

**Q12.**

**Computation of Net Annual Value of Mr Saha resident Individual, for the A.Y 2021-22 relating to P.Y 2020-21**

<b>step 1</b>	₹
Municipal Value	1000000
Fair Rent	800000
Standard Rent	900000
<b>Whichever is higher between MV and FR , that will be taken as RER u/s 23(1)(a) but subject to maximum of Standard Rent</b>	
<b>RER(Reasonable Expected rent)</b>	
<b>step 2</b>	
Rent Recievable (75000x 12)	
Higher of Above ( step 1 & Step 2)	
<b>GAV</b>	
Less : Municipal Tax Paid ( 50 % of 50000)	
<b>NET ANNUAL VALUE</b>	
<b>Note: Municipal Tax taken 50 %, as 50% paid by the tenant</b>	

**Q13****Computation of Income from House Property of A Das resident Individual, for the A.Y 2021-22 relating to P.Y 2020-21**

<b>step 1</b>	₹
Municipal Value	40000
Fair Rent	45000
Standard Rent	
<b>Whichever is higher between MV and FR , that will be taken as RER u/s 23(1)(a) but RER(Reasonable Expected rent)</b>	
<b>step 2</b>	
Rent Receivable (3500x 12)	
Higher of Above ( step 1 & Step 2)	
<b>GAV</b>	
Less : Municipal Tax Paid	
<b>NET ANNUAL VALUE</b>	
Less : Deductions u/s 24	
i) standard deduction u/s 24(a)(30 % of NAV)	12900
ii Interest on loan u/s 24(b)	5000
<b>Income From House Property</b>	

**Q14****Computation of Income from House Property of Roy resident Individual, for the A.Y 2021-22 relating to P.Y 2020-21**

<b>step 1</b>	₹
Municipal Value	50000
Fair Rent	40000
Standard Rent	-
<b>Whichever is higher between MV and FR , that will be taken as RER u/s 23(1)(a) but RER(Reasonable Expected rent)</b>	
<b>step 2</b>	
Rent Receivable (4000 x 12)	
Higher of Above ( step 1 & Step 2)	
<b>GAV</b>	
Less : Municipal Tax Paid	
<b>NET ANNUAL VALUE</b>	
Less : Deductions u/s 24	
i) standard deduction u/s 24(a)(30 % of NAV)	14100
ii Interest on loan u/s 24(b) (4000-2000)	2000
<b>Income From House Property</b>	
<b>Note: Interest on laon taken 50% as another 50% was used for personal use</b>	

**Q15****Computation of Income from House Property of Mr. Das resident Individual, for the A.Y 2021-22 relating to P.Y 2020-21**

<b>step 1</b>	₹
Municipal Value	30000
Fair Rent (2000 x 12)	24000
Standard Rent	-
<b>Whichever is higher between MV and FR , that will be taken as RER u/s 23(1)(a) but RER(Reasonable Expected rent)</b>	
<b>step 2</b>	
Rent Receivable	
Higher of Above ( step 1 & Step 2)	
<b>GAV</b>	
Less : Municipal Tax Paid (10% of 30000)	
<b>NET ANNUAL VALUE</b>	
Less : Deductions u/s 24	
i) standard deduction u/s 24(a)(30 % of NAV)	11100
ii Interest on loan u/s 24(b)	2000
<b>Income From House Property</b>	
<b>Note: Interest on loan 500 outstanding</b>	

**Q16****Computation of Income from House Property of Mr. bhattacharya resident Individual, for the A.Y 2021-22 relating to P.Y 2020-21**

<b>step 1</b>	₹
Municipal Value	50000
Fair Rent	-
Standard Rent	-
<b>Whichever is higher between MV and FR , that will be taken as RER u/s 23(1)(a) but RER(Reasonable Expected rent)</b>	
<b>step 2</b>	
Rent Receivable (5000 X 12)	
Higher of Above ( step 1 & Step 2)	
<b>GAV</b>	
Less : Municipal Tax Paid 50% of 10% of 50000	
<b>NET ANNUAL VALUE</b>	
Less : Deductions u/s 24	
i) standard deduction u/s 24(a)(30 % of NAV)	17250
ii Interest on loan u/s 24(b)	3000
<b>Income From House Property</b>	
<b>Note: 50% municipal Tax paid by Tenant</b>	

**Q17****Computation of Income from House Property of Mr. Nayak resident Individual, for the A.Y 2021-22 relating to P.Y 2020-21**

<b>step 1</b>	₹
Municipal Value	60000
Fair Rent (2000 x 12)	55000
Standard Rent	-
<b>Whichever is higher between MV and FR , that will be taken as RER u/s 23(1)(a) but RER(Reasonable Expected rent)</b>	
<b>step 2</b>	
Rent Receivable (4500X12)	
Higher of Above ( step 1 & Step 2)	
<b>GAV</b>	
Less : Municipal Tax Paid ( 1000 X 4)	
<b>NET ANNUAL VALUE</b>	
Less : Deductions u/s 24	
i) standard deduction u/s 24(a)(30 % of NAV)	16800
ii Interest on loan u/s 24(b)	3000
<b>Income From House Property</b>	

₹
900000
900000
900000
(25000)
875000

| |

₹
45000
42000
45000
(2000)
43000
17900
<b>25100</b>



₹
50000
48000
50000
(3000)
47000
16100
<b>30900</b>

₹
30000
40000
40000
3000
37000
13100
<b>23900</b>

₹
50000
60000
60000
2500
57500
20250
<b>37250</b>

₹
60000
54000
60000
4000
56000
19800
<b>36200</b>