

MULTIPLE CHOICE QUESTIONS**BASIC CONCEPTS OF TAXABILITY OF INCOME FROM HOUSE PROPERTY**

- (1) Which is the charging section of Income from house property?
 (a) Section 15 (b) Section 22
 (c) Section 24 (d) Section 10(10D)
- (2) Income from vacant plot is taxable under the head-----
 (a) Income from House Property (b) Income from Other Sources
 (c) Profits & Gains of Business or Profession (d) Capital Gains
- (3) Which of following conditions need to be satisfied in order to tax any income under the head Income from house property ?
 (a) The property must consist of building or land appurtenant thereto. (b) The assessee must be the owner of such house property.
 (c) The property must not be used for business or profession carried on by assessee. (d) All of the above.
- (4) Income from subletting of house property is taxable under the head-----
 (a) Income from House Property (b) Income from Other Sources
 (c) Profits & Gains of Business or Profession (d) Capital Gains
- (5) In case the letting out of property is incidental to the main business, then income from such property shall be taxable as
 (a) Income from House Property (b) Income from Other Sources
 (c) Profits & Gains of Business or Profession (d) Capital Gains
- (6) Annual value of property of a social club will be :
 (a) Taxable as Income from House Property (b) Taxable as Income from Other Sources
 (c) Exempt from tax (d) Taxable as Profits and gains of business
- (7) In case any property is owned by an assessee and the same is given by him to the partnership firm, in which he is a partner, for carrying on the business of such firm, then the income from such property will :
 (a) Not be taxable. (b) be taxable as Income from Other Sources
 (c) Be taxable as Income from house property (d) Taxable as Profits and gains of business
- (8) Income from building constructed on leasehold is taxable as :
 (a) Income from House Property (b) Income from Other Sources
 (c) Profits & Gains of Business or Profession (d) Capital Gains
- (9) The assessee, who was deriving income from "House property" realised a sum of ₹ 52,000 on account of display of advertisement hoarding of various concerns on the roof of the building. The same will be taxable under:

PROPERTY

- (a) Income from House Property
(b) Income from Other Sources
(c) Profits & Gains of Business or Profession
(d) Capital Gains

(10) Composite rent of let-out house property is taxable as –

- (a) Profits and gains from business or profession
(b) Income from other sources
(c) Income from house property
(d) Either (a) or (b) above depending upon certain conditions.

(Dec. 2014)

COMPUTATION OF ANNUAL VALUE - SECTION 23

(11) Expected Rent is equal to _____ –

- (a) Fair Rent
(b) Municipal Valuation
(c) Lower of Fair Rent or Municipal valuation
(d) Higher of Fair Rent or Municipal valuation subject to the maximum of Standard Rent

(12) If Actual Rent received or receivable exceeds Expected Rent, the Gross Annual Value equals to-

- (a) Actual Rent received or receivable
(b) Expected Rent
(c) Actual Rent - Expected Rent
(d) None of these.

(13) The sum for which the property might reasonably be expected to let year to year is known as -

- (a) Expected Rent
(b) Standard Rent
(c) Annual value
(d) Municipal Valuation

(14) In which of the following cases the annual value of the house is taken to be NIL.

- (a) One Self occupied house.
(b) Vacancy for the whole period.
(c) **Two Self occupied house .**
(d) **All of the above**

(15) Sajal is the owner of a house property covered under the Rent Control Act. Municipal value ₹ 30,000, actual rent ₹ 25,000, fair rent ₹ 36,000 and standard rent is ₹ 28,000. The gross annual value of the house property will be -

(Dec. 2014)

- (a) ₹ 30,000
(b) ₹ 25,000
(c) ₹ 36,000
(d) ₹ 28,000

(16) Ram owns a house property in Delhi which he wants to give on rent. He seeks your help to determine the reasonable expected rent when monthly municipal value is ₹ 20,000, fair rent ₹ 25,000 and standard rent ₹ 22,000. The reasonable expected rent will be computed with reference to following amount per month -

(June, 2015)

- (a) ₹ 22,000
(b) ₹ 20,000
(c) ₹ 25,000
(d) None of the above.

(17) Find out the expected rent of house property A, if the following is given:

Municipal value = ₹ 1,00,000; Fair Rent = ₹ 88,000;
Standard Rent = ₹ 1,12,000. Actual Rent = ₹ 1,25,000

- (a) ₹ 1,00,000
(b) ₹ 88,000
(c) ₹ 1,12,000
(d) ₹ 1,25,000

(18) Find out the expected rent of house property X, if the following is given:

Municipal value = ₹ 70,000; Fair Rent = ₹ 88,000;
Standard Rent = ₹ 1,12,000. Actual Rent = ₹ 1,25,000

- (a) ₹ 70,000
(b) ₹ 88,000
(c) ₹ 1,12,000
(d) ₹ 1,25,000

PROPERTY

(19) Find out the expected rent of house property , if the following is given:

Municipal value = ₹ 70,000; Fair Rent = ₹ 88,000; Standard Rent = ₹ 60,000 Actual Rent = ₹ 1,25,000

- (a) ₹ 70,000 (b) ₹ 88,000
(c) ₹ 60,000 (d) ₹ 1,25,000

(20) Find out the expected rent of house property , if the following is given:

Municipal value = ₹ 65,000; Fair Rent = ₹ 88,000; Standard Rent = ₹ 60,000 Actual Rent = ₹ 1,25,000

- (a) ₹ 65,000 (b) ₹ 88,000
(c) ₹ 60,000 (d) ₹ 1,25,000

(21) Find the Gross Annual Value of house property, if the following is given:

Municipal value = ₹10,000; Fair Rent = ₹88,000;

Standard Rent = ₹92,000; Actual Rent = ₹89,000.

- (a) ₹ 10,000 (b) ₹ 88,000
(c) ₹ 92,000 (d) ₹ 89,000

(22) Find the Gross Annual Value of house property if the following is given:

Municipal value = ₹1,00,000; Fair Rent = ₹88,000;

Standard Rent = ₹92,000; Actual Rent = ₹89,000.

- (a) ₹ 1,00,000 (b) ₹ 88,000
(c) ₹ 92,000 (d) ₹ 89,000

(23) Find the Gross Annual Value of house property ,if the following is given:

Municipal value = ₹1,00,000; Fair Rent = ₹1,20,000;

Standard Rent = ₹ 1,50,000; Actual Rent = ₹ 1,30,000.

- (a) ₹1,00,000 (b) ₹1,20,000
(c) ₹1,50,000 (d) ₹ 1,30,000

(24) Find the Gross Annual Value of house property if the following is given:

Municipal value = ₹1,60,000; Fair Rent = ₹1,20,000;

Standard Rent = ₹1,50,000; Actual Rent = ₹1,55,000.

- (a) ₹ 1,60,000 (b) ₹ 1,20,000
(c) ₹1,50,000 (d) ₹ 1,55,000

(25) Find the Gross Annual Value of house property if the following is given:

Municipal value = ₹1,40,000; Fair Rent = ₹1,20,000;

Standard Rent = ₹1,50,000; Actual Rent = ₹1,30,000.

- (a) ₹ 1,40,000 (b) ₹ 1,20,000
(c) ₹ 1,50,000 (d) ₹ 1,30,000

(26) Calculate the Gross Annual value from the following details:

Municipal Value - ₹45,000; Fair rental value - ₹50,000;

Standard rent - ₹48,000; Actual Rent - ₹42,000.

- (a) ₹ 50,000 (b) ₹ 48,000
(c) ₹ 45,000 (d) ₹ 42,000

(27) Calculate the Gross Annual value from the following details:

Municipal Value - ₹45,000; Fair rental value - ₹50,000;

Standard rent - ₹48,000; Actual Rent Receivable - ₹75,000; Unrealised rent : ₹20,000

PROPERTY

- (a) ₹ 50,000 (b) ₹55,000
(c) ₹ 45,000 (d) ₹42,000

(28) Calculate the Gross Annual value from the following details:

Municipal Value - ₹45,000; Fair rental value - ₹50,000;

Standard rent - ₹48,000; Actual Rent Receivable - ₹55,000; Unrealised rent : ₹20,000.

- (a) ₹ 50,000 (b) ₹ 48,000
(c) ₹ 45,000 (d) ₹ 35,000

(29) Calculate the Gross Annual value from the following details:

Municipal Value - ₹45,000; Fair rental value - ₹50,000;

Standard rent - ₹48,000; Actual Rent Receivable (11 months) - ₹46,000 Vacancy: 1 month

- (a) ₹50,000 (b) ₹46,000
(c) ₹ 45,000 (d) ₹ 48,000

(30) Calculate the Gross Annual value from the following details:

Municipal Value - ₹45,000; Fair rental value - ₹50,000;

Standard rent - ₹48,000; Actual Rent Receivable (11 months) - ₹40,000 Vacancy: 1 month

- (a) ₹50,000 (b) ₹ 40,000
(c) ₹ 45,000 (d) ₹ 48,000

(31) Find the Gross Annual Value of house property of A if the following information is given:

Municipal value = ₹1,40,000; Fair Rent = ₹1,50,000; Standard Rent = ₹1,44,000;

Actual Rent = ₹15,000; Vacancy = 11 months.

- (a) ₹ 1,40,000 (b) ₹ 1,50,000
(c) ₹ 15,000 (d) ₹ 1,44,000

(32) Find the Gross Annual Value of house property of X if the following is given -

Municipal value = ₹ 80,000; Fair Rent = ₹ 70,000; Vacancy = 12 months

- (a) ₹ 80,000 (b) Nil
(c) ₹ 70,000 (d) ₹ 10,000

(33) X is the owner of a house, the details of which are given below:

(June, 2009)

- (a) Municipal value : ₹ 30,000 (b) Actual rent : ₹ 32,000
(c) Fair rent : ₹ 36,000 (d) Standard rent : ₹ 40,000.

The gross annual value would be –

- (a) ₹ 36,000 (b) ₹ 35,000
(c) ₹ 30,000 (d) ₹ 40,000.

(34) Municipal value : ₹ 14,000; Fair rent : ₹ 14,500; Standard rent : ₹ 14,200. Actual rent as property let-out throughout the previous year: ₹ 16,800. Unrealized rent of the previous year : ₹ 7,000. The annual value of the house property shall be (June 2007)

- (a) ₹ 9,800 (b) ₹ 7,200
(c) ₹ 14,200 (d) ₹ 7,500

(35) X is owner of house which has been let out at a monthly rent of ₹ 25,000. The fair rent of the house is ₹ 2,90,000 and standard rent is ₹ 2,60,000. The municipal value of house is ₹ 2,80,000 and municipal taxes are levied @ 10% of municipal value. The entire amount of municipal taxes are outstanding for the year ended 31-03-2020. The amount of municipal taxes to be allowed as deduction for computing the annual value will be :

- (a) ₹30,000 (b) ₹29,000
(c) ₹ 28,000 (d) Nil
- (36) X is owner of house which has been let out at a monthly rent of ₹ 25,000. The fair rent of the house is ₹ 2,90,000 and standard rent is ₹ 2,60,000. The municipal value of house is ₹ 2,80,000 and municipal taxes are levied @ 10% of municipal value. The entire amount of municipal taxes for the year ended 31-03-2020 are paid by the owner on 31-03-2020. The amount of municipal taxes to be allowed as deduction for computing the annual value will be :
- (a) ₹30,000 (b) ₹29,000
(c) ₹28,000 (d) Nil
- (37) X is owner of house which has been let out at a monthly rent of ₹ 25,000. The fair rent of the house is ₹ 2,90,000 and standard rent is ₹2,60,000. The municipal value of house is ₹2,80,000 and municipal taxes are levied @ 10% of municipal value. The entire amount of municipal taxes for the year ended 31-03-2020 out of which half of the municipal taxes are paid by the tenant. The amount of municipal taxes to be allowed as deduction for computing the annual value will be :
- (a) ₹30,000 (b) ₹29,000
(c) ₹14,000 (d) Nil
- (38) Bhaskar owns a house, which is self-occupied upto 31-5-2019. W.e.f. 1-6-2019, the property is let to Hari at ₹ 40,000 p.m. Determine the Gross Annual Value of the house if the municipal value is ₹ 4,15,000; Fair Rent ₹ 4,20,000 and standard rent is ₹ 4,10,000.
- (a) ₹ 4,00,000 (b) ₹4,20,000
(c) ₹ 4,10,000 (d) ₹4,15,000
- (39) Laxman owns a house, which is self-occupied upto 31-5-2019. W.e.f. 1-6-2019, the property is let to Praveen at ₹ 42,000 p.m. Determine the Gross Annual Value of the house if the municipal value is ₹4,15,000; Fair Rent ₹4,30,000 and standard rent is ₹ 4,10,000.
- (a) ₹ 4,20,000 (b) ₹4,30,000
(c) ₹4,10,000 (d) ₹4,15,000
- (40) Manish owns a house, which is self-occupied upto 31-5-2019. W.e.f. 1-6-2019, the property is let to Sushil at ₹ 42,000 p.m. Determine the Net Annual Value of the house if the municipal value is ₹ 4,15,000; Fair Rent ₹ 4,30,000 and standard rent is ₹ 4,10,000 and tenant has paid 10% of municipal value as municipal taxes.
- (a) ₹4,20,000 (b) ₹4,30,000
(c) ₹ 3,78,500 (d) ₹4,15,000

DEDUCTIONS FROM ANNUAL VALUE - SECTION 24

- (41) Which of the following deduction are to be made from income house property?
- (a) Statutory deduction (b) Interest on borrowed loan
(c) Both (a) and (b) (d) Option (a) but not (b)
- (42) The construction of a house was completed on 31st January, 2020, The owner of the house took a loan of ₹ 20,00,000 @ 6% p.a. on 1st May, 2019. In this case the deduction allowable for the previous year 2019-20 towards interest on borrowings is - (June 2016)
- (a) ₹22,000 (b) ₹ 24,000
(c) ₹ 1,10,000 (d) None of the above
- (43) Vikram purchased a house for his residential purpose after taking a loan in January, 2018. During the previous year 2019-20, he paid interest on loan ₹2,17,000. While computing income from house property, the deduction is allowable to the extent of - (Dec. 2009)
- (a) ₹ 30,000 (b) ₹1,00,000
(c) ₹ 2,17,000 (d) ₹ 2,00,000.

PROPERTY

- (44) When does pre-acquisition or pre-construction period commences -
- (a) On the 1st year when loan is borrowed (b) On the date of borrowing
(c) On the 1st April of the year when construction is completed (d) On the 31st March of the year when loan is borrowed
- (45) When does pre-acquisition or pre-construction period ends?
- (a) 31st march immediately prior to date of completion of construction or acquisition of property. (b) Date of repayment of loan
(c) (a) or (b) whichever is earlier (d) Any of these
- (46) Which of the following amount is not allowed for deduction from income from house property ?
- (a) Interest on loan borrowed for construction of house property. (b) Interest on fresh loan taken to repay original loan.
(c) Interest on unpaid interest. (d) Interest on unpaid purchase price.
- (47) The maximum limit of deduction under section 24(b) for interest on borrowed capital on or after 1-4-1999 for repairs of house property used for self occupation is:
- (a) ₹ 30,000 (b) ₹ 2,00,000
(c) ₹ 50,000 (d) ₹ 60,000
- (48) The maximum limit of deduction under section 24(b) for interest on borrowed capital on or after 1-4-1999 for acquisition or construction of self occupied house property is:
- (a) ₹30,000 (b) ₹ 2,00,000
(c) ₹ 50,000 (d) ₹ 60,000
- (49) The maximum limit of deduction under section 24(b) for interest on borrowed capital before 1-4-1999 for construction of house property used for self occupation is:
- (a) ₹ 30,000 (b) ₹ 2,00,000
(c) ₹ 50,000 (d) ₹ 60,000
- (50) The maximum limit of deduction under section 24(b) for interest on borrowed capital on or after 1-4-1999 for construction of house property used for self occupation if the house is completed within 5 years from the end of previous year in which loan is taken is:
- (a) ₹ 30,000 (b) ₹ 2,00,000
(c) ₹ 50,000 (d) ₹ 60,000
- (51) The maximum limit of deduction under section 24(b) for interest on borrowed capital on or after 1-4-1999 for construction of house property used for self occupation shall be ₹ 2,00,000 if -
- (a) the house is completed within 5 years from the end of previous year in which loan is taken. (b) the house is completed within 5 years from the end of previous year in which construction is started.
(c) the house is completed within 5 years from the date when the loan is taken. (d) the house is completed within 5 years from the date when construction is started.
- (52) M took a loan of ₹ 6,00,000 on 1-4-2017 from a bank for construction of a house. The loan carries an interest @ 10% p.a. The construction is completed on 30-6-2018. The entire loan is still outstanding. The pre-construction period interest will be ₹ _____
- (a) ₹ 60,000 (b) Nil
(c) ₹ 75,000 (d) ₹ 90,000

PROPERTY

- (53) S took a loan of ₹8,00,000 on 1-4-2018 from a bank for construction of a house. The loan carries an interest @ 12% p.a. The construction is completed on 31-03-2019. The entire loan is still outstanding on 31-03-2020. The pre-construction period interest will be ₹ _____
- (a) ₹96,000 (b) Nil
(c) ₹1,92,000 (d) ₹1,50,000
- (54) R took a loan of ₹8,00,000 on 1-4-2017 from a bank for construction of a house. The loan carries an interest @ 12 % p.a. The construction is completed on 31-03-2019. The entire loan is still outstanding on 31-03-2020. The pre-construction period interest allowable in Assessment Year 2020-21 will be
- (a) ₹ 19,200 (b) ₹38,400
(c) ₹ 96,000 (d) ₹1,92,000
- (55) X took a loan of ₹8,00,000 on 1-4-2017 from a bank for construction of a house. The loan carries an interest @ 12 % p.a. The construction is completed on 31-03-2019. The entire loan is still outstanding on 31-03-2020. The total interest allowable in Assessment Year 2020-21 will be
- (a) ₹ 1,15,200 (b) ₹ 1,34,400
(c) ₹ 96,000 (d) ₹ 1,92,000
- (56) When a house property is let-out throughout the year for a monthly rent of ₹22,000 and municipal tax paid for current year is ₹24,000 and for the earlier year paid now is ₹16,000, the income from house property would be - (Dec. 2015)
- (a) ₹1,68,000 (b) ₹1,56,800
(c) ₹1,84,800 (d) ₹2,24,000
- (57) X is owner of house which has been let out at a monthly rent of ₹25,000. The fair rent of the house is ₹2,90,000 and standard rent is ₹2,60,000. The municipal value of house is ₹2,80,000 and municipal taxes are levied @ 10% of municipal value. The entire amount of municipal taxes for the year ended 31-03-2020 are paid by the owner. The income from house property will be :
- (a) ₹1,90,400 (b) ₹1,76,400
(c) ₹1,62,400 (d) ₹2,72,000
- (58) S is owner of house which has been let out at a monthly rent of ₹30,000. The fair rent of the house is ₹2,90,000 and standard rent is ₹2,60,000. The municipal value of house is ₹2,80,000 and municipal taxes are levied @ 10% of municipal value. The entire amount of municipal taxes for the year ended 31-03-2020 are paid by the owner. Interest on borrowed capital is ₹2,10,000 (outstanding). The income from house property will be
- (a) ₹2,32,400 (b) ₹22,400
(c) ₹1,62,400 (d) ₹32,400
- (59) G is owner of house which has been let out at a monthly rent of ₹20,000. The fair rent of the house is ₹2,90,000 and standard rent is ₹2,60,000. The municipal value of house is ₹2,80,000 and municipal taxes are levied @ 10% of municipal value. The entire amount of municipal taxes for the year ended 31-03-2020 are paid by the owner. Interest on borrowed capital is ₹60,000 (outstanding). The income from house property will be
- (a) ₹1,02,400 (b) ₹1,62,400
(c) ₹ 88,400 (d) ₹1,48,400
- (60) In case of self-occupied property, statutory deduction under section 24(a) shall be :
- (a) Nil (b) ₹30,000
(c) ₹2,00,000 (d) ₹90,000
- (61) Under which of the following circumstances the income from house property is exempt from tax
- (a) Farm house (b) Trade Union
(c) One self occupied property (d) All of the above

PROPERTY

- (62) If the respective shares of income of co-owners are not definite and ascertainable, the co-owners shall be assessed as:
- (a) AOP (b) BOI
(c) Joint owners (d) Any of these
- (63) Who amongst the following is not a deemed owner?
- (a) An individual who transfers his house property otherwise than for adequate consideration to his or her spouse. (b) A member of a co-operative society, company or an AOP to whom a building or part thereof is allotted.
(c) The holder of impartible estate of an HUF. (d) None of the above.
- (64) Mr. Kamal had two children Sumit and Sushmita (married with Aman) of age 15 & 17 respectively and wife named Anu. In which of the following case he will not be considered as deemed owner?
- (a) Transfer of property to Anu. (b) Transfer of property to Sushmita.
(c) Transfer of property to Sumit. (d) None of the above.
- (65) What are the conditions to be fulfilled in order to claim exemption of unrealized rent?
- (a) The defaulting tenant is in occupation of any other property of the assessee. (b) Steps have been taken to compel him to vacate the property.
(c) The tenancy is bona fide. (d) Both (b) and (c)
- (66) The net annual value of house let-out is ₹ 1,00,000 and actual amount spent by the assessee on repairs and insurance premium is ₹ 20,000, the amount of deduction allowed under section 24(a) shall be ₹ -----
- (a) ₹ 20,000 (b) ₹ 30,000
(c) ₹ 25,000 (d) ₹ 22,000
- (67) X took a loan of ₹ 6,00,000 on 1-4-2017 from a bank for construction of a house. The loan carries an interest @ 10% p.a. The construction is completed on 15-6-2019. The entire loan is still outstanding. Compute the interest allowable for the assessment year 2020-21.
- (a) ₹60,000 (b) ₹1,80,000
(c) ₹84,000 (d) ₹24,000
- (68) B had one self occupied house property in Mumbai for residence. Fair rent of that property is ₹56,000 per annum. Municipal valuation is ₹ 28,000. Municipal taxes paid are ₹5,000 including ₹1,000 for an earlier year. The house was constructed in December, 2008 with a loan of ₹12,00,000 from a bank taken in November, 2007. During the previous year 2019-20, the assessee refunded ₹2,30,000 which includes ₹2,18,000 as current year interest. Compute the income from house property for assessment year 2020-21?
- (a) Loss of ₹ 30,000 (b) Loss of ₹ 2,18,000
(c) Nil (d) Loss of ₹ 2,00,000
- (69) Which out of the following is not a case of deemed ownership of house property?
- (a) Transfer to a spouse for inadequate consideration (b) Transfer to a minor child for inadequate consideration
(c) Holder of an impartible estate (d) Co-owner of a property
- (70) Jagdish, after sale of his house property during August, 2018, received arrears of rent amounting to ₹ 40,000 on 2nd February, 2020. The said income is chargeable to tax under the head -----and the taxable income would be ₹-----
- (a) Income from house property; ₹28,000 (b) Income from other Sources; ₹ 28,000
(c) Income from house property; ₹40,000 (d) Income from other sources; ₹40,000
- (71) Rakesh, after sale of his house property during August, 2018, received unrealised rent amounting to ₹80,000 on 2nd February, 2020. The said income is chargeable to tax under the head----- and the taxable income would be ₹-----

- (a) Income from house property; ₹ 56,000
(b) Income from other Sources; ₹ 56,000
(c) Income from house property; ₹ 80,000
(d) Income from other sources; ₹ 80,000
- (72) Sakshi received ₹ 30,000 as arrears of rent during the previous year 2019-20. The amount taxable under section 25A would be -----
(a) Nil
(b) ₹ 30,000
(c) ₹ 21,000
(d) ₹ 25,000
- (73) In case assessee is owner of more than two house which are self occupied by him, then at the option of the assessee:
(a) Two house shall be treated as self occupied and the other houses shall be deemed to let out.
(b) One house shall be treated as self occupied and the other houses shall be deemed to be vacant.
(c) All the houses shall be treated as deemed to be let out.
(d) All the houses shall be treated as self occupied.
- (74) Rajeev owns a house property. Following are the details about the property :
Municipal value of house ₹ 72,000 per annum.
Fair rent of house ₹ 66,000 per annum.
Standard rent of house ₹ 60,000 per annum.
The house was let out at ₹ 6,000 per month but was sold on 1st January, 2020. Find out income from house property for the assessment year 2020-21.
(a) Nil
(b) ₹ 50,400
(c) ₹ 37,800
(d) ₹ 25,000
- (75) Mrs. Radha owns a house property which is let out @ ₹ 10,000 p.m. During the previous year ending 31st Marh 2020, she received -
(i) Arrears of rent of ₹ 30,000; and (ii) unrealised rent of ₹ 20,000.
Compute her income chargeable to tax under the head 'Income from House Property'.
(Dec. 2002)
(a) ₹ 84,000
(b) ₹ 1,04,000
(c) ₹ 1,25,000
(d) ₹ 1,19,000
- (76) Suresh let-out his house on 1st April, 2019 on rent of ₹ 15,000 p.m. The fair rent and the municipal value of house are ₹13,500 p.m. and ₹16,000 p.m. respectively. Municipal taxes paid for the year were ₹12,000. Income from house property for the assessment year 2020-21 will be -
(Dec. 2015)
(a) ₹1,26,000
(b) ₹ 1,76,000
(c) ₹ 1,05,000
(d) None of the above.
- (77) Ms.Ruby let out a property for ₹ 20,000 per month during the year 2019-20. The municipal tax on the let-out property was enhanced retrospectively. Hence, she paid ₹ 60,000 as municipal tax which included arrears of municipal tax of ₹ 45,000. Her income from house property is - (June 2016)
(a) ₹ 1,80,000
(b) ₹ 1,57,500
(c) ₹ 1,26,000
(d) ₹ 1,36,500
- (78) Naresh owns two house properties. First property was used half for running his business and the other half was let-out at ₹ 4,000 per month. The second property was wholly used as a residence by Naresh. Municipal value of the two properties were the same at ₹ 72,000 each per annum and local taxes @ 10%. Naresh's income from house property for the previous year 2019-20 will be -
(Dec. 2014)
(a) ₹ 33,600
(b) ₹ 31,080
(c) ₹ 28,560
(d) ₹ 62,160.

- (79) Y is the owner of a commercial property let out at ₹ 20,000 p.m. The municipal tax on the property is ₹ 25,000 annually, 50% of which is payable by the tenant. This tax was actually paid on 15-04-2020. He had borrowed a sum of ₹ 10 lacs from his cousin, resident in U.S.A. (in dollars) for the construction of the property on which interest @ 10% is payable. He has also received arrears of rent of ₹ 20,000 during the year, which was not charged to tax in the earlier years. What is the property income of X for assessment year 2020-21 ?
- (a) ₹ 82,000 (b) ₹ 73,250
(c) ₹ 83,625 (d) ₹ 88,000
- (80) During the financial year 2019-20, Mr. A received a sum of ₹ 1,80,000 (₹ 60,000 p.a.) by way of enhancement for the last three years as the Government department (tenant) enhanced the rate of rent with retrospective effect. The sum of ₹ ----- be taxable in the assessment year 2020-21
- (a) ₹ 1,80,000 (b) ₹ 1,26,000
(c) ₹ 60,000 (d) ₹ 42,000
- (81) X, an American national, is resident in India during the PY ending on 31-3-2020. He was the owner of a building located in New York. The same was on rent @ US \$12,500 p.m. The Municipal Corporation of New York was paid taxes on such building of US \$ 10,000 on 12-2-2020. The value of one US \$ in Indian rupee remained at ₹ 60 throughout the year. X wants to know his taxable income for house property for assessment year 2020-21.
- (a) ₹58,80,000 (b) ₹ NIL
(c) ₹ 63,00,000 (d) ₹ 90,00,000
- (82) When share of each co-owner in a house property is not definite, the income from such property shall be - (Dec. 2015)
- (a) Taxed equally (b) Exempt from tax
(c) Taxed as association of persons (d) Taxed as body of individuals.

ANSWER KEY

1.B	2.B	3.D	4.B	5.C	6.C	7.D	8.A	9.B	10.D
11.D	12.A	13.A	14.D	15.D	16.A	17.A	18.B	19.C	20.C
21.D	22.C	23.D	24.D	25.A	26.B	27.B	28.B	29.B	30.D
31.C	32.B	33.A	34.C	35.D	36.C	37.C	38.C	39.A	40.A
41.C	42.C	43.D	44.B	45.C	46.C	47.A	48.B	49.A	50.B
51.A	52.A	53.B	54.A	55.A	56.B	57.A	58.B	59.A	60.A
61.D	62.A	63.D	64.B	65.D	66.B	67.C	68.D	69.D	70.A
71.A	72.C	73.A	74.C	75.D	76.A	77.C	78.B	79.A	80.B
81.A	82.C								