



**PRESIDENCY UNIVERSITY
BENGALURU**

**SCHOOL OF COMMERCE
END TERM EXAMINATION - JAN 2023**

Semester : Semester III - 2021

Course Code : COM2015

Course Name : Sem III - COM2015 - Income Tax

Program : B.Com & B.Com(Hons.)

Date : 6-JAN-2023

Time : 1.00PM - 4.00PM

Max Marks : 100

Weightage : 50%

Instructions:

- (i) Read all questions carefully and answer accordingly.
(ii) Question paper consists of 3 parts.
(iii) Scientific and non-programmable calculator are permitted.

PART A

ANSWER ALL THE FOLLOWING QUESTIONS

10 X 2 = 20M

1. Who is Deemed Resident U/S6(1A)?
(CO1) [Knowledge]
2. Who is Non Resident as per IT Act1961?
(CO2) [Knowledge]
3. How do you treat the unrealised rent of the past recovered in the current previous year?
(CO3) [Knowledge]
4. What are the conditions to tax any income under the head Income from Salary?
(CO4) [Knowledge]
5. Explain Gross Annual Value of let out properties?
(CO5) [Knowledge]
6. Compute Annual Rental Value from the particulars given below:

Fair Rental Value	Rs95,000p.a.	
Municipal Rental Value	Rs80,000p.a.	
Actual Rent	Rs75,000p.a.	(CO1) [Comprehension]
Standard Rent	Rs55,000p.a.	
7. What is Revenue as per IT Act1961?
(CO2) [Comprehension]
8. What is deduction allowable for pre-construction interest in the case of Income from House property?
(CO3) [Comprehension]
9. What is unrealised rent? Enumerate the rules for deducing unrealised rent U/S 25 (1).
(CO4) [Comprehension]
10. Mention any 4 Taxable Allowances?
(CO5) [Comprehension]

PART B

ANSWER ALL THE FOLLOWING QUESTIONS

4 X 10 = 40M

11. State whether the following are agricultural income or not.

- Rent from house property situated in village.
- Rent-in-kind received in respect of land given for cultivation.
- Life annuity received as a consideration for transfer of land used for agricultural purposes.
- Land leased for grazing of animals required for agricultural purposes.
- Income derived from land used as stone quarries.
- Income derived from sale of seeds.
- Income from agricultural land situated in Australia.
- Income derived from sale of seeds.
- Income from sale of forest trees of spontaneous growth.
- Lease rent received from land given to tenants for agriculture

(CO1) [Comprehension]

12. Mr. Anil, an Indian citizen, leaves India on 22nd September, 2021 for the first time to work as an Engineer in France. Determine his residential status for AY 2022-23

(CO2) [Comprehension]

13. Mr AnupSen (resident) is a non-Government employee. He has been provided with a rent-free house taken on lease for which the employer pays an annual rent of Rs40,000. He has also paid hire charges of Rs2,000 but employee paid Rs25,000 for rent and Rs1,000 for hire charges to the employer. Annual salary of the employee for the above purpose was Rs2,00,000. Determine the taxable value of the perquisite for the A.Y.2022-23.

(CO4) [Comprehension]

14. Mr Gavaskar is the owner of the house property. The details of which are as follows:

Municipal Rental Value	Rs70,000p.a.
Fair Rental Value	Rs65,000p.a.
Standard Rent	Rs57,000p.a.
Actual Rent	Rs72,000p.a.

It was agreed that the municipal taxes of Rs2,000 is to be paid by the tenant.

Compute Taxable income from House property.

(CO5) [Comprehension]

PART C

ANSWER ALL THE FOLLOWING QUESTIONS

2 X 20 = 40M

15. Smt Indira owns a house property which is let-out for business purpose. Following particulars are furnished:

Municipal Valuation	Rs60,000
Fair Rental Value	Rs78,000
Standard Rent	Rs72,400
Annual Rent	Rs84,000
Unrealised Rent	Rs7,000
Municipal Tax paid by owner	Rs3,000
Municipal Tax paid by tenant	Rs3,000

Date of Completion of Construction 31-05-15

She had borrowed Rs6,00,000 for construction. The date of borrowing of loan is June 15,2013 and repayment of loan along with interest is 31-12-2017 and the rate of interest on loan is 15%p.a.

Compute taxable income from House Property for the A.Y.2022-23.

(CO5) [Comprehension]

16. Mr. Anjan owned four houses, the municipal valuations are Rs10,000, Rs15,000, Rs20,000 and Rs25,000 respectively. The municipality levies 20% tax. The first house is occupied for his residence. The second house is let out for a monthly rent of Rs1,000. The third house is let out for a business for Annual Rent of Rs25,000. In the fourth house Anjan is carrying on his own business. Anjan claims the following deductions:

Interest on mortgage of the first house is Rs900.

Rs1,000 is paid as wages to a gardener in respect of the third house.

Compute taxable income for four house properties for the Assessment Year 2022-23.

(CO2) [Application]
