

1. Find out the Gross Annual Value in respect of the following properties for the AY 2018-19

Details	X	Y	Z	A	B
Municipal value	60000	60000	60000	112000	112000
Fair Rent	68000	68000	68000	117000	117000
Standard Rent	62000	62000	70000	115000	115000
Actual Rent	67000	67000	73000	121000	110000
Unrealised Rent	2000	6000	5000	50000	40000
Vacancy loss	1000	1000	1000	1000	--

2. Mr. Y owns a house property. The property has two equal residential units. While Unit 1 is SOP, unit 2 is let out at Rs.6000 pm (rent of 2 months could not be realized), MV of whole property is 230000, SR is 225000 and FRV is 340000. Municipal tax is @12%. During PY, The insurance paid and interest on borrowed capital are 1500 and 60000. Compute income from house property. (2011)

3. Vinod owns a house property. The property has two equal residential units. While Unit 1 is SOP, unit 2 is let out at Rs.6000 pm (rent of 2 months could not be realized), MV of whole property is 130000, SR is 125000 and FRV is 140000. Municipal tax is @12% paid by Vinod. Other expenses are insurance paid and interest on borrowed capital are 600 and 63000 (borrowed in 1997). Compute income from house property. (2012)(2015)

4. Mr. Manohar completed construction of a residential house on 01/04/2009. Interest paid on loans borrowed for the purpose of construction during 2 years prior to completion was Rs.50000. The house was let out on a monthly rent of Rs.8000. Municipal taxes paid are Rs.10000. Interest paid during the year is Rs.20000. Property was vacant for 4 months. Annual letting value as per corporation records is Rs.50000 Compute income from house property. (2013)

5. Mr. Ganesh has a property whose MV is Rs.250000. The FRV is Rs.200000 & SR is Rs.210000. The property was let out for Rs.20000 pm. However the tenant vacated the property on 31/01/2017. Unrealised rent was Rs.20000. Municipal taxes paid @8%. Interest on borrowed capital is Rs.65000. Find income from HP. (2013)

6. X owns a residential house whole MV is Rs.164000. FRV is Rs.216000 & SR is Rs.180000. The house was let out upto 31/01/2017 on a monthly rent of Rs.14000. From 01/02/2017, the property was SOP for own residential purposes. Municipal tax paid is Rs.6000, Repairs is 2100, Insurance is Rs.1100, Interest on borrowed capital (Date of borrowing : 10/06/1991) for acquiring the property is Rs.123000. Find income from HP. (2014)

7. Mr. Gupta is the owner of two houses which he uses for his residential purposes. He submits the following information in respect of these houses for the PY 2016-17.

	House A	House B
Municipal value	5000	10000
Fair Rent	6000	15000
Municipal tax paid	1000	2000
Insurance premium	500	700
Interest on borrowed capital	5000	20000

Advise as to which house he should opt for self occupation concession giving reasons. (2016)

1. A has gross rental income of Rs.3 lakhs for the PY from a rented house property. If the interest paid on loan taken on this property for the said year is Rs.40000, the total deduction available to him u/s.24 would be  
a) 30% of 300000, b) 30% of 300000+40000, c) 25% of 300000, d) 25% of 300000+40000
2. Loss from house property that cannot be set off wholly, then such loss u/s.71B  
a) cannot be carried forward, b) shall be carried forward  
c) the same is taken as Nil d) can be c/f for 8 AYs
3. FRV of house property is 150000, Std rent is 120000, Actual rent is 130000. Municipal taxes paid for the last 7 years is 140000. The annual value will be  
a) 20000, b) Nil, c) -10000, d) 10000
4. The loss from house property which is not set off during the relevant PY can be c/f and set against  
a) Income from house property, if any b) Income from PGBP, if any  
c) Income from spec. business, if any d) income from capital gain, if any
5. Municipal value is 100000, FRV is 120000, Std rent is 110000, Actual rent is 140000, Municipal taxes paid is 10000, find net annual value  
a) 90000, b) 110000, c) 100000, d) 130000
6. Which two of the following are not eligible for deduction u/s.24.  
a) A sum equal to 30% of NAV b) Interest on borrowed capital  
c) Premium paid for property insurance d) Sum spent on repairs of property
7. For a residential built up property which is self occupied and acquired after 01/04/1999, the maximum deduction of interest can be  
a) 30000, b) 200000, c) 30% of interest d) 20% of interest
8. A flat can be rented out for 10000 per month. However, it was let out for two months only for 20000 per month. The annual value of the property will be  
a) 120000 b) 240000 c) 40000 d) 140000
9. A landlord filed a suit in the court seeking enhancement of rent in the FY 2009-10. The court gave order in favour of the landlord in FY 2010-11. However the tenant paid the arrear in FY 2015-16. The said arrear will be taxable in the AY  
a) 2010-11, b) 2011-12 c) 2017-18 d) 2016-17
10. Arrear of rent is taxable in the AY relevant to the PY in which  
a) Rent is received b) Rent has accrued c) Rent was enhanced d) Whichever is earlier
11. Income under House property is chargeable to tax on  
a) Accrual basis b) Receipt basis c) Notional basis d) All the above
12. House property loss can be carried forward  
a) if return filed within time allowed u/s.139(1) b) if return filed within time allowed u/s.139(4)  
c) if return filed within time allowed u/s.148 d) even if return is not filed
13. If an individual transfers any HP to his/her spouse without adequate consideration or to a minor child not being a married daughter, then the property income derived from such property will be taxable in the hands of  
a) both spouse and minor child b) Only spouse c) Only child  
d) The transferor will be deemed owner and taxed in his/her hands
14. Out of income from HP, an assessee is not eligible for deduction for  
a) Municipal taxes paid b) Interest on borrowed capital for acquiring the property  
c) Repairs actually incurred d) 30% of annual value
15. Ashok works at Nagpur and stays in a rented house paying rent of Rs.3500 pm. He bought a house with own funds at his native place Pune for Rs.10 lakhs. The rent expected in the locality is Rs.5000 pm, but could not find a good tenant. The income from house property will be  
a) 60000 being market rent b) Nil

- c) 80000 being 8% of investment d) 42000 being market value less 30%
16. Rent receivable from a vacant plot is assessable as  
a) House property b) PGBP c) Other Sources d) None of the above
17. Income from house property occupied by owner for the purpose of his business or profession is excluded from the head house property under section  
a) 21 b) 22 c) 23(1) d) None of the above
18. Deduction u/s.24 is allowable at  
a) 30% of FMV b) 30% of AV c) 30% of MV d) None of above
19. S.22 charges annual value of  
a) any immovable property b) only house property  
c) vacant plot of land d) let out property only
20. Income under HP is computed after deduction of a part of AV which is  
a) 25% b) 30% c) 35% d) 40%
21. Income from HP and Income from OS are exempt in the case  
a) Political party b) Trust c) Local authority d) None of above
22. Income from HP is computed after the following deduction  
a) a sum equal to 40% of annual value b) where property is acquired, constructed, repaired, renewed or reconstructed with borrowed capital, interest payable on such capital  
c) amount incurred on repairs and maintenance d) all of the above
23. When the assessee is in occupation of more than one residential property owned by him, the annual value is taken as Nil in respect of  
a) All such self occupied properties as per choice of the assessee  
b) Any of such self occupied properties as per choice of the assessee  
c) Parts of all such self occupied properties as per choice of the Assessing Officer  
d) Parts of all such self occupied properties
24. Arrears of rent is taxable as  
a) OS u/s.56(2) b) OS u/s.56(3) c) HP income u/s.25B d) HP income u/s.23
25. MV is 100000, FRV is 120000, Std rent is 110000 actual rent is 140000 & municipal taxes paid is 10000. Find annual value  
a) 90000 b) 110000 c) 100000 d) 130000
26. The maximum deduction on interest paid on borrowed loan obtained for purchase or construction shall be allowed in case of co-ownership of self occupied property  
a) max of Rs.200000 irrespective of co-ownership b) max of Rs.200000 to each co-owner  
c) Max of Rs.30000 to each co-owner d) Max of Rs.30000 irrespective of co-ownership
27. In computation of GAV, which of the following is correct  
a) FRV or MV whichever is higher b) FRV or MV whichever is lower  
b) (a) or Std rent whichever is lower d) (b) or Std rent whichever is higher
28. A HP whose FRV is Rs.50000 is neither let out nor self occupied throughout the PY. Its annual value is  
a) Nil b) 50000 c) 25000 d) 15000
29. Where property is owned by two or more persons and their respective shares are definite and ascertainable, the income of such property is chargeable to tax as  
a) Income from HP of AOP b) Income from HP as their individual shares  
c) Income from OS as AOP d) Income from OS as their individual shares
30. Mr X gifted his house property to his wife in 2015. Mrs. X has let out the property at the rate of Rs.10000 pm. The income from such property will be taxable in the hands of  
a) Mrs X b) X, however, income will be computed as Mrs. X and then clubbed with income of Mr X  
c) Mr. X, as he will be treated as deemed owner and liable to tax d) Both a and b are correct