completed in May 2010, 50% of the floor area is let out for residential purpose on a monthly rent of Rs.3200/-, however, this portion remained vacant for a month during 2017-18, 25% of the floor area is used by the owner for the purpose of his profession, while remaining 25% of the floor area is utilize for the purpose of his residence. Other particulars of the house are as follows:-

Municipal valuation Rs. 60,000/-

Standard rent Rs.90,000/-

Municipal Taxes paid Rs.12,000/-

Repair Rs.3,000/-

Interest of capital borrowed for repaired Rs. 28,000/-

Ground rent Rs.4,000/-

Annual charges Rs.6,000/-

Fire insurance premium Rs.1,200/-

Compute the income from house property of Mr. Ganesh for the AY 2018-19.

1. Sri. Kishore (resident) is the owner of the 3 houses. The following are the particulars of his property for the year ending 31st march 2018.

**Particulars** **1 House** **2House**  **3House**

Year of construction 2007 2009 2011

 Letout to bank Self occupied letout to

 Residence

Actual rent received (PA) 30,000/- - 24,000/-

Municipal valuation 32,000/- 28,000/- 30,000/-

Municpal Tax paid by Kishore 1,200/- 1,000/- 3,000/-

Municipal Tax paid by Tenant 2,000/- 1,800/- -

Total Municipal Tax 3,200/- 2,800/- 3,000/-

Fire Insurance Premium 2% 20% 2%

Interest on loan taken for - 7,000/- 5,000/-

Renewal of the house

Compute taxable from the house property of Shri. Kishore for the AY 2018-19

1. Ms. Shanta (resident) owns two houses in Bangalore. She has let out both the houses throughout for the year residential purpose

**Particulars** **House-1** **House-2**

Municipal Value 400000/- 1200000/-

Fair Rental Value 720000/- 720000/-

Rent received 480000/- 80000/-

Standard Rent 600000/- 600000/-

Repairs 72000/- 100000/-

Municipal tax paid 40,000/- 120,000/-

Insurance premium paid 48,000/- 70,0000/-

On 1st April 2017, she bought the residential house for self occupation for Rs.1000000/- by taking a house loan in Canara Bank.

Loan amount was Rs.700000/- and rate of interest 12% P.A.

Compute Taxable income from house property for the AY 2018-19

1. Mr. Praveen is the owner of the 3 houses the particulars are as follows:-

**Particulars 1House 2House 3House**

Annual Fair rent 40,000/- 35000/- 50,000/-

Municipal Valuation 50,000/- 40,000/- 50,.000/-

Standard rent 45,000/- 42,000/- 55,000/-

Letout (Per month) 3000/- 2500/- -

Purpose of use letout residential letout business self occupied

Repairs 2000/- - 5000/-

Collection charges 3000/- 1000/- -

Interest on loan 15,000/- 5000/- 2000/-

Municipal tax is 10% of municipal value. Municipal tax of house 1 was paid by tenant, but municipal tax of house 2 was not paid till 31st.03.2018 municipal tax of house 3 was paid by owner. House 1 remained vacant for 4 months. Compute income from house property for AY 2018-19.

1. Mr. Vishwas (resident) owns a building consisting of 3 indentical and independent units the construction of which was completed on 1 04 2017. The building was occupied from 01 04 2017 onwards. The particulars pertaining to the 3 units for the year ended 31 03 2018 are given below:-

**Particulars** **Unit1** **Unit2**  **Unit3**

Fair rent 30,000/- 30,000/- 30,000/-

Rent received - 36,000/- -

Municipal tax paid 1500/- 2500/- 3000/-

Municipal tax due 1500/- 2500/- -

but not paid

Land Revenue - - 600/-

Land Revenue due 600/- 600/- -

But not yet paid

Repair expenses 1200/- 1200/- 1200/-

Nature of occupation occupied for letout for use for own business

 Residence residence

on 1 04 2016 Mr. Vishwas had borrowed a sum of Rs.2,50000/- bearing interest at 12% P.A. for the construction of this building. The total cost of construction of the building was Rs.600000/-, the business income of Mr. Vishwas for the year ended 31 03 2018 is Rs. 1,5000/-. Compute the gross total income of Mr. Vishwas for the AY 2018-19.

1. Shri. Ramappa (resident) owns 4 houses (house 2 and 4 are self occupied for residence, house 3 is used for own business and house 1 is letout) and furnishes the following information for the financial year 2017-18. Compute his income from house property for the relevant AY 2018-19.

**Particulars House1 house2 house3 house4**

Municipal valuation 49,0000/- 28000/- 87000/- 90,000/-

Fair rent 42,000/- 25000/- 80000/- 105000/-

Standard rent 38,000/- 15000/- 75000/- 90,000/-

Rent (properties letout 42000/- - - -

Throughout the previous

Year)

Unrealized rent 3500/- - - -

Municipal Tax:

Paid by Ramappa - 500/- 7000/- 9000/-

Paid by Tenant 5000/- - - -

Repairs 2500/- 4500/- 2250/- 3000/-

 Land revenue to 1000/- 500/- 1200/- 1300/-

State government

Education Cess to 250/- 200/- 300/- 350/-

Government

Water and Health Cess - 100/- 400/- 800/-

To Municipality paid by

Ramappa

Date of Completion of 31 05 2015 31 05 2015 31 03 2015 01042015

Construction

Property 1 remained vacant for 2 months( March 16, 2018 to May 15 2018) Mr. Ramappa borrows Rs.50,000/-, 75,000/- and Rs. 100000/- for the construction of house 1, house 2 and house 4 respectively on 15 june 2003 at the rate of 12% P.A. He however makes repayment of the loan amount of Rs.50,000/-, 25,000/- in respect of house 1 and house 2 respectively on December 31, 2014.

1. mukesh is owner of 3 house in banglore

**Particulars House A house B House C**

Fair Rent 18,000/- 15,000/- 12,000/-

Municipal Valuation 15,000/- 20,000/- 10,.000/-

Letout (Per month) 2000/- 1500/- 2500/-

Used by Tenant residential office residential

Construction Started 30 05 2012 01 01 2011 02 03 2009

Construction completed 01 04 2015 01 06 2015 31 03 2010

Repair expenses 1000/- - 4000/-

Collection charges 2000/- 500/- -

Interest on loan

1. For construction 10,000/- - mt. s -
2. For marriage of

Daughter - 6000/- -

1. Forrepair 1000/-

Municipal tax is 10% of Municipal valuation municipal tax of house A was paid by the owner but municipal tax of house B was not paid upto 31st March 2018 municipal tax of house C was paid by the tenant. The house C has remained vacant for 2 months. Compute his income from house property for the AY 2018-19. By making assumption that housing loan in respect of house A and House C was taken after 01 04 1999.

1. Smt. Kathyayini owns 3 house properties. House-1 and House -2 are used for her residential purposes and House-3 is let out on a monthly rent of Rs8000. Following are the other particulars of these house properties.

**Particulars House-1 House-2 House-3**

Municipal valuation 60000 30000 90000

Fair rent 85000 32000 95000

Standard rent 65000 36000 85000

Municipal taxes paid 10% of MV 10% of MV 10%of MV

Vacancy period - - 2 months

Loss due to vacancy period - - 16000

Interest on capital borrowed

for construction of house 1,41,600 - -

 (Rs 9,44,000 is borrowed at 15% per annum on april 10, 2016. Construction is complete on march 10, 2017 and loan is yet to be repaid)

Smt. Kathyayini could not occupy house-2 for two months commencing from 1st dec, 2017. The particulars given above are related to financial year 2017-18.