



CS Executive | CMA Inter
Relevant For June 25 & Dec 25



LET'S UNLOCK 

Income Tax



Covering _____ ▢

- ✓ 100% ICSI and ICWAI Module
- ✓ All Amendments by Finance Act , 2024
- ✓ All Updated Questions and Examples

CA VIVEK GABA
(FCA, B.COM, CCTP)

PREFACE

The book adopts a fresh and new approach to understand and gain in-depth knowledge of the provision of **taxation relating to Income tax Act** in an illustrative manner for the students of **CA Inter, CS Executive, CMA Inter** and other taxation students. The law stated in the book is as per the Finance Act 2024 and the problems are solved keeping in mind the amended provision of the act. The objective of the book is to present the law in simple and easy language so as to make topics student friendly by illustrating provision in graphical and tabular manner.

The book has been written keeping in view the new syllabus as notified by the ICSI and ICWAI.

KEY FEATURES OF THE BOOK

- a) Suitable for detailed discussion and in depth understanding of the topic: The book covers entire syllabus at a place along with suitable illustration for concepts for better understanding.
- b) Includes most important solved problems: The book contains practical question that will help students in the application of law.
- c) All concepts in simple and easy language: All the provisions have been explained in easy language and also in graphical and tabular manner to make study easy and simple.

I would like to thank GOD for his constant courage, blessing and everything that has been provided by Almighty to each one of us. I would also like to thank you MY Family and ALL My Teacher's for their constant support, faith, blessing, encouragement and guidance.

I would like to Special thank my Parents & My Wife for their constant love, support, encouragement, blessing and for being a big source of inspiration.

I would like to acknowledge the efforts put in by My Friends who have always motivated and inspired me to do my best and give my maximum in each and every situation.



Revised Edition

Amended by Finance ACT, 2024

Book Dedicated to -

MY Parents

&

ALL My Students

"Your Taxation Paper is MY Responsibility "



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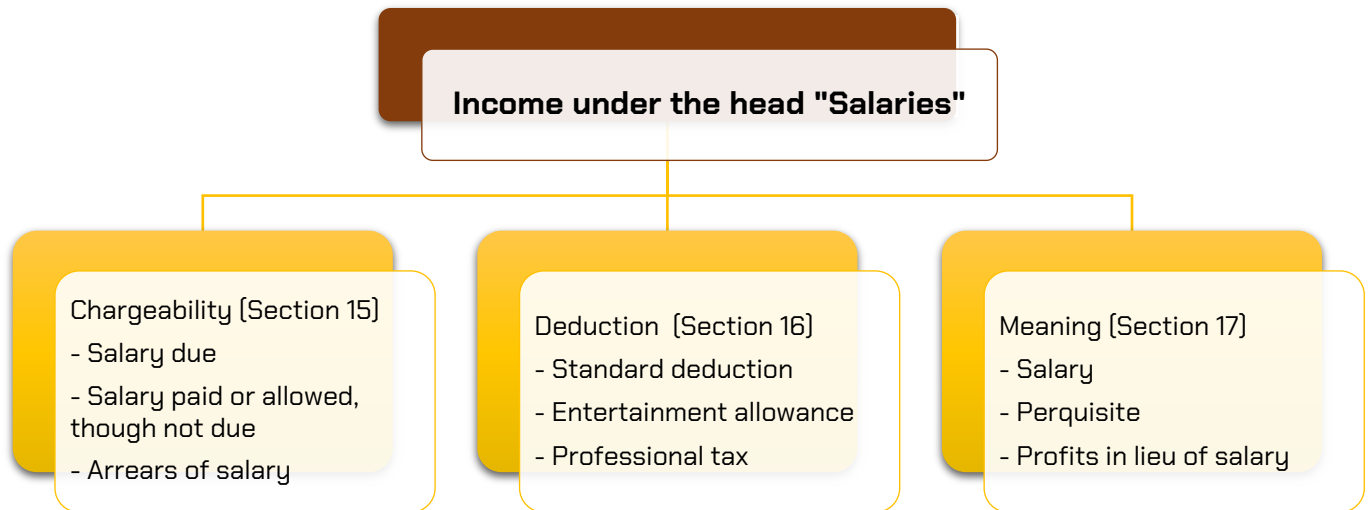


CHAPTER - 8

SALARIES

INTRODUCTION

The provisions pertaining to Income under the head "Salaries" are contained in section 15, 16 and 17 in the following manner.



Deduction for Entertainment allowance for Government employees and Professional tax are allowable only under the optional tax regime i.e., if the employee exercises the option of shifting out of the default tax regime provided under section 115BAC(1A). The same are not allowable under the default tax regime under section 115BAC.

Before learning the provisions, it is essential to understand the important concepts relating to Salaries.

- 1. Employer-employee relationship:** Every payment made by an employer to his employee for service rendered would be chargeable to tax as salaries. Before an income can become chargeable under the head 'salaries', it is vital that there should exist between the payer and the payee, the relationship of an employer and an employee.



EXAMPLE

Sujata, an actress, is employed in Chopra Films, where she is paid a monthly remuneration of ₹ 2 lakh. She acts in various films produced by various producers. The remuneration for acting in such films is directly paid to Chopra Films by the different producers.

In this case, ₹ 2 lakh will constitute salary in the hands of Sujata, since the relationship of employer and employee exists between Chopra Films and Sujata

EXAMPLE

In the above example, if Sujata acts in various films and gets fees from different producers, the same income will be chargeable as income from profession since the relationship of employer and employee does not exist between Sujata and the film producers.

Commission received by a Director from a company is salary if the Director is an employee of the company. If, however, the Director is not an employee of the company, the said commission cannot be charged as salary but has to be charged either as income from business or as income from other sources depending upon the facts.

Salary paid to a partner by a firm is nothing but an appropriation of profits. Any salary, bonus, commission or remuneration by whatever name called due to or received by partner of a firm shall not be regarded as salary. The same is to be charged as income from profits and gains of business or profession. This is primarily because the relationship between the firm and its partners is not that of an employer and employee.

Remuneration received by a Member of Parliament/State Legislature is not taxable under the head 'Salaries' as such person is not a government employee. Such income would be taxable as 'Income from Other Sources'.

- 2. Full-time or part-time employment:** Once the relationship of employer and employee exists, the income is to be charged under the head "salaries". It does not matter whether the employee is a full-time employee or a part-time one.

If, for example, an employee works with more than one employer, salaries received from all the employers should be clubbed and brought to charge for the relevant previous years.

- 3. Forgoing of salary:** Once salary accrues, the subsequent waiver by the employee does not absolve him



from liability to income-tax. Such waiver is only an application and hence, chargeable to tax.

EXAMPLE

Mr. A, an employee instructs his employer that he is not interested in receiving the salary for April 2023 and the same might be donated to a charitable institution.

In this case, Mr. A cannot claim that he cannot be charged in respect of the salary for April 2023. It is only due to his instruction that the donation was made to a charitable institution by his employer. It is only an application of income.

Hence, the salary for the month of April 2023 will be taxable in the hands of Mr. A. He is, however, entitled to claim a deduction under section 80G for the amount donated to the institution. Deduction under section 80G is available only if Mr. A exercises the option of shifting out of the default tax regime provided under section 115BAC(1A). [The concept of deductions is explained in detail in Chapter 6].

4. Surrender of salary: However, if an employee surrenders his salary, in the public interest, to the Central Government under section 2 of the Voluntary Surrender of Salaries (Exemption from Taxation) Act, 1961, the salary so surrendered would be exempt while computing his taxable income.

5. Salary paid tax-free: This, in other words, means that the employer bears the burden of the tax on the salary of the employee. In such a case, the income from salaries in the hands of the employee will consist of his salary income and also the tax on this salary paid by the employer.

However, as per section 10(10CC), the income-tax paid by the employer on non-monetary perquisites on behalf of the employee would be exempt in the hands of the employee.

6. Place of accrual of salary: Under section 9(1)(ii), salary earned in India is deemed to accrue or arise in India even if it is paid outside India or it is paid or payable after the contract of employment in India comes to an end.

If an employee is paid pension abroad in respect of services rendered in India, the same will be deemed to accrue in India. Similarly, leave salary paid abroad in respect of leave earned in India is deemed to accrue or arise in India.

Section 9(1)(iii) provides that salaries payable by the Government to a citizen of India for services outside India shall be deemed to accrue or arise in India. However, by virtue of section 10(7), any allowance or perquisites paid or allowed outside India by the Government to a citizen of India for rendering services outside India will be fully exempt. Individual assessee who are not citizens of India



are entitled to the following exemptions in respect of remuneration/ salary received by them under section 10(6):

i. Remuneration received by officials of Embassies etc. of Foreign States [Section 10(6)(ii)]

The remuneration received by a person for services as an official of an embassy, high commission, legation, commission, consulate or the trade representation of a foreign State or as a member of the staff of any of these officials is exempt.

Conditions:

- a) The remuneration received by our corresponding Government officials or members of the staff resident in such foreign countries for similar purposes should be exempt.
- b) The above-mentioned members of the staff should be the subjects of the respective countries represented and should not be engaged in any other business or profession or employment in India.

ii. Remuneration received for services rendered in India as an employee of foreign enterprise [Section 10(6)(vi)]

Remuneration received by a foreign national as an employee of a foreign enterprise for service rendered by him during his stay in India is also exempt from tax.

Conditions:

- a) The foreign enterprise is not engaged in any business or trade in India;
- b) The employee's stay in India does not exceed 90 days during the previous year;
- c) The remuneration is not liable to be deducted from the employer's income chargeable to tax under the Act.

iii. Salary received by a non-citizen non-resident for services rendered in connection with employment on foreign ship [Section 10(6)(viii)]

Salary income received by or due to a non-citizen of India who is also non-resident for services rendered in connection with his employment on a foreign ship is exempt where his total stay in India does not exceed 90 days during the previous year.

iv. Remuneration received by Foreign Government employees during their stay in India for specified training [Section 10(6)(xi)]

Any remuneration received by employees of foreign Government from their respective Government during their stay in India, is exempt from tax, if such remuneration is received in connection with their training in any establishment or office of or in any undertaking owned by –



- a) the Government; or
- b) any company wholly owned by the Central or any State Government(s) or jointly by the Central and one or more State Governments; or
- c) any company which is subsidiary of a company referred to in [b] above; or
- d) any statutory corporation; or
- e) any society registered under the Societies Registration Act, 1860 or any other similar law, which is wholly financed by the Central Government or any State Government(s) or jointly by the Central and one or more State Governments. Now, let us discuss the chargeability under section 15, the provisions explaining the meaning of Salary, Perquisite and Profits in lieu of salary contained in section 17 and the deductions under section 16.



Exemption under section 10(6) and 10(7) would be available to an assessee irrespective of the regime under which he pays tax.

BASIS OF CHARGE [SECTION 15]

- i. Section 15 deals with the basis of charge under the head “Salaries”. Salary is chargeable to tax either on ‘due’ basis or on ‘receipt’ basis, whichever is earlier.
- ii. However, where any salary, paid in advance, is assessed in the year of payment, it cannot be subsequently brought to tax in the year in which it becomes due.
- iii. If the salary paid in arrears has already been assessed on due basis, the same cannot be taxed again when it is paid.

EXAMPLE

If A draws his salary in advance for the month of April 2024 in the month of March 2024 itself, the same becomes chargeable on receipt basis and is to be assessed as income of the P.Y.2023-24 i.e., A.Y.2024-25. However, the salary for the A.Y.2025-26 will not include that of April 2024.

EXAMPLE

If the salary due for March 2024 is received by A later in the month of April 2024, it is still chargeable as income of the P.Y.2023-24 i.e., A.Y.2024-25 on due basis. Obviously, salary for the A.Y.2025-26 will not include that of March 2024.



Advance Salary

Advance salary is taxable when it is received by the employee irrespective of the fact whether it is due or not. The rule behind this is the basis of taxability of salary i.e., salary is taxed on due or receipt basis, whichever is earlier.

It may so happen that when advance salary is included and charged in a particular previous year, the rate of tax at which the employee is assessed may be higher than the normal rate of tax to which he would have been assessed. Section 89 provides for relief in these types of cases. The concept of relief under section 89 is explained in this unit later on.

Difference between advance salary and advance against salary

Loan is different from salary. When an employee takes a loan from his employer, which is repayable in certain specified installments, the loan amount cannot be brought to tax as salary of the employee.

Similarly, advance against salary is different from advance salary. It is an advance taken by the employee from his employer. This advance is generally adjusted with his salary over a specified time period. It cannot be taxed as salary.

Arrears of salary

Normally speaking, salary arrears must be charged on due basis. However, there are circumstances when it may not be possible to bring the same to charge on due basis.

EXAMPLE

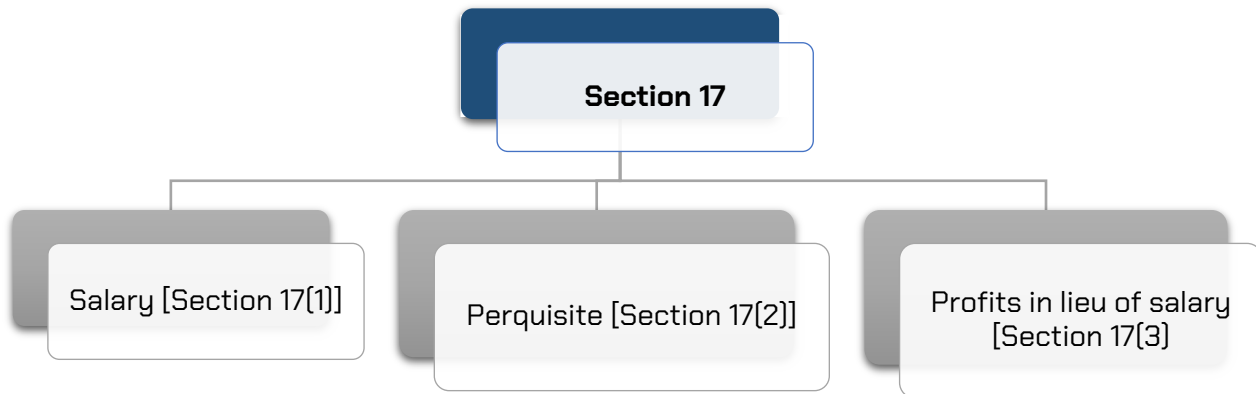
If the salary due for March 2024 is received by A later in the month of April 2024, it is still chargeable as income of the P.Y.2023-24 i.e., A.Y.2024-25 on due basis. Obviously, salary for the A.Y.2025-26 will not include that of March 2024. If the Pay Commission is appointed by the Central Government and it recommends revision of salaries of employees with retrospective date, the arrears received in that connection will be charged on receipt basis. Here also, relief under section 89 is available.

EXAMPLE

If the Central Government announces increase in HRA in the previous year 2023-24 which is effective from 1.1.2022, then the arrears from 1.1.2022 to 31.3.2023 will be taxed in the previous year in which they are paid because they were never due earlier. Here also, relief under section 89 is available.



SALARY, PERQUISITE AND PROFITS IN LIEU OF SALARY [SECTION 17]



Meaning of Salary

The meaning of the term 'salary' for purposes of income-tax is much wider than what is normally understood. The term 'salary' for the purposes of Income-tax Act, 1961 will include both monetary payments [e.g. basic salary, bonus, commission, allowances etc.] as well as non-monetary facilities [e.g. housing accommodation, medical facility, interest free loans etc.].

Section 17(1) defines the term "Salary". It is an inclusive definition and includes monetary as well as non-monetary items.

| | |
|--------|---|
| (i) | wages, |
| (ii) | any annuity or pension, |
| (iii) | any gratuity, |
| (iv) | any fees, commission, perquisites or profits in lieu of or in addition to any salary or wages, |
| (v) | any advance of salary, |
| (vi) | any payment received in respect of any period of leave not availed by him i.e., leave salary or leave encashment, |
| (vii) | Provident Fund: <ul style="list-style-type: none"> - the portion of the annual accretion in any previous year to the balance at the credit of an employee participating in a recognised provident fund to the extent it is taxable and |
| (viii) | - transferred balance in recognized provident fund to the extent it is taxable, |



| | |
|------|--|
| [ix] | <p>the contribution made by the Central Government or any other employer in the previous year to the account of an employee under a pension scheme referred to in section 80CCD.</p> <p>the contribution made by the Central Government in the previous year, to the Agniveer Corpus Fund account of an individual enrolled in the Agnipath Scheme referred to in section 80CCH.</p> |
|------|--|

Allowances

Allowances are monetary payments made by the employer to the employees for meeting specific expenditure, whether personal or for the performance of duties. Under the Income-tax Act, 1961, allowance is taxable on due or receipt basis, whichever is earlier. These allowances are generally taxable unless some specific exemption has been provided in respect of such allowance. Various types of allowances normally in vogue are discussed below:

| Allowances | | |
|---|--|---|
| Fully Taxable under both regimes | Fully Taxable under default tax regime/ Partly Exempt under the optional tax regime | Fully Exempt only under the optional tax regime |
| <ul style="list-style-type: none"> i. Entertainment Allowance ii. Dearness Allowance iii. Overtime Allowance iv. Fixed Medical Allowance v. City Compensatory Allowance [to meet increased cost of living in cities] vi. Interim Allowance vii. Servant Allowance viii. Project Allowance ix. Tiffin/Lunch/Dinner Allowance x. Any other cash allowance xi. Warden Allowance xii. Non-practicing Allowance xiii. Transport allowance to employee other | <ul style="list-style-type: none"> i. House Rent Allowance [u/s 10 [13A]] ii. Special Allowances [u/s 10(14)] <p>Except</p> <ul style="list-style-type: none"> a) Travelling allowance b) Daily allowance c) Conveyance allowance d) Transport allowance to blind/ deaf and dumb/ orthopedically handicapped employee <p>Note – The exceptions in (a) to (d) above are partly exempt under both the tax regimes.</p> | <ul style="list-style-type: none"> i. Allowances to High Court Judges ii. Salary and Allowances paid by the United Nations Organization iii. Sumptuary allowance granted to High Court or Supreme Court Judges <p>Note – In cases (i) and (iii) above, the respective Acts provide for such exemption, notwithstanding anything contained in the Income- tax Act, 1961.</p> <p>In case (ii), exemption is provided under the respective Act, notwith - standing anything to the</p> |



| | | |
|--|--|---|
| | | contrary contained in any other law. |
| than blind/ deaf and dumb/ orthopedically handicapped employee | | Fully Exempt under both tax regimes |
| | | Allowance granted to Government employees outside India [Section 10(7)] |

A. Allowances which are fully taxable under both regime

1. **City compensatory allowance:** City Compensatory Allowance is normally intended to compensate the employees for the higher cost of living in cities. It is taxable irrespective of the fact whether it is given as compensation for performing his duties in a particular place or under special circumstances.
2. **Entertainment allowance:** This allowance is given to employees to meet the expenses towards hospitality in receiving customers etc. The Act gives a deduction towards entertainment allowance only to a Government employee in case he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A). The details of deduction permissible are discussed later on in this Unit.
3. **Transport allowance:** Transport allowance granted to an employee to meet his expenditure for the purpose of commuting between the place of his residence and the place of his duty is fully taxable. However, in case of blind/ deaf and dumb/ orthopedically handicapped employees exemption upto ₹ 3,200 p.m. is provided under section 10(14)(ii) read with Rule 2BB. This exemption would be available under both regimes.

B. Allowances which are partially exempt under the optional tax regime/Allowances which are fully taxable under default tax regime

1. **House rent allowance [Section 10(13A)]:** HRA is a special allowance specifically granted to an employee by his employer towards payment of rent for residence of the employee. HRA granted to an employee is exempt to the extent of least of the following, in case such assessee exercises the option of shifting out of the default tax regime provided under section 115BAC(1A):

| Metro Cities [i.e., Delhi, Kolkata, Mumbai, Chennai] | Other Cities |
|--|--|
| 1) HRA actually received for the relevant period | 1) HRA actually received for the relevant period |



| | |
|--|--|
| 2] Rent paid [-] 10% of salary for the relevant period | 2] Rent paid [-] 10% of salary for the relevant period |
| 3] 50% of salary for the relevant period | 3] 40% of salary for the relevant period |



* Exemption u/s 10(13A) would be available to an assessee only if he exercises the option of shifting out of the default tax regime provided u/s 115BAC(1A). It is not available under the default tax regime u/s 115BAC.

- Exemption is not available to an assessee who lives in his own house, or in a house for which he has not incurred the expenditure of rent.
- "Salary" for this purpose means basic salary, dearness allowance, if provided in terms of employment and commission as a fixed percentage of turnover.
- Relevant period means the period during which the said accommodation was occupied by the assessee during the previous year.

ILLUSTRATION 1

Mr. Raj Kumar has the following receipts from his employer:

| | |
|--|---------------|
| 1. Basic pay | ₹ 40,000 p.m. |
| 2. Dearness allowance (D.A.) | ₹ 6,000 p.m. |
| 3. Commission | ₹ 50,000 p.a. |
| 4. Motor car for personal use (expenses met by the employer) | ₹ 1,500 p.m. |
| 5. House rent allowance | ₹ 15,000 p.m. |

Find out the amount of HRA exempt in the hands of Mr. Raj Kumar assuming that he paid a rent of ₹ 16,000 p.m. for his accommodation at Kanpur. DA forms part of salary for retirement benefits. Mr. Raj Kumar exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

SOLUTION

| | |
|---|------------------------|
| HRA received | ₹ 1,80,000 |
| Less: Exempt under section 10(13A) [Note] | <u>₹ 1,36,800</u> |
| Taxable HRA | <u>₹ 43,200</u> |



Note: Exemption shall be least of the following three limits:

- a) the actual amount received $(₹ 15,000 \times 12)$ = ₹ 1,80,000
- b) excess of the actual rent paid by the assessee over 10% of his salary
 = Rent Paid (-) 10% of salary for the relevant period
 = $(₹ 16,000 \times 12) (-) 10\% \text{ of } [(₹ 40,000 + ₹ 6,000) \times 12]$
 = ₹ 1,92,000 - ₹ 55,200 = ₹ 1,36,800
- c) 40% salary as his accommodation is situated at Kanpur
 = 40% of $[(₹ 40,000 + ₹ 6,000) \times 12]$ = ₹ 2,20,800

Note: For the purpose of exemption under section 10(13A), salary includes dearness allowance only when the terms of employment so provide, but excludes all other allowances and perquisites.

- **Special allowances to meet expenses relating to duties or personal expenses [Section 10(14)]**

This clause provides for exemption (as per Rule 2BB) in respect of the following:

- i. Special allowances or benefit, not being in the nature of a perquisite, specifically granted to meet expenses incurred wholly, necessarily and exclusively in the performance of the duties of an office or employment of profit [Section 10(14)(i)]

These allowances would be exempt to that extent such expenses are actually incurred for that purpose. In other words, actual allowance received or actual amount spent for the performance of the duties of an office or employment of profit, whichever is less would be exempt.

- ii. Special allowances granted to the assessee either to meet his personal expenses at the place where the duties of his office or employment of profit are ordinarily performed by him or at the place where he ordinarily resides or to compensate him for the increased cost of living [Section 10(14)(ii)].

For the allowances under this category, there is a limit on the amount which the employee can receive from the employer. Any amount received by the employee in excess of these specified limits will be taxable in his hands as income from salary for the year. It does not matter whether the amount which is received is actually spent or not by the employee for the purpose for which it was given to him.

Rule 2BB

The following allowances have been prescribed in Rule 2BB:



Allowances prescribed for the purposes of section 10(14)(i)

- a) any allowance granted to meet the expenditure incurred on a helper where such helper is engaged in the performance of the duties of an office or employment of profit (Helper Allowance);
- b) any allowance granted for encouraging the academic, research and training pursuits in educational and research institutions (Research allowance);
- c) any allowance granted to meet the expenditure on the purchase or maintenance of uniform for wear during the performance of the duties of an office or employment of profit (**Uniform Allowance**).

Allowances prescribed for the purposes of section 10(14)(ii)

| S. No. | Name of Allowance | Extent to which allowance is exempt |
|--------|---|--|
| 1. | Any Special Compensatory Allowance in the nature of Special Compensatory (Hilly Areas) Allowance or High Altitude Allowance or Uncongenial Climate Allowance or Snow Bound Area Allowance or Avalanche Allowance | ₹ 800 or ₹ 300 per month depending upon the specified locations ₹ 7,000 per month in Siachen area of Jammu and Kashmir |
| 2. | Any Special Compensatory Allowance in the nature of border area allowance or remote locality allowance or difficult area allowance or disturbed area allowance | ₹ 1,300 or ₹ 1,100 or ₹ 1,050 or ₹ 750 or ₹ 300 or ₹ 200 per month depending upon the specified locations |
| 3. | Special Compensatory (Tribal Areas/Schedule Areas/Agency Areas) Allowance [Specified States] | ₹ 200 per month |
| 4. | Any allowance granted to an employee working in any transport system to meet his personal expenditure during his duty performed in the course of running such transport from one place to another, provided that such employee is not in receipt of daily allowance | 70% of such allowance upto a maximum of ₹ 10,000 per month |
| 5. | Children Education Allowance | ₹ 100 per month per child upto a maximum of two children |
| 6. | Any allowance granted to an employee to meet the hostel expenditure on his child | ₹ 300 per month per child upto a maximum of two children |
| 7. | Compensatory Field Area Allowance [Specified areas in Specified States] | ₹ 2,600 per month |
| 8. | Compensatory Modified Field Area Allowance [Specified areas in Specified States] | ₹ 1,000 per month |



| | | |
|-----|--|-------------------|
| 9. | Any special allowance in the nature of counter insurgency allowance granted to the members of the armed forces operating in areas away from their permanent locations. | ₹ 3,900 per month |
| 10. | Underground Allowance granted to an employee who is working in uncongenial, unnatural climate in underground mines. | ₹ 800 per month |
| 11. | Any special allowance in the nature of high Altitude allowance granted to the member of the armed forces operating in high altitude areas | |
| | For altitude of 9,000 to 15,000 feet | ₹ 1,060 per month |
| | For above 15,000 feet | ₹ 1,600 per month |
| 12. | Any special allowance in the nature of special compensatory highly active field area allowance granted to the member of the armed forces | ₹ 4,200 per month |
| 13. | Any special allowance in the nature of Island (duty) allowance granted to the member of the armed forces in Andaman & Nicobar and Lakshadweep Group of Islands | ₹ 3,250 per month |

Any assessee claiming exemption in respect of allowances mentioned at serial numbers 7 & 8 and 9 shall not be entitled to exemption in respect of the allowance and disturbed area allowance referred at serial number 2, respectively.

C. Allowances which are partly exempt under both regimes

The following allowances prescribed in Rule 2BB would be exempt under both the default and optional tax regimes:

Allowances prescribed for the purposes of section 10(14)(i)

a) any allowance granted to meet the cost of travel on tour or on transfer (Travelling Allowance);

Explanation - "allowance granted to meet the cost of travel on transfer" includes any sum paid in connection with the transfer, packing and transportation of personal effects on such transfer.

b) any allowance, whether granted on tour or for the period of journey in connection with transfer, to meet the ordinary daily charges incurred by an employee on account of absence from his normal place of duty (Daily allowance);



- c) any allowance granted to meet the expenditure incurred on conveyance in performance of duties of an office or employment of profit [Conveyance Allowance];

Allowances prescribed for the purposes of section 10(14)(ii)

Any **transport allowance** granted to an employee who is blind or deaf and dumb or orthopedically handicapped with disability of the lower extremities of the body, to meet his expenditure for commuting between his residence and place of duty would be exempt upto ₹ 3,200 per month.

ILLUSTRATION 2

Mr. Srikant has two sons. He is in receipt of children education allowance of ₹ 150 p.m. for his elder son and ₹ 70 p.m. for his younger son. Both his sons are going to school. He also receives the following allowances:

| | | |
|-----------------------|---|--------------|
| Transport allowance | : | ₹ 1,800 p.m. |
| Tribal area allowance | : | ₹ 500 p.m. |

Compute his taxable allowances

SOLUTION

Taxable allowance in the hands of Mr. Srikant is computed as under -

If Mr. Srikant exercises the option of shifting out of the default tax regime provided under section 115BAC(1A)

Children Education Allowance:

| | | |
|--|---------|------------------------|
| Elder son [(₹ 150 – ₹ 100) p.m. × 12 months] | = ₹ 600 | |
| Younger son [(₹ 70 – ₹ 70) p.m. × 12 months] | = Nil | ₹ 600 |
| Transport allowance (₹ 1,800 p.m. × 12 months) | | ₹ 21,600 |
| Tribal area allowance [(₹ 500 – ₹ 200) p.m. × 12 months] | | <u>₹ 3,600</u> |
| Taxable allowances | | <u>₹ 25,800</u> |

If Mr. Srikant pays tax under default tax regime under section 115BAC

| | |
|--|----------------|
| Children Education Allowance [(₹ 150 + ₹ 70) p.m. × 12 months] | ₹ 2,640 |
| Transport allowance (₹ 1,800 p.m. × 12 months) | ₹ 21,600 |
| Tribal area allowance (₹ 500 p.m. × 12 months) | <u>₹ 6,000</u> |



Taxable allowances

₹ 30,240

D. Allowances which are fully exempt only under the optional tax regime (i.e., the normal provisions of the Act)

- 1. Allowance to Supreme Court/ High Court Judges:** Any allowance paid to a Judge of a High Court and Supreme Court under section 22A(2) of the High Court Judges (Conditions of Service) Act, 1954 and section 23(1A) of the Supreme Court Judges (Salaries and Conditions of services) Act, 1958, respectively, is not taxable under the optional tax regime (i.e., normal provisions of the Act).
- 2. Allowance received from United Nations Organisation (UNO):** Salary and Allowance paid by the UNO to its employees is not taxable by virtue of section 2 of the United Nations (Privileges and Immunities) Act, 1947. Besides salary, any pension covered under the United Nations (Privileges and Immunities) Act and received from UNO is also exempt from tax under the optional tax regime (i.e., normal provisions of the Act).
- 3. Sumptuary allowance:** Sumptuary allowance given to High Court Judges under section 22C of the High Court Judges (Conditions of Service) Act, 1954 and Supreme Court Judges under section 23B of the Supreme Court Judges (Conditions of Service) Act, 1958 is not chargeable to tax under the optional tax regime (i.e., normal provisions of the Act)

Note – In cases [1] and [3] above, the respective Acts provide for such exemption, notwithstanding anything contained in the Income-tax Act, 1961. In case [2], exemption is provided under the respective Act, notwithstanding anything to the contrary contained in any other law.

E. Allowances which are fully exempt under both regimes

Allowances payable outside India [Section 10(7)]: Allowances or perquisites paid or allowed as such outside India by the Government to a citizen of India for services rendered outside India are exempt from tax.

Annuity or Pension**Meaning of Annuity**

- As per the definition, 'annuity' is treated as salary. Annuity is a sum payable in respect of a particular year. It is a yearly grant. If a person invests some money entitling him to series of equal annual sums, such



EXAMPLE

If the Central Government announces increase in HRA in the previous year 2023-24 which is effective from 1.1.2022, then the arrears from 1.1.2022 to 31.3.2023 will be taxed in the previous year in which they are paid because they were never due earlier. Here also, relief under section 89 is available.

annual sums are annuities in the hands of the investor.

- Annuity received by a present employer is to be taxed as salary. It does not matter whether it is paid in pursuance of a contractual obligation or voluntarily.
- Annuity received from a past employer is taxable as profit in lieu of salary.
- Annuity received from person other than an employer is taxable as “income from other sources”.

Pension

Concise Oxford Dictionary defines ‘pension’ as a periodic payment made especially by Government or a company or other employers to the employee in consideration of past service payable after his retirement.

Pension is of two types: commuted and uncommuted.

- **Uncommuted Pension:** Uncommuted pension refers to pension received periodically. It is fully taxable in the hands of both government and non- government employees.
- **Commuted Pension:** Commutation means inter-change. Commuted pension means lump sum amount taken by commuting the whole or part of the pension. Many persons convert their future right to receive pension into a lumpsum amount receivable immediately.

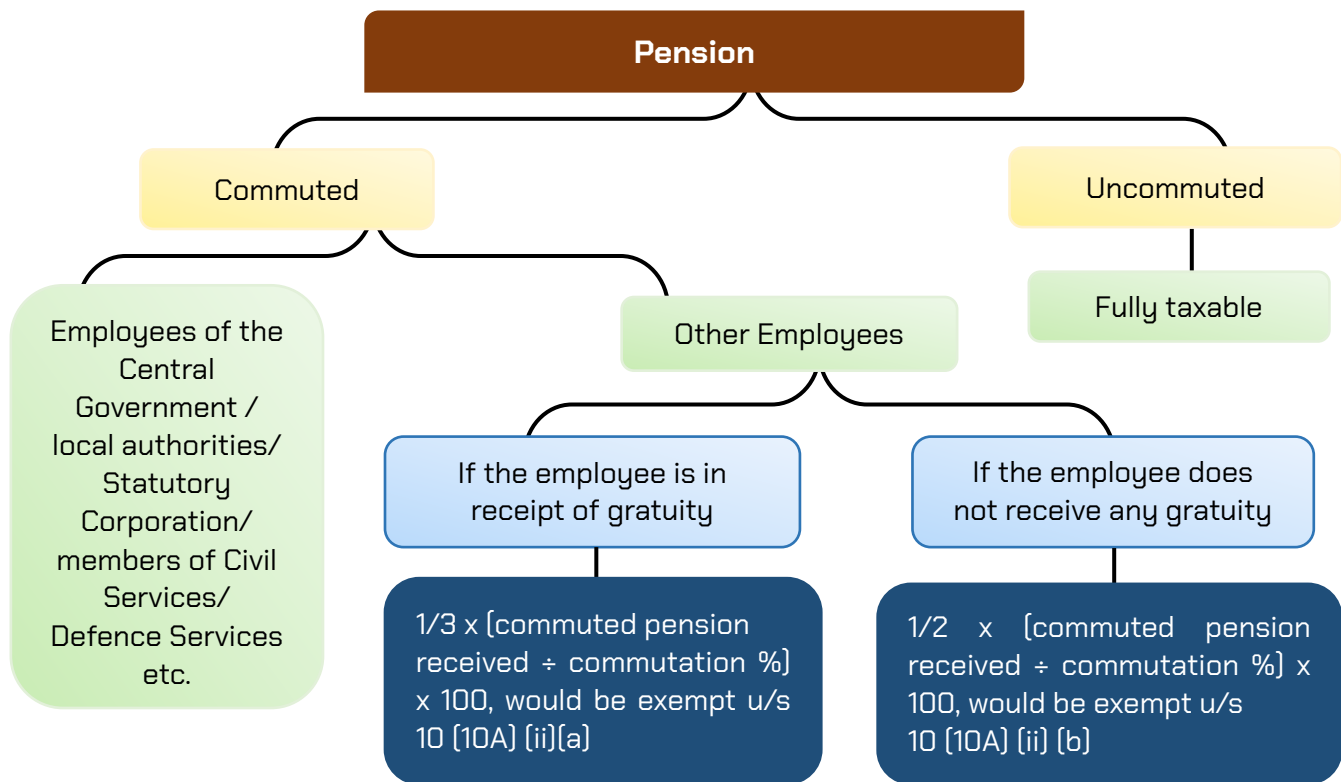
EXAMPLE

Suppose a person is entitled to receive a pension of say ₹ 10,000 p.m. for the rest of his life. He may commute ¼th i.e., 25% of this amount and get a lumpsum of say ₹ 1,50,000. After commutation, his pension will now be the balance 75% of ₹ 10,000 p.m. = ₹ 7,500 p.m.

Exemption in respect of Commuted Pension [Section 10(10A)]

As per section 10(10A), the payment in respect of commuted pension is exempt, subject to the conditions specified therein. Its tax treatment is depicted hereunder:





* Exemption u/s 10(10A) in respect of commuted pension is available to an assessee irrespective of the regime under which he pays tax.

- Judges of the Supreme Court and High Court will be entitled to the exemption of the commuted portion u/s 10(10A)(i).

ILLUSTRATION 3

Mr. Sagar who retired on 1.10.2023 is receiving ₹ 5,000 p.m. as pension. On 1.2.2024, he commuted 60% of his pension and received ₹ 3,00,000 as commuted pension. You are required to compute his taxable pension assuming:

- He is a government employee.
- He is a private sector employee and received gratuity of ₹ 5,00,000 at the time of retirement.
- He is a private sector employee and did not receive any gratuity at the time of retirement.



SOLUTION

a) He is a government employee

| | | |
|--|------------|-----------------|
| Uncommuted pension received (October – March) | | ₹ 24,000 |
| [(₹ 5,000 × 4 months) + (40% of ₹ 5,000 × 2 months)] | | |
| Commuted pension received | ₹ 3,00,000 | |
| Less: Exempt u/s 10(10A) | ₹ 3,00,000 | <u>NIL</u> |
| Taxable pension | | <u>₹ 24,000</u> |

b) He is a private sector employee and received gratuity ₹ 5,00,000 at the time of retirement

| | | |
|---|------------|------------|
| Uncommuted pension received (October – March) | | ₹ 24,000 |
| [(₹ 5,000 × 4 months) + (40% of ₹ 5,000 × 2 months)] | | |
| Commuted pension received | ₹ 3,00,000 | |
| Less: Exempt u/s 10(10A) | | |
| $\frac{1}{3} \times \frac{3,00,000}{60\%} \times 100\%$ | ₹ 1,66,667 | ₹ 1,33,333 |
| Taxable pension | | ₹ 1,57,333 |

He is a private sector employee and did not receive any gratuity at the time of retirement

| | | |
|---|------------|-----------------|
| Uncommuted pension received (October – March) | | ₹ 24,000 |
| [(₹ 5,000 × 4 months) + (40% of ₹ 5,000 × 2 months)] | | |
| Commuted pension received | ₹ 3,00,000 | |
| Less: Exempt u/s 10(10A) | | |
| $\frac{1}{2} \times \frac{3,00,000}{60\%} \times 100\%$ | ₹ 2,50,000 | <u>₹ 50,000</u> |
| Taxable pension | | <u>₹ 74,000</u> |

Exemption in respect of pension received by recipient of gallantry awards [Section 10(18)]

Any income by way of pension received by an individual is exempt from income-tax if –

a) such individual was an employee of Central or State Government and



- b) has been awarded “Param Vir Chakra” or “Maha Vir Chakra” or “Vir Chakra” or such other gallantry award notified by the Central Government in this behalf.

In case of the death of such individual, any income by way of family pension received by any member of the family of such individual shall also be exempt under this clause.

“Family”, in relation to an individual, means –

- The spouse and children of the individual; and
- The parents, brothers and sisters of the individuals or any of them, wholly or mainly dependent on the individual.



Exemption under section 10(18) would be available to an assessee irrespective of the regime under which he pays tax.

Exemption of disability pension granted to disabled personnel of armed forces who have been invalided on account of disability attributable to or aggravated by such service [Circular No. 13/2019, dated 24.6.2019]

The entire disability pension, i.e., “disability element” and “service element” of pension granted to members of naval, military or air forces who have been invalided out of naval, military or air force service on account of bodily disability attributable to or aggravated by such service would be exempt from tax.

The CBDT has, vide this circular, clarified that exemption in respect of disability pension would be available to all armed forces personnel (irrespective of rank) who have been invalided out of such service on account of bodily disability attributable to or aggravated by such service. However, such tax exemption will be available only to armed forces personnel who have been invalided out of service on account of bodily disability attributable to or aggravated by such service and not to personnel who have been retired on superannuation or otherwise.

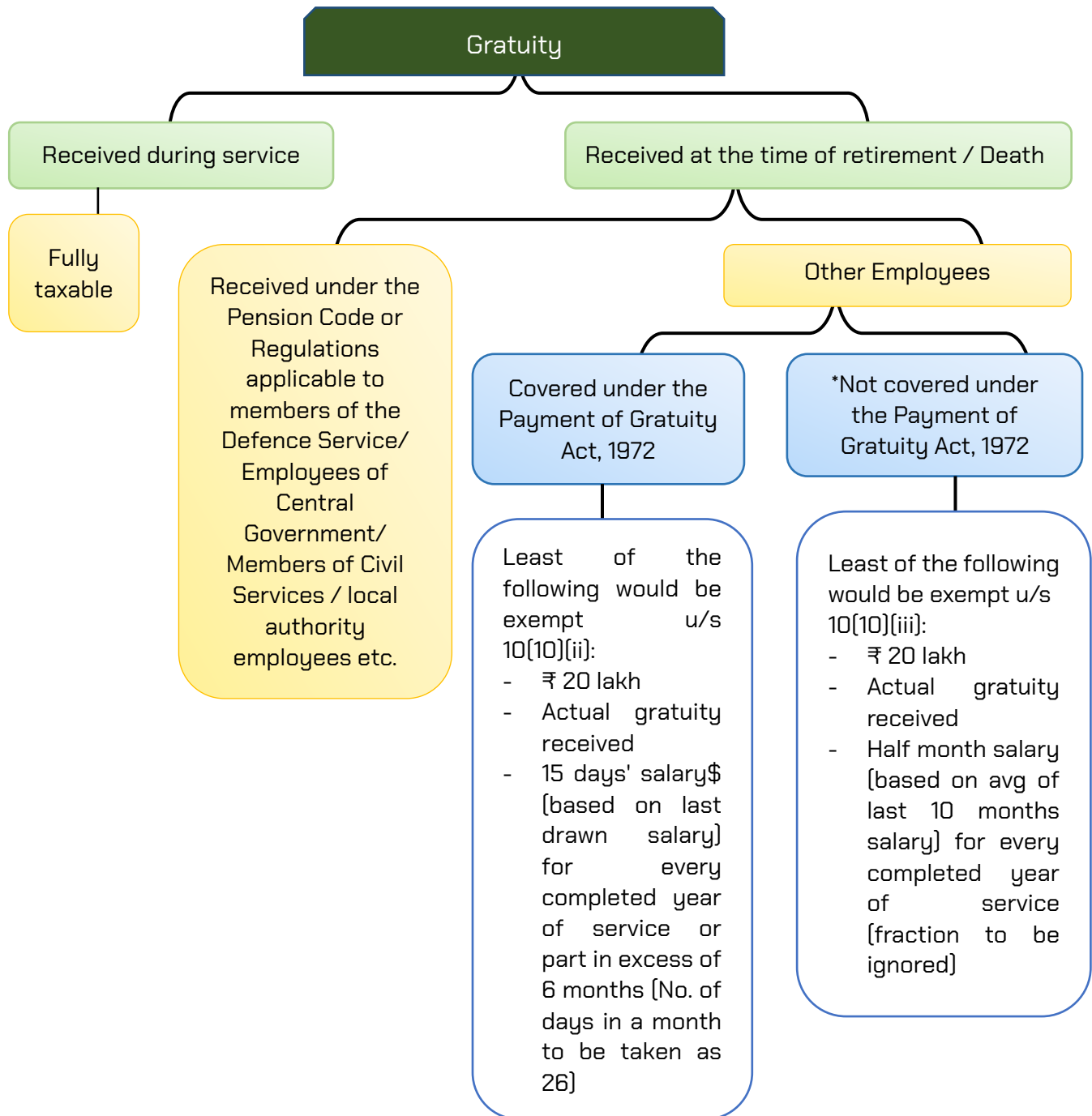
Gratuity

Gratuity is a voluntary payment made by an employer in appreciation of services rendered by the employee. Now-a-days gratuity has become a normal payment applicable to all employees. In fact, Payment of Gratuity Act, 1972 is a statutory recognition of the concept of gratuity. Almost all employers enter into an agreement with employees to pay gratuity.

Exemption in respect of Gratuity [Section 10(10)]



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- Where gratuity is received from 2 or more employers in the same previous year, then, aggregate amount of gratuity exempt from tax cannot exceed ₹ 20,00,000.



- Where gratuity is received in any earlier previous year from former employer and again received from another employer in a later previous year, the limit of ₹ 20,00,000 will be reduced by the amount of gratuity exempt earlier.
- It is important to note the difference in definition of “Salary” and the manner of computation of the third limit in case of employees covered under the Payment of Gratuity Act, 1972 and those not covered for determining the amount of exempt gratuity.
- Exemption under section 10(10) would be available to an assessee irrespective of the regime under which he pays tax.

ILLUSTRATION 4

Mr. Ravi retired on 15.6.2023 after completion of 26 years 8 months of service and received gratuity of ₹ 15,00,000. At the time of retirement, his salary was:

Basic Salary : ₹ 50,000 p.m.

Dearness Allowance : ₹ 10,000 p.m. (60% of which is for retirement benefits)

Commission : 1% of turnover (turnover in the last 12 months was ₹ 1,20,00,000)

Bonus : ₹ 25,000 p.a.

Compute his taxable gratuity assuming:

- He is private sector employee and covered by the Payment of Gratuity Act, 1972.
- He is private sector employee and **not** covered by Payment of Gratuity Act, 1972.
- He is a Government employee.

SOLUTION

a. He is covered by the Payment of Gratuity Act 1972

| | |
|---|-------------|
| Gratuity received at the time of retirement | ₹ 15,00,000 |
|---|-------------|

Less: Exemption under section 10(10)

Least of the following:

- | | |
|--|-------------|
| i. Gratuity received | ₹ 15,00,000 |
| ii. Statutory limit | ₹ 20,00,000 |
| iii. 15 days' salary based on last drawn salary for each completed year of service or part thereof in excess | |



of 6 months

$$\frac{15}{26} \times \text{last drawn salary} \times \text{years of service}$$

$$\frac{15}{26} \times (50,000 + 10,000) \times 27$$

₹ 9,34,615

₹ 9,34,615

Taxable Gratuity

₹ 5,65,385

b. He is not covered by the Payment of Gratuity Act 1972

Gratuity received at the time of retirement

₹ 15,00,000

Less: Exemption under section 10(10) **(Note)**

₹ 8,58,000

Taxable Gratuity

₹ 6,42,000

Note: Exemption under section 10(10) is least of the following:

- Gratuity received ₹ 15,00,000
- Statutory limit ₹ 20,00,000
- Half month's salary based on average salary of last 10 months preceding the month of retirement for each completed year of service.

i.e. $\frac{1}{2} \times \text{Average salary} \times \text{years of service}$

$$\frac{1}{2} \times \frac{[(50,000 \times 10) + (10,000 \times 60\% \times 10) + (1\% \times 1,20,000 \times \frac{10}{12})]}{10} \times 26$$

$$= ₹ 8,58,000$$

c. He is a government employee

Gratuity received at the time of retirement

₹ 15,00,000

Less: Exemption under section 10(10)

₹ 15,00,000

Taxable gratuity

Nil

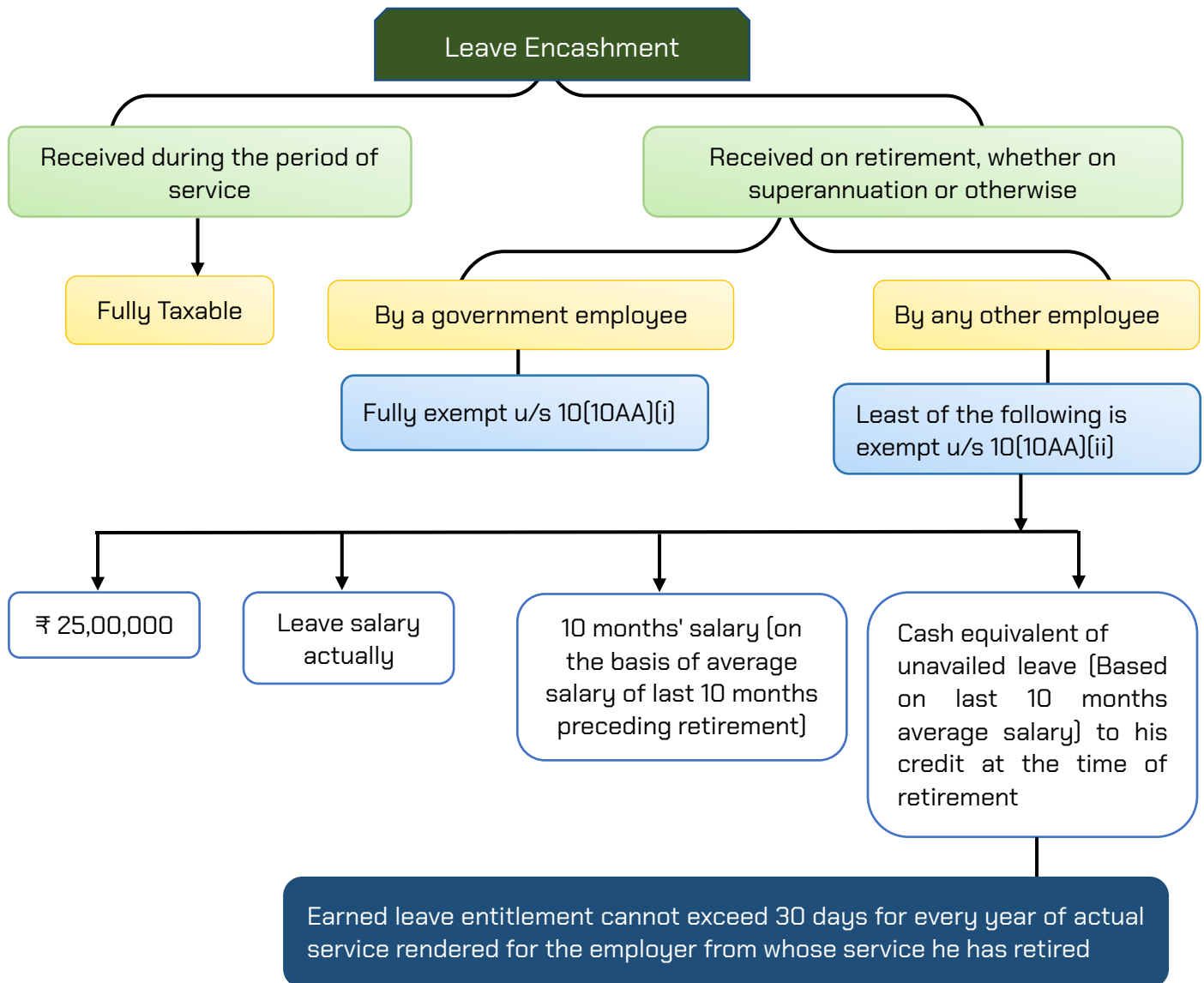
Generally, employees are allowed to take leave during the period of service. Employee may avail such leave or in case the leave is not availed, then the leave may either lapse or be accumulated for future or allowed to be encashed every year or at the time termination/ retirement. The payment received on



account of encashment of unavailed leave would form part of salary. However, section 10(10AA) provides exemption in respect of amount received by way of encashment of unutilised earned leave by an employee at the time of his retirement, whether on superannuation or otherwise.

Exemption of amount received by way of encashment of unutilised earned leave on retirement [Section 10(10AA)]

The taxability and exemption provisions are depicted hereunder:





Where leave salary is received from two or more employers in the same previous year, then the aggregate amount of leave salary exempt from tax cannot exceed ₹ 25,00,000.

Where leave salary is received in any earlier previous year from a former employer and again received from another employer in a later previous year, the limit of ₹ 25,00,000 will be reduced by the amount of leave salary exempt earlier.

Salary for this purpose means basic salary and dearness allowance, if provided in the terms of employment for retirement benefits and commission which is expressed as a fixed percentage of turnover.

'Average salary' will be determined on the basis of the salary drawn during the period of ten months immediately preceding the date of his retirement whether on superannuation or otherwise.

Exemption under section 10(10AA) would be available to an assessee irrespective of the regime under which he pays tax.

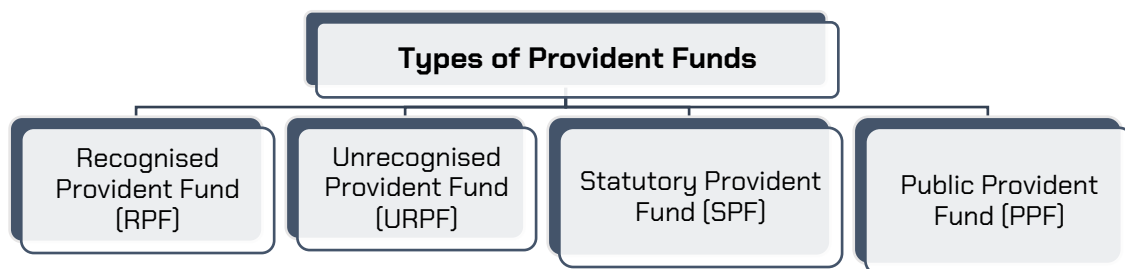
Provident fund

Provident fund scheme is a scheme intended to give substantial benefits to an employee at the time of his retirement. Under this scheme, a specified sum is deducted from the salary of the employee each month or at regular intervals as his contribution towards the fund. The employer also generally contributes the same amount out of his pocket, to the fund. The contributions of the employer and the employee are invested in approved securities. Interest earned thereon is also credited to the account of the employee. Thus, the credit balance in a provident fund account of an employee consists of the following:

- i. employee's contribution
- ii. interest on employee's contribution
- iii. employer's contribution
- iv. interest on employer's contribution.

The accumulated balance is paid to the employee at the time of his retirement or resignation. In the case of death of the employee, the same is paid to his legal heirs.

The provident fund represents an important source of small savings available to the Government. Hence, the Income-tax Act, 1961 gives certain deductions on savings in a provident fund account.



i. **Recognised Provident Fund (RPF):** Recognised provident fund means a provident fund recognised by the Commissioner of Income-tax for the purposes of income-tax. It is governed by Part A of Schedule IV to the Income- tax Act, 1961. This schedule contains various rules regarding the following:

- Recognition of the fund
- Employee's and employer's contribution to the fund
- Treatment of accumulated balance etc.

A fund constituted under the Employees' Provident Fund and Miscellaneous Provisions Act, 1952 will also be a Recognised Provident Fund.

ii. **Unrecognised Provident Fund (URPF):** A fund not recognised by the Commissioner of Income-tax is Unrecognised Provident Fund.

iii. **Statutory Provident Fund (SPF):** The SPF is governed by Provident Funds Act, 1925. It applies to employees of government, railways, semi-government institutions, local bodies, universities and all recognised educational institutions.

iv. **Public Provident Fund (PPF):** Public provident fund is operated under the Public Provident Fund Act, 1968. A membership of the fund is open to every individual though it is ideally suited to self-employed people. A salaried employee may also contribute to PPF in addition to the fund operated by his employer. An individual may contribute to the fund on his own behalf as also on behalf of a minor of whom he is the guardian.

For getting a deduction under section 80C, a member is required to contribute to the PPF a minimum of ₹ 500 in a year. The maximum amount that may qualify for deduction on this account is ₹ 1,50,000 as per PPF rules.

A member of PPF may deposit his contribution in as many installments in multiples of ₹ 500 as is convenient to him. The amount of contribution may be paid at any of the offices or branch offices of the State Bank of India or its subsidiaries and specified branches of banks or any Post Office.

The tax treatment is given below: During the Employment period

During the Employment period

| Particulars | Recognised PF | Unrecognised PF | Statutory PF | Public PF |
|-------------------------|--|---|--------------|--|
| Employer's Contribution | Contribution in excess of 12% of salary is taxable as "salary" u/s 17(1) | Not taxable at the time of contribution | Fully exempt | N.A.(as there is only assessee's own contribution) |



| | | | | |
|--|--|--|--|--|
| Employee's Contribution | Eligible for Deduction u/s 80C, where an employee exercises the option of shifting out of the default tax regime provided under section 115BAC(1A) | Not eligible for deduction | Eligible for deduction u/s 80C, where an employee exercises the option of shifting out of the default tax regime provided under section 115BAC(1A) | Eligible for deduction u/s 80C, where an employee exercises the option of shifting out of the default tax regime provided under section 115BAC(1A) |
| Interest Credited on Employer's Contribution | Amount in excess of 9.5% p.a. is taxable as "salary" u/s 17(1) | Not taxable at the time of credit of interest | Fully exempt | N.A. |
| Interest Credited on Employee's Contribution | Amount in excess of 9.5% p.a. is taxable as "salary" u/s 17(1) [See Note below] | Not taxable at the time of credit of interest | Exempt upto certain limit of contribution [See Note below] | Fully exempt |
| Amount withdrawn on retirement/ termination | Exempt u/s 10(12) subject to certain conditions detailed in the chart below | <ul style="list-style-type: none"> Employee's contribution is not taxable. Interest on Employee's contribution is taxable under 'Income from Other Sources'. Employer's contribution and interest thereon is salary | Exempt u/s 10(11) | Fully exempt u/s 10(11) |

Salary for this purpose means basic salary and dearness allowance, if provided in the terms of employment for retirement benefits and commission as a percentage of turnover.



Note - Interest credited on contribution by such person/employee

As per section 10(11), any payment from a Provident Fund (PF) to which Provident Fund Act, 1925, applies or from Public Provident Fund would be exempt.

Accumulated balance due and becoming payable to an employee participating in a Recognized Provident Fund (RPF) would be exempt under section 10(12).

However, the exemption under section 10(11) or 10(12) would not be available in respect of income by way of interest accrued during the previous year to the extent it relates to the amount or the aggregate of amounts of contribution made by that person/employee exceeding ₹ 2,50,000 in any previous year in that fund, on or after 1st April, 2021.

If the contribution by such person/employee is in a fund in which there is no employer's contribution, then, a higher limit of ₹ 5,00,000 would be applicable for such contribution, and interest accrued in any previous year in that fund, on or after 1st April, 2021 would be exempt upto that limit

It may be noted that interest accrued on contribution to such funds upto 31st March, 2021 would be exempt without any limit, even if the accrual of income is after that date.

Exemption under section 10(11) and 10(12) would be available to an assessee irrespective of the regime under which he pays tax.

The CBDT has, vide Rule 9D, notified the manner to calculate taxable interest relating to contribution in a provident fund or recognized provident fund, exceeding threshold limit.

Interest income accrued during the previous year which is not exempt from inclusion in the total income of a person [taxable interest] shall be computed as the interest accrued during the previous year in the taxable contribution account.

For this purpose, separate accounts within the provident fund account shall be maintained during the previous year 2021-22 and all subsequent previous years for taxable contribution and non-taxable contribution made by a person.

a. Non-taxable contribution account – Aggregate of

- i. closing balance in the account as on 31.03.2021;
- ii. any contribution made by the person in the account during the previous year 2021-22 and subsequent previous years, which is not included in the taxable contribution account; and
- iii. interest accrued on (i) and (ii), as reduced by the withdrawal, if any, from such account.

b. Taxable contribution account – Aggregate of

- i. contribution made by the person in the account during the previous year 2021-22 and subsequent previous years, which is in excess of the yearly threshold limit; and

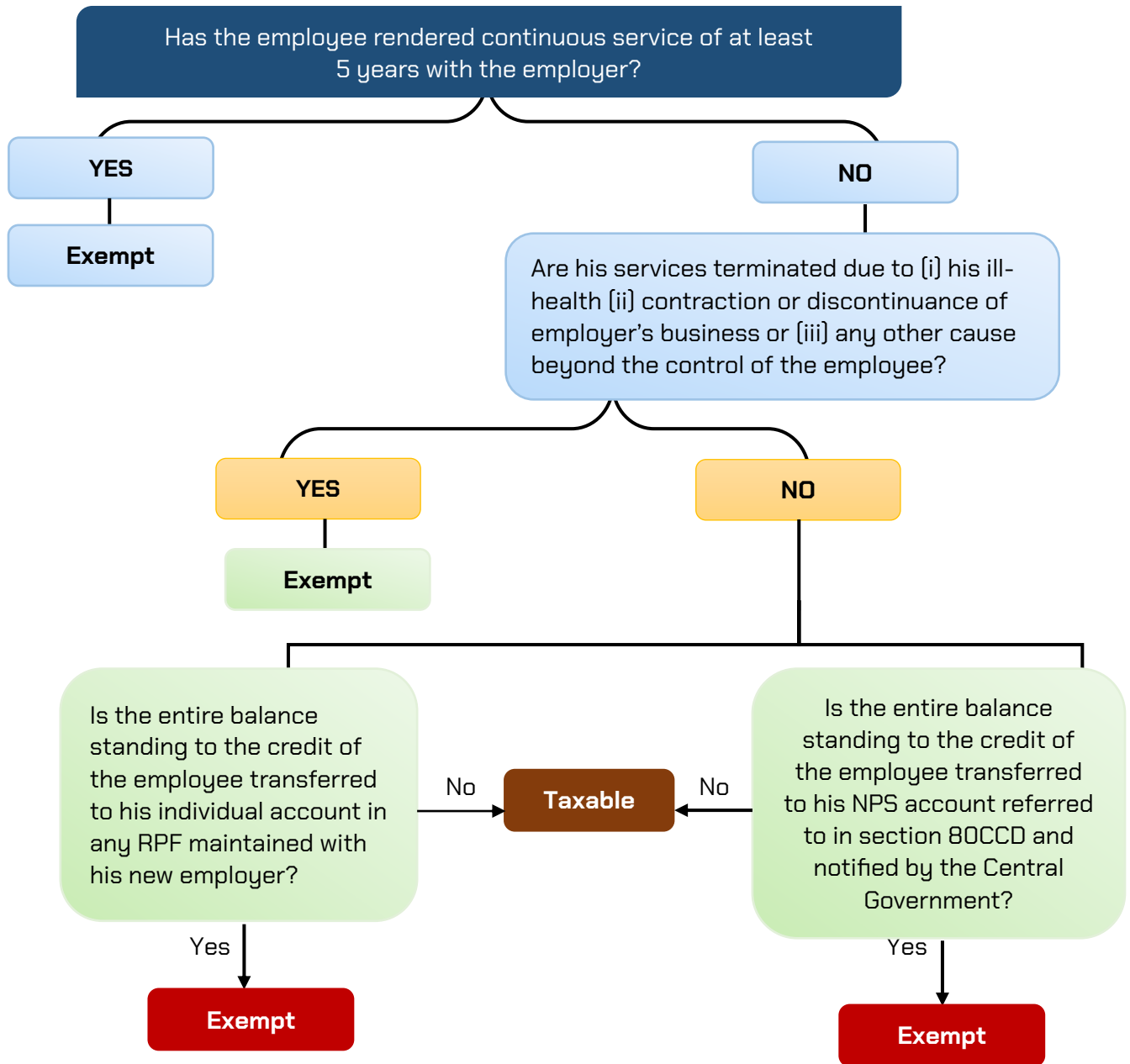


ii. interest accrued on (i)

as reduced by the withdrawal, if any, from such account.

Yearly threshold limit is ₹ 5,00,000, if the contribution by such person/employee is in a fund in which there is no employer's contribution and ₹ 2,50,000 in other cases.

Exemption of Accumulated balance of RPF, payable to an employee



Where the accumulated balance in RPF becomes taxable, the tax payable in each of the years would be computed as if the fund had been an URPF and the difference in tax would be payable by the employee.

Note:

If, after termination of his employment with one employer, the employee obtains employment under another employer, then, only so much of the accumulated balance in his provident fund account will be exempt which is transferred to his individual account in a recognised provident fund maintained by the new employer. In such a case, for exemption of payment of accumulated balance by the new employer, the period of service with the former employer shall also be taken into account for computing the period of five years' continuous service.

ILLUSTRATION 6

Mr. A retires from service on December 31, 2023, after 25 years of service. Following are the particulars of his income/investments for the previous year 2023-24:

| Particulars | ₹ |
|---|----------|
| Basic pay @ ₹ 16,000 per month for 9 months | 1,44,000 |
| Dearness pay (50% forms part of the retirement benefits) ₹ 8,000 per month for 9 months | 72,000 |
| Lumpsum payment received from the Unrecognized Provident Fund | 6,00,000 |
| Deposits in the PPF account | 40,000 |

Out of the amount received from the unrecognised provident fund, the employer's contribution was ₹ 2,20,000 and the interest thereon ₹ 50,000. The employee's contribution was ₹ 2,70,000 and the interest thereon ₹ 60,000. What is the taxable portion of the amount received from the unrecognized provident fund in the hands of Mr. A for the assessment year 2024-25?

SOLUTION

Taxable portion of the amount received from the URPF in the hands of Mr. A for the A.Y. 2024-25 is computed hereunder:

| Particulars | ₹ |
|--|----------|
| Amount taxable under the head "Salaries": | |
| Employer's share in the payment received from the URPF | 2,20,000 |
| Interest on the employer's share | 50,000 |



| | |
|---|----------|
| Total | 2,70,000 |
| Amount taxable under the head "Income from Other Sources": | |
| Interest on the employee's share | 60,000 |
| Total amount taxable from the amount received from the fund | 3,30,000 |

Note: Since the employee is not eligible for deduction under section 80C for contribution to URPF at the time of such contribution, the employee's share received from the URPF is not taxable at the time of withdrawal as this amount has already been taxed as his salary income.

ILLUSTRATION 7

Will your answer be any different if the fund mentioned above was a recognised provident fund?

SOLUTION

Since the fund is a recognised one, and the maturity is taking place after a service of 25 years, the entire amount received on the maturity of the RPF will be fully exempt from tax.

ILLUSTRATION 8

Mr. B is working in XYZ Ltd. and has given the details of his income for the PY. 2023-24. You are required to compute his gross salary from the details given below:

| | |
|--|-------------------------|
| Basic Salary | ₹ 10,000 p.m. |
| D.A. [50% is for retirement benefits] | ₹ 8,000 p.m. |
| Commission as a percentage of turnover | 0.1% |
| Turnover during the year | ₹ 50,00,000 |
| Bonus | ₹ 40,000 |
| Gratuity | ₹ 25,000 |
| His own contribution in the RPF | ₹ 20,000 |
| Employer's contribution to RPF | 20% of his basic salary |
| Interest accrued in the RPF @ 13% p.a. | ₹ 13,000 |

SOLUTION



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Computation of Gross Salary of Mr. B for the A.Y.2024-25

| Particulars | ₹ | ₹ |
|---|--------|----------|
| Basic Salary [₹ 10,000 × 12] | | 1,20,000 |
| Dearness Allowance [₹ 8,000 × 12] | | 96,000 |
| Commission on turnover [0.1% × ₹ 50,00,000] | | 5,000 |
| Bonus | | 40,000 |
| Gratuity [Note 1] | | 25,000 |
| Employers contribution to RPF [20% of ₹ 1,20,000] | 24,000 | |
| Less: Exempt [Note 2] | 20,760 | 3,240 |
| Interest accrued in the RPF@13% p.a. | 13,000 | |
| Less: <u>Exempt@9.5%</u> p.a. | 9,500 | 3,500 |
| Gross Salary | | 2,92,740 |

Notes:

1. Gratuity received during service is fully taxable.
2. Employers' contribution in the RPF is exempt up to 12% of the salary i.e., 12% of [Basic Salary + Dearness Allowance forming part of retirement benefits + Commission based on turnover] = 12% of [₹ 1,20,000 + (50% × ₹ 96,000) + ₹ 5,000] = 12% of ₹ 1,73,000 = ₹ 20,760
3. Employee's contribution to RPF is **not** taxable. It is eligible for deduction under section 80C, if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

The contribution made by the Central Government or any other employer in the previous year to the account of an employee under a pension scheme referred to in section 80CCD

National Pension scheme is a scheme approved by the Government for Indian citizen aged between 18-70 years. Subscriber of the NPS account contributes some amount in their account. In case of any employee, being a subscriber of the NPS account, employer may also contribute into the employee's account.

Employer's contribution to NPS account would form part of salary of employees under section 17(1).

However, while computing total income of the employee-assessee, a deduction under section 80CCD is allowed to the assessee in respect of the employer's as well as employee's contribution under a pension scheme



referred therein. [Deduction under section 80CCD will be discussed in detail in Chapter 6 – “Deductions from Gross Total Income”]

The contribution made by the Central Government in the previous year, to the Agniveer Corpus Fund account of an individual enrolled in the Agnipath Scheme referred to in section 80CCH.

Agnipath Scheme is a Central Government Scheme launched in 2022 for enrolment of Indian youth in the Indian Armed Forces as Agniveers for four years to serve the country.

In pursuance of the Government's decision to implement the Agnipath Scheme, 2022, the Competent Authority has decided to create a non-lapsable dedicated Agniveer Corpus Fund in the interest-bearing section of the Public Account head.

In this account, fixed percentage of monthly emoluments would be contributed by the Agniveer and matching amount would be contributed by the Central Government.

The Agniveer Corpus Fund is defined as a Fund in which consolidated contributions of all the Agniveers and matching contributions of the Government along with interest on these contributions would be held in their respective accounts.

Central Government's contribution to Agniveer Corpus Fund account would form part of salary of employees under section 17(1).

However, while computing total income of an individual enrolled in the Agnipath Scheme, being the assessee, a deduction under section 80CCH is allowed to the assessee in respect of his contribution as well as Central Government's contribution under Agniveer Corpus Fund referred therein. [Deduction under section 80CCH will be discussed in detail in Chapter 6 – “Deductions from Gross Total Income”]



Deduction under section 80CCH(2) in respect of Central Government's contribution would be available to an assessee irrespective of the regime under which he pays tax. However, deduction under section 80CCH(1) in respect of employee's contribution would be available to an assessee only if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

Profits in lieu of salary [Section 17(3)]

It includes the following:

(i) Compensation on account of termination of his employment

The amount of any compensation due to or received by an assessee from his employer or former employer at or in connection with the termination of his employment.



(ii) Compensation on account of modification of the terms and conditions of employment

The amount of any compensation due to or received by an assessee from his employer or former employer at or in connection with the modification of the terms and conditions of employment.

Usually, such compensation is treated as a capital receipt. However, by virtue of this provision, the same is treated as a revenue receipt and is chargeable as salary.

Note: It is to be noted that merely because a payment is made by an employer to a person who is his employee does not automatically fall within the scope of the above provisions. The payment must be arising due to master-servant relationship between the payer and the payee. If it is not on that account, but due to considerations totally unconnected with employment, such payment is not profit in lieu of salary.

(iii) Payment from provident fund or other fund

Any payment due to or received by an assessee from his employer or former employer from a provident or other fund other than

- Gratuity [Section 10(10)]
- Pension [Section 10(10A)]
- Compensation received by a workman under Industrial Disputes Act, 1947 [Section 10(10B)]
- from provident fund or public provident fund [Section 10(11)]
- from recognized provident fund [Section 10(12)]
- from approved superannuation fund [Section 10(13)]
- any House Rent Allowance [Section 10(13A)],

to the extent to which it does not consist of employee's contributions or interest on such contributions.

Note: If any sum is paid to an employee at the time of maturity from an unrecognised provident fund it is to be dealt with as follows:

- a) that part of the sum which represents the employer's contribution to the fund and interest thereon is taxable under the head "Salaries".
- b) that part of the sum which represents employee's contribution is not chargeable to tax as no deduction or exemption was available at the time of contribution.
- c) that part of the sum which represents the interest on employee's contribution is chargeable to tax as 'Income from other sources'.

(iv) Keyman Insurance policy

Any sum received by an assessee under a Key man Insurance policy including the sum allocated by way of bonus on such policy.

(v) Lump sum Payment or otherwise

Any amount, whether in lump sum or otherwise, due to the assessee or received by him, from any person -

- before joining employment with that person, or
- after cessation of his employment with that person.

Retrenchment compensation [Section 10(10B)]

The retrenchment compensation means the compensation paid under Industrial Disputes Act, 1947 or under any Act, Rule, Order or Notification issued under any law. It also includes compensation paid on transfer of employment under section 25F or closing down of an undertaking under section 25FF of the Industrial Disputes Act, 1947.

It may be noted that compensation on account of termination and due to modification in terms and conditions of employment would be taxable as “profits in lieu of salary”. However, the retrenchment compensation would be exempt under section 10(10B), subject to following limits.

- Amount calculated in accordance with the provisions of section 25F of the Industrial Disputes Act, 1947
i.e., 15 days average pay x completed years of service and part thereof in excess of 6 months
[or]
- An amount, not less than ₹ 5,00,000 as may be notified by the Central Government in this behalf,
whichever is lower.

Voluntary Retirement Receipts [Section 10(10C)]

Lump sum payment or otherwise received by an employee at the time of voluntary retirement would be taxable as “profits in lieu of salary”. However, it would be exempt under section 10(10C), subject to the following conditions:

Eligible Undertakings - The employees of the following undertakings are eligible for exemption under this clause:

- Public sector company
- Any other company
- An authority established under a Central/State or Provincial Act
- A local authority
- A co-operative society
- An University established or incorporated under a Central/State or Provincial Act and an Institution declared to be an University by the University Grants Commission
- An Indian Institute of Technology
- Such Institute of Management as the Central Government may, by notification in the Official Gazette,



specify in this behalf

- i. Any State Government
- j. The Central Government

- k. An institution, having importance throughout India or in any State or States, as the Central Government may specify by notification in the Official Gazette.

Limit: The maximum limit of exemption should not exceed ₹ 5 lakh.

Such compensation should be at the time of his voluntary retirement or termination of his service, in accordance with any scheme or schemes of voluntary retirement or, in the case of public sector company, a scheme of voluntary separation. The exemption will be available even if such compensation is received in installments.

Guidelines:

The schemes should be framed in accordance with such guidelines, as may be prescribed and should include the criteria of economic viability.

Rule 2BA prescribes that the exemption under this section would be available to an employee who has completed 10 years of service or completed 40 years of age. However, this requirement is not applicable in case of an employee of a public sector company under the scheme of voluntary separation framed by the company.

The amount receivable on account of voluntary retirement or separation of the employee **must not exceed** -

- the **amount equivalent to three months' salary** for each completed year of service or
- salary at the time of retirement multiplied by the balance months of service left before the date of his retirement or superannuation.



- Where any relief has been allowed to any assessee u/s 89 for any A.Y. in respect of any amount received or receivable on his voluntary retirement or termination of service or voluntary separation, no exemption u/s 10(10C) shall be allowed to him in relation to that A.Y. or any other A.Y.
- Where exemption for voluntary retirement compensation under section 10(10C) has been allowed in any A.Y., then no exemption thereunder shall be allowed to him in any other A.Y.



- “Salary” for this purpose means basic salary and dearness allowance, if provided in the terms of employment for retirement benefits, forming part of salary and commission which is expressed as a fixed percentage of turnover.
- Exemption under section 10(10C) would be available to an assessee irrespective of the regime under which he pays tax.

ILLUSTRATION 9

Mr. Dutta received voluntary retirement compensation of ₹ 7,00,000 after 30 years 4 months of service. He still has 6 years of service left. At the time of voluntary retirement, he was drawing basic salary ₹ 20,000 p.m.; Dearness allowance [which forms part of pay] ₹ 5,000 p.m. Compute his taxable voluntary retirement compensation, assuming that he does not claim any relief under section 89.

SOLUTION

| | |
|--|-------------------|
| Voluntary retirement compensation received | ₹ 7,00,000 |
| Less: Exemption under section 10(10C) [See Note below] | <u>₹ 5,00,000</u> |
| Taxable voluntary retirement compensation | <u>₹ 2,00,000</u> |

Note: Exemption is to the extent of least of the following:

- | | |
|--|---------------|
| i. Compensation actually received | = ₹ 7,00,000 |
| ii. Statutory limit | = ₹ 5,00,000 |
| iii. 3 months' salary × completed years of service = (₹ 20,000 + ₹ 5,000) × 3 × 30 years | = ₹ 22,50,000 |
| iv. Last drawn salary × remaining months of service left = (₹ 20,000 + ₹ 5,000) × 6 × 12 months | = ₹ 18,00,000 |

Perquisites

The term 'perquisite' indicates some extra benefit in addition to the amount that may be legally due by way of contract for services rendered. In modern times, the salary package of an employee normally includes monetary salary and perquisites like housing, car etc.

- Perquisite may be provided in cash or in kind.
- Reimbursement of expenses incurred in the official discharge of duties is not a perquisite.



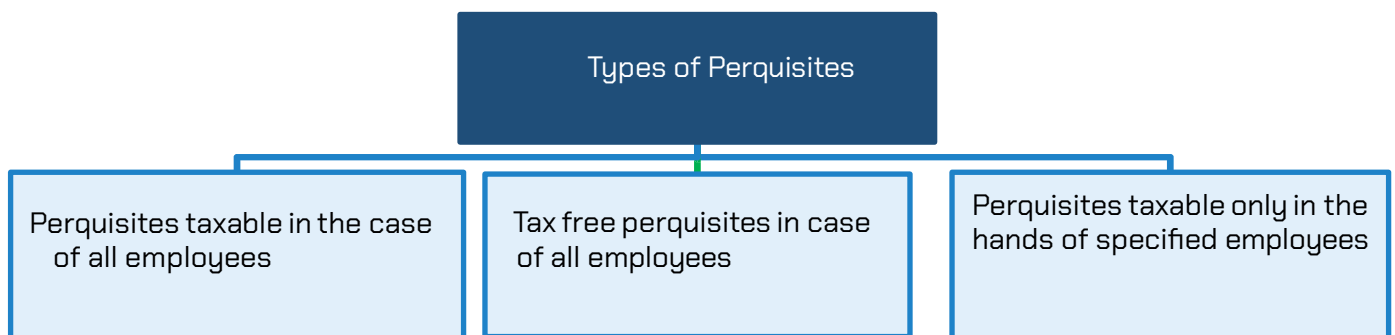
- Perquisite may arise in the course of employment or in the course of profession. If it arises from a relationship of employer-employee, then the value of the perquisite is taxable as salary. However, if it arises during the course of profession, the value of such perquisite is chargeable as profits and gains of business or profession.
- Perquisite will become taxable only if it has a legal origin. An unauthorised advantage taken by an employee without his employer's sanction cannot be considered as a perquisite under the Act.

EXAMPLE

Mr. A, an employee, is given a house by his employer. On 31.3.2024, he is terminated from service, but he continues to occupy the house without the permission of the employer for six more months after which he is evicted by the employer. The question arises whether the value of the benefit enjoyed by him during the six months period can be considered as a perquisite and be charged to salary. It cannot be done since the relationship of employer-employee ceased to exist after 31.3.2024. However, the definition of income is wide enough to bring the value of the benefit enjoyed by Mr. A to tax as "Income from other sources".

Definition of "Perquisite"

The term "perquisite" is defined under section 17(2). The definition of perquisite is an inclusive one. Based on the definition, perquisites can be classified in following three ways:



Perquisites taxable in the case of all employees

The following perquisites are chargeable to tax in case of all employees:



| | |
|---|---|
| Rent Free Accommodation | Value of rent-free accommodation provided to the assessee by his employer computed in prescribed manner [Section 17(2)(i)]. [Refer discussion on valuation of perquisite] |
| Exception: Rent-free official residence provided to a Judge of a High Court or to a Judge of the Supreme Court is not taxable if they exercise the option of shifting out of the default tax regime provided under section 115BAC(1A). | |
| Concession in rent | Value of any accommodation provided to the assessee by his employer at a concessional rate. Accommodation would be deemed to have been provided at a concessional rate, if the value of accommodation computed in the prescribed manner exceeds the rent recoverable from, or payable by, the assessee [Section 17(2)(ii)]. |
| Payment by the employer in respect of an obligation of employee | Amount paid by an employer in respect of any obligation which otherwise would have been payable by the employee [Section 17(2)(iv)]. |
| Example: If a domestic servant is engaged by an employee and the employer reimburses the salary paid to the servant, it becomes an obligation which the employee would have discharged even if the employer did not reimburse the same. This perquisite will be covered by section 17(2)(iv) and will be taxable in the hands of all employees. | |
| Amount payable by an employer directly or indirectly to effect an assurance on the life of the assessee | Amount payable by an employer directly or indirectly to effect an assurance on the life of the assessee or to effect a contract for an annuity, other than payment made to RPF or approved superannuation fund or deposit-linked insurance fund established under the Coal Mines Provident Fund and Miscellaneous Provisions Act, 1948 or Employees' Provident Fund and Miscellaneous Provisions Act, 1952 [Section 17(2)(v)]. However, there are schemes like group annuity scheme, employees state insurance scheme and fidelity insurance scheme, under which insurance premium is paid by employer on behalf of the employees. Such payments are not regarded as perquisite in view of the fact that the employees have only an expectancy of the benefit in such schemes. |
| Specified security or sweat equity shares allotted or transferred, by the employer | The value of any specified security or sweat equity shares allotted or transferred, directly or indirectly, by the employer or former employer, free of cost or at concessional rate to the assessee [Section 17(2)(vi)] [Refer discussion on valuation of perquisite]. |



| | |
|---|---|
| Amount or the aggregate of amounts of any contribution made to the account of the assessee by employer in a recognised provident fund in NPS in an approved superannuation fund | <p>The amount or aggregate of amounts of any contribution made</p> <ul style="list-style-type: none"> • in a recognised provident fund • in NPS referred to in section 80CCD(1) • in an approved superannuation fund <p>by the employer to the account of the assessee, to the extent it exceeds ₹ 7,50,000 [Section 17(2)(vii)].</p> |
| Annual accretion to the balance at the credit of the recognised provident fund/NPS/approved superannuation fund which relates to the employer's contribution and included in total income (on account of the same having exceeded ₹ 7,50,000) | Refer discussion below |
| Any other fringe benefit or amenity | <p>The value of any other fringe benefit or amenity as may be prescribed by the CBDT [Section 17(2)(viii)]. Rule 3(7) prescribed the following other benefits or amenity taxable in case of all employees.</p> <ul style="list-style-type: none"> - Interest free or concessional loan - Travelling, touring and accommodation - Free or concessional food and non-alcoholic beverages - Gift, voucher or token in lieu of such gift - Credit card expense - Club expenditure - Use of movable assets - Transfer of movable assets - Other benefit or amenity [For valuation, refer discussion on valuation of perquisite] |

Annual accretion to the balance at the credit of the recognised provident fund/NPS/approved superannuation fund which relates to the employer's contribution and included in total income (on account of the same having exceeded ₹ 7,50,000)

Any annual accretion by way of interest, dividend or any other amount of similar nature during the previous year to the balance at the credit of the recognized provident fund or NPS or approved superannuation fund to



the extent it relates to the employer's contribution which is included in total income in any previous year under section 17(2)(vii) computed in prescribed manner [Section 17(2)(vii)].

In other words, interest, dividend or any other amount of similar nature on the amount which is included in total income under section 17(2)(vii) would also be treated as a perquisite.

The CBDT has, vide Rule 3B, notified the following manner to compute the annual accretion by way of interest, dividend or any other amount of similar nature during the previous year-

$$TP = (PC/2) \times R + (PC1 + TP1) \times R$$

Where,

| | |
|------|--|
| TP | Taxable perquisite under section 17(2)(vii) for the current P.Y. |
| PC | Amount or aggregate of amounts of employer's contribution in excess of ₹ 7.5 lakh to recognized provident fund, national pension scheme u/s 80CCD and approved superannuation fund during the P.Y. |
| PC1 | Amount or aggregate of amounts of employer's contribution in excess of ₹ 7.5 lakh to recognized provident fund, national pension scheme u/s 80CCD and approved superannuation fund for the previous year or years commencing on or after 1st April, 2020 other than the current P.Y. |
| TP1 | Aggregate of taxable perquisite under section 17(2)(vii) for the previous year or years commencing on or after 1st April, 2020 other than the current P.Y. |
| R | I / Favg |
| I | Amount or aggregate of amounts of income accrued during the current P.Y. in recognized provident fund, national pension scheme u/s 80CCD and approved superannuation fund |
| Favg | [Amount or aggregate of amounts of balance to the credit of recognized provident fund, national pension scheme u/s 80CCD and approved superannuation fund on first day of the current P.Y. + Amount or aggregate of amounts of balance to the credit of recognized provident fund, national pension scheme u/s 80CCD and approved superannuation fund on last day of the current P.Y.]/2 |

Where the amount or aggregate of amounts of TP1 and PC1 exceeds the amount or aggregate of amounts of balance to the credit of the specified fund or scheme on the first day of the current previous year, then, the amount in excess of the amount or aggregate of amounts of the said balance shall be ignored for the purpose of computing the amount or aggregate of amounts of TP1 and PC1.



ILLUSTRATION 10

Mr. X is appointed as a CFO of ABC Ltd. in Mumbai from 1.9.2021. His basic salary is ₹ 6,00,000 p.m. He is paid 8% as D.A. He contributes 10% of his pay and D.A. towards his recognized provident fund and the company contributes the same amount. The accumulated balance in recognized provident fund as on 1.4.2022, 31.3.2023 and 31.3.2024 is ₹ 9,81,137, ₹ 27,43,048 and ₹ 46,48,555, respectively. Compute the perquisite value chargeable to tax in the hands of Mr. X u/s 17(2)(vii) and 17(2)(viia) for the A.Y. 2023-24 and A.Y. 2024-25. Prior to 1.9.2021, he was a consultant, whose professional fees was taxable under the head "Profits and gains of business or profession".

SOLUTION

Computation of perquisite value taxable u/s 17(2)(vii) and 17(2)(viia) for A.Y. 2023-24

1. Perquisite value taxable u/s 17(2)(vii) = ₹ 7,77,600, being employer's contribution to recognized provident fund during the P.Y. 2022-23 – ₹ 7,50,000 = ₹ 27,600

2. Perquisite value taxable u/s 17(2)(viia) = Annual accretion on perquisite taxable

$$\text{u/s 17(2)(vii)} = (\text{PC}/2) \times R + (\text{PC1} + \text{TP1}) \times R$$

$$= (27,600/2) \times 0.111 + 0$$

$$= ₹ 1,532$$

PC ABC Ltd.'s contribution in excess of ₹ 7.5 lakh to recognized provident fund during P.Y. 2022-23 = ₹ 27,600

PC1 Nil since employer's contribution is less than ₹ 7.5 lakh to recognized provident fund in P.Y. 2021-22 and there is no employer's contribution in P.Y. 2020-21.

TP1 Nil

$$R. I / F_{\text{avg}} = 2,06,711 / 18,62,093 = 0.111$$

I. RPF balance as on 31.3.2023 – employee's and employer's contribution during the year – RPF balance as on 1.4.2022 = ₹ 2,06,711 [₹ 27,43,048 – ₹ 7,77,600 – ₹ 7,77,600 – ₹ 9,81,137]

Favg Balance to the credit of recognized provident fund as on 1st April, 2022 + Balance to the credit of recognized provident fund as on 31st March, 2023 / 2 = [₹ 9,81,137 + ₹ 27,43,048] / 2 = ₹ 18,62,093

Note – Interest on the aggregate of following will also be chargeable to tax during A.Y. 2023-24 –

- ₹ 2,03,600 [Employee's contribution exceeding ₹ 2,50,000 during P.Y. 2021-22]
- ₹ 5,27,600 [Employee's contribution exceeding ₹ 2,50,000 during P.Y. 2022-23]



- interest accrued on ₹ 2,03,600 being excess employee's contribution of P.Y. 2021-22

Computation of perquisite value taxable u/s 17(2)(vii) and 17(2)(viii) for A.Y. 2024-25

1. Perquisite value taxable u/s 17(2)(vii) = ₹ 7,77,600, being employer's contribution to recognized provident fund during the P.Y. 2023-24 – ₹ 7,50,000 = ₹ 27,600
2. Perquisite value taxable u/s 17(2)(viii) = Annual accretion on perquisite taxable u/s 17(2)(vii) = $(PC/2)*R + (PC1 + TP1)*R$
 $= (27,600/2) \times 0.09479 + (27,600 + 1,532) \times 0.09479$
 $= ₹ 1,308 + ₹ 2,761 = ₹ 4,069$

PC. ABC Ltd.'s contribution in excess of ₹ 7.5 lakh to recognized provident fund during P.Y. 2023-24 = ₹ 27,600

PC1. Amount of employer's contribution in excess of ₹ 7,50,000 to RPF in P.Y. 2020-21 and P.Y. 2021-22 = ₹ 27,600

TP1 Taxable perquisite under section 17(2)(viii) for the P.Y. 2022-23 = ₹ 1,532

R. $I/F_{avg} = 3,50,307/36,95,802 = 0.09479$

I RPF balance as on 31.3.2024 – employee's and employer's contribution during the year – RPF balance as on 1.4.2023 = ₹ 3,50,307 [₹ 46,48,555 – ₹ 7,77,600 – ₹ 7,77,600 – ₹ 27,43,048]

Favg Balance to the credit of recognized provident fund as on 1st April, 2023 + Balance to the credit of recognized provident fund as on 31st March, 2024 / 2 = [₹ 27,43,048 + ₹ 46,48,555] / 2 = ₹ 36,95,802

Note – Interest on the aggregate of following will also be chargeable to tax during A.Y. 2024-25 –

- ₹ 2,03,600 [Employee's contribution exceeding ₹ 2,50,000 during P.Y. 2021-22]
- ₹ 5,27,600 [Employee's contribution exceeding ₹ 2,50,000 during P.Y. 2022-23]
- ₹ 5,27,600 [Employee's contribution exceeding ₹ 2,50,000 during P.Y. 2023-24]
- interest accrued on ₹ 2,03,600 being excess employee's contribution of P.Y. 2021-22
- interest accrued on ₹ 5,27,600 being excess employee's contribution of P.Y. 2022-23

Exemption in respect of payment from superannuation funds [Section 10(13)]

Any payment received by any employee from an approved superannuation fund shall be entirely excluded



from his total income if the payment is made

- on the death of a beneficiary;
- to an employee in lieu or in commutation of an annuity on his retirement at or after a specified age or on his becoming incapacitated prior to such retirement; or
- by way of refund of contribution on the death of a beneficiary; or
- by way of contribution to an employee on his leaving the service in connection with which the fund is established otherwise than by retirement at or after a specified age or his becoming incapacitated prior to such retirement, to the extent the payment made does not exceed the contribution made prior to 1-4-1962 and the interest thereon.
- by way of transfer to the account of the employee under a pension scheme referred to in section 80CCD, which is notified by the Central Government.

Tax free perquisites in all cases

The following perquisites are exempt from tax in the hands of all employees.

| | |
|--|---|
| Telephone | Telephone provided by an employer to an employee at his residence |
| Transport Facility | Transport facility provided by an employer engaged in the business of carrying of passengers or goods to his employees either free of charge or at concessional rate; |
| Privilege passes and privilege ticket | Privilege passes and privilege ticket orders granted by Indian Railways to its employees; |
| Perquisites allowed outside India by the Government | Perquisites allowed outside India by the Government to a citizen of India for rendering services outside India; |
| Employer's contribution to staff group insurance scheme; | Employer's contribution to staff group insurance scheme; |
| Annual premium by employer on personal accident policy | Payment of annual premium by employer on personal accident policy effected by him on the life of the employee; |
| Refreshment | Refreshment provided to all employees during working hours in office premises; |



| | |
|--|--|
| Subsidized lunch | Subsidized lunch provided to an employee during working hours at office or business premises provided the value of such meal is upto ₹ 50; This exemption is available only if the employee exercises the option of shifting out of the default tax regime provided under section 115BAC(1A). |
| Recreational facilities | Recreational facilities, including club facilities, extended to employees in general i.e., not restricted to a few select employees; |
| Amount spent on training of employees | Amount spent by the employer on training of employees or amount paid for refresher management course including expenses on boarding and lodging; |
| Sum payable by employer to a RPF or an approved superannuation fund | Sum payable by an employer to a RPF or an approved superannuation fund or deposit-linked insurance fund established under the Coal Mines Provident Fund and Miscellaneous provisions Act, 1948 or the Employees' Provident Fund and Miscellaneous Provisions Act, 1952 upto the limit prescribed; |
| Leave travel concession | Leave travel concession if the assessee exercises the option of shifting out of the default tax regime provided under section 115BAC(1A), subject to the conditions specified under section 10 (discussed below) |
| Note: Value of Leave travel concession provided to the High Court judge or the Supreme Court Judge and members of his family are completely exempt without any conditions if they exercise the option of shifting out of the default tax regime provided under section 115BAC(1A). | |
| Medical facilities | Medical facilities subject to certain prescribed limits [Refer proviso to section 17(2)]; |
| Rent-free official residence | Rent-free official residence provided to a Judge of a High Court or the Supreme Court if they exercise the option of shifting out of the default tax regime provided under section 115BAC(1A); |
| Conveyance facility | Conveyance facility provided to High Court Judges under section 22B of the High Court Judges (Conditions of Service) Act, 1954 and Supreme Court Judges under section 23A of the Supreme Court Judges (Conditions of Service) Act, 1958 if they exercise the option of shifting out of the default tax regime provided under section 115BAC(1A). |

Exemption in respect of Leave travel concession [Section 10(5)]

- i. This clause exempts the leave travel concession (LTC) received by employees from their employers for proceeding to any place in India,
 - either on leave or



- after retirement from service or
- after termination of his service.

Exemption under this section would be available only to employees exercising the option of shifting out of the default tax regime provided under section 115BAC(1A). It is not available under the default tax regime under section 115BAC.

- ii. **The benefit is available to individuals** - citizens as well as non-citizens - in respect of travel concession or assistance for himself or herself and for his/her family- i.e., spouse and children of the individual and parents, brothers and sisters of the individual or any of them wholly or mainly dependent on the individual.
- iii. **Limit of exemption-** The exemption in all cases will be limited to the amount actually spent subject to such conditions as specified in Rule 2B regarding the ceiling on the number of journeys for the place of destination.

Under Rule 2B, exemption will be available in respect of 2 journeys performed in a block of 4 calendar years commencing from the calendar year 1986. Where such travel concession or assistance is not availed by the individual during any block of 4 calendar years, one such unavailed LTC will be carried forward to the immediately succeeding block of 4 calendar years and will be eligible for exemption.

An employee does not avail any LTC for the block 2018-21. He is allowed to carry forward maximum one unavailed LTC to be used in the succeeding block of 2022-25. Accordingly, if he avails LTC in April, 2023, the same will be treated as having availed in respect of the block 2018-2021. Therefore, he will be eligible for exemption in respect of that journey and two more journeys can be further availed in respect of the block of 2022-25.

- iv. **Monetary limits** - Where the journey is performed on or after the 1.10.1997, the amount exempted under section 10(5) in respect of the value of LTC shall be the amount actually incurred on such travel subject to the following conditions:

| S.No. | Journey performed by | | Limit |
|-------|----------------------|---------------------------------|--|
| 1 | Air | | Amount not exceeding the air economy fare of the National Carrier by the shortest route to the place of destination. |
| 2 | Any other mode: | | |
| | (i) | Where rail service is available | Amount not exceeding the air-conditioned first class rail fare by the shortest route to the place of destination |



| | | | |
|--|------|--|--|
| | (ii) | Where rail service is not available | |
| | (a) | a recognised public transport system exists | amount not exceeding the 1st class or deluxe class fare, as the case may be, on such transport by the shortest route to the place of destination |
| | (b) | no recognised public transport system exists | amount equivalent to the air- conditioned first class rail fare, for the distance of the journey by the shortest route, as if the journey had been performed by rail |

Note: The exemption referred to shall not be available to more than two surviving children of an individual after 1.10.1998. This restrictive sub-rule shall not apply in respect of children born before 1.10.1998 and also in case of multiple births after one child.

Exemption in respect of leave travel concession under section 10(5) would be available to an assessee only if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

ILLUSTRATION 11

Mr. D went on a holiday on 25.12.2023 to Delhi with his wife and three children (one son – age 5 years; twin daughters – age 3 years). They went by flight (economy class) and the total cost of tickets reimbursed by his employer was ₹ 60,000 (₹ 45,000 for adults and ₹ 15,000 for the three minor children). Compute the amount of LTC exempt if Mr. D exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

SOLUTION

Since the son's age is more than the twin daughters, Mr. D can avail exemption for all his three children. The restriction of two children is not applicable to multiple births after one child. The holiday being in India and the journey being performed by air (economy class), the entire reimbursement met by the employer is fully exempt in the hands of Mr. D, since he is exercising the option of shifting out of the default tax regime provided under section 115BAC(1A).

ILLUSTRATION 12

In the above illustration 11, will there be any difference if among his three children the twins were 5 years old and the son 3 years old? Discuss.

SOLUTION



9643036663 (only WhatsApp)

Since the twins' age is more than the son, Mr. D cannot avail for exemption for all his three children. LTC exemption can be availed in respect of only two children. Taxable

$$\text{LTC} = 15,000 \times \frac{1}{3} = 5000$$

LTC exempt would be only ₹ 55,000 (i.e. ₹ 60,000 – ₹ 5,000)

Medical facilities [Proviso to section 17(2)]

The following medical facilities **are exempt from tax:**

- i. **Value of medical treatment in any hospital maintained by the employer:** The value of any medical treatment provided to an employee or any member of his family in any hospital maintained by the employer;
- ii. **Reimbursement of expenditure actually incurred on medical treatment:** Any sum paid by the employer in respect of any expenditure actually incurred by the employee on his medical treatment or treatment of any member of his family
 - **in any hospital** maintained by the Government/local authority/any other hospital approved by the Government for the purpose of medical treatment of its employees;
 - **in respect of the prescribed disease** or ailments in any hospital approved by the Principal Chief Commissioner or Chief Commissioner having regard to the prescribed guidelines.
 - in respect of any illness relating to COVID-19 subject to conditions notified by the Central Government

Accordingly, the Central Government has, vide Notification No. 90/2022 dated 5.8.2022, specified that for claiming benefit of such exemption, the employee has to submit the following documents to the employer, –

- a. the COVID-19 positive report of the employee or family member, or medical report if clinically determined to be COVID-19 positive
 - b. through investigations, in a hospital or an in-patient facility by a treating physician of a person so admitted;
 - c. all necessary documents of medical diagnosis or treatment of the employee or his family member for COVID-19 or illness related to COVID-19 suffered within 6 months from the date of being determined as COVID-19 positive; and
 - d. a certification in respect of all expenditure incurred on the treatment of COVID-19 or illness related to COVID-19 of the employee or of any member of his family.
- iii. **Premium paid to effect an insurance on the health of employee:** Any premium paid by an employer in relation to an employee to effect an insurance on the health of such employee. However, any such



scheme should be approved by the Central Government or the Insurance Regulatory Development Authority (IRDA) for the purposes of section 36(1)(b).

- iv. **Reimbursement of premium paid to effect an insurance on the health of employee or for the family of an employee:** Any sum paid by the employer in respect of any premium paid by the employee to effect an insurance on his health or the health of any member of his family under any scheme approved by the Central Government or the Insurance Regulatory Development Authority (IRDA) for the purposes of section 80D.
- v. **Amount paid towards expenditure incurred outside India on medical treatment:** Any expenditure incurred by the employer or any sum paid by the employer on any expenditure actually incurred by the employee on the following:
- **medical treatment** of the employee or any member of the family of such employee outside India;
 - **travel and stay abroad** of the employee or any member of the family of such employee for medical treatment;
 - **travel and stay abroad of one attendant** who accompanies the patient in connection with such treatment.

Conditions:

1. The requisite element in respect of expenditure on medical treatment and stay abroad will be exempt only to the extent permitted by the RBI.
2. The expenses in respect of traveling of the patient and the attendant will be exempt if the employee's gross total income as computed before including the said expenditure does not exceed ₹ 2 lakh.

Note: For this purpose, family means spouse and children of the individual. Children may be dependent or independent, married or unmarried. It also includes parents, brothers and sisters of the individual if they are wholly or mainly dependent upon him. Hospital includes a dispensary or a clinic or a nursing home.

ILLUSTRATION 13

Compute the taxable value of the perquisite in respect of medical facilities received by Mr. G from his employer during the P.Y. 2023-24:

| | |
|--|----------|
| Medical premium paid for insuring health of Mr. G | ₹ 7,000 |
| Treatment of Mr. G by his family doctor | ₹ 5,000 |
| Treatment of Mrs. G in a Government hospital | ₹ 25,000 |
| Treatment of Mr. G's grandfather in a private clinic | ₹ 12,000 |



| | |
|---|----------|
| Treatment of Mr. G's mother (68 years and dependant) by family doctor | ₹ 8,000 |
| Treatment of Mr. G's sister (dependant) in a nursing home | ₹ 3,000 |
| Treatment of Mr. G's brother (independent) | ₹ 6,000 |
| Treatment of Mr. G's father (75 years and dependent) abroad | ₹ 50,000 |
| Expenses of staying abroad of the patient | ₹ 30,000 |
| Limit specified by RBI | ₹ 75,000 |

SOLUTION**Computation of taxable value of perquisite in the hands of Mr. G**

| Particulars | ₹ | ₹ |
|---|--------|--------|
| Treatment of Mrs. G in a Government hospital | | - |
| Treatment of Mr. G's father (75 years and dependent) abroad | 50,000 | |
| Expenses of staying abroad of the patient and attendant | 30,000 | |
| | 80,000 | |
| Less: Exempt up to limit specified by RBI | 75,000 | 5,000 |
| Medical premium paid for insuring health of Mr. G | | - |
| Treatment of Mr. G by his family doctor | | 5,000 |
| Treatment of Mr. G's mother (dependent) by family doctor | | 8,000 |
| Treatment of Mr. G's sister (dependent) in a nursing home | | 3,000 |
| Treatment of Mr. G's grandfather in a private clinic | | 12,000 |
| Treatment of Mr. G's brother (independent) | | 6,000 |
| Taxable value of perquisite | | 39,000 |

Payment of premium on personal accident insurance policies

If an employer takes personal accident insurance policies on the life of employees and pays the insurance premium, no immediate benefit would become payable and benefit will accrue at a future date only if certain events take place.

Moreover, the employers would be taking such policy in their business interest only, so as to indemnify themselves from payment of any compensation. Therefore, the premium so paid will not constitute a taxable



perquisite in the employees' hands.

Perquisites taxable only in the hands of specified employees [Section 17(2)(iii)]

Any monetary obligation of the employee which is discharged by the employer is perquisite in the hands of all employees as per section 17(2)(iv). However, sometimes instead of discharging employee's obligation, employer provides perquisites in the form of facility to the employee. Such perquisites are taxable in the hands of specified employees only.

The value of any benefit or amenity granted or provided free of cost or at concessional rate which have not been included in (A) & (B) above will be taxable in the hands of specified employees. Followings are the example of such services:

- i. Provision of sweeper, gardener, watchman or personal attendant
- ii. Facility of use of gas, electricity or water supplied by employer
- iii. Free or concessional tickets
- iv. Use of motor car
- v. Free or concessional educational facilities

For valuation of such perquisites, refer discussion on valuation of perquisite.

Meaning of specified employees:

1. **Director employee:** An employee of a company who is also a director is a specified employee. It is immaterial whether he is a full-time director or part-time director. It also does not matter whether he is a nominee of the management, workers, financial institutions or the Government. It is also not material whether or not he is a director throughout the previous year.
2. **An employee who has substantial interest in the company:** An employee of a company who has substantial interest in that company is a specified employee. A person has a substantial interest in a company if he is a beneficial owner of equity shares carrying 20% or more of the voting power in the company.

Beneficial and legal ownership: In order to determine whether a person has a substantial interest in a company, it is the beneficial ownership of equity shares carrying 20% or more of the voting power that is relevant rather than the legal ownership.

EXAMPLE

A, Karta of a HUF, is a registered shareholder of Bright Ltd. The amount for purchasing the shares is financed by the HUF. The dividend is also received by the HUF. Supposing further that A is an employee in Bright Ltd., the question arises whether he is a specified employee.

In this case, he cannot be called a specified person since he has no beneficial interest in the



shares registered in his name. It is only for the purpose of satisfying the statutory requirements that the shares are registered in the name of A. All the benefits arising from the shareholding goes to the HUF. Conversely, it may be noted that an employee who is not a registered shareholder will be considered as a specified employee if he has beneficial interest in 20% or more of the equity shares in the company.

3. **Employee drawing in excess of ₹ 50,000:** An employee other than an employee described in (i) & (ii) above, whose income chargeable under the head 'salaries' exceeds ₹ 50,000 is a specified employee. The above salary is to be considered exclusive of the value of all benefits or amenities not provided by way of monetary payments.

In other words, for computing the limit of ₹ 50,000, the following items have to be excluded or deducted:

| | |
|-----|--|
| (a) | all non-monetary benefits; |
| (b) | monetary benefits which are exempt under section 10. This is because the exemptions provided under section 10 are excluded completely from salaries. |
| (c) | Standard deduction upto ₹ 50,000 [under section 16(ia)] is to be excluded irrespective of the regime. |
| (d) | Deduction for entertainment allowance [under section 16(ii)] and deduction toward professional tax [under section 16(iii)] are also to be excluded if the assessee exercises the option of shifting out of the default tax regime provided under section 115BAC(1A). |

If an employee is employed with more than one employer, the aggregate of the salary received from all employers is to be taken into account in determining the above ceiling limit of ₹ 50,000, i.e., Salary for this purpose = Basic Salary + Dearness Allowance + Commission, whether payable monthly or turnover based + Bonus + Fees + Any other taxable payment + Any taxable allowances + Any other monetary benefits – Deductions under section 16]

Valuation of Perquisites

The Income-tax Rules, 1962 contain the provisions for valuation of perquisites. It is important to note that only those perquisites which the employee actually enjoys have to be valued and taxed in his hand.



EXAMPLE

Suppose a company offers a housing accommodation rent-free to an employee but the latter declines to accept it, then the value of such accommodation obviously cannot be evaluated and taxed in the hands of the employees.

For the purpose of computing the income chargeable under the head “Salaries”, the value of perquisites provided by the employer directly or indirectly to the employee or to any member of his household by reason of his employment shall be determined in accordance with **Rule 3**.

Value of rent free accommodation/ Value of accommodation provided to employee at a concessional rate [Sub-rule (1) of Rule 3]

Accommodation would be deemed to have been provided at a concessional rate, if the value of accommodation computed in the prescribed manner exceeds the rent recoverable from, or payable by, the assessee [Explanation to section 17(2)(ii)].

The value of residential accommodation provided by the employer during the previous year shall be determined in the following manner –

| Sl. No. | Circumstances | In case of unfurnished accommodation | In case of furnished accommodation |
|---------|---|--|--|
| (1) | (2) | (3) | (4) |
| 1. | Where the accommodation is provided by the Central Government or any State Government to the employees either holding office or post in connection with the affairs of the Union or of such State | <ul style="list-style-type: none"> License fee determined by the Central Government or any State Government in respect of accommodation in accordance with the rules framed by such Government as reduced by the rent actually paid by the employee. | <ul style="list-style-type: none"> The value of perquisite as determined under column (3) should be increased by <ul style="list-style-type: none"> i. If furniture is owned by employer, 10% per annum of the cost of furniture (including television sets, radio sets, refrigerators, other household appliances, air-conditioning plant or equipment). |



| | | | |
|----|---|--|--|
| | | | <ul style="list-style-type: none"> ii. If such furniture is hired from a third party, • The actual hire charges payable for the same as reduced by • any charges paid or payable for the same by the employee during the previous year |
| 2. | <p>Where the accommodation is provided by any other employer</p> <p>a. where the accommodation is owned by the employer</p> | <ul style="list-style-type: none"> i. 15% of salary in cities having population > 25 lakhs as per 2001 census; ii. 10% of salary in cities having population > 10 lakhs ≤ 25 lakhs as per 2001 census; iii. 7.5% of salary in other areas, <p>in respect of the period during which the said accommodation was occupied by the employee during the previous year as reduced by the rent, if any, actually paid by the employee.</p> | <ul style="list-style-type: none"> • The value of perquisite as determined under column (3) should be increased by i. If furniture is owned by employer, 10% per annum of the cost of furniture [including television sets, refrigerators, other household appliances, air-conditioning plant or equipment or other similar appliances or gadgets]. ii. If such furniture is hired from a third party, • the actual hire charges payable for the same as reduced by • any charges paid or payable for the same by the employee during the previous year |
| | (b) where the accommodation is taken on lease or rent by the employer | <ul style="list-style-type: none"> • Actual amount of lease rental paid or payable by the employer or • 15% of salary whichever is lower, as reduced by | <ul style="list-style-type: none"> • The value of perquisite as determined under column (3) should be increased by (i) If furniture is owned by employer, 10% per annum of the cost of furniture |



| | | | |
|----|--|--|---|
| | | <ul style="list-style-type: none"> the rent, if any, actually paid by the employee. | <p>(including television sets, radio sets, refrigerators, other household appliances, air-conditioning plant or equipment or other similar appliances or gadgets).</p> <p>(ii) If such furniture is hired from a third party, the actual hire charges payable for the same as reduced by any charges paid or payable for the same by the employee during the previous year</p> |
| 3. | Where the accommodation is provided by any employer, whether Government or any other employer, in a hotel. | Not applicable | <ul style="list-style-type: none"> 24% of salary paid or payable for the previous year or the actual charges paid or payable to such hotel, <p>whichever is lower, for the period during which such accommodation is provided as reduced by</p> <ul style="list-style-type: none"> the rent, if any, actually paid or payable by the employee. <p>However, where the employee is provided such accommodation for a period not exceeding in aggregate fifteen days on his transfer from one place to another, there would be no perquisite.</p> |



Notes:

1. If an employee is provided with accommodation, on account of his transfer from one place to another, at the new place of posting while retaining the accommodation at the other place, the value of perquisite shall be determined with reference to only one such accommodation which has the lower perquisite value, as calculated above, for a period not exceeding 90 days and thereafter, the value of perquisite shall be charged for both such accommodations.
2. Where the accommodation is provided by the Central Government or any State Government to an employee who is serving on deputation with any body or undertaking under the control of such Government,-
3. the employer of such an employee shall be deemed to be that body or undertaking where the employee is serving on deputation; and
4. the value of perquisite of such an accommodation shall be the amount calculated in accordance with Sl. No.2.[a] of the above table, as if the accommodation is owned by the employer.
5. "Accommodation" includes a house, flat, farm house or part thereof, or accommodation in a hotel, motel, service apartment, guest house, caravan, mobile home, ship or other floating structure.
6. "Hotel" includes licensed accommodation in the nature of motel, service apartment or guest house.

Meaning of Salary for Valuation Rules

"Salary" includes pay, allowances, bonus or commission payable monthly or otherwise or any monetary payment, by whatever name called, from one or more employers, as the case may be. However, it does not include the following, namely-

1. dearness allowance or dearness pay unless it enters into the computation of superannuation or retirement benefits of the employee concerned;
2. employer's contribution to the provident fund account of the employee;
3. allowances which are exempted from the payment of tax;
4. value of the perquisites specified in section 17[2];
5. any payment or expenditure specifically excluded under proviso to section 17[2];
6. lump-sum payments received at the time of termination of service or superannuation or voluntary retirement, like gratuity, severance pay, leave encashment, voluntary retrenchment benefits, commutation of pension and similar payments;



ILLUSTRATION 14

Mr. C is a Finance Manager in ABC Ltd. The company has provided him with rent-free unfurnished accommodation in Mumbai. He gives you the following particulars:

Basic salary ₹ 6,000 p.m.

Dearness Allowance ₹ 2,000 p.m. (30% is for retirement benefits)

Bonus ₹ 1,500 p.m.

Even though the company allotted the house to him on 1.4.2023, he occupied the same only from 1.11.2023. Calculate the taxable value of the perquisite for A.Y.2024-25.

SOLUTION

Value of the rent free unfurnished accommodation

= 15% of salary for the relevant period

= 15% of [(₹ 6000 × 5) + (₹ 2,000 × 30% × 5) + (₹ 1,500 × 5)] **[See Note below]**

= 15% of ₹ 40,500 = ₹ 6,075.

Note: Since, Mr. C occupies the house only from 1.11.2023, we have to include the salary due to him only in respect of months during which he has occupied the accommodation. Hence salary for 5 months [i.e. from 1.11.2023 to 31.03.2024] will be considered.

ILLUSTRATION 15

Using the data given in the previous illustration 14, compute the value of the perquisite if Mr. C is required to pay a rent of ₹ 1,000 p.m. to the company, for the use of this accommodation.

SOLUTION

First of all, we have to see whether the accommodation is provided at a concessional rate. If the value of accommodation computed in prescribed manner exceeds the rent recoverable, or payable by, the assessee, the accommodation would be deemed to have been provided at a concessional rate.

In this case, 15% of salary would be ₹ 6,075 [i.e. 15% of ₹ 40,500]. The rent paid by the employee is ₹ 5,000 [i.e., ₹ 1,000 × 5]. Since 15% of salary exceeds the rent recovered from the employee, the accommodation would be deemed to have been provided at a concessional rate.

Value of the accommodation = ₹ 6,075

Less: Rent paid by the employee (₹ 1,000 × 5) = ₹ 5,000



Perquisite value of accommodation given at a concessional rent

= ₹ 1,075

ILLUSTRATION 16

Using the data given in illustration 14, compute the value of the perquisite if ABC Ltd. has taken this accommodation on a lease rent of ₹ 1,200 p.m. and Mr. C is required to pay a rent of ₹ 1,000 p.m. to the company, for the use of this accommodation.

SOLUTION

Here again, we have to see whether the accommodation is provided at a concessional rate.

In the case of accommodation taken on lease by the employer, the accommodation would be deemed to have been provided at a concessional rate if the rent paid by the employer or 15% of salary, whichever is lower, exceeds rent recoverable from the employee.

In this case, 15% of salary is ₹ 6,075 (i.e. 15% of ₹ 40,500). Rent paid by the employer is ₹ 6,000 (i.e. ₹ 1,200 × 5). The lower of the two is ₹ 6,000, which exceeds the rent paid by the employee i.e., ₹ 5,000 (₹ 1,000 × 5). Therefore, the accommodation would be deemed to have been provided at a concessional rate.

| | |
|--|----------------|
| Value of the accommodation [Note] | = ₹ 6,000 |
| Less: Rent paid by the employee (₹ 1,000 × 5) | = ₹ 5,000 |
| Value of accommodation given at a concessional rent = | ₹ 1,000 |

Note: Value of the accommodation is lower of

- i. Lease rent paid by the company for relevant period = ₹ 1,200 × 5 = ₹ 6,000
- ii. 15% of salary for the relevant period (computed earlier) = ₹ 6,075

ILLUSTRATION 17

Using the data given in illustration 14, compute the value of the perquisite if ABC Ltd. has provided a television (WDV ₹ 10,000; Cost ₹ 25,000) and two air conditioners. The rent paid by the company for the air conditioners is ₹ 400 p.m. each. The television was provided on 1.1.2024. However, Mr. C is required to pay a rent of ₹ 1,000 p.m. to the company, for the use of this furnished accommodation.

SOLUTION

Here again, we have to see whether the accommodation is provided at a concessional rate. In the case of accommodation owned by the employer in a city having a population exceeding 25 lakh, the accommodation would be deemed to have been provided at a concessional rate, if 15% of salary exceeds rent recoverable from



the employee. In case of furnished accommodation, the excess of hire charges paid or 10% p.a. of the cost of furniture, as the case may be, over and above the charges paid or payable by the employee has to be added to the value arrived at above to determine whether the accommodation is provided at a concessional rate.

In this case, 15% of salary is ₹ 6,075 (i.e. 15% of ₹ 40,500). The value of furniture of ₹ 4,625 (See Note below) is to be added to 15% of salary. The rent paid by the employee is ₹ 5,000 (i.e. ₹ 1,000 × 5). Therefore, the accommodation would be deemed to have been provided at a concessional rate.

| | |
|---|------------|
| Value of the accommodation (computed earlier) | = ₹ 6,075 |
| Add: Value of furniture provided by the employer [Note] | = ₹ 4,625 |
| Value of furnished accommodation | = ₹ 10,700 |
| Less: Rent paid by the employee (₹ 1,000 × 5) | = ₹ 5,000 |
| Value of furnished accommodation given at a concessional rent | = ₹ 5,700 |

Note: Value of the furniture provided = (₹ 400 p.m. × 2 × 5 months) + (₹ 25,000 × 10% p.a. for 3 months) = ₹ 4,000 + ₹ 625 = ₹ 4,625

ILLUSTRATION 18

Using the data given in illustration 17 above, compute the value of the perquisite if Mr. C is a government employee. The licence fees determined by the Government for this accommodation was ₹ 700 p.m.

SOLUTION

In the case of Government employees, the accommodation would be deemed to have been provided at a concessional rate, if the licence fees determined by the employer as increased by the value of furniture and fixture exceeds the rent recovered/ recoverable from the employee.

In this case, ₹ 3,500 (licence fees: ₹ 700 × 5) + ₹ 4,625 (Value of furniture) is the value of furnished accommodation. The rent paid by the employee is ₹ 5,000 (i.e. ₹ 1,000 × 5). Therefore, the accommodation would be deemed to have been provided at a concessional rate.

| | |
|--|------------------|
| Value of the accommodation (₹ 700 × 5) | = ₹ 3,500 |
| Add: Value of furniture provided by the employer (computed earlier) | = ₹ 4,625 |
| Value of furnished accommodation | = ₹ 8,125 |
| Less: Rent paid by the employee (₹ 1,000 × 5) | = ₹ 5,000 |
| Perquisite value of furnished accommodation given at concessional rent | = ₹ 3,125 |



Motor Car [Sub-rule (2) of Rule 3]

If motor car is provided by the employer to the employee, it will be perquisite in the hands of specified employees only. However, the use of any vehicle provided by a company or an employer for journey by the assessee from his residence to his office or other place of work, or from such office or place to his residence shall not be regarded as a benefit given or provided to him free of cost or at concessional rate. [Explanation below section 17(2)(iii)]

But if the motor car is owned by the employee and used by him or members of his family wholly for personal purpose and for which employer reimburses the running and maintenance expenses of the car, it will be perquisite in the hands of all employees.

The value of perquisite by way of use of motor car to an employee by an employer shall be determined in the following manner –

VALUE OF PERQUISITE PER CALENDAR MONTH

| Sl. No. | Circumstances | Where cubic capacity of engine does not exceed 1.6 litres | Where cubic capacity of engine exceeds 1.6 litres |
|---------|--|--|--|
| [1] | [2] | [3] | [4] |
| [1] | Where the motor car is owned or hired by the employer and – b. is used wholly and exclusively in the performance of his official duties | Not a perquisite, provided the documents specified in Note (2) below the table are maintained by the employer. | Not a perquisite, provided the documents specified in Note (2) below the table are maintained by the employer. |
| | c. is used exclusively for the private or personal purposes of the employee or any member of his household and the running and maintenance expenses are met or reimbursed by the employer; | Actual amount of expenditure incurred by the employer on the running and maintenance of motor car during the relevant previous year including remuneration, if any, paid by the employer to the chauffeur as increased by the amount representing normal wear and tear of the motor car and as reduced by any amount charged from the employee for such use. | Actual amount of expenditure incurred by the employer on the running and maintenance of motor car during the relevant previous year including remuneration, if any, paid by the employer to the chauffeur as increased by the amount representing normal wear and tear of the motor car and as reduced by any amount charged from the employee for such use. |



| | | | |
|-----|--|---|---|
| | <p>d. is used partly in the performance of duties and partly for private or personal purposes of his own or any member of his household and-</p> <p>i. the expenses on maintenance and running are met or reimbursed by the employer</p> <p>ii. the expenses on running and maintenance for private or personal use are fully met by the assessee.</p> | <p>₹ 1,800 (plus ₹ 900, if chauffeur is also provided to run the motor car)</p> <p>₹ 600 (plus ₹ 900, if chauffeur is also provided by the employer to run the motor car)</p> | <p>₹ 2,400 (plus ₹ 900, if chauffeur is also provided to run the motor car)</p> <p>₹ 900 (plus ₹ 900, if chauffeur is also provided by the employer to run the motor car)</p> |
| [2] | Where the employee owns a motor car but the actual running and maintenance charges (including remuneration of the chauffeur, if any) are met or reimbursed to him by the employer and – | | |
| | [a] such reimbursement is for the use of the vehicle wholly and exclusively for official purposes | Not a perquisite, provided the documents specified in Note [2] below the table are maintained by the employer. | Not a perquisite, provided the documents specified in Note [2] below the table are maintained by the employer. |
| | [b] such reimbursement is for the use of the vehicle partly for official purposes and partly for personal or private purposes of the employee or any member of his household. | The actual amount of expenditure incurred by the employer as reduced by the amount specified in Sl. No. [1][c][i] above [Also see note [2] below this table]. | The actual amount of expenditure incurred by the employer as reduced by the amount specified in Sl. No. [1][c][i] above [Also see note [2] below this table]. |



| | | | |
|-----|---|--|-----------------|
| [3] | Where the employee owns any other automotive conveyance but the actual running and maintenance charges are met or reimbursed to him by the employer and | | |
| | [a] such reimbursement is for the use of the vehicle wholly and exclusively for official purposes | Not a perquisite, provided the documents specified in the note (2) below the table are maintained by the employer. | Not applicable. |
| | [b] such reimbursement is for the use of vehicle partly for official purposes and partly for personal or private purposes of the employee | The actual amount of expenditure incurred by the employer as reduced by the amount of ₹ 900. (Also see note (2) below the table) | |

Notes:

- Where more than one motor car is provided** - Where one or more motor-cars are owned or hired by the employer and the employee or any member of his household are allowed the use of such motor-car or all of any of such motor-cars (otherwise than wholly and exclusively in the performance of his duties), the value of perquisite shall be the amount calculated in respect of one car as if the employee had been provided one motor-car for use partly in the performance of his duties and partly for his private or personal purposes and the amount calculated in respect of the other car or cars as if he had been provided with such car or cars exclusively for his private or personal purposes.
- Documents to be maintained in certain cases** - Where the employer or the employee claims that the motor-car is used wholly and exclusively in the performance of official duty or that the actual expenses on the running and maintenance of the motor-car owned by the employee for official purposes is more than the amounts deductible in Sl. No. 2(b) or 3(b) of the above table, he may claim a higher amount attributable to such official use and the value of perquisite in such a case shall be the actual amount of charges met or reimbursed by the employer as reduced by such higher amount attributable to official use of the vehicle provided that the following conditions are fulfilled :-
 - the employer has maintained complete details of journey undertaken for official purpose which may include date of journey, destination, mileage, and the amount of expenditure incurred thereon;
 - the employer gives a certificate to the effect that the expenditure was incurred wholly and exclusively for the performance of official duties.



- 3. Meaning of Normal wear and tear of a motor-car** - For computing the perquisite value of motor car, the normal wear and tear of a motor-car shall be taken at 10% per annum of the actual cost of the motor-car or cars.

Valuation of benefit of provision of domestic servants [Sub-rule (3) of Rule 3]

If servants are engaged by the employee and employer paid or reimbursed the employee for the wages of such servants, it will be perquisite in the hands of all employees. But if the domestic servants are engaged by the employer and facility of such servants is provided to the employee, it will be perquisite in the hands of specified employees only.

- i. The value of benefit to the employee or any member of his household resulting from the provision by the employer of the services of a sweeper, a gardener, a watchman or a personal attendant, shall be the actual cost to the employer.
- ii. The actual cost in such a case shall be the total amount of salary paid or payable by the employer or any other person on his behalf for such services **as reduced by** any amount paid by the employee for such services.

ILLUSTRATION 19

Mr. X and Mr. Y are working for M/s. Gama Ltd. As per salary fixation norms, the following perquisites were offered:

- i. For Mr. X, who engaged a domestic servant for ₹ 500 per month, his employer reimbursed the entire salary paid to the domestic servant i.e. ₹ 500 per month.
- ii. For Mr. Y, he was provided with a domestic servant @ ₹ 500 per month as part of remuneration package.

You are required to comment on the taxability of the above in the hands of Mr. X and Mr. Y, who are not specified employees.

SOLUTION

In the case of Mr. X, it becomes an obligation which the employee would have discharged even if the employer did not reimburse the same. Hence, the perquisite will be covered under section 17(2)(iv) and will be taxable in the hands of Mr. X. This is taxable in the case of all employees.

In the case of Mr. Y, it cannot be considered as an obligation which the employee would meet. The employee might choose not to have a domestic servant. This is taxable only in the case of specified employees covered by section 17(2)(iii). Hence, there is no perquisite element in the hands of Mr. Y.

Valuation of gas, electricity or water supplied by employer [Sub-rule (4) of Rule 3]

If gas, electricity or water connections are taken by the employee and employer paid or reimbursed the



employee for such expenses, it will be perquisite in the hands of all employees. But if the gas, electricity or water connections are taken in the name of employer and facility of such supplies are provided to the employee, it will be perquisite in the hands of specified employees only. The value of benefit to the employee resulting from the provision of gas, electricity or water supplied by the employer shall be determined as follow:

| Circumstances | Value of benefit |
|---|--|
| If payment is made to agency supplying of gas, electricity etc. | sum equal to the amount paid on that account by the employer to the agency supplying the gas, electric energy or water |
| If supply is made from resources owned by the employer | manufacturing cost per unit incurred by the employer |

Where the employee is paying any amount in respect of such services, the amount so paid shall be deducted from the value so arrived at.

Valuation of free or concessional educational facilities [Sub-rule (5) of Rule 3]

If school fees of children of employee or any member of employee's house hold is paid or reimbursed by the employer on employee's behalf, it will be perquisite in the hands of all employees. But if the education facility is provided in the school maintained by the employer or in any school by reason of his being employment at free of cost or at concessional rate, it would be perquisite in the hands of specified employees only. The value of benefit to the employee resulting from the provision of free or concessional educational facility for any member of his household shall be determined as follow:

| Circumstances | Value of benefit |
|---|--|
| If the educational institution is maintained and owned by the employer | cost of such education in a similar institution in or near the locality. However, there would be no perquisite if the cost of such education or the value of such benefit per child does not exceed ₹ 1,000 p.m. |
| If free educational facilities are allowed in any other educational institution by reason of his being in employment of that employer | |
| Others | amount of expenditure incurred by the employer in that behalf |

Where any amount is paid or recovered from the employee on that account, the value of benefit shall be reduced by the amount so paid or recovered.

Note: The exemption of ₹ 1,000 p.m is allowed only in case of education facility provided to the children of the



employee and not in case of education facility provided to other household members.

Free or concessional tickets [Sub-rule (6) of Rule 3]

The value of any benefit or amenity resulting from the provision by an employer

- who is engaged in the carriage of passengers or goods,
- to any employee or to any member of his household for personal or private journey free of cost or at concessional fare,
- in any conveyance owned, leased or made available by any other arrangement by such employer for the purpose of transport of passengers or goods

shall be taken to be the value at which such benefit or amenity is offered by such employer to the public as reduced by the amount, if any, paid by or recovered from the employee for such benefit or amenity.

However, there would be no such perquisite to the employees of an airline or the railways.

Valuation of other fringe benefits and amenities [Sub-rule (7) of Rule 3]

Section 17(2)(viii) provides that the value of any other fringe benefit or amenity as may be prescribed would be included in the definition of perquisite and taxable in the hands of all employees. Accordingly, the following other fringe benefits or amenities are prescribed and the value thereof shall be determined in the manner provided hereunder:-

i. Interest-free or concessional loan [Sub-rule 7(i) of Rule 3]

- a) The value of the benefit to the assessee resulting from the provision of interest-free or concessional loan for any purpose made available to
 - the employee or
 - any member of his household

during the relevant previous year by the employer or any person on his behalf shall be determined as the sum equal to the interest computed at the rate charged per annum by the State Bank of India, as on the 1st day of the relevant previous year in respect of loans for the same purpose advanced by it on the maximum outstanding monthly balance as reduced by the interest, if any, actually paid by him or any such member of his household.

“Maximum outstanding monthly balance” means the aggregate outstanding balance for each loan as on the last day of each month.

- b) However, **no value would be charged** if such loans are made available for medical treatment in respect of prescribed diseases (like cancer, tuberculosis, etc.) or where the amount of loans are **not**



exceeding in the aggregate ₹ 20,000.

- c) Further, where the benefit relates to the loans made available for medical treatment referred to above, the exemption so provided shall not apply to so much of the loan as has been reimbursed to the employee under any medical insurance scheme.

ii. Travelling, touring and accommodation [Sub-rule 7(ii) of Rule 3]

- a) **If Travelling, touring, accommodation etc. expenses are paid or reimbursed by employer** - The value of travelling, touring, accommodation and any other expenses paid for or borne or reimbursed by the employer for any holiday availed of by the employee or any member of his household, other than leave travel concession or assistance, shall be determined as the sum equal to the amount of the expenditure incurred by such employer in that behalf.
- b) **If Travelling, touring, accommodation etc. facilities are maintained by employer to particular employees only** - Where such facility is maintained by the employer, and is not available uniformly to all employees, the value of benefit shall be taken to be the value at which such facilities are offered by other agencies to the public.
- c) **Expenses on any member of household accompanying such employee on office tour** - Where the employee is on official tour and the expenses are incurred in respect of any member of his household accompanying him, the amount of expenditure so incurred shall also be a fringe benefit or amenity.
- d) **If official tour is extended as vacation** - However, where any official tour is extended as a vacation, the value of such fringe benefit shall be limited to the expenses incurred in relation to such extended period of stay or vacation. The amount so determined shall be reduced by the amount, if any, paid or recovered from the employee for such benefit or amenity.

iii. Free or concessional food and non-alcoholic beverages [Sub-rule 7(iii) of Rule 3]

- a) The value of free food and non-alcoholic beverages provided by the employer to an employee shall be the amount of expenditure incurred by such employer. The amount so determined shall be reduced by the amount, if any, paid or recovered from the employee for such benefit or amenity.
- b) However, the following would not be treated as a perquisite -
1. free food and non-alcoholic beverages provided by such employer
 - during working hours at office or business premises or
 - through paid vouchers which are not transferable and usable only at eating joints, to the extent the value thereof either case does not exceed fifty rupees per meal or



2. tea or snacks provided during working hours or
3. free food and non-alcoholic beverages during working hours provided in a remote area or an off-shore installation.



Exemption in respect of free food and non-alcoholic beverage provided by such employer through paid voucher would not be available in case an employee pays tax under the default tax regime under section 115BAC.

iv. Value of gift, voucher or token in lieu of such gift [Sub-rule 7(iv) of Rule 3]

- a) The value of any gift, or voucher, or token in lieu of which such gift may be received by the employee or by member of his household on ceremonial occasions or otherwise from the employer shall be determined as the sum equal to the amount of such gift:
- b) However, if the value of such gift, voucher or token, as the case may be, is below ₹ 5,000 in the aggregate during the previous year, the value of perquisite shall be taken as 'Nil'.

v. Credit card expenses [Sub-rule 7(v) of Rule 3]

- a) The amount of expenses including membership fees and annual fees incurred by the employee or any member of his household, which is charged to a credit card (including any add-on-card) provided by the employer, or otherwise, paid for or reimbursed by such employer shall be taken to be the value of perquisite chargeable to tax as reduced by the amount, if any paid or recovered from the employee for such benefit or amenity.
- b) However, such expenses incurred wholly and exclusively for official purposes would not be treated as a perquisite if the following conditions are fulfilled.
 1. complete details in respect of such expenditure are maintained by the employer which may, inter alia, include the date of expenditure and the nature of expenditure;
 2. the employer gives a certificate for such expenditure to the effect that the same was incurred wholly and exclusively for the performance of official duties.

vi. Club expenditure [Sub-rule 7(vi) of Rule 3]

- a) The value of benefit to the employee resulting from the payment or reimbursement by the employer of any expenditure incurred (including the amount of annual or periodical fee) in a club by him or by a member of his household shall be determined to be the actual amount of expenditure incurred or reimbursed by such employer on that account. The amount so determined shall be reduced by the amount, if any, paid or recovered from the employee for such benefit or amenity.



However, where the employer has obtained corporate membership of the club and the facility is enjoyed by the employee or any member of his household, the value of perquisite shall not include the initial fee paid for acquiring such corporate membership.

- b) Further, if such expenditure is incurred wholly and exclusively for business purposes, it would not be treated as a perquisite provided the following conditions are fulfilled:-
1. complete details in respect of such expenditure are maintained by the employer which may, inter alia, include the date of expenditure, the nature of expenditure and its business expediency;
 2. the employer gives a certificate for such expenditure to the effect that the same was incurred wholly and exclusively for the performance of official duties.
- c) There would be no perquisite for use of health club, sports and similar facilities provided uniformly to all employees by the employer.

vii. Use of moveable assets [Sub-rule 7(vii) of Rule 3]

Value of perquisite is determined as under:

| Asset given | Value of benefit |
|--|---|
| [a] Use of laptops and computers | Nil |
| Movable assets, other than - a) laptops and computers; and b) assets already specified | 10% p.a. of the actual cost of such asset, or the amount of rent or charge paid, or payable by the employer, as the case may be |

Note: Where the employee is paying any amount in respect of such asset, the amount so paid shall be deducted from the value of perquisite determined above.

viii. Transfer of moveable assets [Sub-rule 7(viii) of Rule 3]

Value of perquisite is determined as under:

| Assets transferred | Value of perquisite |
|--------------------------------|--|
| Computers and electronic items | Depreciated value of asset [depreciation is computed @50% on WDV for each completed year of usage] |
| Motor cars | Depreciated value of asset [depreciation is computed @20% on WDV for each completed year of usage] |
| Any other asset | Depreciated value of asset [depreciation is computed @10% on SLM for each completed year of usage] |



Note: Where the employee is paying any amount in respect of such asset, the amount so paid shall be deducted from the value of perquisite determined above.

ix. Other benefit or amenity [Sub-rule 7(ix) of Rule 3]

The value of any other benefit or amenity, service, right or privilege provided by the employer shall be determined on the basis of cost to the employer under an arms' length transaction as reduced by the employee's contribution, if any.

However, there will be no taxable perquisite in respect of expenses on telephones including mobile phone actually incurred on behalf of the employee by the employer i.e., if an employer pays or reimburses telephone bills or mobile phone charges of employee, there will be no taxable perquisite.

ILLUSTRATION 20

Mr. X retired from the services of M/s Y Ltd. on 31.01.2024, after completing service of 30 years and one month. He had joined the company on 1.1.1994 at the age of 30 years and received the following on his retirement:

- i. Gratuity ₹ 6,00,000. He was covered under the Payment of Gratuity Act, 1972.
- ii. Leave encashment of ₹ 3,30,000 for 330 days leave balance in his account. He was credited 30 days leave for each completed year of service.
- iii. As per the scheme of the company, he was offered a car which was purchased on 30.01.2021 by the company for ₹ 5,00,000. Company has recovered ₹ 2,00,000 from him for the car. Company depreciates the vehicles at the rate of 15% on Straight Line Method.
- iv. An amount of ₹ 3,00,000 as commutation of pension for 2/3 of his pension commutation.
- v. Company presented him a gift voucher worth ₹ 6,000 on his retirement.
- vi. His colleagues also gifted him a Television (LCD) worth ₹ 50,000 from their own contribution.

Following are the other particulars:

- a) He has drawn a basic salary of ₹ 20,000 and 50% dearness allowance per month for the period from 01.04.2023 to 31.01.2024.
- b) Received pension of ₹ 5,000 per month for the period 01.02.2024 to 31.03.2024 after commutation of pension.

Compute his gross total income from the above for Assessment Year 2024-25 assuming he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).



SOLUTION**Computation of Gross Total Income of Mr. X for A.Y. 2024-25**

| Particulars | ₹ |
|---|-----------------|
| Basic Salary = ₹ 20,000 x 10 | 2,00,000 |
| Dearness Allowance = 50% of basic salary | 1,00,000 |
| Gift Voucher [See Note - 1] | 6,000 |
| Transfer of car [See Note - 2] | 56,000 |
| Gratuity [See Note - 3] | 80,769 |
| Leave encashment [See Note - 4] | 1,30,000 |
| Uncommuted pension [₹ 5000 x 2] | 10,000 |
| Commuted pension [See Note - 5] | 1,50,000 |
| Gross Salary | 7,32,769 |
| Less: Standard deduction u/s 16[ia] | 50,000 |
| Taxable Salary /Gross Total Income | 6,82,769 |

Notes:

- As per Rule 3(7)(iv), the value of any gift or voucher or token in lieu of gift received by the employee or by member of his household not exceeding ₹ 5,000 in aggregate during the previous year is exempt. In this case, the amount was received on his retirement and the sum exceeds the limit of ₹ 5,000.

Therefore, the entire amount of ₹ 6,000 is liable to tax as perquisite.

Note – An alternate view possible is that only the sum in excess of ₹ 5,000 is taxable. In such a case, the value of perquisite would be ₹ 1,000 and gross total income would be ₹ 7,27,769.

- Perquisite value of transfer of car:** As per Rule 3(7)(viii), the value of benefit to the employee, arising from the transfer of an asset, being a motor car, by the employer is the actual cost of the motor car to the employer as reduced by 20% of WDV of such motor car for each completed year during which such motor car was put to use by the employer. Therefore, the value of perquisite on transfer of motor car, in this case, would be:



| Particulars | ₹ |
|----------------------------|---------------|
| Purchase price (30.1.2021) | 5,00,000 |
| Less: Depreciation @ 20% | 1,00,000 |
| WDV on 29.1.2022 | 4,00,000 |
| Less: Depreciation @ 20% | 80,000 |
| WDV on 29.1.2023 | 3,20,000 |
| Less: Depreciation @ 20% | 64,000 |
| WDV on 29.1.2024 | 2,56,000 |
| Less: Amount recovered | 2,00,000 |
| Value of perquisite | 56,000 |

The rate of 15% as well as the straight line method adopted by the company for depreciation of vehicle is **not** relevant for calculation of perquisite value of car in the hands of Mr. X.

3. Taxable gratuity

| Particulars | ₹ |
|---|---------------|
| Gratuity received | 6,00,000 |
| Less : Exempt under section 10(10) - Least of the following: | |
| i. Notified limit = ₹ 20,00,000 | |
| ii. Actual gratuity = ₹ 6,00,000 | |
| iii. $15/26 \times \text{last drawn salary} \times \text{no. of completed years of services or part in excess of 6 months}$ | |
| $15/26 \times ₹ 30,000 \times 30 = ₹ 5,19,231$ | 5,19,231 |
| Taxable Gratuity | 80,769 |

Note: As per the Payment of Gratuity Act, 1972, D.A. is included in the meaning of salary. Since in this case, Mr. X is covered under payment of Payment of Gratuity Act, 1972, D.A. has to be included within the meaning of salary for computation of exemption under section 10(10).

4. Taxable leave encashment

| Particulars | ₹ |
|-------------|---|
|-------------|---|



| | |
|--|-------------|
| Leave Salary received | 3,30,000 |
| Less : Exempt under section 10(10AA) - Least of the following: | |
| i. Notified limit | ₹ 25,00,000 |
| ii. Actual leave salary | ₹ 3,30,000 |
| iii. 10 months x ₹ 20,000 | ₹ 2,00,000 |
| iv. Cash equivalent of leave to his credit | ₹ 2,20,000 |
| $\left(\frac{330}{30} \times 20,000\right)$ | 2,00,000 |
| Taxable Leave encashment | 1,30,000 |

Note – It has been assumed that dearness allowance does not form part of salary for retirement benefits. In case it is assumed that dearness allowance forms part of pay for retirement benefits, then, the third limit for exemption under section 10(10AA) in respect of leave encashment would be ₹ 3,00,000

[i.e. 10 x ₹ 30,000] and the fourth limit ₹ 3,30,000, in which case, the taxable leave encashment would be ₹ 30,000 [₹ 3,30,000-₹ 3,00,000]. In such a case, the gross total income would be ₹ 6,32,769.

5. Commuted Pension

Since Mr. X is a non-government employee in receipt of gratuity, exemption under section 10(10A) would be available to the extent of $\frac{1}{3}$ rd of the amount of the pension which he would have received had he commuted the whole of the pension.

| Particulars | ₹ |
|---|----------|
| Amount received | 3,00,000 |
| Less: Exemption under section 10(10A) = $\frac{1}{3} \times \left[3,00,000 \times \frac{3}{2}\right]$ | 1,50,000 |
| Taxable amount | 1,50,000 |

6. The taxability provisions under section 56(2)(x) are not attracted in respect of television received from colleagues, since television is not included in the definition of property therein.

ILLUSTRATION 21

Shri Bala employed in ABC Co. Ltd. as Finance Manager gives you the list of perquisites provided by the



company to him for the entire financial year 2023-24:

- i. Domestic servant was provided at the residence of Bala. Salary of domestic servant is ₹ 1,500 per month. The servant was engaged by him and the salary is reimbursed by the company [employer].
In case the company has employed the domestic servant, what is the value of perquisite?
- ii. Free education was provided to his two children Arthy and Ashok in a school maintained and owned by the company. The cost of such education for Arthy is computed at ₹ 900 per month and for Ashok at ₹ 1,200 per month. No amount was recovered by the company for such education facility from Bala.
- iii. The employer has provided movable assets such as television, refrigerator and air-conditioner at the residence of Bala. The actual cost of such assets provided to the employee is ₹ 1,10,000.
- iv. A gift voucher worth ₹ 10,000 was given on the occasion of his marriage anniversary. It is given by the company to all employees above certain grade.
- v. Telephone provided at the residence of Shri Bala and the bill aggregating to ₹ 25,000 paid by the employer.
- vi. Housing loan @ 6% per annum. Amount outstanding on 1.4.2023 is ₹ 6,00,000. Shri Bala pays ₹ 12,000 per month towards principal, on 5th of each month.

Compute the chargeable perquisite in the hands of Mr. Bala for the A.Y. 2024-25.

The lending rate of State Bank of India as on 1.4.2023 for housing loan may be taken as 10%.

SOLUTION

Taxability of perquisites provided by ABC Co. Ltd. to Shri Bala

- i. Domestic servant was employed by the employee and the salary of such domestic servant was paid/reimbursed by the employer. It is taxable as perquisite for all categories of employees.

Taxable perquisite value = ₹ 1,500 × 12 = ₹ 18,000.

If the company had employed the domestic servant and the facility of such servant is given to the employee, then the perquisite is taxable only in the case of specified employees. The value of the taxable perquisite in such a case also would be ₹ 18,000.

- ii. Where the educational institution is owned by the employer, the value of perquisite in respect of free education facility shall be determined with reference to the reasonable cost of such education in a similar institution in or near the locality. However, there would be no perquisite if the cost of such education per child does not exceed ₹ 1,000 per month.

Therefore, there would be no perquisite in respect of cost of free education provided to his child Arthy,



since the cost does not exceed ₹ 1,000 per month.

However, the cost of free education provided to his child Ashok would be taxable, since the cost exceeds ₹ 1,000 per month. The taxable perquisite value would be ₹ 14,400 (₹ 1,200 × 12).

Note – An alternate view possible is that only the sum in excess of ₹ 1,000 per month is taxable. In such a case, the value of perquisite would be ₹ 2,400.

- iii. Where the employer has provided movable assets to the employee or any member of his household, 10% per annum of the actual cost of such asset owned or the amount of hire charges incurred by the employer shall be the value of perquisite. However, this will not apply to laptops and computers. In this case, the movable assets are television, refrigerator and air conditioner and actual cost of such assets is ₹ 1,10,000.

The perquisite value would be 10% of the actual cost i.e., ₹ 11,000, being 10% of ₹ 1,10,000.

- iv. The value of any gift or voucher or token in lieu of gift received by the employee or by member of his household not exceeding ₹ 5,000 in aggregate during the previous year is exempt. In this case, the amount was received on the occasion of marriage anniversary and the sum exceeds the limit of ₹ 5,000.

Therefore, the entire amount of ₹ 10,000 is liable to tax as perquisite.

Note – An alternate view possible is that only the sum in excess of ₹ 5,000 is taxable. In such a case, the value of perquisite would be ₹ 5,000

- v. Telephone provided at the residence of the employee and payment of bill by the employer is a tax free perquisite.
- vi. The value of the benefit to the assessee resulting from the provision of interest-free or concessional loan made available to the employee or any member of his household during the relevant previous year by the employer or any person on his behalf shall be determined as the sum equal to the interest computed at the rate charged per annum by the State Bank of India (SBI) as on the 1st day of the relevant previous year in respect of loans for the same purpose advanced by it. This rate should be applied on the maximum outstanding monthly balance and the resulting amount should be reduced by the interest, if any, actually paid by him.

“Maximum outstanding monthly balance” means the aggregate outstanding balance for loan as on the last day of each month.

The perquisite value for computation is $10\% - 6\% = 4\%$

| Month | Maximum outstanding balance as on last date of month (₹) | Perquisite value at 4% for the month (₹) |
|-------------|--|--|
| April, 2023 | 5,88,000 | 1,960 |



| | | |
|---------------------------------------|----------|---------------|
| May, 2023 | 5,76,000 | 1,920 |
| June, 2023 | 5,64,000 | 1,880 |
| July, 2023 | 5,52,000 | 1,840 |
| August, 2023 | 5,40,000 | 1,800 |
| September, 2023 | 5,28,000 | 1,760 |
| October, 2023 | 5,16,000 | 1,720 |
| November, 2023 | 5,04,000 | 1,680 |
| December, 2023 | 4,92,000 | 1,640 |
| January, 2024 | 4,80,000 | 1,600 |
| February, 2024 | 4,68,000 | 1,560 |
| March, 2024 | 4,56,000 | 1,520 |
| Total value of this perquisite | | 20,880 |

Total value of taxable perquisite

= ₹ 74,280 [i.e. ₹ 18,000 + ₹ 14,400 + ₹ 11,000 + ₹ 10,000 + ₹ 20,880].

Note - In case the alternate views are taken for items (ii) & (iv), the total value of taxable perquisite would be ₹ 57,280 [i.e., ₹ 18,000 + ₹ 2,400 + ₹ 11,000 + ₹ 5,000 + ₹ 20,880].

Valuation of specified security or sweat equity share for the purpose of section 17(2)(vi) [Sub-rule (8)]

The fair market value of any specified security or sweat equity share, being an equity share in a company, on the date on which the option is exercised by the employee, shall be determined in the following manner -

1. **If shares are listed on recognized stock exchange** - In a case where, on the date of the exercising of the option, the share in the company is listed on a recognized stock exchange, the fair market value shall be the average of the opening price and closing price of the share on that date on the said stock exchange.

If shares are listed on more than one recognized stock exchange - Where, on the date of exercising of the option, the share is listed on more than one recognized stock exchanges, the fair market value shall be the average of opening price and closing price of the share on the recognised stock exchange which records the highest volume of trading in the share.

If no trading in share on recognized stock exchange - Where on the date of exercising of the option,



there is no trading in the share on any recognized stock exchange, the fair market value shall be -

- a) the closing price of the share on any recognised stock exchange on a date closest to the date of exercising of the option and immediately preceding such date; or
- b) the closing price of the share on a recognised stock exchange, which records the highest volume of trading in such share, if the closing price, as on the date closest to the date of exercising of the option and immediately preceding such date, is recorded on more than one recognized stock exchange.

“Closing price” of a share on a recognised stock exchange on a date shall be the price of the last settlement on such date on such stock exchange.

However, where the stock exchange quotes both “buy” and “sell” prices, the closing price shall be the “sell” price of the last settlement.

“Opening price” of a share on a recognised stock exchange on a date shall be the price of the first settlement on such date on such stock exchange.

However, where the stock exchange quotes both “buy” and “sell” prices, the opening price shall be the “sell” price of the first settlement.

2. **If shares are not listed on recognized stock exchange** -In a case where, on the date of exercising of the option, the share in the company is not listed on a recognised stock exchange, the fair market value shall be such value of the share in the company as determined by a merchant banker on the specified date.

For this purpose, **“specified date”** means,—

- i. the date of exercising of the option; or
- ii. any date earlier than the date of the exercising of the option, not being a date which is more than 180 days earlier than the date of the exercising.

Note: Where any amount has been recovered from the employee, the same shall be deducted to arrive at the value of perquisites.

ILLUSTRATION 22

AB Co. Ltd. allotted 1000 sweat equity shares to Sri Chand in June 2023. The shares were allotted at ₹ 200 per share as against the fair market value of ₹ 300 per share on the date of exercise of option by the allottee viz. Sri Chand. The fair market value was computed in accordance with the method prescribed under the Act.

- A. What is the perquisite value of sweat equity shares allotted to Sri Chand?
- B. In the case of subsequent sale of those shares by Sri Chand, what would be the cost of acquisition of those



sweat equity shares?

SOLUTION

- A. As per section 17(2)(vi), the value of sweat equity shares chargeable to tax as perquisite shall be the fair market value of such shares on the date on which the option is exercised by the assessee as reduced by the amount actually paid by, or recovered from, the assessee in respect of such shares.

| Particulars | ₹ |
|--|----------|
| Fair market value of 1000 sweat equity shares @ ₹ 300 each | 3,00,000 |
| Less: Amount recovered from Sri Chand 1000 shares @ ₹ 200 each | 2,00,000 |
| Value of perquisite of sweat equity shares allotted to Sri Chand | 1,00,000 |

- B. As per section 49(2AA), where capital gain arises from transfer of sweat equity shares, the cost of acquisition of such shares shall be the fair market value which has been taken into account for perquisite valuation under section 17(2)(vi). [The provisions of section 49 are discussed in Unit 4: Capital Gains of this chapter]

Therefore, in case of subsequent sale of sweat equity shares by Sri Chand, the cost of acquisition would be ₹ 3,00,000.

Definitions for the purpose of perquisite rules -

The following definitions are relevant for applying the perquisite valuation rules -

| Term | Meaning |
|---------------------|---|
| Member of household | shall include- (a) spouse(s), (b) children and their spouses, (c) parents, and (d) servants and dependants; |
| Salary | includes the pay, allowances, bonus or commission payable monthly or otherwise or any monetary payment, by whatever name called from one or more employers, as the case may be, but does not include the following, namely:- A. dearness allowance or dearness pay unless it enters into the computation of superannuation or retirement benefits of the employee concerned; B. employer's contribution to the provident fund account of the employee; C. allowances which are exempted from payment of tax; |



- D. the value of perquisites specified in clause [2] of section 17 of the Income-tax Act;
- E. any payment or expenditure specifically excluded under proviso to clause [2] of section 17;
- F. lump-sum payments received at the time of termination of service or superannuation or voluntary retirement, like gratuity, severance pay, leave encashment, voluntary retrenchment benefits, commutation of pension and similar payments;

ILLUSTRATION 23

X Ltd. provided the following perquisites to its employee Mr. Y for the P.Y. 2023-24 –

- Accommodation taken on lease by X Ltd. for ₹ 15,000 p.m. ₹ 5,000 p.m. is recovered from the salary of Mr. Y.
- Furniture, for which the hire charges paid by X Ltd. is ₹ 3,000 p.m. No amount is recovered from the employee in respect of the same.
- A car of 1,200 cc which is owned by X Ltd. and given to Mr. Y to be used both for official and personal purposes. All running and maintenance expenses are fully met by the employer. He is also provided with a chauffeur.
- A gift voucher of ₹ 10,000 on his birthday.

Compute the value of perquisites chargeable to tax for the A.Y.2024-25, assuming his salary for perquisite valuation to be ₹ 10 lakh.

SOLUTION

Computation of the value of perquisites chargeable to tax in the hands of Mr. Y for the A.Y.2024-25

| | Particulars | Amount in ₹ | | |
|-----|---|-------------|----------|----------|
| (1) | Value of accommodation at concessional rate Actual amount of lease rental paid by X Ltd. | 1,80,000 | | |
| | 15% of salary i.e., 15% of ₹ 10,00,000 | 1,50,000 | 1,50,000 | |
| | Lower of the above | | 60,000 | |
| | Less: Rent paid by Mr. Y (₹ 5,000 × 12) | | 90,000 | |
| | Add: Hire charges paid by X Ltd. for furniture provided for the use of Mr. Y (₹ 3,000 × 12) | | 36,000 | 1,26,000 |



| | | | | |
|-----|--|--|--|-----------------|
| (2) | Perquisite value of Santro car owned by X Ltd. and provided to Mr. Y for his personal and official use $[(₹ 1,800 + ₹ 900) \times 12]$ | | | 32,400 |
| (3) | Value of gift voucher* | | | 10,000 |
| | Value of perquisites chargeable to tax | | | 1,68,400 |

* An alternate view possible is that only the sum in excess of ₹ 5,000 is taxable. In such a case, the value of perquisite would be ₹ 5,000.

DEDUCTIONS FROM SALARY

The income chargeable under the head 'Salaries' is computed after making the following deductions:

1. Standard deduction [Section 16(ia)]
2. Entertainment allowance [Section 16(ii)]
3. Professional tax [Section 16(iii)]

| Income under the head "Salaries" | Amount (₹) | Amount (₹) |
|--|------------|------------|
| Salary/Bonus/Commission etc. | A | D |
| Taxable Allowance | B | |
| Value of Taxable Perquisites | C | |
| Gross Salary (A+B+C) | | |
| Less: Deductions under Section 16 | | |
| Standard deduction of upto ₹ 50,000 | xxx | |
| Entertainment Allowance to Government employee, if the assessee exercises the option of shifting out of the default tax regime provided under section 115BAC(1A) | xxx | |
| Professional Tax paid, if the assessee exercises the option of shifting out of the default tax regime provided under section 115BAC(1A) | xxx | E |
| Net taxable income from Salary (D-E) | | F |



Standard Deduction

A standard deduction of 50,000 or the amount of salary, whichever is lower, is to be provided to the employees.



Standard deduction of upto ₹ 50,000 is available to an assessee irrespective of the regime under which he pays tax.

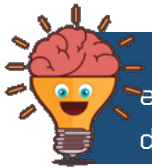
Entertainment allowance

Entertainment allowance received is fully taxable and is first to be included in the salary and thereafter the following deduction is to be made from gross salary:

However, deduction in respect of entertainment allowance is available in case of Government employees only. The amount of deduction will be lower of:

- One-fifth of his basic salary or
- ₹ 5,000 or
- Entertainment allowance received.

Amount actually spent by the employee towards entertainment out of the entertainment allowance received by him is not a relevant consideration at all.



Deduction in respect of entertainment allowance would be available to an assessee only if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A). The deduction would not be available under the default tax regime i.e., under section 115BAC.

Professional tax on employment

Professional tax or taxes on employment levied by a State under Article 276 of the Constitution is allowed as deduction only when it is actually paid by the employee during the previous year. The total amount by way of professional tax payable in respect of any one person shall not exceed ₹ 2,500 per annum. However, the amount paid during the previous year can be more than ₹ 2,500 as the employee may have paid the professional tax of an earlier year during the previous year.



- If professional tax is reimbursed or directly paid by the employer on behalf of the employee, the amount so paid is first included as salary income and then allowed as a deduction u/s 16.



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- Deduction in respect of professional tax would be available to an assessee only if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A). The deduction would not be available under the default tax regime i.e., under section 115BAC.

ILLUSTRATION 24

Mr. Goyal receives the following emoluments during the previous year ending 31.03.2024.

| | | |
|-----------------------------|---|--|
| Basic pay | ₹ | 4,00,000 |
| Dearness Allowance | ₹ | 1,50,000 |
| Commission | ₹ | 1,00,000 |
| Entertainment allowance | ₹ | 40,000 |
| Medical expenses reimbursed | ₹ | 25,000 |
| Professional tax paid | ₹ | 2,000 (₹ 1,000 was paid by his employer) |

Mr. Goyal contributes ₹ 5,000 towards recognized provident fund. He has no other income. Determine the income from salary for A.Y. 2024-25, if Mr. Goyal is a State Government employee.

SOLUTION

Computation of salary of Mr. Goyal for the A.Y.2024-25 under default tax regime under section 115BAC

| Particulars | ₹ |
|---|-----------------|
| Basic Salary | 4,00,000 |
| Dearness Allowance | 1,50,000 |
| Commission | 1,00,000 |
| Entertainment Allowance received | 40,000 |
| Employee's contribution to RPF [Note] | - |
| Medical expenses reimbursed | 25,000 |
| Professional tax paid by the employer | 1,000 |
| Gross Salary | 7,16,000 |
| Less: Deductions under section 16[ia] - Standard deduction of upto ₹ 50,000 | 50,000 |
| Income from Salary | 6,66,000 |



Note: Employee's contribution to RPF is not taxable. It is eligible for deduction u/s 80C. However, such deduction shall not be available under the default tax regime under section 115BAC.

Computation of salary of Mr. Goyal for the A.Y.2024-25 under the optional tax regime (normal provisions of the Act)

| Particulars | ₹ | ₹ |
|--|--------|-----------------|
| Basic Salary | | 4,00,000 |
| Dearness Allowance | | 1,50,000 |
| Commission | | 1,00,000 |
| Entertainment Allowance received | | 40,000 |
| Employee's contribution to RPF [Note] | | - |
| Medical expenses reimbursed | | 25,000 |
| Professional tax paid by the employer | | 1,000 |
| Gross Salary | | 7,16,000 |
| Less: Deductions under section 16 | | |
| under section 16[ia] - Standard deduction of upto ₹ 50,000 | | 50,000 |
| under section 16[ii] - Entertainment allowance being lowest of : | | |
| [a] Allowance received | 40,000 | |
| [b] One fifth of basic salary [$1/5 \times ₹ 4,00,000$] | 80,000 | |
| [c] Statutory amount | 5,000 | 5,000 |
| under section 16[iii] - Professional tax paid | | 2,000 |
| Income from Salary | | 6,59,000 |

Note: Employee's contribution to RPF is not taxable. It is eligible for deduction u/s 80C.

RELIEF UNDER SECTION 89

- On account of arrears of salary or advance salary:** Where by reason of any portion of an assessee's salary being paid in arrears or in advance or by reason of his having received in any one financial year, salary for more than twelve months or a payment of profit in lieu of salary under section 17(3), his



income is assessed at a rate higher than that at which it would otherwise have been assessed, the Assessing Officer shall, on an application made to him in this behalf, grant such relief as prescribed. The procedure for computing the relief is given in Rule 21A.

2. **On account of family pension:** Similar tax relief is extended to assesseees who receive arrears of family pension as defined in the Explanation to clause (iia) of section 57.
3. **“Family pension”** means a regular monthly amount payable by the employer to a person belonging to the family of an employee in the event of his death.
4. **No relief at the time of Voluntary retirement or termination of service:** No relief shall be granted in respect of any amount received or receivable by an assessee on his voluntary retirement or termination of his service, in accordance with any scheme or schemes of voluntary retirement or a scheme of voluntary separation [in the case of a public sector company], if exemption under section 10(10C) in respect of such compensation received on voluntary retirement or termination of his service or voluntary separation has been claimed by the assessee in respect of the same assessment year or any other assessment year.

ILLUSTRATION 25

In the case of Mr. Hari, who turned 71 years on 28.3.2024, you are informed that the salary [computed] for the previous year 2023-24 is ₹ 10,20,000 and arrears of salary received is ₹ 3,45,000. Further, you are given the following details relating to the earlier years to which the arrears of salary received is attributable to:

| Previous year | Taxable Salary (₹) | Arrears now received (₹) |
|---------------|--------------------|--------------------------|
| 2010 – 2011 | 7,10,000 | 1,03,000 |
| 2011 – 2012 | 8,25,000 | 1,17,000 |
| 2012 – 2013 | 9,50,000 | 1,25,000 |

Compute the relief available under section 89 and the tax payable for the A.Y. 2024-25. Assume that Mr. Hari exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

Note: Rates of Taxes:

| Assessment Year | Slab rates of income-tax | | | |
|--------------------|--|------|--------------------------------|------|
| | For resident individuals of the age of 60 years or more at any time during the previous year | | For other resident individuals | |
| | Slabs | Rate | Slabs | Rate |



| | | | | |
|---------|--------------------------|-----|-----------------------------|-----|
| 2011-12 | Upto ₹ 2,40,000 | Nil | Upto ₹ 1,60,000 | Nil |
| | ₹ 2,40,001 - ₹ 5,00,000 | 10% | ₹ 1,60,001 - ₹ 5,00,000 | 10% |
| | ₹ 5,00,001 - ₹ 8,00,000 | 20% | ₹ 5,00,001 - ₹ 8,00,000 | 20% |
| | Above ₹ 8,00,000 | 30% | Above ₹ 8,00,000 | 30% |
| 2012-13 | Upto ₹ 2,50,000 | Nil | Upto ₹ 1,80,000 | Nil |
| | ₹ 2,50,001 - ₹ 5,00,000 | 10% | ₹ 1,80,001 - ₹ 5,00,000 | 10% |
| | ₹ 5,00,001 - ₹ 8,00,000 | 20% | ₹ 5,00,001 - ₹ 8,00,000 | 20% |
| | Above ₹ 8,00,000 | 30% | Above ₹ 8,00,000 | 30% |
| 2013-14 | Upto ₹ 2,50,000 | Nil | Upto ₹ 2,00,000 | Nil |
| | ₹ 2,50,001 - ₹ 5,00,000 | 10% | ₹ 2,00,001 - ₹ 5,00,000 | 10% |
| | ₹ 5,00,001 - ₹ 10,00,000 | 20% | ₹ 5,00,001 - ₹ 10,00,000 | 20% |
| | Above ₹ 10,00,000 | 30% | Above ₹ 10,00,000 | 30% |

Note – Education cess@2% and secondary and higher education cess@1% was attracted on the income-tax for all above preceding years.

SOLUTION

Computation of tax payable by Mr. Hari for the A.Y.2024-25

| Particulars | Incl. arrears of salary ₹ | Excl. arrears of salary ₹ |
|------------------------------------|---------------------------|---------------------------|
| Current year salary (computed) | 10,20,000 | 10,20,000 |
| Add: Arrears of salary | 3,45,000 | - |
| Taxable Salary | 13,65,000 | 10,20,000 |
| Income-tax thereon | 2,19,500 | 1,16,000 |
| Add: Health and education cess @4% | 8,780 | 4,640 |
| Total payable | 2,28,280 | 1,20,640 |

Computation of tax payable on arrears of salary if charged to tax in the respective AYs



| Particulars | A.Y. 2011-12 | | A.Y. 2012-13 | | A.Y. 2013-14 | |
|------------------------|----------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| | Incl. arrears [₹] | Excl. arrears [₹] | Incl. arrears [₹] | Excl. arrears [₹] | Incl. arrears [₹] | Excl. arrears [₹] |
| Taxable salary | 7,10,000 | 7,10,000 | 8,25,000 | 8,25,000 | 9,50,000 | 9,50,000 |
| Add: Arrears of salary | 1,03,000 | - | 1,17,000 | - | 1,25,000 | - |
| Taxable salary | 8,13,000 | 7,10,000 | 9,42,000 | 8,25,000 | 10,75,000 | 9,50,000 |
| Tax on the above | 97,900 | 76,000 | 1,34,600 | 99,500 | 1,47,500 | 1,15,000 |
| Add: Cess@3% | 2,937 | 2,280 | 4,038 | 2,985 | 4,425 | 3,450 |
| Tax payable | 1,00,837 | 78,280 | 1,38,638 | 1,02,485 | 1,51,925 | 1,18,450 |

Computation of relief under section 89

| | Particulars | ₹ | ₹ |
|----|--|----------|----------|
| i | Tax payable in A.Y.2024-25 on arrears: | | |
| | Tax on income including arrears | 2,28,280 | |
| | Less : Tax on income excluding arrears | 1,20,640 | 1,07,640 |
| ii | Tax payable in respective years on arrears : | | |
| | Tax on income including arrears [₹ 1,00,837 + ₹ 1,38,638 + ₹ 1,51,925] | 3,91,400 | |
| | Less: Tax on income excluding arrears [₹ 78,280 + ₹ 1,02,485 + ₹ 1,18,450] | 2,99,215 | 92,185 |
| | Relief under section 89 - difference between tax on arrears in A.Y. 2024-25 and tax on arrears in the respective years | | 15,455 |

Tax payable for A.Y.2024-25 after relief under section 89

| Particulars | ₹ |
|--|----------|
| Income-tax payable on total income including arrears of salary | 2,28,280 |
| Less : Relief under section 89 as computed above | 15,455 |



Tax payable after claiming relief

2,12,825



TEST YOUR KNOWLEDGE

1. Mr. Mohit is employed with XY Ltd. on a basic salary of ₹ 10,000 p.m. He is also entitled to dearness allowance @100% of basic salary, 50% of which is included in salary as per terms of employment. The company gives him house rent allowance of ₹ 6,000 p.m. which was increased to ₹ 7,000 p.m. with effect from 01.01.2024. He also got an increment of ₹ 1,000 p.m. in his basic salary with effect from 01.02.2024. Rent paid by him during the P.Y.2023-24 is as under:

April and May, 2023- Nil, as he stayed with his parents

June to October, 2023 - ₹ 6,000 p.m. for an accommodation in Ghaziabad

November, 2023 to March, 2024 - ₹ 8,000 p.m. for an accommodation in Delhi

Compute his gross salary for A.Y.2024-25, assuming he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

2. Ms. Rakhi is an employee in a private company. She receives the following medical benefits from the company during the previous year 2023-24:

| | Particulars | ₹ |
|---|---|------------|
| 1 | Reimbursement of following medical expenses incurred by Ms. Rakhi | |
| | – On treatment of her self-employed daughter in a private clinic | 4,000 |
| | – On treatment of herself by family doctor | 8,000 |
| | – On treatment of her mother-in-law dependent on her, in a nursing home | 5,000 |
| 2 | Payment of premium on Mediclaim Policy taken on her health | |
| | Medical Allowance | 7,500 |
| 3 | Medical expenses reimbursed on her son's treatment in a government hospital | 2,000 p.m. |



| | | |
|---|--|----------|
| 4 | Expenses incurred by company on the treatment of her minor son abroad including stay expenses | 5,000 |
| 5 | | 1,05,000 |
| 6 | Expenses in relation to foreign travel of Rakhi and her son for medical treatment Note - Limit prescribed by RBI for expenditure on medical treatment and stay abroad is USD 2,50,000 per financial year under liberalized remittance scheme. | 1,20,000 |

Examine the taxability of the above benefits and allowances in the hands of Rakhi.

3. Mr. X is employed with AB Ltd. on a monthly salary of ₹ 25,000 per month and an entertainment allowance and commission of ₹ 1,000 p.m. each. The company provides him with the following benefits:
- A company owned accommodation is provided to him in Delhi. Furniture costing ₹ 2,40,000 was provided on 1.8.2023.
 - A personal loan of ₹ 5,00,000 on 1.7.2023 on which it charges interest @ 6.75% p.a. The entire loan is still outstanding [Assume SBI rate of interest on 1.4.2023 was 12.75% p.a.]
 - His son is allowed to use a motor cycle belonging to the company. The company had purchased this motor cycle for ₹ 60,000 on 1.5.2020. The motor cycle was finally sold to him on 1.8.2023 for ₹ 30,000.
 - Professional tax paid by Mr. X is ₹ 2,000.

Compute the income from salary of Mr. X for the A.Y. 2024-25 assuming Mr. X exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

4. Mr. Balaji, employed as Production Manager in Beta Ltd., furnishes you the following information for the year ended 31.03.2024:
- Basic salary upto 31.10.2023 ₹ 50,000 p.m.
Basic salary from 01.11.2023 ₹ 60,000 p.m.
Note - Salary is due and paid on the last day of every month.
 - Dearness allowance @ 40% of basic salary.
 - Bonus equal to one month salary. Paid in October 2023 on basic salary plus dearness allowance applicable for that month.
 - Contribution of employer to recognized provident fund account of the employee @ 16% of basic salary.



- v. Professional tax paid ₹ 2,500 of which ₹ 2,000 was paid by the employer.
- vi. Facility of laptop and computer was provided to Balaji for both official and personal use. Cost of laptop ₹ 45,000 and computer ₹ 35,000 were acquired by the company on 01.12.2023.
- vii. Motor car owned by the employer (cubic capacity of engine exceeds 1.60 litres) provided to the employee from 01.11.2023 meant for both official and personal use. Repair and running expenses of ₹ 45,000 from 01.11.2023 to 31.03.2024, were fully met by the employer. The motor car was self-driven by the employee.
- viii. Leave travel concession given to employee, his wife and three children (one daughter aged 7 and twin sons aged 3). Cost of air tickets (economy class) reimbursed by the employer ₹ 30,000 for adults and ₹ 45,000 for three children. Balaji is eligible for availing exemption this year to the extent it is permissible in law.

Compute the salary income chargeable to tax in the hands of Mr. Balaji for the A.Y. 2024-25 assuming he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

5. From the following details, find out the salary chargeable to tax for the A.Y.2024-25 assuming he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A) -

Mr. X is a regular employee of Rama & Co., in Gurgaon. He was appointed on 1.1.2023 in the scale of ₹ 20,000 - ₹ 1,000 - ₹ 30,000. He is paid 10% D.A. & Bonus equivalent to one month pay based on salary of March every year. He contributes 15% of his pay and D.A. towards his recognized provident fund and the company contributes the same amount. DA forms part of pay for retirement benefits.

He is provided free housing facility which has been taken on rent by the company at ₹ 10,000 per month. He is also provided with following facilities:

- i. Facility of laptop costing ₹ 50,000.
- ii. Company reimbursed the medical treatment bill of his brother of ₹ 25,000, who is dependent on him.
- iii. The monthly salary of ₹ 1,000 of a house keeper is reimbursed by the company.
- iv. A gift voucher of ₹ 10,000 on the occasion of his marriage anniversary.
- v. Conveyance allowance of ₹ 1,000 per month is given by the company towards actual reimbursement of conveyance spent on official duty.
- vi. He is provided personal accident policy for which premium of ₹ 5,000 is paid by the company.
- vii. He is getting telephone allowance @₹ 500 per month.



6. You are required to compute the income from salary of Mr. Raja under default tax regime from the following particulars for the year ended 31-03-2024:
- He retired on 31-12-2023 at the age of 60, after putting in 25 years and 9 months of service, from a private company at Delhi.
 - He was paid a salary of ₹ 25,000 p.m. and house rent allowance of ₹ 6,000 p.m. He paid rent of ₹ 6,500 p.m., during his tenure of service.
 - On retirement, he was paid a gratuity of ₹ 3,50,000. He was covered by the payment of Gratuity Act, 1972. He had not received any other gratuity at any point of time earlier, other than this gratuity.
 - He had accumulated leave of 15 days per annum during the period of his service; this was encashed by him at the time of his retirement. A sum of ₹ 3,15,000 was received by him in this regard. Employer allowed 30 days leave per annum.
 - He is receiving ₹ 5,000 as pension. On 1.2.2024, he commuted 60% of his pension and received ₹ 3,00,000 as commuted pension.
 - The company presented him with a gift voucher of ₹ 5,000 on his retirement. His colleagues also gifted him a mobile phone worth ₹ 50,000 from their own contribution.
7. Ms. Akansha, a salaried employee, furnishes the following details for the financial year 2023-24:

| Particulars | ₹ |
|--|----------|
| Basic salary | 6,20,000 |
| Dearness allowance | 4,20,000 |
| Commission | 75,000 |
| Entertainment allowance | 9,000 |
| Medical expenses reimbursed by the employer | 18,000 |
| Profession tax (of this, 50% paid by employer) | 4,000 |
| Health insurance premium paid by employer | 8,000 |
| Gift voucher given by employer on her birthday | 10,000 |
| Life insurance premium of Akansha paid by employer | 26,000 |
| Laptop provided for use at home. Actual cost of Laptop to employer | 45,000 |



| | |
|--|-------|
| Children of the assessee are also using the Laptop at home] Employer company owns a Maruti Suzuki Swift car, which was provided to the assessee, both for official and personal use. Driver was also provided. (Engine cubic capacity more than 1.6 litres). All expenses are met by the employer Annual credit card fees paid by employer [Credit card is not exclusively used for official purposes; details of usage are not available] | 7,000 |
|--|-------|

You are required to compute the income chargeable under the head Salaries for the assessment year 2024-25 if she pays tax under default tax regime.

ANSWERS

1. Computation of gross salary of Mr. Mohit for A.Y. 2024-25

| Particulars | ₹ |
|---|----------|
| Basic salary $[(₹ 10,000 \times 10) + (₹ 11,000 \times 2)]$ | 1,22,000 |
| Dearness Allowance (100% of basic salary) | 1,22,000 |
| House Rent Allowance (See Note below) | 21,300 |
| Gross Salary | 2,65,300 |

Note: Computation of Taxable House Rent Allowance (HRA)

| Particulars | April-May (₹) | June-Oct (₹) | Nov-Dec (₹) | Jan (₹) | Feb-March (₹) |
|--|---------------|--------------|-------------|---------|---------------|
| Basic salary per month | 10,000 | 10,000 | 10,000 | 10,000 | 11,000 |
| Dearness allowance (included in salary as per terms of employment) (50% of basic salary) | 5,000 | 5,000 | 5,000 | 5,000 | 5,500 |
| Salary per month for the purpose of computation of house rent allowance | 15,000 | 15,000 | 15,000 | 15,000 | 16,500 |
| Relevant period (in months) | 2 | 5 | 2 | 1 | 2 |
| Salary for the relevant period (Salary per month \times relevant period) | 30,000 | 75,000 | 30,000 | 15,000 | 33,000 |



| | | | | | |
|--|--------------------|-------------------------|-------------------------|------------------------|-------------------------|
| Rent paid for the relevant period | Nil | 30,000 (₹ 6,000×5) | 16,000 (₹ 8,000×2) | 8,000 (₹ 8,000×1) | 16,000 (₹ 8,000×2) |
| House rent allowance (HRA) received during the relevant period (A) | 12,000 (₹ 6,000×2) | 30,000 (₹ 6,000×5) | 12,000 (₹ 6,000×2) | 7,000 (₹ 7,000×1) | 7,000×2 |
| Least of the following is exempt [u/s 10(13A)] | N.A. | | | | |
| - Actual HRA received | - | 30,000 | | 7,000 | 14,000 |
| - Rent paid [–] 10% of salary | - | 22,500 | 12,000 | 6,500 | 12,700 |
| - 40% of salary (Residence at Ghaziabad – June to Oct, 2023) | - | 30,000 [40% × ₹ 75,000] | 13,000 [50% × ₹ 30,000] | 7,500 [50% × ₹ 15,000] | 16,500 [50% × ₹ 33,000] |
| 50% of salary (Residence at Delhi– Nov, 23 – March, 24) | | | | | |
| Exempt HRA (B) | Nil | 22,500 | | 6,500 | |
| Taxable HRA [Actual HRA [–] Exempt HRA] (A-B) | 12,000 | 7,500 | 12,000 | 500 | 12,700 |
| | | | Nil | | 1,300 |

Taxable HRA (total) = ₹ 12,000 + ₹ 7,500 + ₹ 500 + ₹ 1,300 = ₹ 21,300

2. Tax treatment of medical benefits, allowances and mediclaim premium in the hands of Ms. Rakhi for A.Y. 2024-25

| | |
|--|-------------|
| | Particulars |
|--|-------------|



| | |
|------------|---|
| 1. | <p>Reimbursement of medical expenses incurred by Ms. Rakhi</p> <p>A. The amount of ₹ 4,000 reimbursed by her employer for treatment of her self-employed daughter in a private clinic is taxable perquisite.</p> <p>B. The amount of ₹ 8,000 reimbursed by the employer for treatment of Ms. Rakhi by family doctor is taxable perquisite.</p> <p>C. The amount of ₹ 5,000 reimbursed by her employer for treatment of her dependant mother-in-law in a nursing home is taxable perquisite.</p> <p>The aggregate sum of ₹ 17,000, specified in (A), (B) and (C) above, reimbursed by the employer is taxable perquisite</p> |
| 2. | Medical insurance premium of ₹ 7,500 paid by the employer for insuring health of Ms. Rakhi is a tax free perquisite as per clause (iii) of the first proviso to section 17(2). |
| 3. | Medical allowance of ₹ 2,000 per month i.e., ₹ 24,000 p.a. is a fully taxable allowance. |
| 4. | As per clause (ii)(a) of the first proviso to section 17(2), reimbursement of medical expenses of ₹ 5,000 on her son's treatment in a hospital maintained by the Government is a tax-free perquisite. |
| 5. & 6. | <p>As per clause (vi) of the first proviso to section 17(2), the following expenditure incurred by the employer would be excluded from perquisite subject to certain conditions –</p> <p>(i) Expenditure on medical treatment of the employee, or any member of the family of such employee, outside India including stay expenses [₹ 1,05,000, in this case];</p> <p>(ii) Expenditure on travel of the employee or any member of the family of such employee for medical treatment and one attendant who accompanies the patient in connection with such treatment [₹ 1,20,000, in this case].</p> <p>The conditions subject to which the above expenditure would be exempt are as follows –</p> <p>i. The expenditure on medical treatment and stay abroad would be excluded from perquisite to the extent permitted by Reserve Bank of India;</p> <p>ii. The expenditure on travel would be excluded from perquisite only in the case of an employee whose gross total income, as computed before including the said expenditure, does not exceed ₹ 2 lakh.</p> <p>Since the expenditure on medical treatment and stay abroad does not exceed the limit permitted by RBI, they would be fully exempt. However, the foreign travel expenditure of Ms. Rakhi and her minor son borne by the employer would be excluded from perquisite only if the gross total income of Ms. Rakhi, as computed before including the said expenditure, does not exceed ₹ 2 lakh.</p> |



3. Computation of Income from Salary of Mr. X for the A.Y. 2024-25

| Particulars | ₹ | ₹ |
|---|--------|----------|
| Basic salary [₹ 25,000 × 12] | | 3,00,000 |
| Commission [₹ 1,000 × 12] | | 12,000 |
| Entertainment allowance [₹ 1,000 × 12] | | 12,000 |
| Rent free accommodation [Note 1] | 48,600 | |
| Add : Value of furniture [₹ 2,40,000 × 10% p.a. for 8 months] | 16,000 | 64,600 |
| Interest on personal loan [Note 2] | | 22,500 |
| Use of motor cycle [₹ 60,000 × 10% p.a. for 4 months] | | 2,000 |
| Transfer of motor cycle [Note 3] | | 12,000 |
| Gross Salary | | 4,25,100 |
| Less : Deduction under section 16 | | |
| Under section 16(ia) – Standard deduction | 50,000 | |
| Under section 16(iii) - Professional tax paid | 2,000 | 52,000 |
| Income from Salary | | 3,73,100 |

Notes:**i. Value of rent-free unfurnished accommodation**

= 15% of salary for the relevant period

= 15% of [₹ 3,00,000 + ₹ 12,000 + ₹ 12,000] = ₹ 48,600

ii. Value of perquisite for interest on personal loan

= [₹ 5,00,000 × (12.75% - 6.75%) for 9 months] = ₹ 22,500

iii. Depreciated value of the motor cycle

= Original cost – Depreciation @ 10% p.a. for 3 completed years.

= ₹ 60,000 – [₹ 60,000 × 10% p.a. × 3 years] = ₹ 42,000.

Perquisite = ₹ 42,000 – ₹ 30,000 = ₹ 12,000.

4. Computation of Taxable Salary of Mr. Balaji for A.Y. 2024-25

| Particulars | ₹ |
|--|-----------|
| Basic salary [(₹ 50,000 × 7) + (₹ 60,000 × 5)] | 6,50,000 |
| Dearness Allowance [40% of basic salary] | 2,60,000 |
| Bonus (₹ 50,000 + 40% of ₹ 50,000) [See Note 1] | 70,000 |
| Employers contribution to recognised provident fund in excess of 12% of salary = 4% of ₹ 6,50,000 [See Note 2] | 26,000 |
| Professional tax paid by employer | 2,000 |
| Perquisite of Motor Car (₹ 2,400 for 5 months) [See Note 4] | 12,000 |
| Gross Salary | 10,20,000 |
| Less: Deduction under section 16 | |
| Standard deduction u/s 16[ia] ₹ 50,000 | |
| Professional tax u/s 16[iii] [See Note 6] ₹ 2,500 | 52,500 |
| Taxable Salary | 9,67,500 |

Notes:

- Since bonus was paid in the month of October, the basic salary of ₹ 50,000 for the month of October is considered for its calculation.
- It is assumed that dearness allowance does not form part of salary for computing retirement benefits.
- As per Rule 3(7)(vii), facility of use of laptop and computer is a tax free perquisite, whether used for official or personal purpose or both.
- As per the provisions of Rule 3(2), in case a motor car (engine cubic capacity exceeding 1.60 liters) owned by the employer is provided to the employee without chauffeur for personal as well as office use, the value of perquisite shall be ₹ 2,400 per month. The car was provided to the employee from 01.11.2023, therefore the perquisite value has been calculated for 5 months.
- Mr. Balaji can avail exemption under section 10(5) on the entire amount of ₹ 75,000 reimbursed by the employer towards Leave Travel Concession since the same was availed for himself, his wife and three children and the journey was undertaken by economy class airfare. The restriction imposed for two children is not applicable in case of multiple births which take place after the first child.

It is assumed that the Leave Travel Concession was availed for journey within India.

He is eligible to claim benefit of exemption u/s 10(5) since he has exercised the option of shifting



out of the default tax regime provided under section 115BAC(1A).

- vi. As per section 17(2)(iv), a “perquisite” includes any sum paid by the employer in respect of any obligation which, but for such payment, would have been payable by the assessee. Therefore, professional tax of ₹ 2,000 paid by the employer is taxable as a perquisite in the hands of Mr. Balaji. As per section 16(iii), a deduction from the salary is provided on account of tax on employment i.e. professional tax paid during the year.

Therefore, in the present case, the professional tax paid by the employer on behalf of the employee ₹ 2,000 is first included in the salary and deduction of the entire professional tax of ₹ 2,500 is provided from salary.

5. Computation of taxable salary of Mr. X for A.Y. 2024-25

| Particulars | ₹ |
|---|----------|
| Basic pay $[(₹ 20,000 \times 9) + (₹ 21,000 \times 3)] = ₹ 1,80,000 + ₹ 63,000$ | 2,43,000 |
| Dearness allowance [10% of basic pay] | 24,300 |
| Bonus | 21,000 |
| Employer's contribution to Recognized Provident Fund in excess of 12% $[15\% - 12\% = 3\% \text{ of } ₹ 2,67,300]$ [See Note 1 below] | 8,019 |
| Taxable allowances | |
| Telephone allowance | 6,000 |
| Taxable perquisites | |
| Rent-free accommodation [See Note 1 & 2 below] | 44,145 |
| Medical reimbursement | 25,000 |
| Reimbursement of salary of housekeeper | 12,000 |
| Gift voucher [See Note 5 below] | 10,000 |
| Gross Salary | 3,93,464 |
| Less: Deduction under section 16(ia) – Standard deduction | 50,000 |
| Salary income chargeable to tax | 3,43,464 |

Notes:



- i. Since dearness allowance forms part of salary for retirement benefits, the perquisite value of rent-free accommodation and employer's contribution to recognized provident fund have been accordingly worked out.
- ii. Where the accommodation is taken on lease or rent by the employer, the value of rent-free accommodation provided to employee would be actual amount of lease rental paid or payable by the employer or 15% of salary, whichever is lower.

For the purposes of valuation of rent free house, salary includes:

- Basic salary i.e., ₹ 2,43,000
- Dearness allowance i.e. ₹ 24,300
- Bonus i.e., ₹ 21,000
- Telephone allowance i.e., ₹ 6,000

Therefore, salary works out to

$$₹ 2,43,000 + ₹ 24,300 + ₹ 21,000 + ₹ 6,000 = ₹ 2,94,300.$$

$$15\% \text{ of salary} = ₹ 2,94,300 \times 15/100 = ₹ 44,145$$

Value of rent-free house = Lower of rent paid by the employer [i.e. ₹ 1,20,000] or 15% of salary [i.e., ₹ 44,145]. Therefore, the perquisite value is ₹ 44,145.

- iii. Facility of use of laptop is not a taxable perquisite.
- iv. Conveyance allowance is exempt since it is based on actual reimbursement for official purposes.
- v. The value of any gift or voucher or token in lieu of gift received by the employee or by member of his household below ₹ 5,000 in aggregate during the previous year is exempt. In this case, the gift voucher was received on the occasion of marriage anniversary and the sum exceeds the limit of ₹ 5,000.

Therefore, the entire amount of ₹ 10,000 is liable to tax as perquisite.

Note - An alternate view possible is that only the sum in excess of ₹ 5,000 is taxable. In such a case, the value of perquisite would be ₹ 5,000.

- vi. Premium of ₹ 5,000 paid by the company for personal accident policy is not liable to tax.

6. Computation of income under the head "Salaries" of Mr. Raja for the A.Y.2024-25 under default tax regime

| Particulars | ₹ | ₹ |
|------------------------------------|---|----------|
| Basic Salary = ₹ 25,000 x 9 months | | 2,25,000 |



| | | |
|---|----------|----------|
| House Rent Allowance = ₹ 6,000 x 9 months [Fully taxable under default tax regime] | | 54,000 |
| Gratuity | 3,50,000 | |
| Less: Least of the following exempt under section 10(10)(ii) | 3,50,000 | Nil |
| (i) Actual Gratuity received ₹ 3,50,000 | | |
| (ii) 15 days salary for every year of completed service $[15/26 \times ₹ 25,000 \times 26] = ₹ 3,75,000$ | | |
| (iii) Notified limit = ₹ 20,00,000 | | |
| Leave encashment | 3,15,000 | |
| Less: Least of the following exempt under section 10(10AA) | 2,50,000 | 65,000 |
| (i) ₹ 25,00,000 | | |
| (ii) Leave salary actually received ₹ 3,15,000 | | |
| (iii) ₹ 2,50,000, being 10 months' salary x ₹ 25,000 | | |
| (iv) Cash equivalent of leave standing at the credit of the employee based on the average salary of last 10 months' (max. 30 days per year of service) for every year of actual service rendered for the employer from whose service he has retired | | |
| $375/30 \times ₹ 25,000 = ₹ 3,12,500$ | | |
| [Leave Due = Leave allowed – Leave taken] | | |
| $= 750 [30 \text{ days per year} \times 25 \text{ years}] - 375 \text{ days } [15 \text{ days} \times 25]$ | | |
| $= 375 \text{ days}$ | | |
| Uncommuted Pension received $[₹ 5,000 \times 1] + [₹ 5,000 \times 2 \times 40\%]$ | | 9,000 |
| Commuted Pension received | 3,00,000 | |
| Less: Exempt under section 10(10A) | | |
| $1/3 \times ₹ 3,00,000/60\% \times 100\%$ | 1,66,667 | 1,33,333 |
| Gift Voucher [As per Rule 3(7)(iv), the value of any gift or voucher or token in lieu of gift received by the employee or by member of his household not exceeding ₹ 5,000 in aggregate during the previous year is exempt] | | Nil |



| | | |
|---|--|-----------------|
| Mobile Phone received as gift from colleagues [Neither taxable under the head “Salaries” nor “Income from other sources”, since taxability provisions under section 56(2)(x) are not attracted in respect of mobile phone received from colleagues, as mobile phone is not included in the definition of “property” thereunder] | | Nil |
| Gross Salary | | 4,86,333 |
| Less: Standard deduction u/s 16 [Actual salary or ₹ 50,000, whichever is less] [Allowable under default tax regime] | | 50,000 |
| Net Salary | | 4,36,333 |

7. Computation of income chargeable under the head “Salaries” of Ms. Akansha for A.Y.2024-25 under default tax regime

| Particulars | ₹ |
|---|----------|
| Basic Salary | 6,20,000 |
| Dearness allowance | 4,20,000 |
| Commission | 75,000 |
| Entertainment allowance | 9,000 |
| Medical expenses reimbursed by the employer is fully taxable | 18,000 |
| Professional tax paid by the employer is a taxable perquisite as per section 17(2)(iv), since it is an obligation of the employee which is paid by the employer | 2,000 |
| Health insurance premium of ₹ 8,000 paid by the employer is an exempt perquisite [Clause (iii) of proviso to section 17(2)] | Nil |
| Gift voucher given by employer on Ms. Akansha birthday [entire amount is taxable since the perquisite value exceeds ₹ 5,000] as per Rule 3(7)(iv) | 10,000 |
| Life insurance premium of Ms. Akansha paid by employer is a taxable perquisite as per section 17(2)(v) | 26,000 |
| Laptop provided for use at home is an exempt perquisite as per Rule 3(7)(vii) | Nil |



| | |
|---|------------------|
| Provision of motor car with driver [engine cubic capacity more than 1.6 litres] owned by employer to employee, the perquisite value would be ₹ 39,600 [₹ (2,400+ 900) ×12] as per Rule 3(2)] | 39,600 |
| Annual credit card fees paid by employer is a taxable perquisite as per Rule 3(7)(v) since the credit card is not exclusively used for official purposes and details of usage are not available | 7,000 |
| Gross Salary | 12,26,600 |
| Less: Deductions under section 16 | |
| - Standard Deduction as per section 16(ia)] | 50,000 |
| Income chargeable under the head "Salaries" | 11,76,600 |

Note: As per Rule 3(7)(iv), the value of any gift or voucher received by the employee or by member of his household on ceremonial occasions or otherwise from the employer shall be determined as the sum equal to the amount of such gift. However, the value of any gift or voucher received by the employee or by member of his household below ₹ 5,000 in aggregate during the previous year would be exempt as per the proviso to Rule 3(7)(iv). In this case, the gift voucher of ₹ 10,000 was received by Ms. Akansha from her employer on the occasion of her birthday.

Since the value of the gift voucher exceeds the limit of ₹ 5,000, the entire amount of ₹ 10,000 is liable to tax as perquisite. The above solution has been worked out accordingly.

An alternate view possible is that only the sum in excess of ₹ 5,000 is taxable in view of the language of Circular No.15/2001 dated 12.12.2001, which states that such gifts upto ₹ 5,000 in the aggregate per annum would be exempt, beyond which it would be taxed as a perquisite. As per this view, the value of perquisite would be ₹ 5,000. Accordingly, the gross salary and net salary would be ₹ 12,21,600 and ₹ 11,71,600, respectively.





CHAPTER - 9

INCOME FROM HOUSE PROPERTY

CHARGEABILITY [SECTION 22]

1. The process of computation of income under the head “Income from house property” starts with the determination of annual value of the property. The concept of annual value and the method of determination is laid down in section 23.
2. The annual value of any property comprising of buildings or lands appurtenant thereto of which the assessee is the owner is chargeable to tax under the head “Income from house property”

Exceptions:

Annual value of the following properties are chargeable under the head “Profits and gains of business or profession”-

- i. Portions of property occupied by the assessee for the purpose of any business or profession carried on by him
- ii. Properties of an assessee engaged in the business of letting out of properties.



Annual value is the amount for which the property might reasonably be expected to let from year to year.

CONDITIONS FOR CHARGEABILITY

i. Property should consist of any building or land appurtenant thereto.

- a) Buildings include not only residential buildings, but also factory buildings, offices, shops, god owns and other commercial premises.
- b) Land appurtenant means land connected with the building like garden, garage etc.



Income from letting out of vacant land is, however, taxable under the head “Income from other sources” or “Profits and gains from business or profession”, as the case may be.

ii. Assessee must be the owner of the property

- a) Owner is the person who is entitled to receive income from the property in his own right.



- b) The requirement of registration of the sale deed is not warranted.
- c) Ownership includes both free-hold and lease-hold rights.
- d) Ownership includes deemed ownership [discussed later in point 2.11]
- e) The person who owns the building need not also be the owner of the land upon which it stands.
- f) The assessee must be the owner of the house property during the previous year. It is not material whether he is the owner in the assessment year.
- g) If the title of the ownership of the property is under dispute in a court of law, the decision as to who will be the owner chargeable to income tax under section 22 will be of the Income-tax Department till the court gives its decision to the suit filed in respect of such property.



In case of recovery of unrealized rent and arrears of rent, ownership of that property is not relevant.

iii. Use of property

The property may be used for any purpose i.e., commercial or residential purpose, but it should not be used by the owner for the purpose of any business or profession carried on by him, the profit of which is chargeable to tax.

The income earned by an assessee engaged in the business of letting out of properties on rent would be taxable as business income.

iv. Property held as stock-in-trade etc.

Annual value of house property will be charged under the head “Income from house property”, where it is held by the assessee as stock-in-trade of a business also.

However, the annual value of property being held as stock in trade would be treated as NIL for a period of two years from the end of the financial year in which certificate of completion of construction of the property is obtained from the competent authority, if such property is not let-out during such period [Section 23(5)].



Where the assessee is a builder/construction company, the house property would be its stock-in-trade and rental income therefrom would be assessable under the head “Income from House Property”.

However, where the assessee is engaged in the business of letting out of properties, income therefrom would be assessable under the head “Profits and gains of business or profession”.



COMPOSITE RENT

(i) Meaning of composite rent:

The owner of a property may sometimes receive rent in respect of building as well as –

- other assets like say, furniture, plant and machinery.
- for different services provided in the building, for e.g., –
 - a) Lifts;
 - b) Security;
 - c) Power backup;

The amount so received is known as **“composite rent”**.

(ii) Tax treatment of composite rent

Where composite rent includes rent of building and charges for different services (lifts, security etc.), the composite rent is has to be split up in the following manner-

- a) the sum attributable to use of property is to be assessed under section 22 as income from house property;
- b) the sum attributable to use of services is to be charged to tax under the head “Profits and gains of business or profession” or under the head “Income from other sources”, as the case may be.

(iii) Manner of splitting up

If let out building and other assets are inseparable

Where composite rent is received from letting out of building and other assets (like furniture) and the two lettings are not separable i.e. the other party does not accept letting out of building without other assets, then the rent is taxable either as business income or income from other sources, the case may be.

This is applicable even if sum receivable for the two lettings is fixed separately.

If let out building and other assets are separable

Where composite rent is received from letting out of building and other assets and the two lettings are separable i.e. letting out of one is acceptable to the other party without letting out of the other, then

- a) income from letting out of building is taxable under “Income from house property”;
- b) Income from letting out of other assets is taxable under “Profits and gains of business or profession” or “Income from other sources”, as the case may be.

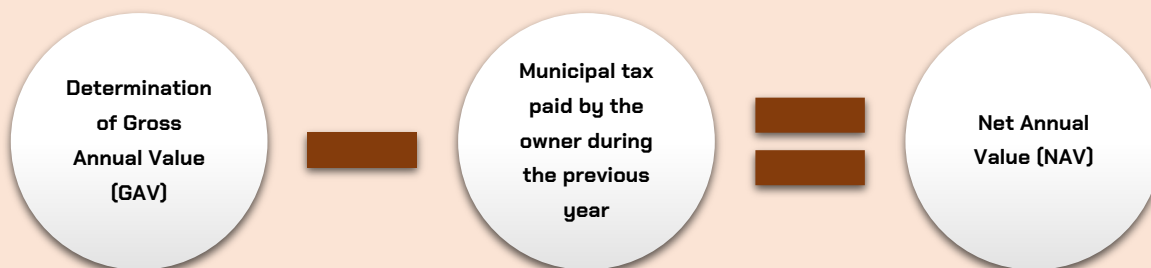


This is applicable even if a composite rent is received by the assessee from his tenant for the two lettings.

INCOME FROM HOUSE PROPERTY SITUATED OUTSIDE INDIA

- In case of a resident in India (resident and ordinarily resident in case of individuals and HUF), income from house property situated outside India is taxable, whether such income is brought into India or not.
- In case of a non-resident or resident but not ordinarily resident in India, income from a property situated outside India is taxable only if it is received in India.

DETERMINATION OF ANNUAL VALUE [SECTION 23]



I. Determination of annual value for different types of house properties

1. Where the property is let out throughout the previous year [Section 23(1)(a)/(b)]

Where the property is let out for the whole year, then the GAV would be the higher of –

- Expected Rent (ER) and
 - Actual rent received or receivable during the year.
- The Expected Rent (ER) is the higher of fair rent (FR) and municipal value (MV), but restricted to standard rent (SR).
 - For example, let us say the higher of FR and MV is X. Then ER = SR, if X > SR. However, if X.
 - Expected Rent (ER) as per section 23(1)(a) cannot exceed standard rent (SR) but it can be lower than standard rent, in a case where standard rent is more than the higher of MV and FR.
 - Municipal value is the value determined by the municipal authorities for levying municipal taxes on house property.



- Fair rent means rent which similar property in the same locality would fetch.
- The standard rent [SR] is fixed by the Rent Control Act.

From the GAV computed above, municipal taxes paid by the owner during the previous year are to be deducted to arrive at the NAV.

ILLUSTRATION 1

Jayashree owns five houses in India, all of which are let-out. Compute the GAV of each house from the information given below –

| Particulars | House I [Rs.] | House II [Rs.] | House III [Rs.] | House IV [Rs.] | House V [Rs.] |
|----------------------------------|------------------|-------------------|--------------------|-------------------|------------------|
| Municipal Value | 80,000 | 55,000 | 65,000 | 24,000 | 80,000 |
| Fair Rent | 90,000 | 60,000 | 65,000 | 25,000 | 75,000 |
| Standard Rent | N.A. | 75,000 | 58,000 | N.A. | 78,000 |
| Actual rent received/ receivable | 72,000 | 72,000 | 60,000 | 30,000 | 72,000 |

SOLUTION

As per section 23(1), Gross Annual Value [GAV] is the higher of Expected rent and actual rent received. Expected rent is higher of municipal value and fair rent but restricted to standard rent.

Computation of GAV of each house owned by Jayashree

| | Particulars | House I [Rs.] | House II [Rs.] | House III [Rs.] | House IV [Rs.] | House V [Rs.] |
|-------|---------------------------------------|------------------|-------------------|--------------------|-------------------|------------------|
| (i) | Municipal value | 80,000 | 55,000 | 65,000 | 24,000 | 80,000 |
| (ii) | Fair rent | 90,000 | 60,000 | 65,000 | 25,000 | 75,000 |
| (iii) | Higher of (i) & (ii) | 90,000 | 60,000 | 65,000 | 25,000 | 80,000 |
| (iv) | Standard rent | N.A. | 75,000 | 58,000 | N.A. | 78,000 |
| (v) | Expected rent [Lower of (iii) & (iv)] | 90,000 | 60,000 | 58,000 | 25,000 | 78,000 |
| (vi) | Actual rent received/receivable | 72,000 | 72,000 | 60,000 | 30,000 | 72,000 |
| | GAV [Higher of (v) & (vi)] | 90,000 | 72,000 | 60,000 | 30,000 | 78,000 |

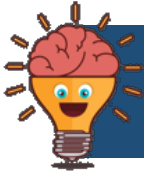


2. Where let out property is vacant for part of the year [Section 23(1)(c)]

Where let out property is vacant for part of the year and owing to vacancy, the actual rent is lower than the ER, then the actual rent received or receivable will be the GAV of the property.

3. In case of self-occupied property or unoccupied property [Section 23(2)]

- [a] Where the property is self-occupied for own residence or unoccupied throughout the previous year, its Annual Value will be Nil, provided no other benefit is derived by the owner from such property.



The expression “Unoccupied property” refers to a property which cannot be occupied by the owner by reason of his employment, business or profession at a different place and he resides at such other place in a building not belonging to him.

- [b] The benefit of “Nil” Annual Value is available only for upto two self-occupied or unoccupied house properties i.e., for either one house property or two-house properties.
- [c] The benefit of “Nil” Annual Value in respect of upto two self-occupied house properties is available only to an individual/HUF.
- [d] No deduction for municipal taxes is allowed in respect of such property/ properties as annual value means value determined after deduction of municipal taxes.

4. Where a house property is let-out for part of the year and self-occupied for part of the year [Section 23(3)]

- [a] If a single unit of a property is self-occupied for part of the year and let-out for the remaining part of the year, then the ER for the whole year shall be taken into account for determining the GAV.
- [b] The ER for the whole year shall be compared with the actual rent for the let-out period and whichever is higher shall be adopted as the GAV.
- [c] However, municipal tax for the whole year is allowed as deduction provided it is paid by the owner during the previous year.

5. In case of deemed to be let out property [Section 23(4)]

- [a] Where the assessee owns more than two properties for self occupation, then the income from any two properties, at the option of the assessee, shall be computed under the self occupied property category and their annual value will be nil.
- [b] The other self-occupied/ unoccupied properties shall be treated as “deemed let out properties”.
- [c] This option can be changed year after year in a manner beneficial to the assessee.
- [d] In case of deemed let-out property, the ER shall be taken as the GAV.



- (e) The question of considering actual rent received/ receivable does not arise. Consequently, no adjustment is necessary on account of property remaining vacant or unrealized rent.
- (f) Municipal taxes actually paid by the owner during the previous year, in respect of the deemed let out properties, can be claimed as deduction.

6. In case of a house property held as stock-in-trade [Section 23(5)]

- (a) In some cases, property consisting of any buildings or lands appurtenant thereto may be held as stock-in-trade, and the whole or any part of the property may not be let out during the whole or any part of the previous year.
- (b) In such cases, the annual value of such property or part of the property shall be Nil.
- (c) This benefit would be available for the period upto two years from the end of the financial year in which certificate of completion of construction of the property is obtained from the competent authority.

7. In case of a house property, a portion let out and a portion self-occupied

- (a) Income from any portion or part of a property which is let out shall be computed separately under the “let out property” category and the other portion or part which is self-occupied shall be computed under the “self-occupied property” category.
- (b) There is no need to treat the whole property as a single unit for computation of income from house property.
- (c) Municipal valuation/fair rent/standard rent, if not given separately, shall be apportioned between the let-out portion and self-occupied portion either on plinth area or built-up floor space or on such other reasonable basis.
- (d) Property taxes, if given on a consolidated basis, can be bifurcated as attributable to each portion or floor or on a reasonable basis.



The following are the circumstances where notional income is charged to tax instead of real income:

1. Where the assessee owns more than two house properties for the purpose of self-occupation, the annual value of any two of those properties, at the option of the assessee, will be nil and the other properties are deemed to be let-out and income has to be computed on a notional basis by taking the Expected Rent (ER) as the GAV.
2. In the case of property let-out throughout the previous year, if the Expected Rent (ER) exceeds the actual rent received or receivable, then ER is taken as the GAV.



3. In the case of let-out property which is vacant for part of the year, if the actual rent received or receivable for let out period is less than the Expected Rent [ER] for whole year not owing to vacancy, then ER for whole year is taken as the GAV.
4. In case of a house property held as stock-in-trade by assessee (which is not let out), income has to be computed on a notional basis by taking the Expected Rent [ER] as the GAV after 2 years from the end of the financial year in which certificate of completion of construction of the property is obtained from the competent authority.

II. Treatment of unrealised rent [Explanation below section 23(1)]

1. The Actual rent received/receivable should not include any amount of rent which is not capable of being realised.
2. However, the conditions prescribed in Rule 4 should be satisfied. They are –
 - [a] the tenancy is bona fide;
 - [b] the defaulting tenant has vacated, or steps have been taken to compel him to vacate the property;
 - [c] the defaulting tenant is not in occupation of any other property of the assessee;
 - [d] the assessee has taken all reasonable steps to institute legal proceedings for the recovery of the unpaid rent or satisfies the Assessing Officer that legal proceedings would be useless.

III. Property taxes (Municipal taxes)

1. Property taxes are allowable as deduction from the GAV subject to the following two conditions:
 - [a] It should be borne by the assessee (owner); and
 - [b] It should be actually paid during the previous year.
2. If property taxes levied by a local authority for a particular previous year are not paid during that year, no deduction shall be allowed in the computation of income from house property for that year.
3. However, if in any subsequent year, the arrears are paid, then, the amount so paid is allowed as deduction in computation of income from house property for that year.
4. Thus, we find that irrespective of the previous year in which the liability to pay such taxes arises according to the method of accounting regularly employed by the owner, the deduction in respect of such taxes will be allowed only in the year of actual payment by the owner.
5. In case of property situated outside India, taxes levied by local authority of the country in which the property is situated is deductible.
6. In respect of self-occupied/unoccupied house property/properties for which “Nil” Annual Value benefit is claimed, deduction of municipal taxes paid is not allowable.



ILLUSTRATION 2

Rajesh, a British national, is a resident and ordinarily resident in India during the P.Y.2023-24. He owns a house in London, which he has let out at £ 10,000 p.m. The municipal taxes paid to the Municipal Corporation of London is £ 8,000 during the P.Y.2023-24. The value of one £ in Indian rupee to be taken at ₹ 95. Compute Rajesh's Net Annual Value of the property for the A.Y. 2024-25.

SOLUTION

For the P.Y.2023-24, Mr. Rajesh, a British national, is resident and ordinarily resident in India. Therefore, income received by him by way of rent of the house property located in London is to be included in the total income in India. Municipal taxes paid in London is to be allowed as deduction from the gross annual value.

Computation of Net Annual Value of the property of Mr. Rajesh for A.Y.2024-25

| Particulars | Rs. |
|---|-------------|
| Gross Annual Value [$£ 10,000 \times 12 \times 95$] | 1,14,00,000 |
| Less: Municipal taxes paid [$£ 8,000 \times 95$] | 7,60,000 |
| Net Annual Value (NAV) | 1,06,40,000 |

DEDUCTIONS FROM ANNUAL VALUE [SECTION 24]

I. There are two deductions from annual value. They are –

- (a) 30% of NAV; and
- (b) Interest on borrowed capital Deductions provided under section 24 are exhaustive.

1) 30% of NAV is allowed as deduction under section 24(a)

- (a) This is a flat deduction and is allowed irrespective of the actual expenditure incurred.
- (b) The assessee will not be entitled to deduction of 30%, in the following cases, as the annual value itself is nil.
 - (i) In case of self-occupied properties or
 - (ii) In case of property held as stock-in-trade and the whole or any part of the property is not let out during the whole or any part of the previous year, upto 2 years from the end of the financial year in which certificate of completion of construction of the property is obtained from the competent authority.

2) Interest on borrowed capital is allowed as deduction u/s 24(b)

Interest payable on loans borrowed for the purpose of acquisition, construction, repairs, renewal or reconstruction can be claimed as deduction.

Interest payable on a fresh loan taken to repay the original loan raised earlier for the aforesaid purposes is also admissible as a deduction.

Interest for pre-construction period:

Pre-construction period is the period prior to the previous year in which property is acquired or construction is completed.

Interest payable on borrowed capital for the period prior to the previous year in which the property has been acquired or constructed (Pre-construction interest) as reduced by any part thereof allowed as deduction under any other provision of the Act, can be claimed as deduction over a period of 5 years in equal annual installments commencing from the year of acquisition or completion of construction.

Interest for the year in which construction is completed/ property is acquired:

Interest relating to the year of completion of construction/ acquisition of property can be fully claimed in that year irrespective of the date of completion/ acquisition.

II. Deduction in respect of self-occupied or unoccupied property where annual value is nil

1) Under default tax regime under section 115BAC

There would be no deduction on account of interest on loan under section 24(b) under default tax regime under section 115BAC in respect of the property referred to in section 23(2) i.e., self-occupied or unoccupied property.

2) Under optional tax regime (normal provisions of the Act)

[a] In case assessee has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A), the assessee will be allowed a deduction on account of interest (including 1/5th of the accumulated interest of pre-construction period) as under –

| Conditions | Amount of Deduction |
|---|--|
| Where the property is acquired or constructed with capital borrowed on or after 1.4.1999 and such acquisition or construction is completed within 5 years from the end of the financial year in which the capital was borrowed. | Actual interest payable in aggregate for one or two self occupied properties, subject to maximum of ₹ 2,00,000, if certificate mentioned in [2] below is obtained. |



Where the property is repaired, renewed or reconstructed with capital borrowed on or after 1.4.1999.

Actual interest payable in aggregate for one or two self occupied properties, subject to a maximum of ₹ 30,000.

ILLUSTRATION 3

Mr. Manas owns two house properties one at Bombay, wherein his family resides and the other at Delhi, which is unoccupied. He lives in Chandigarh for his employment purposes in a rented house. For acquisition of house property at Bombay, he has taken a loan of ₹ 30 lakh@10% p.a. on 1.4.2022.

He has not repaid any amount so far. In respect of house property at Delhi, he has taken a loan of ₹ 5 lakh@11% p.a. on 1.10.2022 towards repairs. Compute the deduction which would be available to him under section 24(b) for A.Y.2024-25 in respect of interest payable on such loan if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

SOLUTION

Mr. Manas can claim benefit of Nil Annual Value in respect of his house property at Bombay and Delhi, since no benefit is derived by him from such properties, and he cannot occupy such properties due to reason of his employment at Chandigarh, where he lives in a rented house. He is eligible for deduction under section 24(b) since he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A).

Computation of deduction u/s 24(b) for A.Y.2024-25

| Particulars | Rs. |
|--|-----------------|
| I. Interest on loan taken for acquisition of residential house property at Bombay | |
| 30,00,000 × 10% = ₹ 3,00,000 | |
| Restricted to ₹ 2,00,000 | 2,00,000 |
| II. Interest on loan taken for repair of residential house property at Delhi | |
| ₹ 5,00,000 × 11% = ₹ 55,000 | |
| Restricted to ₹ 30,000 | <u>30,000</u> |
| Total interest | <u>2,30,000</u> |
| Deduction under section 24(b) in respect of (I) and (II) above to be restricted to | 2,00,000 |

- (b) **Certificate to be furnished:** For the purpose of claiming deduction of ₹ 2,00,000 as per (b)(i) in the table given above, the assessee should furnish a certificate from the person to whom any interest is payable on the capital borrowed, specifying the amount of interest payable by the assessee for the purpose of such acquisition or construction of the property or conversion of the whole or any part of the capital borrowed which remains to be repaid as a new loan.





The ceiling limit would not apply to let-out/deemed let-out property: The ceiling limit prescribed for self-occupied property as above in respect of interest on loan borrowed does not apply to a let out/ deemed let-out property irrespective of the regime under which he pays tax.

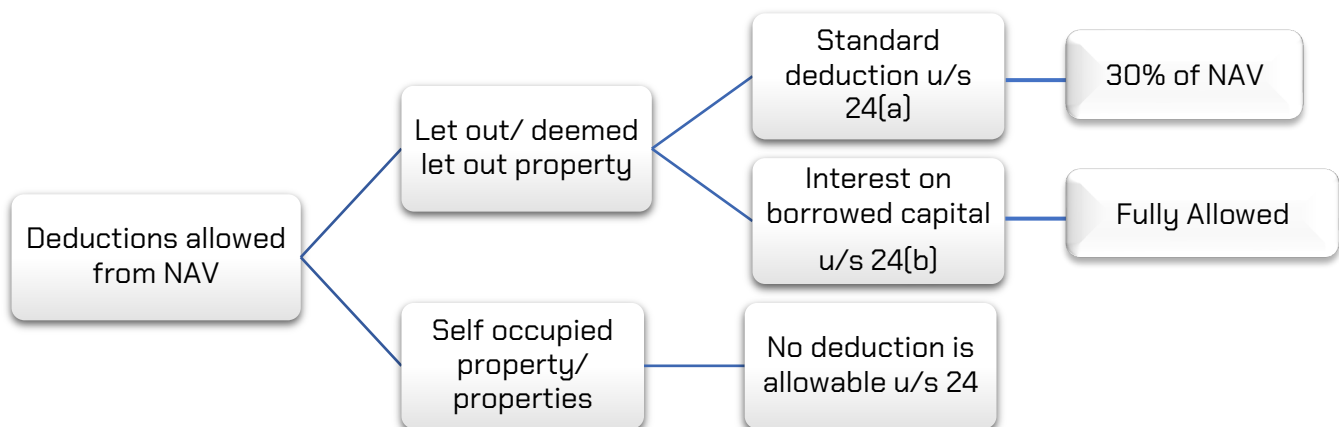
Interest allowable on accrual basis: Deduction under section 24(b) for interest is available on accrual basis. Therefore, interest accrued but not paid during the year can also be claimed as deduction.

In case of let out/ deemed let out property, interest accrued is allowable as deduction without ceiling limit under both the tax regimes. However, in case of default tax regime u/s 115BAC, the resultant loss from house property cannot be set off against income under any other head, whereas, under the normal provisions of the Act, the resultant loss from house property can be set off against income from any other head to the extent of ₹ 2 lakhs.

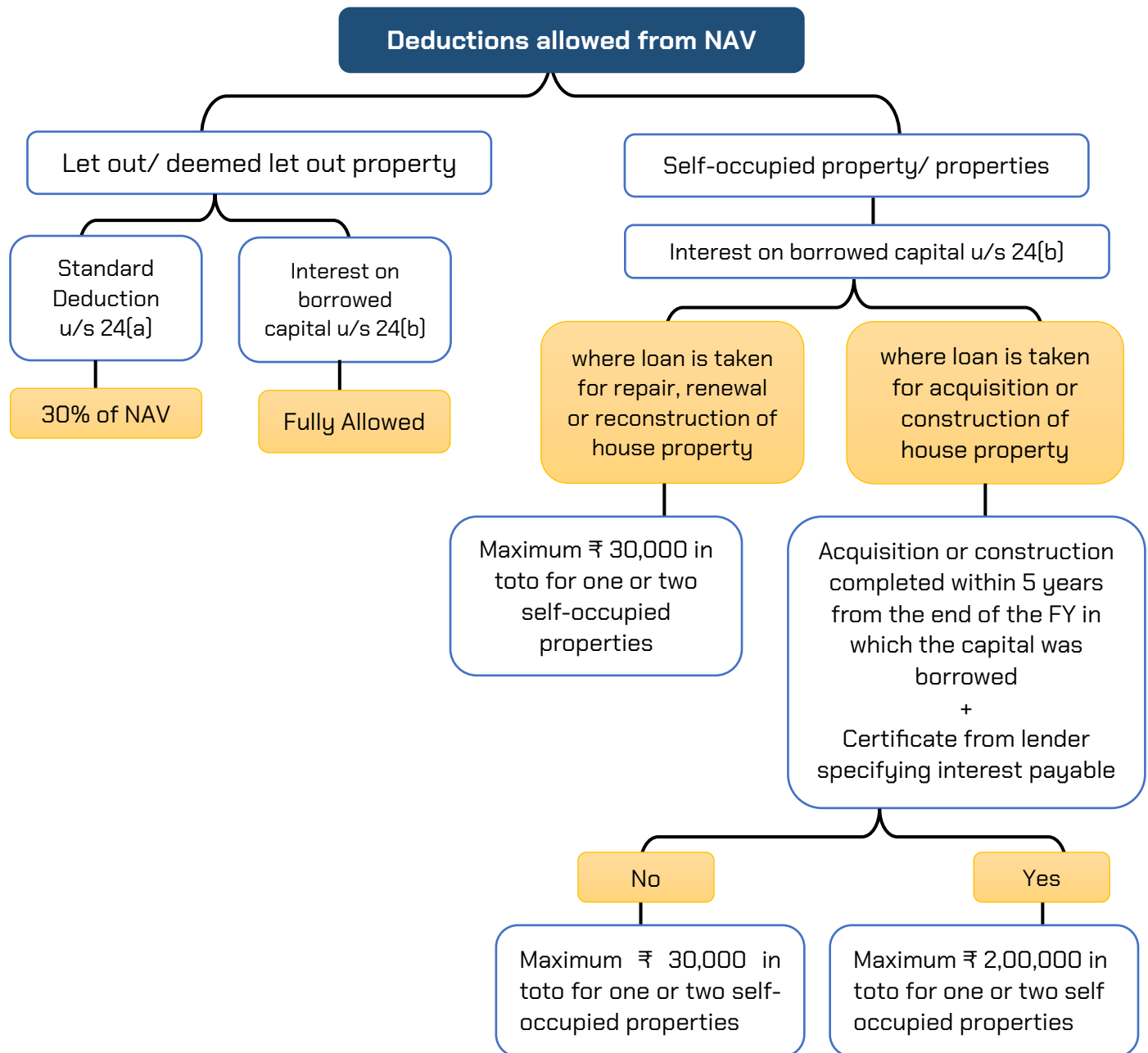
Unpaid purchase price would be considered as capital borrowed: Where a buyer enters into an arrangement with a seller to pay the sale price in installments along with interest due thereon, the seller becomes the lender in relation to the unpaid purchase price and the buyer becomes the borrower. In such a case, unpaid purchase price can be treated as capital borrowed for acquiring property and interest paid thereon can be allowed as deduction under section 24.

Interest on unpaid interest is not deductible.

Deductions from Net Annual Value under default tax regime under section 115BAC



Deductions from Net Annual Value under optional tax regime (normal provisions of the Act)



COMPUTATION OF “INCOME FROM HOUSE PROPERTY” FOR DIFFERENT CATEGORIES OF PROPERTY

I. PROPERTY LET OUT THROUGHOUT THE PREVIOUS YEAR

| Particulars | Amount |
|---|----------|
| Computation of GAV | |
| Step 1 Compute ER ER = Higher of MV and FR, but restricted to SR | |
| Step 2 Compute Actual rent received/receivable Actual rent received/receivable less unrealized rent as per Rule 4 [See Note below for alternate view] | |
| Step 3 Compare ER and Actual rent received/receivable | |
| Step 4 GAV is the higher of ER and Actual rent received/ receivable | |
| Gross Annual Value (GAV). | A |
| Less: Municipal taxes (paid by the owner during the previous year) | B |
| Net Annual Value (NAV) = (A-B) | C |
| Less: Deductions u/s 24 | |
| (a) 30% of NAV | D |
| (b) Interest on borrowed capital (actual without any ceiling limit) | E |
| Income from house property (C-F) | G |

Note - The income-tax returns, however, permit deduction of unrealized rent from gross annual value. If this view is taken, the unrealized rent should be deducted only after computing gross annual value.

ILLUSTRATION 4

Anirudh has a property whose municipal valuation is ₹ 1,30,000 p.a. The fair rent is ₹ 1,10,000 p.a. and the standard rent fixed by the Rent Control Act is ₹ 1,20,000 p.a. The property was let out for a rent of ₹ 11,000 p.m. throughout the previous year. Unrealised rent was ₹ 11,000 and all conditions prescribed by Rule 4 are satisfied. He paid municipal taxes @10% of municipal valuation. Interest on borrowed capital was ₹ 40,000 for the year. Compute his income from house property for A.Y.2024-25.



SOLUTION

Computation of Income from house property of Mr. Anirudh for A.Y.2024-25

| Particulars | Amount in ₹ | |
|---|-------------|-----------------|
| Computation of GAV | | |
| Step 1 Compute ER | | |
| ER = Higher of MV of ₹ 1,30,000 p.a. and FR of ₹ 1,10,000 p.a. but restricted to SR of ₹ 1,20,000 p.a. | 1,20,000 | |
| Step 2 Compute actual rent received/receivable | | |
| Actual rent received/receivable less unrealized rent as per Rule 4 = ₹ 1,32,000 - ₹ 11,000 | 1,21,000 | |
| Step 3 Compare ER of ₹ 1,20,000 and Actual rent received /receivable of ₹ 1,21,000 | | |
| Step 4 GAV is the higher of ER and Actual rent received / receivable | 1,21,000 | |
| Gross Annual Value (GAV) | | 1,21,000 |
| Less: Municipal taxes [paid by the owner during the previous year] = 10% of ₹ 1,30,000 | | 13,000 |
| Net Annual Value (NAV) | | 1,08,000 |
| Less: Deductions under section 24 | | |
| (a) 30% of NAV | 32,400 | |
| (b) Interest on borrowed capital [actual without any ceiling limit] | 40,000 | 72,400 |
| Income from house property | | 35,600 |

Note – Alternatively, if as per income-tax returns, unrealized rent is deducted from GAV, then GAV would be ₹ 1,32,000, being higher of expected rent of ₹ 1,20,000 and actual rent of ₹ 1,32,000. Thereafter, unrealized rent of ₹ 11,000 and municipal taxes of ₹ 13,000 would be deducted from GAV of ₹ 1,32,000 to arrive at the NAV of ₹ 1,08,000.



II. LET OUT PROPERTY VACANT FOR PART OF THE YEAR

| Particulars | Amount |
|--|----------|
| Computation of GAV | |
| Step 1 Compute ER ER = Higher of MV and FR, but restricted to SR | |
| Step 2 Compute Actual rent received/receivable Actual rent received/receivable for let out period <i>less</i> unrealized rent as per Rule 4 [See Note below for alternate view] | |
| Step 3 Compare ER and Actual rent received/receivable computed for the let-out period | |
| Step 4 If Actual rent is lower than ER owing to vacancy, then Actual rent is the GAV. If Actual rent is lower than ER due to other reasons, then ER is the GAV. However, in spite of vacancy, if the actual rent is higher than the ER, then Actual rent is the GAV. | |
| Gross Annual Value (GAV) | A |
| Less: Municipal taxes [paid by the owner during the previous year] | B |
| Net Annual Value (NAV) = [A-B] | C |
| Less: Deductions under section 24 | |
| (a) 30% of NAV | D |
| (b) Interest on borrowed capital [actual without any ceiling limit] | <u>E</u> |
| Income from house property [C-F] | G |

Note - The income-tax returns, however, permit deduction of unrealized rent from gross annual value. If this view is taken, the unrealized rent should be deducted only after computing gross annual value.

ILLUSTRATION 5

Ganesh has a property whose municipal valuation is ₹ 2,50,000 p.a. The fair rent is ₹ 2,00,000 p.a. and the standard rent fixed by the Rent Control Act is ₹ 2,10,000 p.a. The property was let out for a rent of ₹ 20,000 p.m. However, the tenant vacated the property on 31.1.2024. Unrealised rent was ₹ 20,000 and all conditions



prescribed by Rule 4 are satisfied. He paid municipal taxes @8% of municipal valuation. Interest on borrowed capital was ₹ 65,000 for the year. Compute the income from house property of Ganesh for A.Y.2024-25.

SOLUTION**Computation of income from house property of Ganesh for A.Y.2024-25**

| Particulars | Amount in ₹ | |
|--|-------------|-----------------|
| Computation of GAV | | |
| Step 1 Compute ER Higher of MV of ₹ 2,50,000 p.a. & FR of ₹ 2,00,000 p.a., but restricted to SR of ₹ 2,10,000 p.a. | 2,10,000 | |
| Step 2 Compute Actual rent received/receivable Actual rent received/receivable for let out period less unrealized rent as per Rule 4 = ₹ 2,00,000 – ₹ 20,000 | 1,80,000 | |
| Step 3 Compare ER & Actual rent received/receivable | | |
| Step 4 In this case the actual rent of ₹ 1,80,000 is lower than ER of ₹ 2,10,000 owing to vacancy, since, had the property not been vacant the actual rent would have been ₹ 2,20,000 (₹ 1,80,000 + ₹ 40,000, being notional rent for February and March 2023). Therefore, actual rent is the GAV. | 1,80,000 | |
| Gross Annual Value (GAV) | | 1,80,000 |
| Less: Municipal taxes [paid by the owner during the previous year] = 8% of ₹ 2,50,000 | | 20,000 |
| Net Annual Value (NAV) | | 1,60,000 |
| Less: Deductions under section 24 | | |
| a) 30% of NAV = 30% of ₹ 1,60,000 | 48,000 | |
| b) Interest on borrowed capital (actual without any ceiling limit) | 65,000 | 1,13,000 |
| Income from house property | | 47,000 |

Note – Alternatively, if as per income-tax returns, unrealized rent is deducted from GAV, then GAV would be ₹ 2,00,000, being the actual rent, since the actual rent is lower than the expected rent of ₹ 2,10,000 owing to vacancy. Thereafter, unrealized rent of ₹ 20,000 and municipal taxes of ₹ 20,000 would be deducted from GAV



of ₹ 2,00,000 to arrive at the NAV of ₹ 1,60,000.

III. SELF-OCCUPIED PROPERTIES OR UNOCCUPIED PROPERTIES

| Particulars | Amount |
|--|--------|
| Annual value under section 23(2) | Nil |
| Less: Deduction under section 24 | |
| Interest on borrowed capital [Allowable only in case the assessee exercises the option of shifting out of the default tax regime provided under section 115BAC(1A)] | E |
| I. Interest on loan taken for acquisition or construction of house on or after 1.4.99 and same was completed within 5 years from the end of the financial year in which capital was borrowed, interest paid or payable in toto for one or two self-occupied properties subject to a maximum of ₹ 2,00,000 (including apportioned pre construction interest). | |
| II. Interest on loan taken for repair, renovation or reconstruction on or after 1.4.99, interest paid or payable in toto for one or two self-occupied properties subject to a maximum of ₹ 30,000. | |
| Income from house property | -E |
| However, aggregate interest on borrowed capital allowable under (i) and (ii) cannot exceed ₹ 2,00,000 | |

ILLUSTRATION 6

Poorna has one house property at Indira Nagar in Bangalore. She stays with her family in the house. The rent of similar property in the neighbourhood is ₹ 25,000 p.m. The municipal valuation is ₹ 2,80,000 p.a.. Municipal taxes paid is ₹ 8,000. The house construction began in April 2017 with a loan of ₹ 20,00,000 taken from SBI Housing Finance Ltd. @9% p.a. on 1.4.2017. The construction was completed on 30.11.2019. The accumulated interest up to 31.3.2019 is ₹ 3,60,000. On 31.3.2024, Poorna paid ₹ 2,40,000 which included ₹ 1,80,000 as interest. There was no principal repayment prior to this date. Compute Poorna's income from house property for A.Y. 2024-25 assuming that she has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A).



SOLUTION

Computation of income from house property of Smt. Poorna for A.Y.2024-25

| Particulars | Amount (Rs.) |
|--|--------------|
| Annual Value of house used for self-occupation under section 23(2) | Nil |
| Less: Deduction under section 24 | |
| Interest on borrowed capital | |
| Interest on loan was taken for construction of house on or after 1.4.99 and same was completed within the prescribed time - interest paid or payable subject to a maximum of ₹ 2,00,000 (including apportioned pre-construction interest) will be allowed as deduction. In this case the total interest is ₹ 1,80,000 + ₹ 72,000 (Being 1/5th of ₹ 3,60,000) = ₹ 2,52,000. However, the interest deduction is restricted to ₹ 2,00,000. 2,00,000 | 2,00,000 |
| Loss from house property | (2,00,000) |

IV. HOUSE PROPERTY LET-OUT FOR PART OF THE YEAR AND SELF OCCUPIED FOR PART OF THE YEAR

| Particulars | Amount |
|---|--------|
| Computation of GAV | |
| Step 1 Compute ER for the whole year ER = Higher of MV and FR, but restricted to SR | |
| Step 2 Compute Actual rent received/receivable Actual rent received/receivable for the period let out less unrealized rent as per Rule 4 [See Note below for alternate view] | |
| Step 3 Compare ER for the whole year with the actual rent received/receivable for the let out period | |
| Step 4 GAV is the higher of ER computed for the whole year and Actual rent received/receivable computed for the let-out period | |
| Gross Annual Value (GAV) | A |
| Less: Municipal taxes (paid by the owner during the previous year) | B |
| Net Annual Value (NAV) = (A-B) | C |
| Less: Deductions under section 24 a) 30% of NAV | D |



| | | |
|---|----------|----------|
| b) Interest on borrowed capital (actual without any ceiling limit) | E | F |
| Income from house property (C-F) | | G |

Note - The income-tax returns, however, permit deduction of unrealized rent from gross annual value. If this view is taken, the unrealized rent should be deducted only after computing gross annual value.

ILLUSTRATION 7

Smt. Rajalakshmi owns a house property at Adyar in Chennai. The municipal value of the property is ₹ 5,00,000, fair rent is ₹ 4,20,000 and standard rent is ₹ 4,80,000. The property was let-out for ₹ 50,000 p.m. up to December 2023. Thereafter, the tenant vacated the property and Smt. Rajalakshmi used the house for self-occupation. Rent for the months of November and December 2023 could not be realised in spite of the owner's efforts. All the conditions prescribed under Rule 4 are satisfied. She paid municipal taxes @12% during the year. She had paid interest of ₹ 25,000 during the year for amount borrowed for repairs for the house property. Compute her income from house property for the A.Y. 2024-25.

SOLUTION

Computation of income from house property of Smt. Rajalakshmi for A.Y.2024-25

| Particulars | Amount in ₹ | |
|---|-------------|----------|
| Computation of GAV | | |
| Step 1 Compute ER for the whole year | | |
| ER = Higher of MV of ₹ 5,00,000 and FR of ₹ 4,20,000, but restricted to SR of ₹ 4,80,000 | 4,80,000 | |
| Step 2 Compute Actual rent received/receivable | | |
| Actual rent received/receivable for the period let out less unrealized rent as per Rule 4 = (₹ 50,000 × 9) - (₹ 50,000 × 2) = ₹ 4,50,000 - ₹ 1,00,000 | 3,50,000 | |
| Step 3 Compare ER for the whole year with the actual rent received/receivable for the let out period i.e. ₹ 4,80,000 and ₹ 3,50,000 | | |
| Step 4 GAV is the higher of ER computed for the whole year and Actual rent received/receivable computed for the let-out period | 4,80,000 | |
| Gross Annual Value (GAV) | | 4,80,000 |
| Less: Municipal taxes (paid by the owner during the previous year) = 12% of ₹ 5,00,000 | | 60,000 |
| Net Annual Value (NAV) | | 4,20,000 |



| | | |
|------------------------------------|----------|----------|
| Less: Deductions under section 24 | | |
| [a] 30% of NAV = 30% of ₹ 4,20,000 | 1,26,000 | |
| [b] Interest on borrowed capital | 25,000 | 1,51,000 |
| Income from house property | | 2,69,000 |

Note – Alternatively, if as per income-tax returns, unrealized rent is deducted from GAV then, GAV would be ₹ 4,80,000, being higher of expected rent of ₹ 4,80,000 and actual rent of ₹ 4,50,000. Thereafter, unrealized rent of ₹ 1,00,000 and municipal taxes of ₹ 60,000 would be deducted from GAV of ₹ 4,80,000 to arrive at the NAV of ₹ 3,20,000. The deduction u/s 24[a] would be ₹ 96,000, being 30% of ₹ 3,20,000. The income from house property would, therefore, be ₹ 1,99,000.



In this case, it may be noted that GAV is the higher of Expected rent and Actual rent, since the Actual rent is lower than the Expected rent due to self-occupation and not vacancy.

V. DEEMED TO BE LET OUT PROPERTY

| Particulars | Amount |
|--|--------|
| Gross Annual Value (GAV) | A |
| ER is the GAV of house property | |
| ER = Higher of MV and FR, but restricted to SR | |
| Less: Municipal taxes (paid by the owner during the previous year) | B |
| Net Annual Value (NAV) = (A-B) | C |
| Less: Deductions under section 24 | |
| a) 30% of NAV | D |
| b) Interest on borrowed capital (actual without any ceiling limit) | E |
| Income from house property (C-F) | G |

ILLUSTRATION 8

Ganesh has three houses, all of which are self-occupied. The particulars of the houses for the P.Y.2023-24 are as under:



9643036663 (only WhatsApp)

| Particulars | House I | House II | House III |
|---|--------------|--------------|--------------|
| Municipal valuation p.a. | Rs. 3,00,000 | Rs. 3,60,000 | Rs. 3,30,000 |
| Fair rent p.a. | Rs. 3,75,000 | Rs. 2,75,000 | Rs. 3,80,000 |
| Standard rent p.a. | Rs. 3,50,000 | Rs. 3,70,000 | Rs. 3,75,000 |
| Date of completion/purchase | 31.3.2000 | 31.3.2002 | 01.4.2016 |
| Municipal taxes paid during the year | 12% | 8% | 6% |
| Interest on money borrowed for repair of property during the current year | | Rs. 55,000 | |
| Interest for current year on money borrowed in April, 2016 for purchase of property | | | Rs. 1,75,000 |

Compute Ganesh's income from house property for A.Y.2024-25 and suggest which houses should be opted by Ganesh to be assessed as self-occupied so that his tax liability is minimum.

SOLUTION

Let us first calculate the income from each house property assuming that they are deemed to be let out.

Computation of income from house property of Ganesh for the A.Y. 2024-25

| Particulars | Amount in ₹ | | |
|---|-----------------|-----------------|-----------------|
| | House I | House II | House III |
| Gross Annual Value (GAV) ER is the GAV of house property ER = Higher of MV and FR, but restricted to SR | 3,50,000 | 3,60,000 | 3,75,000 |
| Less: Municipal taxes (paid by the owner during the previous year) | 36,000 | 28,800 | 19,800 |
| Net Annual Value (NAV) | 3,14,000 | 3,31,200 | 3,55,200 |
| Less: Deductions under section 24 | | | |
| [a] 30% of NAV | 94,200 | 99,360 | 1,06,560 |
| [b] Interest on borrowed capital | - | 55,000 | 1,75,000 |
| Income from house property | 2,19,800 | 1,76,840 | 73,640 |

Ganesh can opt to treat any two of the above house properties as self-occupied.



Under default tax regime under section 115BAC**OPTION 1 (House I and II – self-occupied and House III – deemed to be let out)**

If House I and II are opted to be self-occupied, the income from house property shall be –

| Particulars | Amount in Rs. |
|--|---------------|
| House I [Self-occupied] | Nil |
| House II [Self-occupied] (No interest deduction) | Nil |
| House III [Deemed to be let-out] | 73,640 |
| Income from house property | 73,640 |

OPTION 2 (House I and III – self-occupied and House II – deemed to be let out)

If House I and III are opted to be self-occupied, the income from house property shall be –

| Particulars | Amount in Rs. |
|---|---------------|
| House I [Self-occupied] | Nil |
| House II [Deemed to be let-out] | 1,76,840 |
| House III [Self-occupied] (No interest deduction) | Nil |
| Income from house property | 1,76,840 |

OPTION 3 (House II and III –self-occupied and House I – deemed to be let out)

If House II and III are opted to be self-occupied, the income from house property shall be –

| Particulars | Amount in Rs. |
|---|---------------|
| House I [Deemed to be let-out] | 2,19,800 |
| House II [Self-occupied] (No interest deduction) | - |
| House III [Self-occupied] (No interest deduction) | - |
| Income from house property | 2,19,800 |

Since Option 1 is most beneficial, Ganesh should opt to treat House I and II as self-occupied and House III as deemed to be let out. His income from house property would be ₹ 73,640 for the A.Y. 2024-25 under default tax regime under section 115BAC.

If Mr. Ganesh has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A)

OPTION 1 (House I and II – self-occupied and House III – deemed to be let out)

If House I and II are opted to be self-occupied, the income from house property shall be –

| Particulars | Amount in Rs. |
|---|---------------|
| House I (Self-occupied) | Nil |
| House II (Self-occupied) (Interest deduction restricted to ₹30,000) | [30,000] |
| House III (Deemed to be let-out) | 73,640 |
| Income from house property | 43,640 |

OPTION 2 (House I and III – self-occupied and House II – deemed to be let out)

If House I and III are opted to be self-occupied, the income from house property shall be –

| Particulars | Amount in Rs. |
|---------------------------------|---------------|
| House I (Self-occupied) | Nil |
| House II (Deemed to be let-out) | 1,76,840 |
| House III (Self-occupied) | [1,75,000] |
| Income from house property | 1,840 |

OPTION 3 (House II and III –self-occupied and House I – deemed to be let out)

If House II and III are opted to be self-occupied, the income from house property shall be –

| Particulars | Amount in ₹ |
|--|----------------|
| House I (Deemed to be let-out) | 2,19,800 |
| House II (Self-occupied) (Interest deduction restricted to ₹ 30,000) | [30,000] |
| House III (Self-occupied) (No interest deduction) | [1,75,000] |
| (Total interest deduction restricted to ₹ 2,00,000) | [2,00,000] |
| Income from house property | 19,800 |

Since Option 2 is most beneficial in this case, Ganesh should opt to treat House I and III as self-occupied and House II as deemed to be let out. His income from house property would be ₹ 1,840 for the A.Y. 2024-25 under the optional tax regime i.e., the normal provisions of the Act.



VI. HOUSE PROPERTY, A PORTION LET OUT AND A PORTION SELF OCCUPIED**ILLUSTRATION 9**

Prem owns a house in Madras. During the previous year 2023-24, 2/3rd portion of the house was self-occupied and 1/3rd portion was let out for residential purposes at a rent of ₹ 8,000 p.m. Municipal value of the property is ₹ 3,00,000 p.a., fair rent is ₹ 2,70,000 p.a. and standard rent is ₹ 3,30,000 p.a. He paid municipal taxes @10% of municipal value during the year. A loan of ₹ 25,00,000 was taken by him during the year 2019 for acquiring the property. Interest on loan paid during the previous year 2023-24 was ₹ 1,20,000. Compute Prem's income from house property for the A.Y.2024-25 assuming that he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A).

What would be Prem's income from house property under the default tax regime?

SOLUTION

There are two units of the house. Unit I with 2/3rd area is used by Prem for self occupation throughout the year and no other benefit is derived from that unit, hence it will be treated as self-occupied and its annual value will be Nil. Unit 2 with 1/3rd area is let-out throughout the previous year and its annual value has to be determined as per section 23(1).

Computation of income from house property of Mr. Prem for A.Y.2024-25 under the optional tax regime (i.e., the normal provisions of the Act)

| Particulars | Amount in ₹ | |
|---|-------------|----------|
| Unit I (2/3rd area – self-occupied) | | |
| Annual Value | | Nil |
| Less: Deduction under section 24(b) 2/3rd of ₹ 1,20,000 | | 80,000 |
| Income from Unit I (self-occupied) | | (80,000) |
| Unit II (1/3rd area – let out) | | |
| Computation of GAV | | |
| Step I Compute ER | | |
| ER = Higher of MV and FR, restricted to SR However, in this case, SR of ₹ 1,10,000 (1/3rd of ₹ 3,30,000) is more than the higher of MV of ₹ 1,00,000 (1/3rd of ₹ 3,00,000) and FR of ₹ 90,000 (1/3rd of ₹ 2,70,000). Hence the higher of MV and FR is the ER. In this case, it is the MV. | 1,00,000 | |



| | | |
|---|----------|---------------|
| Step 2 Compute actual rent received/ receivable ₹ 8,000 × 12 = ₹ 96,000 | 96,000 | |
| Step 3 Compare ER and Actual rent received/receivable | | |
| Step 4 GAV is the higher of ER and actual rent received /receivable i.e. higher of ₹ 1,00,000 and ₹ 96,000 | 1,00,000 | 1,00,000 |
| Gross Annual Value(GAV) | | 10,000 |
| Less: Municipal taxes paid by the owner during the previous year relating to let-out portion 1/3rd of (10% of ₹ 3,00,000) = ₹ 30,000/3 = ₹ 10,000 | | |
| Net Annual Value (NAV) | | 90,000 |
| Less: Deductions under section 24 | | |
| a) 30% of NAV = 30% of ₹ 90,000 | 27,000 | |
| b) Interest paid on borrowed capital (relating to let out portion) 1/3rd of ₹ 1,20,000 | 40,000 | 67,000 |
| Income from Unit II (let-out) | | 23,000 |
| Loss under the head "Income from house property" = (₹ 80,000) + ₹ 23,000 = (₹ 57,000) | | |

Under the default tax regime, Prem would not be entitled to interest deduction of ₹ 80,000 under section 24(b) in respect of self-occupied portion (Unit 1). Hence, income from house property would be ₹ 23,000, being income from Unit II, which is let out.

INADMISSIBLE DEDUCTIONS [SECTION 25]

Interest chargeable under this Act which is payable outside India shall not be deducted if –

- tax has not been paid or deducted from such interest and
- in respect of which there is no person in India who may be treated as an agent.

PROVISION FOR ARREARS OF RENT AND UNREALIZED RENT RECEIVED SUBSEQUENTLY [SECTION 25A]

- As per section 25A(1), the amount of rent received in arrears from a tenant or the amount of unrealised rent realised subsequently from a tenant by an assessee shall be deemed to be income from house property in the financial year in which such rent is received or realised, and shall be included in the



total income of the assessee under the head “Income from house property”, whether the assessee is the owner of the property or not in that financial year.

- ii. Section 25A(2) provides a deduction of 30% of arrears of rent or unrealised rent realised subsequently by the assessee.

iii. **Summary:**

Section 25A Arrears of Rent / Unrealised Rent

- i. Taxable in the year of receipt/realisation
- ii. Deduction @30% of rent received/realised
- iii. Taxable even if assessee is not the owner of the property in the financial year of receipt / realisation.

ILLUSTRATION 10

Mr. Anand sold his residential house property in March, 2023.

In June, 2023, he recovered rent of ₹ 10,000 from Mr. Gaurav, to whom he had let out his house for two years from April 2017 to March 2019. He could not realise two months rent of ₹ 20,000 from him and to that extent his actual rent was reduced while computing income from house property for A.Y.2019-20.

Further, he had let out his property from April, 2019 to February, 2023 to Mr. Satish. In April, 2021, he had increased the rent from ₹ 12,000 to ₹ 15,000 per month and the same was a subject matter of dispute. In September, 2023, the matter was finally settled and Mr. Anand received ₹ 69,000 as arrears of rent for the period April 2021 to February, 2023.

Would the recovery of unrealised rent and arrears of rent be taxable in the hands of Mr. Anand, and if so in which year?

SOLUTION

Since the unrealised rent was recovered in the P.Y.2023-24, the same would be taxable in the A.Y.2024-25 under section 25A, irrespective of the fact that Mr. Anand was not the owner of the house in that year. Further, the arrears of rent was also received in the P.Y.2023-24, and hence the same would be taxable in the A.Y.2024-25 under section 25A, even though Mr. Anand was not the owner of the house in that year. A deduction of 30% of unrealised rent recovered and arrears of rent would be allowed while computing income from house property of Mr. Anand for A.Y.2024-25.

Computation of income from house property of Mr. Anand for A.Y.2024-25



| Particulars | Rs. |
|----------------------------|--------------|
| Unrealised rent recovered | 10,000 |
| Arrears of rent received | 69,000 |
| | <hr/> 79,000 |
| Less: Deduction@30% | 23,700 |
| Income from house property | <hr/> 55,300 |

TREATMENT OF INCOME FROM CO- OWNED PROPERTY [SECTION 26]

- I. Where property is owned by two or more persons, whose shares are definite and ascertainable, then the income from such property cannot be taxed as income of an AOP.
- II. The share income of each such co-owner should be determined in accordance with sections 22 to 25 and included in his individual assessment.
- III. Where the house property owned by co-owners is self occupied by each of the co-owners, the annual value of the property of each co-owner will be Nil and each co-owner shall be entitled to a deduction of ₹ 30,000 / ₹ 2,00,000, as the case may be, under section 24(b) on account of interest on borrowed capital if they exercise the option of shifting out of the default tax regime provided under section 115BAC(1A).

However, the aggregate deduction of interest to each co-owner in respect of interest payable on loan taken for co-owned house property and interest, if any, payable on loan taken for another self-occupied property owned by him cannot exceed ₹ 30,000/ ₹ 2,00,000, as the case may be.

- IV. Where the house property owned by co-owners is let out, the income from such property shall be computed as if the property is owned by one owner and thereafter the income so computed shall be apportioned amongst each co-owner as per their specific share.
- V. Summary:

Co-owned property [Section 26]

| Self-occupied property | Let-out property |
|---|--|
| The annual value of the property of each co owner will be Nil and each co-owner shall be entitled to a deduction of ₹ 30,000/ ₹ 2,00,000, as the case may be, on account of interest on borrowed capital if they exercise the option of shifting out of the default tax regime provided under section 115BAC(1A). | The income from such property shall be computed as if the property is owned by one owner and thereafter the income so computed shall |



However, if the co-owner owns another self occupied/unoccupied property, the aggregate interest from the co-owned property and the other self-occupied property cannot exceed ₹ 30,000/₹ 2,00,000, as the case may be.

As mentioned earlier, no interest deduction in respect of self-occupied property would be allowable to the co-owners under the default tax regime.

be apportioned amongst each co-owner as per their specific share.

ILLUSTRATION 11

Ms. Aparna co-owns a residential house property in Calcutta along with her sister Ms. Dimple, where her sister's family resides. Both of them have equal share in the property and the same is used by them for self-occupation. Interest is payable in respect of loan of ₹ 50,00,000@10% taken on 1.4.2022 for acquisition of such property. In addition, Ms. Aparna owns a flat in Pune in which she and her parents reside. She has taken a loan of ₹ 3,00,000@12% on 1.10.2022 for repairs of this flat. Compute the deduction which would be available to Ms. Aparna and Ms. Dimple under section 24(b) for A.Y.2024-25, if both exercise the option of shifting out of the default tax regime provided under section 115BAC(1A).

SOLUTION

Computation of deduction u/s 24(b) available to Ms. Aparna for A.Y.2024-25

| Particulars | Rs. |
|---|----------|
| I. Interest on loan taken for acquisition of residential house property at Calcutta ₹ 50,00,000 x 10% = ₹ 5,00,000 Ms. Aparna's share = 50% of ₹ 5,00,000 = ₹ 2,50,000 Restricted to ₹ 2,00,000 | 2,00,000 |
| II. Interest on loan taken for repair of flat at Pune ₹ 3,00,000 x 12% = ₹ 36,000 Restricted to ₹ 30,000 | 30,000 |
| Total interest | 2,30,000 |
| Deduction under section 24(b) in respect of (I) and (II) above to be restricted to | 2,00,000 |

Computation of deduction u/s 24(b) available to Ms. Dimple for A.Y.2024-25

| Particulars | Rs. |
|--|-----|
| Interest on loan taken for acquisition of residential house property at Calcutta | |



| | |
|---|----------|
| ₹ 50,00,000 × 10% = ₹ 5,00,000 | |
| Ms. Dimple's share = 50% of ₹ 5,00,000 = ₹ 2,50,000 | |
| Restricted to ₹ 2,00,000 | 2,00,000 |
| Deduction under section 24(b) | 2,00,000 |

DEEMED OWNERSHIP [SECTION 27]

As per section 27, the following persons, though not legal owners of a property, are deemed to be the owners for the purposes of section 22 to 26.

1. **Transfer to a spouse [Section 27(i)]** – In case of transfer of house property by an individual to his or her spouse otherwise than for adequate consideration, the transferor is deemed to be the owner of the transferred property.

Exception – In case of transfer to spouse in connection with an agreement to live apart, the transferor will not be deemed to be the owner. The transferee will be the owner of the house property.

2. **Transfer to a minor child [Section 27(i)]** – In case of transfer of house property by an individual to his or her minor child otherwise than for adequate consideration, the transferor would be deemed to be owner of the house property transferred.

Exception – In case of transfer to a minor married daughter, the transferor is not deemed to be the owner.

Note - Where cash is transferred to spouse/minor child and the transferee acquires property out of such cash, then, the transferor shall not be treated as deemed owner of the property. However, clubbing provisions will be attracted.

3. **Holder of an impartible estate [Section 27(ii)]** – The impartible estate is a property which is not legally divisible. The holder of an impartible estate shall be deemed to be the individual owner of all properties comprised in the estate.

After enactment of the Hindu Succession Act, 1956, all the properties comprised in an impartible estate by custom is to be assessed in the status of a HUF. However, section 27(ii) will continue to be applicable in relation to impartible estates by grant or covenant.

4. **Member of a co-operative society etc. [Section 27(iii)]** – A member of a co-operative society, company or other association of persons to whom a building or part thereof is allotted or leased under a House Building Scheme of a society/company/association, shall be deemed to be owner of that building or part thereof allotted to him although the co-operative society/company/ association is the legal owner of that building.



5. **Person in possession of a property [Section 27(iia)]** – A person who is allowed to take or retain the possession of any building or part thereof in part performance of a contract of the nature referred to in section 53A of the Transfer of Property Act shall be the deemed owner of that house property. This would include cases where the –

- (i) possession of property has been handed over to the buyer
- (ii) sale consideration has been paid or promised to be paid to the seller by the buyer
- (iii) sale deed has not been executed in favour of the buyer, although certain other documents like power of attorney/agreement to sell/will etc. have been executed.

In all the above cases, the buyer would be deemed to be the owner of the property although it is not registered in his name.

6. **Person having right in a property for a period not less than 12 years [Section 27(iib)]** – A person who acquires any rights in or with respect to any building or part thereof, by virtue of any transaction as is referred to in section 269UA(f) i.e. transfer by way of lease for not less than 12 years, shall be deemed to be the owner of that building or part thereof.

Exception – In case the person acquiring any rights by way of lease from month to month or for a period not exceeding one year, such person will not be deemed to be the owner.



TEST YOUR KNOWLEDGE

1. Mr. Raman is a co-owner of a house property along with his brother holding equal share in the property.

| Particulars | Rs. |
|--|-------------|
| Municipal value of the property | 1,60,000 |
| Fair rent | 1,50,000 |
| Standard rent under the Rent Control Act | 1,70,000 |
| Rent received | 15,000 p.m. |

The loan for the construction of this property is jointly taken and the interest charged by the bank is ₹ 25,000, out of which ₹ 21,000 has been paid. Interest on the unpaid interest is ₹ 450. To repay this loan, Raman and his brother have taken a fresh loan and interest charged on this loan is ₹5,000.



The municipal taxes of ₹ 5,100 have been paid by the tenant.

Compute the income from this property chargeable in the hands of Mr. Raman for the A.Y. 2024-25.

2. Mr. X owns one residential house in Mumbai. The house is having two identical units. First unit of the house is self-occupied by Mr. X and another unit is rented for ₹8,000 p.m. The rented unit was vacant for 2 months during the year. The particulars of the house for the previous year 2023-24 are as under:

| | |
|-------------------------------|----------------------------|
| Standard rent | Rs. 1,62,000 p.a. |
| Municipal valuation | Rs. 1,90,000 p.a. |
| Fair rent | Rs. 1,85,000 p.a. |
| Municipal tax (Paid by Mr. X) | 5 % of municipal valuation |
| Light and water charges | Rs. 500 p.m. |
| Interest on borrowed capital | Rs. 1,500 p.m. |
| Lease money | Rs. 1,200 p.a. |
| Insurance charges | Rs. 3,000 p.a. |
| Repairs | Rs. 12,000 p.a. |

Compute income from house property of Mr. X for the A.Y. 2024-25 if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

3. Mr. Vikas owns a house property whose Municipal Value, Fair Rent and Standard Rent are ₹ 96,000, ₹ 1,26,000 and ₹ 1,08,000 (per annum), respectively. During the F.Y. 2023-24, one-third of the portion of the house was let out for residential purpose at a monthly rent of ₹ 5,000. The remaining two-third portion was self-occupied by him. Municipal tax @11% of municipal value was paid during the year.

The construction of the house began in June, 2016 and was completed on 31-5-2019. Vikas took a loan of ₹ 1,00,000 on 1-7-2016 for the construction of building. He paid interest on loan @ 12% per annum and every month such interest was paid.

Compute income from house property of Mr. Vikas for the A.Y. 2024-25 if he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A).

4. Mrs. Rohini Ravi, a citizen of the U.S.A., is a resident and ordinarily resident in India during the financial year 2023-24. She owns a house property at Los Angeles, U.S.A., which is used as her residence. The annual value of the house is \$20,000. The value of one USD (\$) may be taken as ₹ 75.



She took ownership and possession of a flat in Chennai on 1.7.2023, which is used for self-occupation, while she is in India. The flat was used by her for 7 months only during the year ended 31.3.2024. The municipal valuation is ₹ 3,84,000 p.a. and the fair rent is ₹ 4,20,000 p.a. She paid the following to Corporation of Chennai:

| | |
|--------------|------------|
| Property Tax | Rs. 16,200 |
| Sewerage Tax | Rs. 1,800 |

She had taken a loan from Standard Chartered Bank in June, 2021 for purchasing this flat. Interest on loan was as under:

| Particulars | Rs. |
|--------------------------|----------|
| Period prior to 1.4.2023 | 49,200 |
| 1.4.2023 to 30.6.2023 | 50,800 |
| 1.7.2023 to 31.3.2024 | 1,31,300 |

She had a house property in Bangalore, which was sold in March, 2020. In respect of this house, she received arrears of rent of ₹ 60,000 in March, 2024. This amount has not been charged to tax earlier. Compute the income chargeable from house property of Mrs. Rohini Ravi for the A.Y. 2024-25 if she has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A). Would your answer change if she pays tax under the default tax regime under section 115BAC?

5. Two brothers Arun and Bimal are co-owners of a house property with equal share. The property was constructed during the financial year 2015-2016. The property consists of eight identical units and is situated at Cochin.

During the financial year 2023-24, each co-owner occupied one unit for residence and the balance of six units were let out at a rent of ₹ 12,000 per month per unit. The municipal value of the house property is ₹ 9,00,000 and the municipal taxes are 20% of municipal value, which were paid during the year. The other expenses were as follows:

| Particulars | Rs. |
|--|----------|
| Repairs | 40,000 |
| Insurance premium (paid) | 15,000 |
| Interest payable on loan taken for construction of house | 3,00,000 |

One of the let out units remained vacant for four months during the year.



Arun could not occupy his unit for six months as he was transferred to Chennai. He does not own any other house.

The other income of Mr. Arun and Mr. Bimal are ₹ 2,90,000 and ₹ 1,80,000, respectively, for the financial year 2023-24.

Compute the income under the head 'Income from House Property' and the total income of two brothers for the A.Y. 2024-25 if they pay tax under the default tax regime under section 115BAC.

Also, show the computation of income under this head, if they both exercised the option of shifting out of the default tax regime provided under section 115BAC(1A).

ANSWERS

1. Computation of income from house property of Mr. Raman for A.Y. 2024-25.

| Particulars | ₹ | ₹ |
|--|--------|----------|
| Gross Annual Value [See Note 1 below] | | 1,80,000 |
| Less: Municipal taxes – paid by the tenant, hence not deductible | | Nil |
| Net Annual Value [NAV] | | 1,80,000 |
| Less: Deductions under section 24 | | |
| (i) 30% of NAV | 54,000 | |
| (ii) Interest on housing loan [See Note 2 below] | | |
| - Interest on loan taken from bank | 25,000 | |
| - Interest on fresh loan to repay old loan for this property | 5,000 | 84,000 |
| Income from house property | | 96,000 |
| 50% share taxable in the hands of Mr. Raman [See Note 3 below] | | 48,000 |

Notes:

I. Computation of Gross Annual Value (GAV)

GAV is the higher of Expected rent and actual rent received. Expected rent is the higher of municipal value and fair rent, but restricted to standard rent.



| Particulars | Rs. | Rs. | Rs. | Rs. |
|--|----------|----------|----------|----------|
| Municipal value | 1,60,000 | | | |
| Fair rent | 1,50,000 | | | |
| Higher of (a) and (b) | | 1,60,000 | | |
| Standard rent | | 1,70,000 | | |
| Expected rent [lower of (c) and (d)] | | | 1,60,000 | |
| Actual rent [₹ 15,000 x 12] | | | 1,80,000 | |
| Gross Annual Value [higher of (e) and (f)] | | | | 1,80,000 |

- I. Interest on housing loan is allowable as a deduction under section 24 on accrual basis. Further, interest on fresh loan taken to repay old loan is also allowable as deduction. However, interest on unpaid interest is not allowable as deduction under section 24.
- II. Section 26 provides that where a house property is owned by two or more persons whose shares are definite and ascertainable, the share of each such person in the income of house property, as computed in accordance with sections 22 to 25, shall be included in his respective total income. Therefore, 50% of the total income from the house property is taxable in the hands of Mr. Raman since he is an equal owner of the property.

2. Computation of Income from house property for A.Y. 2024-25

| Particulars | ₹ | ₹ |
|---|--------|---|
| a) Rented unit (50% of total area – See Note below) | | |
| Step I - Computation of Expected Rent | | |
| Municipal valuation (₹ 1,90,000 x ½) | 95,000 | |
| Fair rent (₹ 1,85,000 x ½) | 92,500 | |
| Standard rent (₹ 1,62,000 x ½) | 81,000 | |
| Expected Rent is higher of municipal valuation and fair rent, but restricted to standard rent | 81,000 | |
| Step II - Actual Rent | | |
| | 80,000 | |



| | | |
|--|--------|---------|
| Rent received/receivable for the let out period (₹ 8,000 x 10) | | |
| Step III – Computation of Gross Annual Value | | |
| The actual rent of ₹ 80,000 is lower than ER of ₹ 81,000 owing to vacancy, since, had the property not been vacant the actual rent would have been ₹ 96,000 (₹ 80,000 + ₹ 16,000, being notional rent for two months. Therefore, actual rent is the GAV. | 80,000 | |
| Gross Annual Value | | 80,000 |
| Less: Municipal taxes (5% of ₹ 95,000) | | 4,750 |
| Net Annual value | | 75,250 |
| Less : Deductions under section 24 - | | |
| I. 30% of net annual value | 22,575 | |
| II. Interest on borrowed capital (₹ 750 x 12) | 9,000 | 31,575 |
| Taxable income from let out portion | | 43,675 |
| b) Self occupied unit (50% of total area – See Note below) | | |
| Annual value | Nil | |
| Less : Deduction under section 24 - Interest on borrowed capital (₹ 750 x 12) | 9,000 | 9,000 |
| Loss from self occupied portion | | (9,000) |
| Income from house property | | 34,675 |

Note: No deduction will be allowed separately for light and water charges, lease money paid, insurance charges and repairs.

3. Computation of income from house property of Mr. Vikas for the A.Y. 2024-25

| Particulars | ₹ | ₹ |
|---|---|--------|
| Income from house property | | |
| I. Self-occupied portion (Two third) | | |
| Net Annual value | | Nil |
| Less: Deduction under section 24(b) | | |
| Interest on loan (See Note below) (₹ 18,600 x 2/3) [Allowable since | | 12,400 |



| | | |
|--|----------|----------|
| he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A)] | | |
| Loss from self occupied property | | (12,400) |
| II. Let-out portion (One third) | | |
| Gross Annual Value | | |
| a) Actual rent received ($\text{₹ } 5,000 \times 12$) | ₹ 60,000 | |
| b) Expected rent | ₹ 36,000 | |
| [higher of municipal valuation (i.e., ₹ 96,000) and fair rent (i.e., ₹ 1,26,000) but restricted to standard rent (i.e., ₹ 1,08,000)] = ₹ 1,08,000 $\times 1/3$ | | |
| Higher of [a] or [b] | 60,000 | |
| Less: Municipal taxes ($\text{₹ } 96,000 \times 11\% \times 1/3$) | 3,520 | |
| Net Annual Value | 56,480 | |
| Less: Deductions under section 24 | | |
| a) 30% of NAV | 16,944 | |
| b) Interest on loan (See Note below) ($\text{₹ } 18,600 \times 1/3$) | 6,200 | 33,336 |
| Income from house property | | 20,936 |

Note: Interest on loan taken for construction of building

Interest for the year (1.4.2023 to 31.3.2024) = 12% of ₹ 1,00,000 = ₹ 12,000

Pre-construction period interest = 12% of ₹ 1,00,000 for 33 months (from 1.07.2016 to 31.3.2019) = ₹ 33,000

Pre-construction period interest to be allowed in 5 equal annual installments of ₹ 6,600 from the year of completion of construction i.e., from F.Y. 2019-20 till F.Y. 2023-24.

Therefore, total interest deduction under section 24 = ₹ 12,000 + ₹ 6,600 = ₹ 18,600.

4.

- i. Since the assessee is a resident and ordinarily resident in India, her global income would form part of her total income i.e., income earned in India as well as outside India will form part of her total income.

She possesses a self-occupied house at Los Angeles as well as at Chennai. She can take the benefit of "Nil" Annual Value in respect of both the house properties.



As regards the Bangalore house, arrears of rent will be chargeable to tax as income from house property in the year of receipt under section 25A. It is not essential that the assessee should continue to be the owner. 30% of the arrears of rent shall be allowed as deduction.

Accordingly, the income from house property of Mrs. Rohini Ravi for A.Y.2024-25 will be calculated as under:

| Particulars | ₹ | ₹ |
|---|--------|------------|
| I. Self-occupied house at Los Angeles | | |
| Annual value | | Nil |
| Less: Deduction under section 24 | | Nil |
| Chargeable income from this house property | | Nil |
| II. Self-occupied house property at Chennai | | |
| Annual value | | Nil |
| Less: Deduction under section 24 Interest on borrowed capital [See Note below] | | 1,91,940 |
| | | (1,91,940) |
| III. Arrears in respect of Bangalore property (Section 25A) | | |
| Arrears of rent received | 60,000 | |
| Less: Deduction @ 30% u/s 25A(2) | 18,000 | 42,000 |
| Loss under the head "Income from house property" | | (1,49,940) |

Note: Interest on borrowed capital

| Particulars | Rs. |
|--|----------|
| Interest for the current year (₹ 50,800 + ₹ 1,31,300) | 1,82,100 |
| Add: 1/5th of pre-construction interest (₹ 49,200 x 1/5) | 9,840 |
| Interest deduction allowable under section 24 | 1,91,940 |

Interest deduction under section 24(b) is allowable since she has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A).

- ii. Yes, the answer would change if she pays tax under the default tax regime under section 115BAC. Under the default tax regime, deduction under section 24(b) for interest is not available. Hence, she cannot claim deduction of ₹ 1,91,940 in respect of the Chennai house. Accordingly, income from house property would be ₹ 42,000.



5.

i. If Arun and Bimal pay tax under the default tax regime under section 115BAC

Computation of total income for the A.Y. 2024-25

| Particulars | Arun (Rs.) | Bimal (Rs.) |
|---|------------|-------------|
| Income from house property | | |
| I. Self-occupied portion (25%) | | |
| Annual value | Nil | Nil |
| Less: Deduction under section 24(b) | Nil | Nil |
| Loss from self occupied property | Nil | Nil |
| II. Let-out portion (75%) – See Working Note below | 1,25,850 | 1,25,850 |
| Income from house property | 1,25,850 | 1,25,850 |
| Other Income | 2,90,000 | 1,80,000 |
| Total Income | 4,15,850 | 3,05,850 |

Working Note – Computation of Income from Let-Out Portion of House Property

| Particulars | ₹ | ₹ |
|--|----------|----------|
| Let-out portion (75%) | | |
| Gross Annual Value | | |
| (a) Municipal value (75% of ₹ 9 lakh) | 6,75,000 | |
| (b) Actual rent [(₹ 12000 x 6 x 12) – (₹ 12,000 x 1 x 4)] | 8,16,000 | |
| = ₹ 8,64,000 - ₹ 48,000 | | |
| - whichever is higher | | 8,16,000 |
| Less: Municipal taxes 75% of ₹ 1,80,000 (20% of ₹ 9 lakh) | | 1,35,000 |
| Net Annual Value (NAV) | | 6,81,000 |
| Less: Deduction under section 24 | | |
| (a) 30% of NAV | 2,04,300 | |
| (b) Interest on loan taken for the house [75% of ₹ 3 lakh] | 2,25,000 | 4,29,300 |



| | | |
|---|--|----------|
| Income from let-out portion of house property | | 2,51,700 |
| Share of each co-owner (50%) | | 1,25,850 |

- ii. If Arun and Bimal have exercised the option of shifting out of the default tax regime provided under section 115BAC(1A).

Computation of total income for the A.Y. 2024-25

| Particulars | Arun (Rs.) | Bimal (Rs.) |
|---|------------|-------------|
| Income from house property | | |
| I. Self-occupied portion (25%) | | |
| Annual value | Nil | Nil |
| Less: Deduction under section 24(b) Interest on loan taken for construction ₹ 37,500 [being 25% of ₹ 1.5 lakh] [Allowable since they have exercised the option of shifting out of the default tax regime provided under section 115BAC(1A)] | 37,500 | 37,500 |
| Loss from self occupied property | (37,500) | (37,500) |
| II. Let-out portion (75%) – See Working Note above | 1,25,850 | 1,25,850 |
| Income from house property | 88,350 | 88,350 |
| Other Income | 2,90,000 | 1,80,000 |
| Total Income | 3,78,350 | 2,63,350 |





CHAPTER - 10

PROFITS AND GAINS OF BUSINESS OR PROFESSION

MEANING OF ‘BUSINESS’ AND ‘PROFESSION

The tax payable by an assessee on his income under this head is in respect of the profits and gains of any business or profession, carried on by him or on his behalf during the previous year.

| Business | Profession |
|--|---|
| The term “business” has been defined in section 2(13) to “include any trade, commerce or manufacture or any adventure or concern in the nature of trade, commerce or manufacture”. | The term “profession” has not been defined in the Act. It means an occupation requiring some degree of learning. The term ‘profession’ includes vocation as well [Section 2(36)]. |



- A painter, a sculptor, an author, an auditor, a lawyer, a doctor, an architect and even an astrologer are persons who can be said to be carrying on a profession but not business.
- It is, however, not material whether a person is carrying on a ‘business’ or ‘profession’ or ‘vocation’ since for purposes of assessment, profits from all these sources are treated and taxed alike [except in case of tax audit and presumptive income provisions, where the rates and threshold limits are different for business and profession].
- Business necessarily means a continuous exercise of an activity with a profit motive; nevertheless, profit from a single venture in the nature of trade may also be treated as business.

METHOD OF ACCOUNTING

Under section 145(1), income chargeable under the heads “Profits and gains of business or profession” or “Income from other sources” shall be computed in accordance with either the cash or mercantile system of accounting regularly employed by the assessee.

INCOME CHARGEABLE UNDER THIS HEAD [SECTION 28]



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The various items of income chargeable to tax as income under the head 'profits and gains of business or profession' are as under:

I. Income from business or profession: Income arising to any person by way of profits and gains from the business or profession carried on by him at any time during the previous year.

If an assessee is engaged in the business of letting out of residential houses, the income generated from letting out of a residential house or a part of the house by the owner shall not be chargeable under the head "Profits and gains of business or profession" and would be chargeable under the head "Income from house property".

II. Any compensation or other payment due to or received by:

- a) any person, by whatever name called, managing the whole or substantially the whole of –
 - the affairs of an Indian company or
 - the affairs in India of any other company
- b) at or in connection with the termination of his management or office or the modification of any of the terms and conditions relating thereto;
- c) any person, by whatever name called, holding an agency in India for any part of the activities relating to the business of any other person, at or in connection with the termination of the agency or the modification of any of the terms and conditions relating thereto;
- d) any person, for or in connection with the vesting in the Government or in any corporation owned or controlled by the Government under any law for the time being in force, of the management of any property or business;
- e) any person, by whatever name called, at or in connection with the termination or modification of the terms and conditions, of any contract relating to his business.

III. Income from specific services performed for its members by a trade, professional or business:

Income derived by any trade, professional or similar associations from specific services rendered by them to their members. It may be noted that this forms an exception to the general principle governing the assessment of income of mutual associations such as chambers of commerce, stock brokers' associations etc.

As a result, a trade, professional or similar association performing specific services for its members is to be deemed as carrying on business in respect of these services and on that assumption the income arising therefrom is to be subjected to tax. For this purpose, it is not necessary that the income received by the association should definitely or directly be related to these services.

IV. Incentives received or receivable by assessee carrying on export business:



- a) Profit on sale of import entitlements: Profits on sale of a licence granted under the Imports [Control] Order, 1955 made under the Imports and Exports [Control] Act, 19472 .
- b) Cash assistance against exports under any scheme of Gol: Cash assistance [by whatever name called] received or receivable by any person against exports under any scheme of the Government of India.
- c) Customs duty or excise re-paid or repayable as drawback: Any Customs duty or Excise duty drawback repaid or repayable to any person against export under the Customs and Central Excise Duties Drawback Rules, 19713 .
- d) Profit on transfer of Duty Entitlement Pass Book Scheme or Duty Free Replenishment Certificate: Any profit on the transfer of the Duty Entitlement Pass Book Scheme⁴ or Duty Free Replenishment Certificate, being Duty Remission Scheme, under the export and import policy formulated and announced under section 5 of the Foreign Trade [Development and Regulation] Act, 1992.

V. Value of any benefit or perquisite: The value of any benefit or perquisite arising from business or the exercise of any profession, whether –

- convertible into money or not or
- in cash or in kind or partly in cash and partly in kind

EXAMPLE

If a company provides rent free residential accommodation to a lawyer in consideration of professional services rendered by him to the company, the value of such accommodation would be assessable in the hands of the said lawyer as his income under the head “Profits and gains or business or profession”.

VI. Sum due to, or received by, a partner of a firm: Any interest, salary, bonus, commission or remuneration, by whatever name called, due to or received by a partner of a firm from such firm will be deemed to be income from business. However, where any interest, salary, bonus, commission or remuneration by whatever name called, or any part thereof has not been allowed to be deducted under section 40(b), in the computation of the income of the firm the income to be taxed shall be adjusted to the extent of the amount disallowed.

EXAMPLE

A firm pays interest to a partner at 20% simple interest p.a. The allowable rate of interest is 12% p.a. Hence, the excess 8% paid will be disallowed in the hands of the firm. Since the excess interest has suffered tax in the hands of the firm, the same will not be taxed in the hands of the partner



Exemption of share income of a partner [Section 10(2A)]

Section 10(2A) exempts from tax a partner's share in the total income of the firm. In other words, the partner's share in the total income of the firm determined in accordance with the profit-sharing ratio will be exempt from tax.

VII. Any sum whether received or receivable, in cash or kind, under an agreement:

a) for not carrying out any activity in relation to any business or profession; or

However, the following sums received or receivable would not be chargeable to tax under the head "profits and gains from business or profession":

- any sum, whether received or receivable, in cash or kind, on account of transfer of the right to manufacture, produce or process any article or thing or right to carry on any business or profession, which is chargeable under the head "Capital gains".
- any sum received as compensation, from the multilateral fund of the Montreal Protocol on Substances that Deplete the Ozone layer under the United Nations Environment Programme, in accordance with the terms of agreement entered into with the Government of India.

b) for not sharing any know-how, patent, copyright, trade mark, licence, franchise or any other business or commercial right of similar nature or information or technique likely to assist in the manufacture or processing of goods or provision for services.

VIII. Any sum received under a Keyman insurance policy: Any sum received by the assessee, as an employer, under a Keyman insurance policy including the sum allocated by way of bonus on such policy will be taxable as income from business.

IX. Fair market value of inventory on its conversion/treatment as capital asset: Fair market value of inventory on the date of its conversion or treatment as capital asset, determined in the prescribed manner, would be chargeable to tax as business income.

X. Sum received on account of capital asset referred under section 35AD: Any sum received or receivable, in cash or kind, on account of any capital asset (in respect of which whole of the expenditure on such capital asset has been allowed as a deduction under section 35AD) being demolished, destroyed, discarded or transferred.

SPECULATION BUSINESS

Explanation 2 to section 28 specifically provides that where an assessee carries on speculation business, that



business of the assessee must be deemed as distinct and separate from any other business. This becomes necessary because section 73 provides that losses in speculation business unlike other business cannot be set-off against the profits of any business other than a speculation business.

Likewise, a loss in speculation business carried forward to a subsequent year can be set-off only against the profit and gains of any speculation business in the subsequent year. Profits and losses resulting from speculative transaction must, therefore, be treated as separate and distinct from profits and gains of business and profession from any other business.

Transactions not deemed to be speculative transactions

The following forms of transactions shall not be deemed to be speculative transaction:

- i. **Hedging contract in respect of raw materials or merchandise:** A contract in respect of raw materials or merchandise entered into by a person in the course of his manufacturing or merchandising business to guard against loss through future price fluctuations in respect of his contracts for the actual delivery of goods manufactured by him or merchandise sold by him; or
- ii. **Hedging contract in respect of stocks and shares:** A contract in respect of stocks and shares entered into by a dealer or investor therein to guard against loss in his holdings of stocks and shares through price fluctuation; or
- iii. **Forward contract:** A contract entered into by a member of a forward market or stock exchange in the course of any transaction in the nature of jobbing or arbitrage to guard against any loss which may arise in the ordinary course of his business as a member; or
- iv. **Trading in derivatives:** An eligible transaction [transaction carried out electronically through SEBI registered stockbroker or sub broker or intermediary] carried out in respect of trading in derivatives in a recognized stock exchange.
- v. **Trading in commodity derivatives:** An eligible transaction [transaction carried out electronically through a member or intermediary registered under the bye-laws, rules and regulations of the recognized stock exchange] in respect of trading in commodity derivatives carried out in a recognised stock exchange, which is chargeable to commodities transaction tax under Chapter VII of the Finance Act, 2013.

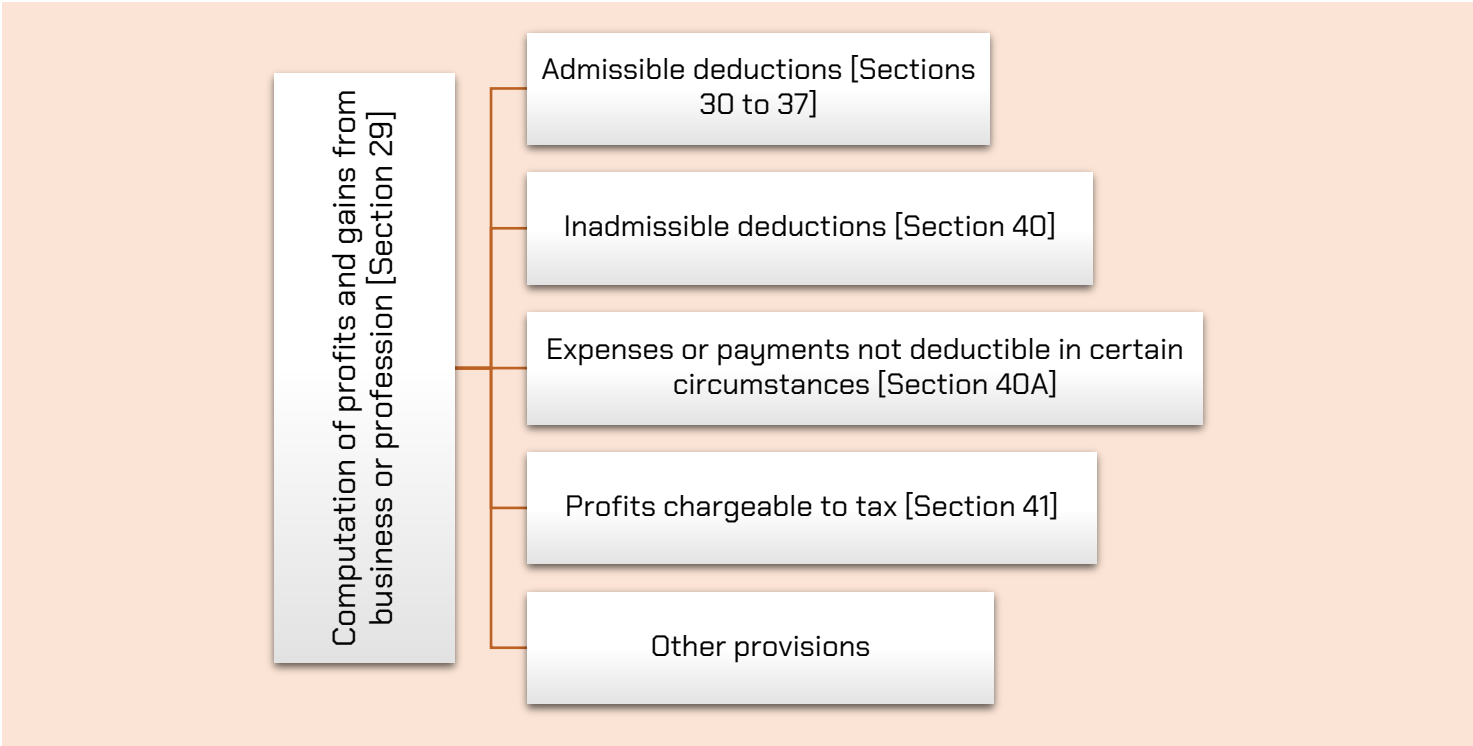
However, the requirement of chargeability of commodities transaction tax is not applicable in respect of trading in agricultural commodity derivatives.

COMPUTATION OF PROFITS AND GAINS FROM BUSINESS OR PROFESSION [SECTION 29]



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According to section 29, the profits and gains of any business or profession are to be computed in accordance with the provisions contained in sections 30 to 43D. It must, however, be remembered that in addition to the specific allowances and deductions stated in sections 30 to 36, the Act further permits allowance of items of expenses under the residuary section 37(1), which extends the allowance to items of business expenditure not covered by sections 30 to 36, where these are allowable according to accepted commercial practices.



ADMISSIBLE DEDUCTIONS [SECTIONS 30 TO 37]

1. Rent, rates, taxes, repairs and insurance for buildings [Section 30]

Section 30 allows deduction in respect of the rent, rates, taxes, repairs and insurance of buildings used by the assessee for the purposes of his business or profession.

- **Where the premises are occupied by the assessee as a tenant**, the rent paid for such premises and the amount paid on account of cost of repairs, if the assessee has undertaken to bear such repairs to the premises.
- **Occupation of premises by the assessee being the owner**: Where the assessee himself is owner of the premises and occupies them for his business purposes, no notional rent would be allowed under this section. However, where a firm runs its business in the premises owned by one of its



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partners, the rent payable to the partner will be an allowable deduction to the extent it is reasonable and is not excessive.

- **Repairs of the premises:** Apart from rent, this section allows deductions in respect of expenses incurred on account of repairs to building in case where
 - ✓ the assessee is the owner of the building or
 - ✓ the assessee is a tenant who has undertaken to bear the cost of repairs to the premises.
 - ✓ Even if the assessee occupies the premises otherwise than as a tenant or owner, i.e., as a lessee, licensee or mortgagee with possession, he is entitled to a deduction under the section in respect of current repairs to the premises.
- **Cost of repairs and current repairs of capital nature not to be allowed as deduction [Explanation to section 30]:** Amount paid on account of the cost of repairs to the premises occupied by the assessee as a tenant and the amount paid on account of current repairs to the premises occupied by the assessee, otherwise than as a tenant, shall not include any capital nature expenditure. In other words, cost of repairs and current repairs other than of capital nature is allowed as deduction while computing business income.
- **Other expenses:** In addition, deductions are allowed in respect of expenses by way of land revenue, local rates, municipal taxes and insurance in respect of the premises used for the purposes of the business or profession. Cesses, rates and taxes levied by a foreign Government are also allowed.
- **Premises used partly for business and partly for other purposes:** Where the premises are used partly for business and partly for other purposes, only a proportionate part of the expenses attributable to that part of the premises used for purposes of business will be allowed as a deduction [Section 38(1)].

2. Repairs and insurance of machinery, plant and furniture [Section 31]

Section 31 allows deduction in respect of the expenses on current repairs and insurance of machinery, plant and furniture in computing the income from business or profession

- **Usage of the asset for business:** In order to claim this deduction, the assets must have been used for purposes of the assessee's own business, the profits of which are being taxed.



The word 'used' has to be read in a wide sense so as to include active as well as passive use. However, insurance and repair charges of assets which are owned by the assessee but have not been used for the business during the previous year would not be allowed as a deduction.

Even if an asset is used for a part of the previous year, the assessee is entitled to the deduction of the full amount of expenses on repair and insurance charges and not merely an amount proportionate to the period of use.



- Repairs exclude replacement or reconstruction: The term ‘repairs’ will include renewal or renovation of an asset but not its replacement or reconstruction.



The deduction allowable under this section is only of current repairs but not arrears of repairs for earlier years even though they may still rank for a deduction under section 37[1].

- Insurance premium:** The deduction allowable in respect of premia paid for insuring the machinery, plant or furniture is subject to the following conditions:
 - ✓ The insurance must be against the risk of damage or destruction of the machinery, plant or furniture.
 - ✓ The assets must be used by the assessee for the purposes of his business or profession during the accounting year.
 - ✓ The premium should have been actually paid (or payable under the mercantile system of accounting).

The premium may even take the form of contribution to a trade association which undertakes to indemnify and insure its members against loss; such premium or contribution would be deductible as an allowance under this section even if a part of it is returnable to the insured in certain circumstances.

It does not matter if the payment of the claim will endure to the benefit of someone other than the owner.

- Current repairs of capital nature not to be allowed [Explanation to section 31]:** Amount paid on account of current repairs of machinery, plant or furniture shall not include any capital nature expenditure. In other words, current repairs other than of capital nature expenditure is allowed as deduction in the computation of income under the head “profits and gains of business or profession”.

3. Depreciation [Section 32]

- Charge of depreciation mandatory:** Section 32 allows a deduction in respect of depreciation resulting from the diminution or exhaustion in the value of certain capital assets.
Explanation 5 to this section provides that deduction on account of depreciation shall be made compulsorily, whether or not the assessee has claimed the deduction in computing his total income.
- Conditions to be satisfied for allowance of depreciation:** The allowance of depreciation which is regulated by Rule 5 of the Income-tax Rules, 1962, is subject to the following conditions which are cumulative in their application.

(a) The assets in respect of which depreciation is claimed must belong to either of the following categories, namely –



- I. buildings, machinery, plant or furniture, being tangible assets;
- II. know-how, patents, copyrights, trademarks, licences, franchises or any other business or commercial rights of similar nature, being intangible assets acquired on or after 1st April, 1998, not being goodwill of a business or profession.
 - ✓ The depreciation in the value of any other capital assets cannot be claimed as a deduction from the business income.
 - ✓ No depreciation is allowable on the cost of the land on which the building is erected because the term 'building' refers only to superstructure but not the land on which it has been erected.
 - ✓ The term 'plant' as defined in section 43(3) includes ships, books, vehicles, scientific apparatus and surgical equipment used for the purposes of the business or profession but does not include tea bushes or livestock or buildings or furniture and fittings.
 - ✓ The word 'plant' does not include an animal, human body or stock-in-trade. Thus, plant includes all goods and chattels, fixed or movable, which a businessman keeps for employment in his business with some degree of durability.
 - ✓ The expression 'plant' includes part of a plant (e.g., the engine of a vehicle); machinery includes part of machinery and building includes a part of the building.
 - ✓ Similarly, the term 'buildings' includes within its scope roads, bridges, culverts, wells and tubewells.

(b) The assets should be actually used by the assessee for purposes of his business during the previous year - The asset must be put to use at any time during the previous year. The amount of depreciation allowance is not proportionate to the period of use during the previous year.

Asset used for less than 180 days - It has been provided that where any asset is acquired by the assessee during the previous year and is put to use for the purposes of business or profession for a period of less than 180 days, depreciation shall be allowed at 50% of the allowable depreciation according to the percentage prescribed in respect of the block of assets comprising such asset. It is significant to note that this restriction applies only to the year of acquisition and not for subsequent years.



If the assets are not used exclusively for the business or profession of the assessee but for other purposes as well, the depreciation allowable would be a proportionate



part of the depreciation allowance to which the assessee would be otherwise entitled. This is provided in section 38.

Depreciation would be allowable to the owner even in respect of assets which are actually utilized by another person e.g., a lessee or licensee. The deduction on account of depreciation would be allowed under this section to the owner who has let on hire his building, machinery, plant or furniture provided that letting out of such assets is the business of the assessee. In other cases where the letting out of such assets does not constitute the business of the assessee, the deduction on account of depreciation would still be allowable under section 57(ii).

Use includes passive use in certain circumstances: One of the conditions for claim of depreciation is that the asset must be “used for the purpose of business or profession”. Courts have held that, in certain circumstances, an asset can be said to be in use even when it is “kept ready for use”.

For example, stand by equipment and fire extinguishers can be capitalized if they are ‘ready for use’.

Likewise, machinery spares which can be used only in connection with an item of tangible fixed asset and their use is expected to be irregular, has to be capitalised. Hence, in such cases, the term “use” embraces both active use and passive use. However, such passive use should also be for business purposes.

- (c) The assessee must own the assets, wholly or partly -** In the case of buildings, the assessee must own the superstructure and not necessarily the land on which the building is constructed. In such cases, the assessee should be a lessee of the land on which the building stands and the lease deed must provide that the building will belong to the lessor of the land upon the expiry of the period of lease. Thus, no depreciation will be allowed to an assessee in respect of an asset which he does not own but only uses or hires for purposes of his business.



In this connection, students may note that Explanation 1 to section 32 provides that where the business or profession of the assessee is carried on in a building not owned by him but in respect of which the assessee holds a lease or other right of occupancy, and any capital expenditure is incurred by the assessee for the purposes of the business or profession or the construction of any structure or doing of any work by way of renovation, extension or improvement to the building, then depreciation will be allowed as if the said structure or work is a building owned by the assessee



Depreciation is allowable not only in respect of assets “wholly” owned by the assessee but also in respect of assets “partly” owned by him and used for the purposes of his business or profession.

3. **Computation of Depreciation Allowance** - Depreciation allowance will be calculated on the following basis:

- i. **Power generation undertakings:** In the case of assets of an undertaking engaged in generation or generation and distribution of power, such percentage on the actual cost to the assessee as prescribed by Rule 5(1A).

Rule 5(1A) - As per this rule, the depreciation on the abovementioned assets shall be calculated at the percentage of the actual cost at rates specified in Appendix IA of these rules. However, the aggregate depreciation allowed in respect of any asset for different assessment years shall not exceed the actual cost of the asset. It is further provided that such an undertaking as mentioned above has the option of being allowed depreciation on the written down value of such block of assets as are used for its business at rates specified in Appendix I to these rules.

However, such option must be exercised before the due date for furnishing return under section 139(1) for the assessment year relevant to the previous year in which it begins to generate power. It is further provided that any such option once exercised shall be final and shall apply to all subsequent assessment years.

- ii. **Block of assets:** In the case of any block of assets, at such percentage of the written down value of the block, as may be prescribed by Rule 5(1).

Block of Assets: A “block of assets” is defined in section 2(11), as a group of assets falling within a class of assets comprising –

- ✓ tangible assets, being buildings, machinery, plant or furniture;
- ✓ intangible assets, being know-how, patents, copyrights, trademarks, licenses, franchises or any other business or commercial rights of similar nature, not being goodwill of a business or profession, in respect of which the same percentage of depreciation is prescribed.

Know-how - In this context, ‘know-how’ means any industrial information or technique likely to assist in the manufacture or processing of goods or in the working of a mine, oil-well or other sources of mineral deposits (including searching for discovery or testing of deposits for the winning of access thereto).

- iii. **Additional depreciation on Plant or Machinery acquired:** In case of an assessee exercising the option of shifting out of the default tax regime provided under section 115BAC(1A) and paying tax as per the optional tax regime under the regular provisions of the Act, additional depreciation is



allowed on any new machinery or plant (other than ships and aircraft) acquired and installed by an assessee engaged in the business of manufacture or production of any article or thing or in the business of generation, transmission or distribution of power at the rate of 20% of the actual cost of such machinery or plant.

Asset put to use for less than 180 days: Additional depreciation @10% (i.e., 50% of additional depreciation of 20%) to be allowed, where the plant or machinery is put to use for less than 180 days during the previous year in which such asset is acquired.

Further, the balance additional depreciation@10% (i.e., remaining 50% of the additional depreciation of 20%) on new plant or machinery acquired and used for less than 180 days, which has not been allowed in the year of acquisition and installation of such plant or machinery, shall be allowed in the immediately succeeding previous year if the assessee exercises the option of shifting out of the default tax regime provided u/s 115BAC(1A) in the immediately succeeding previous year.

Plant and Machinery not qualifying for additional depreciation

Such additional depreciation will not be available in respect of:

- ✓ any machinery or plant which, before its installation by the assessee, was used within or outside India by any other person; or
- ✓ any machinery or plant installed in office premises, residential accommodation, or in any guest house; or
- ✓ office appliances or road transport vehicles; or
- ✓ any machinery or plant, the whole or part of the actual cost of which is allowed as a deduction (whether by way of depreciation or otherwise) in computing the income chargeable under the head "Profits and Gains of Business or Profession" of any one previous year.

Eligibility for grant of additional depreciation under section 32(1)(iia) in the case of an assessee engaged in printing or printing and publishing [Circular No. 15/2016, dated 19-5-2016]

An assessee, engaged in the business of manufacture or production of an article or thing, is eligible to claim additional depreciation under section 32(1)(iia) in addition to the normal depreciation under section 32(1).

The CBDT has, vide this Circular, clarified that the business of printing or printing and publishing amounts to manufacture or production of an article or thing and is, therefore, eligible for additional depreciation under section 32(1)(iia).





Additional depreciation would be allowed to an assessee only if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A). It is not allowable when the assessee pays concessional rates of tax under the default tax regime u/s 115BAC.

- vi. **Terminal depreciation:** In case of a power concern as covered under clause (i) above, if any asset is sold, discarded, demolished or otherwise destroyed in the previous year [other than the previous year in which it is first brought into use] the depreciation amount will be the amount by which the moneys payable in respect of such building, machinery, plant or furniture, together with the amount of scrap value, if any, falls short of the written down value thereof. The depreciation will be available only if the deficiency is actually written off in the books of the assessee.

Meaning of certain term

| Term | Meaning |
|-----------------------|---|
| Moneys payable | In respect of any building, machinery, plant or furniture includes – a) any insurance, salvage or compensation moneys payable in respect thereof; b) where the building, machinery, plant or furniture is sold, the price for which it is sold. |

4. **Rates of depreciation** – All assets have been divided into four main categories and rates of depreciation as prescribed by Rule 5(1) are given below:

| PART A TANGIBLE ASSETS | | |
|------------------------|---|------------|
| I | Buildings | |
| Block 1. | Buildings which are used mainly for residential purposes except hotels and boarding houses | 5% |
| Block 2. | Buildings which are not used mainly for residential purposes and not covered by Block (1) above and (3) below | 10% |
| Block 3. | Buildings acquired on or after 1st September, 2002 for installing machinery and plant forming part of water supply project or water treatment system and which is put to use for the purpose of business of providing infrastructure facilities | 40% |
| Block 4. | Purely temporary erections such as wooden structures | 40% |
| II | Furniture and Fittings | |



| | | |
|------------------|--|------------|
| Block 1. | Furniture and fittings including electrical fittings ["Electrical fittings" include electrical wiring, switches, sockets, other fittings and fans, etc.] | 10% |
| III | Plant & Machinery | |
| Block 1. | Motor cars other than those used in a business of running them on hire, acquired during the period from 23.8.2019 to 31.03.2020 and put to use on or before 31.03.2020 | 30% |
| Block 2. | Motor cars other than those used in a business of running them on hire, acquired or put to use on or after 1-4-1990 [Other than motor cars mentioned in Block 1 above] | 15% |
| Block 3. | Motors buses, motor lorries, motor taxis used in a business of running them on hire, acquired during the period from 23.8.2019 to 31.03.2020 and put to use on or before 31.03.2020 | 45% |
| Block 4. | Motors buses, motor lorries, motor taxis used in the business of running them on hire [Other than mentioned in Block 3 above] | 30% |
| Block 5. | Moulds used in rubber and plastic goods factories | 30% |
| Block 6. | Aeroplanes, Aeroengines | 40% |
| Block 7. | Specified air pollution control equipments, water pollution control equipments, solid waste control equipment and solid waste recycling and resource recovery systems | 40% |
| Block 8. | Plant & Machinery used in semi-conductor industry covering all Integrated Circuits (ICs) [other than mentioned in Block 7 Above] | 30% |
| Block 9. | Life-saving medical equipment | 40% |
| Block 10. | Machinery and plant, acquired and installed on or after the 1st September, 2002 in a water supply project or a water treatment system and which is put to use for the purpose of business of providing infrastructure facility | 40% |
| Block 11. | Containers made of glass or plastic used as re-fills | 40% |
| Block 12. | Energy Saving Devices [as specified] | 40% |
| Block 13. | Renewable Energy Saving Devices [as specified] including the devices specified in (i) to (iii) below | 40% |
| | (i) Electrically operated vehicles including battery powered or fuel-cell powered vehicles | 40% |
| | (ii) Windmills and any specially designed devices which run on windmills installed on or after 1.4.2014 | 40% |



| | | |
|---------------------------------|--|------------|
| | (iii) Any special devices including electric generators and pumps running on wind energy installed on or after 1.4.2014 | 40% |
| Block 14. | Windmills and any specially designed devices running on windmills installed on or before 31.3.2014 and any special devices including electric generators and pumps running on wind energy installed on or before 31.3.2014 | 15% |
| Block 15. | Computers including computer software | 40% |
| Block 16. | Books (annual publications or other than annual publications) owned by assessee carrying on a profession | 40% |
| Block 17. | Books owned by assessee carrying on business in running lending libraries | 40% |
| Block 18. | Plant & machinery (General rate) | 15% |
| IV | Ships | |
| Block 1. | Ocean-going ships | 20% |
| Block 2. | Vessels ordinarily operating on inland waters not covered by Block (3) below | 20% |
| Block 3. | Speed boats operating on inland water | 20% |
| PART B INTANGIBLE ASSETS | | |
| | Know-how, patents, copyrights, trademarks, licences, franchises or any other business or commercial rights of similar nature, not being goodwill of a business or profession | 25% |

Note: Students should refer to Income-tax Rules, 1962 for the detailed classification of assets under Rule 5(1) and the rates applicable thereto.

ILLUSTRATION 1

Mr. X, a proprietor engaged in manufacturing business, furnishes the following particulars:

| | Particulars | |
|-----|--|-----------|
| (1) | Opening balance of plant and machinery as on 1.4.2024 [i.e., WDV as on 31.3.2024 after reducing depreciation for P.Y. 2023-24] | 30,00,000 |
| (2) | New plant and machinery purchased and put to use on 8.06.2024 | 20,00,000 |
| (3) | New plant and machinery acquired and put to use on 15.12.2024 | 8,00,000 |
| (4) | Computer acquired and installed in the office premises on 2.1.2025 | 3,00,000 |



Compute the amount of depreciation and additional depreciation for the A.Y. 2025-26, if Mr. X has exercised the option of shifting out of the default tax regime provided under section 115BAC[1A]. Assume that all the assets were purchased by way of account payee cheque.

SOLUTION

Computation of depreciation and additional depreciation for A.Y. 2025-26

| Particulars | Plant & Machinery (15%) | Computer (40%) |
|---|-------------------------|----------------|
| Normal depreciation | | |
| @15% on ₹ 50,00,000 [See Working Notes 1 & 2] | 7,50,000 | - |
| @7.5% (50% of 15%, since put to use for less than 180 days) on ₹ 8,00,000 | 60,000 | - |
| @20% (50% of 40%, since put to use for less than 180 days) on ₹ 3,00,000 | - | 60,000 |
| Additional Depreciation | | |
| @20% on ₹ 20,00,000 (new plant and machinery put to use for more than 180 days) | 4,00,000 | - |
| @10% (50% of 20%, since put to use for less than 180 days) on ₹ 8,00,000 | 80,000 | - |
| Total depreciation | 12,90,000 | 60,000 |

Working Notes:

1. Computation of written down value of Plant & Machinery

| Particulars | Plant & Machinery (₹) | Computer (₹) |
|---|-----------------------|--------------|
| Opening balance as on 1.4.2024 | 30,00,000 | - |
| Add: Plant & Machinery purchased on 08.6.2024 | 20,00,000 | - |
| Add: Plant & Machinery acquired on 15.12.2024 | 8,00,000 | - |



| | | |
|--|-----------|----------|
| Computer acquired and installed in the office premises | - | 3,00,000 |
| Written down value as on 31.03.2025 | 58,00,000 | 3,00,000 |

2. Composition of plant and machinery included in the WDV

| Particulars | Plant & Machinery (₹) | Computer (₹) |
|---|--------------------------|-----------------|
| Plant and machinery put to use for 180 days or more [₹ 30,00,000 (WDV) + ₹ 20,00,000 (purchased on 8.6.2024)] | 50,00,000 | |
| Plant and machinery put to use for < 180 days | 8,00,000 | - |
| Computers put to use for < 180 days | - | 3,00,000 |
| | 58,00,000 | 3,00,000 |

Notes:

- Where an asset acquired during the previous year is put to use for less than 180 days in that previous year, the amount of deduction allowable as normal depreciation and additional depreciation would be restricted to 50% of amount computed in accordance with the prescribed percentage.
Therefore, normal depreciation on plant and machinery acquired and put to use on 15.12.2024 and computer acquired and installed on 02.01.2025, is restricted to 50% of 15% and 40%, respectively. The additional depreciation on the said plant and machinery is restricted to ₹ 80,000, being 10% (i.e., 50% of 20%) of ₹ 8 lakh.

Mr. X is eligible for additional depreciation since he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A).

- As per third proviso to section 32(1)(ii), the balance additional depreciation of ₹ 80,000 being 50% of ₹ 1,60,000 (20% of ₹ 8,00,000) would be allowed as deduction in the A.Y.2026-27.
- As per section 32(1)(iia), additional depreciation is allowable in the case of any new machinery or plant acquired and installed after 31.3.2005 by an assessee engaged, inter alia, in the business of manufacture or production of any article or thing, @20% of the actual cost of such machinery or plant.

However, additional depreciation shall not be allowed in respect of, inter alia, any machinery or plant installed in office premises, residential accommodation or in any guest house.

Accordingly, additional depreciation is not allowable on computer installed in the office premises.

- Actual Cost [Section 43(1)]



The expression “actual cost” means the actual cost of the asset to the assessee as reduced by that portion of the cost thereof, if any, as has been met directly or indirectly by any other person or authority.

However, where an assessee incurs any expenditure for acquisition of any asset or part thereof in respect of which a payment or aggregate of payments made to a person in a day, otherwise than by an account payee cheque drawn on a bank or account payee bank draft or use of electronic clearing system through a bank account or through such other prescribed electronic mode, exceeds ₹ 10,000, such expenditure shall not form part of actual cost of such asset [Second proviso to section 43(1)].

The prescribed electronic modes include credit card, debit card, net banking, IMPS (Immediate payment Service), UPI (Unified Payment Interface), RTGS (Real Time Gross Settlement), NEFT (National Electronic Funds Transfer), and BHIM (Bharat Interface for Money) Aadhar Pay [CBDT Notification No. 8/2020 dated 29.01.2020].

Actual cost in certain special situations [Explanations to section 43(1)]

1. **Asset used for business after it ceases to be used for scientific research:** Where an asset is used for the purposes of business after it ceases to be used for scientific research related to that business, the actual cost to the assessee for depreciation purposes shall be the actual cost to the assessee as reduced by any deduction allowed under section 35(1)(iv) [Explanation 1].
2. **Inventory converted into capital asset and used for business or profession:** Where inventory is converted or treated as a capital asset and is used for the purpose of business or profession, the fair market value of such inventory as on the date of its conversion into capital asset determined in the prescribed manner, shall be the actual cost of such capital asset to the assessee [Explanation 1A].
3. **Asset is acquired by way of gift or inheritance:** Where an asset is acquired by way of gift or inheritance, its actual cost shall be the actual cost to the previous owner minus depreciation allowable to the assessee as if asset was the only asset in the relevant block of assets [Explanation 2].

Further, any expenditure incurred by the assessee such as expenditure on freight, installation etc. of such asset would also be includible in the actual cost.

ILLUSTRATION 2

A car purchased by Dr. Soman on 10.08.2021 for ₹ 5,25,000 for personal use is brought into professional use on 1.07.2024 by him, when its market value was ₹ 2,50,000.

Compute the actual cost of the car and the amount of depreciation for the A.Y. 2025-26 assuming the rate of depreciation to be 15%.

SOLUTION

As per section 43(1), the expression “actual cost” would mean the actual cost of asset to the assessee.



The purchase price of ₹ 5,25,000 is, therefore, the actual cost of the car to Dr. Soman. Market value [i.e. ₹ 2,50,000] on the date when the asset is brought into professional use is not relevant.

Therefore, amount of depreciation on car as per section 32 for the A.Y.2025-26 would be ₹ 78,750, being ₹ 5,25,000 x 15%.

Note: Explanation 5 to section 43(1) providing for reduction of notional depreciation from the date of acquisition of asset for personal use to determine actual cost of the asset is applicable only in case of building which is initially acquired for personal use and later brought into professional use. It is not applicable in respect of other assets.

4. Capitalization of interest paid or payable in connection with acquisition of an asset: Certain taxpayers have, with a view to obtain more tax benefits and reduce the tax outflow, resorted to the method of capitalising interest paid or payable in connection with acquisition of an asset relating to the period after such asset is first put to use.

This capitalisation implies inclusion of such interest in the 'Actual Cost' of the asset for the purposes of claiming depreciation, investment allowance etc. under the Income-tax Act, 1961. This was never the legislative intent nor was it in accordance with recognised accounting practices. Therefore, with a view to counteracting tax avoidance through this method and placing the matter beyond doubt, Explanation 8 to section 43(1) provides that any amount paid or payable as interest in connection with the acquisition of an asset and relating to period after asset is first put to use shall not be included and shall be deemed to have never been included in the actual cost of the asset [Explanation 8].

5. Amount of duty of excise or additional duty leviable shall be reduced if credit is claimed: Where an asset is or has been acquired by an assessee, the actual cost of asset shall be reduced by the amount of duty of excise or the additional duty leviable under section 3 of the Customs Tariff Act, 1975 in respect of which a claim of credit has been made and allowed under the Central Excise Rules, 1944 [Explanation 9].

6. Subsidy or grant or reimbursement: Where a portion of the cost of an asset acquired by the assessee has been met directly or indirectly by the Central Government or a State Government or any authority established under any law or by any other person, in the form of a subsidy or grant or reimbursement [by whatever name called], then, so much of the cost as is relating to such subsidy or grant or reimbursement shall not be included in the actual cost of the asset to the assessee.

However, where such subsidy or grant or reimbursement is of such nature that it cannot be directly relating to the asset acquired, so much of the amount which bears to the total subsidy or reimbursement or grant the same proportion as such asset bears to all the assets in respect of or with reference to which the subsidy or grant or reimbursement is so received, shall not be included in the actual cost of the asset to the assessee [Explanation 10].



- 7. Asset is acquired outside India by an assessee, being a nonresident and such asset is brought by him to India:** Where an asset is acquired outside India by an assessee, being a non-resident and such asset is brought by him to India and used for the purposes of his business or profession, the actual cost of asset to the assessee shall be the actual cost the asset to the assessee, as reduced by an amount equal to the amount of depreciation calculated at the rate in force that would have been allowable had the asset been used in India for the said purposes since the date of its acquisition by the assessee [Explanation 11].
- 8. Capital asset on which deduction is allowable under section 35AD:** Explanation 13 to section 43(1) provides that the actual cost of any capital asset, on which deduction has been allowed or is allowable to the assessee under section 35AD, shall be Nil.
- 9. Written down value [Section 43(6)]**

- 1. Assets acquired by the assessee during the previous year:** In the case of assets acquired by the assessee during the previous year, the written down value means the actual cost to the assessee.
- 2. Assets acquired before the previous year:** In the case of assets acquired before the previous year, the written down value would be the actual cost to the assessee less the aggregate of all deductions actually allowed in respect of depreciation.
- For this purpose, any depreciation carried forward is deemed to be depreciation actually allowed [Section 43(6)(c)(i) read with Explanation 3].
- 3. In case of any block of assets:** The written down value of any block of assets shall be worked out as under in accordance with section 43(6)(c):

| | |
|--|-----|
| 1. W.D.V. of the block of assets in immediately preceding previous year | xxx |
| 2. Less: Depreciation actually allowed in respect of that block of assets in said preceding previous year | xxx |
| Opening balance as on 1st April of the current P.Y. | xxx |
| Increased by | |
| 3. Actual cost of assets acquired during the previous year, not being on account of acquisition of goodwill of a business or profession | xxx |
| 4. Total (1) - (2) + (3) | xxx |
| Reduced by | |
| 5. Money receivable in respect of any asset falling within the block which is sold, discarded, demolished or destroyed during that previous year together with | xxx |



| | |
|--|-----|
| scrap value. However, such amount cannot exceed the amount in [4]. | |
| 6. In case of slump sale, actual cost of the asset [-] amount of depreciation that would have been allowable to the assessee for any assessment year as if the asset was the only asset in the block. However, such amount of reduction cannot exceed the WDV. | xxx |
| 7. W.D.V at the end of the year [on which depreciation is allowable] [(4) – (5) – (6)] | xxx |
| 8. Depreciation at the prescribed rate (Rate of Depreciation × WDV arrived at in [7] above) | xxx |

4. Depreciation provided in the books of account deemed to be depreciation actually allowed:

Section 32(1)(ii) provides that depreciation shall be allowed at the prescribed percentage on the written down value (WDV) of any block of assets. Section 43(6)(b) provides that written down value in the case of assets acquired before the previous year means the actual cost to the assessee less all depreciation actually allowed to him under the Income-tax Act, 1961.

Persons who were exempt from tax were not required to compute their income under the head “Profits and gains of business or profession”. However, when the exemption is withdrawn subsequently, such persons became liable to income-tax and hence, were required to compute their income for income-tax purposes. In this regard, a question arises as to the basis on which depreciation is to be allowed under the Income-tax Act, 1961 in respect of assets acquired during the years when the person was exempt from tax.

Explanation 6 to section 43(6) provides that,-

- the actual cost of an asset has to be adjusted by the amount attributable to the revaluation of such asset, if any, in the books of account;
- the total amount of depreciation on such asset provided in the books of account of the assessee in respect of such previous year or years preceding the previous year relevant to the assessment year under consideration shall be deemed to be the depreciation actually allowed under the Income-tax Act, 1961 for the purposes of section 43(6);
- the depreciation actually allowed as above has to be adjusted by the amount of depreciation attributable to such revaluation.

5. Composite Income: Explanation 7 provides that in cases of ‘composite income’, for the purpose of computing written down value of assets acquired before the previous of computing written down value of assets acquired before the previous year, the total amount of depreciation shall be computed as if the entire composite income of the assessee is chargeable under the head “Profits



and Gains of business or profession". The depreciation so computed shall be deemed to have been "actually allowed" to the assessee.

Rule 8 prescribes the taxability of income from the manufacture of tea. Under the said rule, income derived from the sale of tea grown and manufactured by seller shall be computed as if it were income derived from business and 40% of such income shall be deemed to be income liable to tax.

EXAMPLE

If the turnover is, say, ₹ 20 lakh, the depreciation ₹ 1 lakh and other expenses ₹ 4 lakh, then the income would be ₹ 15 lakh. Business income would be ₹ 6 lakh (being 40% of ₹ 15 lakh). In this case, ₹ 1 lakh, being the amount of depreciation would be deemed to have been actually allowed.

Accordingly, the WDV is required to be computed by deducting the full depreciation attributable to composite income i.e., ₹ 1 lakh.

6. Cases where the Written Down Value reduced to nil: The written down value of any block of assets, may be reduced to nil for any of the following reasons:

- a) The moneys receivable by the assessee in regard to the assets sold or otherwise transferred during the previous year together with the amount of scrap value may exceed the written down value at the beginning of the year as increased by the actual cost of any new asset acquired, or
- b) All the assets in the relevant block may be transferred during the year.

7. Carry forward and set off of depreciation [Section 32(2)]

Section 32(2) provides for carry forward of unabsorbed depreciation. Where, in any previous year the profits or gains chargeable are not sufficient to give full effect to the depreciation allowance, the unabsorbed depreciation shall be added to the depreciation allowance for the following previous year and shall be deemed to be part of that allowance. If no depreciation allowance is available for that previous year, the unabsorbed depreciation of the earlier previous year shall become the depreciation allowance of that year. The effect of this provision is that the unabsorbed depreciation shall be carried forward indefinitely till it is fully set off.

In a case where the assessee is paying tax under default tax regime under section 115BAC and there is a depreciation allowance in respect of a block of asset from an earlier assessment year attributable to additional depreciation u/s 32(1)(ia), which has not been given full effect to prior to A.Y. 2024-25 and which is not allowed to be set-off in the A.Y.2024-25, corresponding adjustment shall be made to the WDV of such block of assets as on 1.4.2023 in the prescribed manner i.e., the



WDV as on 1.4.2023 will be increased by the unabsorbed additional depreciation not allowed to be setoff.

Order of set-off

In the order of set-off of losses under different heads of income, effect shall first be given to business losses and then to unabsorbed depreciation.

The provisions in effect are as follows:

- Since the unabsorbed depreciation forms part of the current year’s depreciation, it can be set off against any other head of income except “Salaries”.
- The unabsorbed depreciation can be carried forward for indefinite number of previous years.
- Set off will be allowed even if the same business to which it relates is no longer in existence in the year in which the set off takes place.

Current depreciation to be deducted first - The Supreme Court, in CIT v. Mother India Refrigeration [P.] Ltd. [1985] 23 Taxman 8, has categorically held that current depreciation must be deducted first before deducting the unabsorbed carried forward business losses of the earlier years in giving set off while computing the total income of any particular year.



ILLUSTRATION 3

A newly qualified Chartered Accountant Mr. Dhaval, commenced practice and has acquired the following assets in his office during F.Y. 2024-25 at the cost shown against each item. Calculate the amount of depreciation that can be claimed from his professional income for A.Y.2025-26. Assume that all the assets were purchased by way of account payee cheque.

| Sl. No. | Description | Date of acquisition | Date when put to use | Amount ₹ |
|---------|--------------------------------------|---------------------|----------------------|----------|
| 1. | Computer including computer software | 27 Sept., 24 | 1 Oct., 24 | 35,000 |
| 2. | Computer UPS | 2 Oct., 24 | 8 Oct., 24 | 8,500 |
| 3. | Computer printer | 1 Oct., 24 | 1 Oct., 24 | 12,500 |



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| | | | | |
|----|--|-------------|------------|----------|
| 4. | Books [other than annual publications are of ₹ 12,000] | 1 Apr., 24 | 1 Apr., 24 | 13,000 |
| 5. | Office furniture [Acquired from a practicing C.A.] | 1 Apr., 24 | 1 Apr., 24 | 3,00,000 |
| 6. | Laptop | 26 Sep., 24 | 8 Oct., 24 | 43,000 |

SOLUTION**Computation of depreciation allowable for A.Y.2025-26**

| Asset | Rate | Depreciation (₹) |
|---|------|------------------|
| Block 1 Furniture [See working note below] | 10% | 30,000 |
| Block 2 Plant [Computer including computer software, Computer UPS, Laptop, Printers and Books] [See working note below] | 40% | 34,500 |
| Total depreciation allowable | | 64,500 |

Working Note:**Computation of depreciation**

| | |
|--|--------|
| Block of Assets | ₹ |
| Block 1: Furniture – [Rate of depreciation - 10%] | |
| Put to use for more than 180 days [₹ 3,00,000@10%] | 30,000 |
| Block 2: Plant [Rate of depreciation- 40%] | |
| a) Computer including computer software [put to use for more than 180 days] [₹ 35,000 @ 40%] | 14,000 |
| b) Computer UPS [put to use for less than 180 days] [₹ 8,500 @20%] [See note below] | 1,700 |
| c) Computer Printer [put to use for more than 180 days] [₹ 12,500 @40%] | 5,000 |
| d) Laptop [put to use for less than 180 days] [₹ 43,000 @20%] [See note below] | 8,600 |
| e) Books [being annual publications or other than annual publications] [Put to use for more than 180 days] [₹ 13,000 @40%] | 5,200 |
| | 34,500 |



Note - Where an asset is acquired by the assessee during the previous year and is put to use for the purposes of business or profession for a period of less than 180 days, the deduction on account of depreciation would be restricted to 50% of the prescribed rate. In this case, since Mr. Dhaval commenced his practice in the P.Y. 2024-25 and acquired the assets during the same year, the restriction of depreciation to 50% of the prescribed rate would apply to those assets which have been put to use for less than 180 days in that year, namely, laptop and computer UPS.

ILLUSTRATION 4

Mr. Gamma, a proprietor started a business of manufacture of tyres and tubes for motor vehicles on 1.1.2024. The manufacturing unit was set up on 1.5.2024. He commenced his manufacturing operations on 1.6.2024. The total cost of the plant and machinery installed in the unit is ₹ 120 crore. The said plant and machinery included second hand plant and machinery bought for ₹ 20 crore and new plant and machinery for scientific research relating to the business of the assessee acquired at a cost of ₹ 15 crore.

Compute the amount of depreciation allowable under section 32 of the Income-tax Act, 1961 in respect of the assessment year 2025-26. Assume that all the assets were purchased by way of account payee cheque and Mr. Gamma has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A).

SOLUTION

Computation of depreciation allowable for the A.Y. 2025-26 in the hands of Mr. Gamma

| Particulars | | ₹ in crore | |
|--|-------|------------|-------|
| Total cost of plant and machinery | | 120.00 | 15.75 |
| Less: Used for Scientific Research (Note 1) | | 15.00 | |
| | | 105.00 | |
| Normal Depreciation at 15% on ₹ 105 crore | | | 15.75 |
| Additional Depreciation: | | | |
| Cost of plant and machinery | | 120.00 | |
| Less: Second-hand plant and machinery (Note 2) | 20.00 | | |
| Plant and machinery used for scientific research, the whole of the actual cost of which is allowable as deduction u/s 35(1)(iv) read with section 35(2)(ia) (Note 2) | 15.00 | 35.00 | |
| | | | |



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| | | | |
|--|--|-------|-------|
| Additional Depreciation at 20% | | 85.00 | 17.00 |
| Depreciation allowable for A.Y.2025-26 | | | 32.75 |

Notes:

1. As per section 35(2)(iv), no depreciation shall be allowed in respect of plant and machinery purchased for scientific research relating to assessee's business, since deduction is allowable under section 35 in respect of such capital expenditure.
2. Mr. Gamma is entitled to additional depreciation since he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A). As per section 32(1)(ia), additional depreciation is allowable in the case of any new machinery or plant acquired and installed after 31.3.2005 by an assessee engaged in, inter alia, the business of manufacture or production of any article or thing, at the rate of 20% of the actual cost of such machinery or plant.

However, additional depreciation shall not be allowed in respect of, inter alia, –

- I. any machinery or plant which, before its installation by the assessee, was used either within or outside India by any other person;
- II. any machinery or plant, the whole of the actual cost of which is allowed as a deduction (whether by way of depreciation or otherwise) in computing the income chargeable under the head "Profit and gains of business or profession" of any one previous year.

In view of the above provisions, additional depreciation cannot be claimed in respect of

- I. Second hand plant and machinery;
- II. New plant and machinery purchased for scientific research relating to assessee's business in respect of which the whole of the capital expenditure can be claimed as deduction under section 35(1)(iv) read with section 35(2)(ia) & (iv).

8. Building, machinery, plant and furniture not exclusively used for business purpose [Section 38(2)]

Where any building, plant and machinery, furniture is not exclusively used for the purposes of business or profession, the deduction on account of expenses on account of current repairs to the premises, insurance premium of the premises, current repairs and insurance premium of machinery, plant and furniture and depreciation in respect of these assets shall be restricted to a fair proportionate part thereof, which the Assessing Officer may determine having regard to the user of such asset for the purposes of the business or profession.



9. Balancing Charge

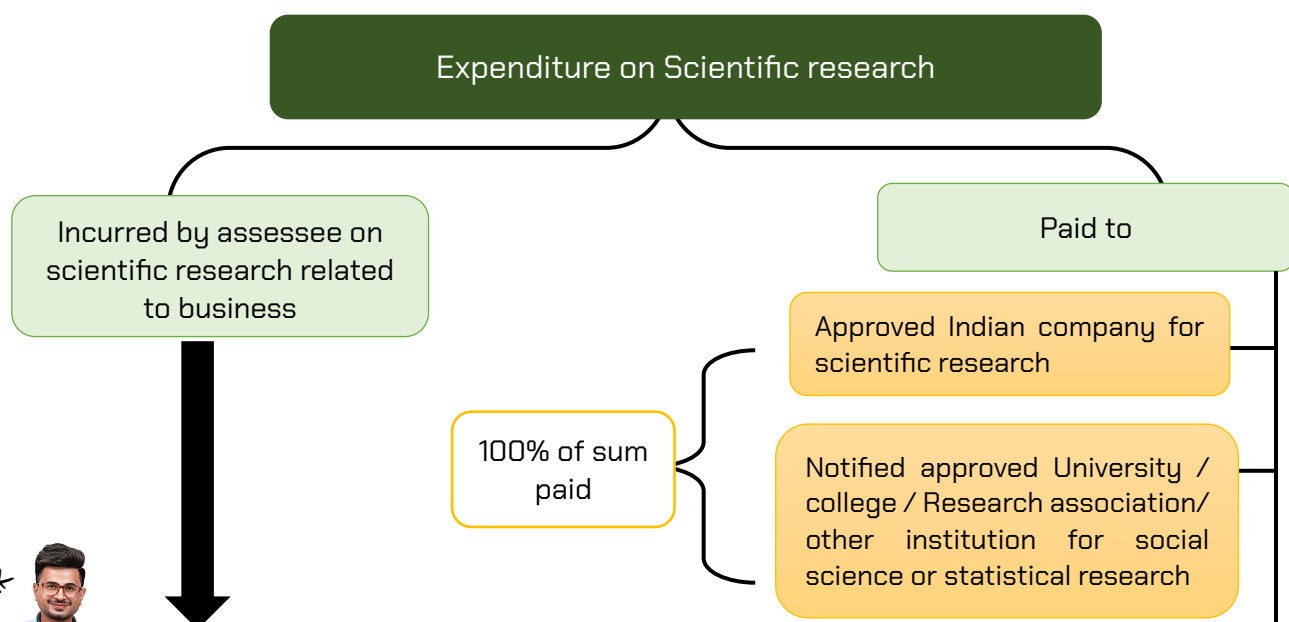
Section 41[2] provides for the manner of calculation of the amount which shall be chargeable to income-tax as income of the business of the previous year in which the monies payable for the building, machinery, plant or furniture on which depreciation has been claimed under section 32(1)(i), i.e. in the case of power undertakings, is sold, discarded, demolished or destroyed. The balancing charge will be the amount by which the moneys payable in respect of such building, machinery, plant or furniture, together with the amount of scrap value, if any, exceeds the written down value. However, the amount of balancing charge should not exceed the difference between the actual cost and the WDV. The tax shall be levied in the year in which the moneys payable become due.

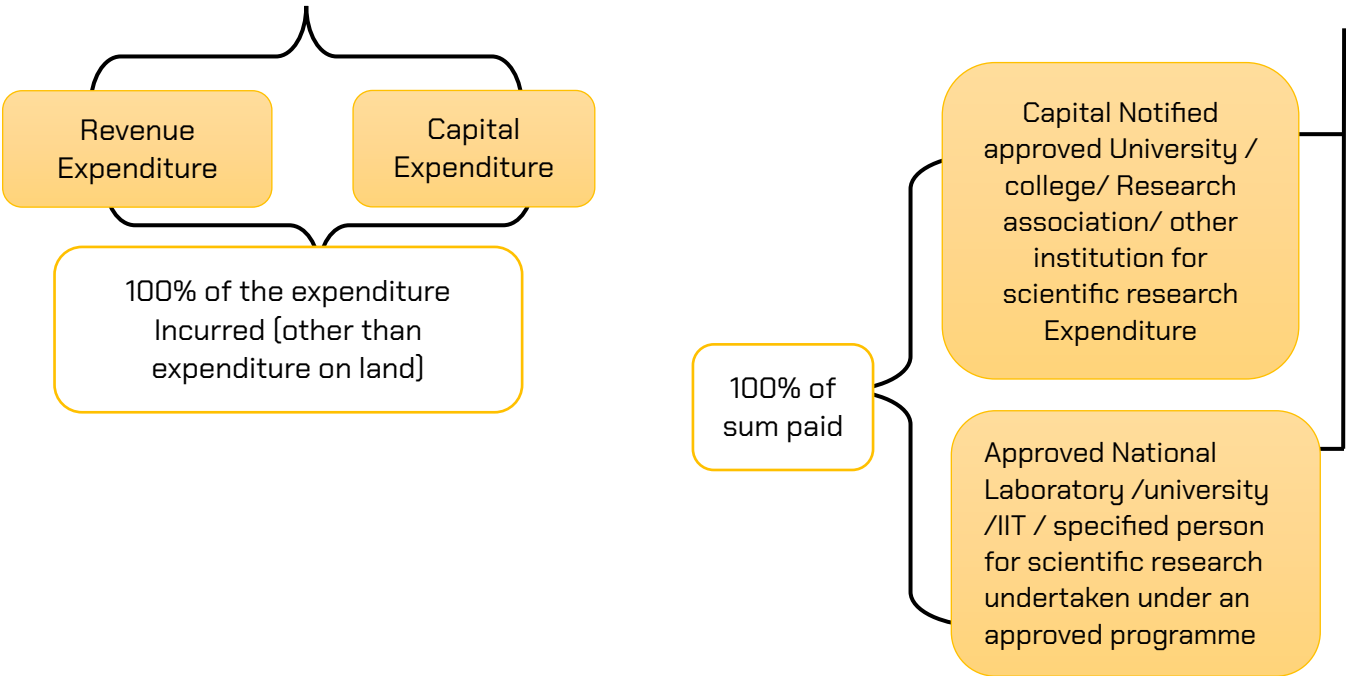
The Explanation below section 41[2] makes it clear that where the moneys payable in respect of the building, machinery, plant or furniture referred to in section 41[2] becomes due in a previous year in which the business, for the purpose of which the building, machinery, plant or furniture was being used, is no longer in existence, these provisions will apply as if the business is in existence in that previous year.

Expenditure on Scientific Research [Section 35]

This section allows a deduction in respect of any expenditure on scientific research (activities for extension of knowledge in the fields of natural or applied science, including agriculture, animal husbandry or fisheries) incurred in relation to the business of the assessee or contribution by the assessee for scientific research or social science or statistical research. However, it does include expenditure incurred in acquisition of rights in or arising out of scientific research.

The deduction allowable under this section is depicted in the diagram below:





I. Incurred by assessee:

- 1. **Revenue Expenditure:** Any revenue expenditure incurred by the assessee on scientific research related to his business would be allowed as deduction in the year in which it was incurred. Expenditure incurred within 3 years immediately preceding the commencement of the business on payment of salary to research personnel engaged in scientific research related to his business carried on by the taxpayer or on purchase of material inputs for such scientific research will be allowed as deduction in the year in which the business is commenced. The deduction will be limited to the amount certified by the prescribed authority [Section 35(1)(i)].
- 2. **Capital Expenditure:** Any expenditure of a capital nature on scientific research related to the business carried on by the assessee would be deductible in full in the previous year in which it is incurred [Section 35(1)(iv)].

a) Capital expenditure prior to commencement of business

The Explanation 1 to section 35(2)(ia) specifically provides that where any capital expenditure has been incurred prior to the commencement of the business, the aggregate of the expenditure so incurred within the three years immediately preceding the commencement of the business shall be deemed to have been incurred in the previous year in which the business is commenced and will rank for deduction as expenditure for scientific research incurred during the previous year



Expenditure on land disallowed

No deduction will be allowed in respect of capital expenditure incurred on the acquisition of any land whether the land is acquired as such or as part of any property.

b) Carry forward of unabsorbed capital expenditure on scientific research

Capital expenditure incurred on scientific research which cannot be absorbed by the business profits of the relevant previous year can be carried forward to the immediately succeeding previous year and shall be treated as the allowance for that year. In effect, this means that there is no time bar on the period of carry forward. It shall be accordingly allowable for that previous year against any head of income other than salaries [Section 35(4)].

c) Depreciation not admissible

Section 35(2)(iv) clarifies that no depreciation will be admissible on any capital asset represented by expenditure which has been allowed as a deduction under section 35 whether in the year in which deduction under section 35 was allowed or in any other previous year.

d) Sale of asset representing expenditure of capital nature on scientific research

Section 41, inter alia, seeks to tax the profits arising on the sale of an asset representing expenditure of a capital nature on scientific research.

Where the asset representing expenditure of a capital nature on scientific research is sold without having been used for other purposes, the provisions of section 41(3) would be attracted. If the proceeds of sale together with the total amount of the deductions made under section 35(1)(iv) exceed the amount of capital expenditure, the excess or the amount of deduction so made, whichever is less, will be charged to tax as income of the business of the previous year in which the sale took place.

In simple words, since amount of deduction under section 35(1)(iv) is equal to the amount of expenditure, lower of amount of sale proceeds or deduction allowed under section 35(1)(iv) will be the charged to tax as income of the business in the previous year in which the asset is sold.



Deduction under section 35(1)(i) and 35(1)(iv) read with section 35(2) would be available to an assessee under both regimes, subject to fulfillment of stipulated conditions.

II. Amount contributed or paid to:

- 1.** Notified approved research association, university, college or other institution: A sum equal to any amount paid to –
 - a research association which has as its object the undertaking of scientific research or
 - to a university, college or other institution to be used for scientific research



provided that such university, college, institution or association is approved for this purpose and notified by the Central Government. [Section 35(1)(ii)]



Deduction u/s 35(1)(ii) would be available to an assessee only if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

2. Approved Indian company for scientific research: A sum equal to any amount paid to a company to be used by it for scientific research [Section 35(1)(iia)]

However, such deduction would be available only if:

- the company is registered in India and
- has as its main object the scientific research and development.

Further, it should be approved by the prescribed authority and should fulfill the other prescribed conditions.



Deduction u/s 35(1)(iia) would be available to an assessee only if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

3. Approved notified research association, university, college or other institution: A sum equal to any amount paid to

- a research association which has as its object the undertaking of research in social science or statistical research or
- to a university, college or other institution to be used for research in a social science or statistical research

provided that they are approved for this purpose and notified by the Central Government [Section 35(1)(iii)].

Further, it has been clarified that the deduction to which an assessee (i.e. donor) is entitled on account of payment of any sum to a research association or university or college or other institution for scientific research or research in a social science or statistical research or to a company for scientific research, shall not be denied merely on the ground that subsequent to payment of such sum by the assessee, the approval granted to any of the aforesaid entities is withdrawn.



Deduction u/s 35(1)(iii) would be available to an assessee only if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).



4. Sum paid to National Laboratory, etc. [Section 35(2AA)]: Section 35(2AA) provides that any sum paid by an assessee to a National Laboratory or University or Indian Institute of Technology or a specified person for carrying out approved programmes of scientific research approved by the prescribed authority will be eligible for deduction of the amount so paid.

No other deduction under the Act: No contribution which qualifies for deduction under this clause will be entitled to deduction under any other provision of the Act.

It has been clarified that the deduction to which an assessee is entitled on account of payment of any sum by him to an approved National Laboratory, University, Indian Institute of Technology or a specified person for the approved programme shall not be denied to the donor-assessee merely on the ground that after payment of such sum by him, the approval granted to any of the aforesaid donee-entities or the programme has been withdrawn.

| Term | Meaning |
|------------------|--|
| Specified person | A person who is approved by the prescribed authority |



Deduction u/s 35(2AA) would be available to an assessee only if he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A).

ILLUSTRATION 5

Mr. A, furnishes the following particulars for the P.Y.2024-25. Compute the deduction allowable under section 35 for A.Y.2025-26, while computing his income under the head “Profits and gains of business or profession”, if.

I. he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A)

| Particulars | ₹ |
|--|----------|
| 1. Amount paid to notified approved Indian Institute of Science, Bangalore, for scientific research | 1,00,000 |
| 2. Amount paid to IIT, Delhi for an approved scientific research programme | 2,50,000 |
| 3. Amount paid to X Ltd., a company registered in India which has as its main object scientific research and development, as is approved by the prescribed authority | 4,00,000 |
| 4. Expenditure incurred on in-house scientific research and development facility as approved by the prescribed authority related to his business | |
| a. Revenue expenditure on scientific research | 3,00,000 |
| | 7,50,000 |



| | |
|--|--|
| b. Capital expenditure (including cost of acquisition of land ₹ 5,00,000) on scientific research | |
|--|--|

SOLUTION

1. If Mr. A has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A)

Computation of deduction under section 35 for the A.Y.2025-26

| Particulars | ₹ | Section | % of deduction | Amount of deduction [₹] |
|--|----------|-------------------------------|----------------|-------------------------|
| Payment for scientific research | | | | |
| Indian Institute of Science | 1,00,000 | 35(1)(ii) | 100% | 1,00,000 |
| IIT, Delhi | 2,50,000 | 35(2AA) | 100% | 2,50,000 |
| X Ltd. | 4,00,000 | 35(1)(ia) | 100% | 4,00,000 |
| Expenditure incurred on in-house research and development facility | | | | |
| Revenue expenditure | 3,00,000 | 35(1)(i) | 100% | 3,00,000 |
| Capital expenditure (excluding cost of Acquisition of land ₹ 5,00,000) | 2,50,000 | 35(1)(iv) read with 35(2)(ia) | 100% | 2,50,000 |
| Deduction allowable under section 35 | | | | 13,00,000 |

5. “Investment-linked tax incentives” for specified businesses [Section 35AD]

1. List of specified businesses: Although there are a plethora of tax incentives available under the Income-tax Act, 1961 they do not fulfill the intended purpose of creating infrastructure since these incentives are linked to profits and consequently, have the effect of diverting profits from the taxable sector to the tax-free sector
- With the specific objective of creating rural infrastructure and environment friendly alternate means for transportation of bulk goods, investment-linked tax incentives have been introduced for specified businesses, namely –



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- setting-up and operating 'cold chain' facilities for specified products;
- setting-up and operating warehousing facilities for storing agricultural produce;
- laying and operating a cross-country natural gas or crude or petroleum oil pipeline network for distribution, including storage facilities being an integral part of such network;
- building and operating a hotel of two-star or above category, anywhere in India;
- building and operating a hospital, anywhere in India, with at least 100 beds for patients;
- developing and building a housing project under a notified scheme for slum redevelopment or rehabilitation framed by the Central Government or a State Government.
- developing and building a housing project under a notified scheme for affordable housing framed by the Central Government or State Government;
- production of fertilizer in India;
- setting up and operating an inland container depot or a container freight station notified or approved under the Customs Act, 1962;
- bee-keeping and production of honey and beeswax;
- setting up and operating a warehousing facility for storage of sugar;
- laying and operating a slurry pipeline for the transportation of iron ore;
- setting up and operating a semiconductor wafer fabrication manufacturing unit, if such unit is notified by the Board in accordance with the prescribed guidelines;
- developing or maintaining and operating or developing, maintaining and operating a new infrastructure facility.

2. Deduction for Capital Expenditure: 100% of the capital expenditure incurred during the previous year, wholly and exclusively for the above businesses would be allowed as deduction from the business income to the assessee opting for deduction under section 35AD.

- However, expenditure incurred on acquisition of any land, goodwill or financial instrument would not be eligible for deduction.
- Further, any expenditure in respect of which payment or aggregate of payment made to a person of an amount exceeding ₹ 10,000 in a day otherwise than by an account payee cheque drawn on a bank or an account payee bank draft or use of electronic clearing system through a bank account or through such other prescribed electronic mode would not be eligible for deduction. The prescribed electronic modes include credit card, debit card, net banking, IMPS [Immediate payment Service], UPI [Unified Payment Interface], RTGS [Real



Time Gross Settlement], NEFT [National Electronic Funds Transfer], and BHIM [Bharat Interface for Money] Aadhar Pay [Notification No. 8/2020 dated 29.01.2020]



In case of an individual/HUF/AoP/Bol carrying on specified business, deduction u/s 35AD would be available only if they exercise the option of shifting out of the default tax regime provided under section 115BAC(1A). If such assessee is paying concessional rates of tax under the default tax regime u/s 115BAC, deduction u/s 35AD would not be available.

A company would not be eligible for deduction under section 35AD, if it opts for the special provisions of section 115BAA/115BAB.

3. Expenditure prior to commencement of operation: Further, the expenditure incurred, wholly and exclusively, for the purpose of specified business prior to commencement of operation would be allowed as deduction during the previous year in which the assessee commences operation of his specified business.

The amount incurred prior to commencement should be capitalized in the books of account of the assessee on the date of commencement of its operations. Conditions to be fulfilled: For claiming deduction under section 35AD, the specified business should fulfill the following conditions –

4. Conditions to be fulfilled: For claiming deduction under section 35AD, the specified business should fulfill the following conditions –

| | |
|-----|---|
| i. | it should not be set up by splitting up, or the reconstruction, of a business already in existence; |
| ii. | <p>it should not be set up by the transfer to the specified business of machinery or plant previously used for any purpose;</p> <p>In order to satisfy this condition, the total value of the plant or machinery so transferred should not exceed 20% of the value of the total plant or machinery used in such specified business.</p> <p>For the purpose of this condition, machinery or plant would not be regarded as previously used if it had been used outside India by any person other than the assessee provided the following conditions are satisfied</p> <ul style="list-style-type: none">▪ such plant or machinery was not, at any time prior to the date of its installation by the assessee, used in India;▪ the plant or machinery was imported into India from a foreign Country; and |



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- no deduction on account of depreciation in respect of such plant or machinery has been allowed to any person at any time prior to the date of installation by the assessee

5. **No deduction under section 10AA or Chapter VI-A under the heading “C - Deductions in respect of certain incomes”:** Where a deduction under this section is claimed and allowed in respect of the specified business for any assessment year, no deduction under the provisions of Chapter VI-A under the heading “C - Deductions in respect of certain incomes” or section 10AA is permissible in relation to such specified business for the same or any other assessment year.

Correspondingly, section 80A has been amended to provide that where a deduction under any provision of this Chapter under the heading “C – Deductions in respect of certain incomes” is claimed and allowed in respect of the profits of such specified business for any assessment year, no deduction under section 35AD is permissible in relation to such specified business for the same or any other assessment year.

In short, once the assessee has claimed the benefit of deduction under section 35AD for a particular year in respect of a specified business, he cannot claim benefit under Chapter VI-A under the heading “C - Deductions in respect of certain incomes” or section 10AA for the same or any other year and vice versa.

6. **No deduction allowable under the Act in respect of expenditure for which deduction allowed under this section:** The assessee cannot claim deduction in respect of such expenditure incurred for specified business under any other provision of the Income-tax Act, 1961 in the current year or under this section for any other year, if the deduction has been claimed or opted by him and allowed to him under section 35AD.
7. **Set-off or carry forward and set-off of loss from specified business:**
The loss of an assessee claiming deduction u/s 35AD in respect of a specified business can be set-off against the profit of another specified business u/s 73A, irrespective of whether the latter is eligible for deduction u/s 35AD.

EXAMPLE

A assessee, exercising the option of shifting out of the default tax regime provided under section 115BAC(1A), can therefore, set-off the losses of a hospital or hotel which begins to operate after 1st April, 2010 and which is eligible for deduction section 35AD, against the profits of the existing business of operating a hospital [with atleast 100 beds for patients] or a hotel [of two- star or above category], even if the latter is not eligible for deduction under section 35AD.



ILLUSTRATION 6

Mr. A commenced operations of the businesses of setting up a warehousing facility for storage of food grains, sugar and edible oil on 1.4.2024. He incurred capital expenditure of ₹ 80 lakh, ₹ 60 lakh and ₹ 50 lakh, respectively, on purchase of land and building during the period January, 2024 to March, 2024 exclusively for the above businesses, and capitalized the same in its books of account as on 1st April, 2023. The cost of land included in the above figures is ₹ 50 lakh, ₹ 40 lakh and ₹ 30 lakh, respectively. During the P.Y. 2024-25, he incurred capital expenditure of ₹ 20 lakh, ₹ 15 lakh & ₹ 10 lakh, respectively, for extension/reconstruction of the building purchased and used exclusively for the above businesses.

Compute the income under the head “Profits and gains of business or profession” for the A.Y.2025-26 and the loss to be carried forward, assuming that Mr. A is exercising the option of shifting out of the default tax regime provided under section 115BAC(1A) and has fulfilled all the conditions specified under section 35AD and wants to claim deduction under section 35AD and has not claimed any deduction under Chapter VI-A under the heading “C – Deductions in respect of certain incomes”.

The profits from the business of setting up a warehousing facility for storage of food grains, sugar and edible oil (before claiming deduction under section 35AD and section 32) for the A.Y. 2025-26 is ₹ 16 lakhs, ₹ 14 lakhs and ₹ 31 lakhs, respectively. Also, assume in respect of expenditure incurred, the payments are made by account payee cheque or use of ECS through bank account.

SOLUTION

Computation of profits and gains of business or profession for A.Y.2025-26

| Particulars | ₹ (in lakhs) |
|--|--------------|
| Profit from business of setting up of warehouse for storage of edible oil (before providing for depreciation under section 32) | 31 |
| Less: Depreciation under section 32 | |
| 10% of ₹ 30 lakh, being (₹ 50 lakh – ₹ 30 lakh + ₹ 10 lakh) | 3 |
| Income chargeable under “Profits and gains from business or profession” | 28 |

Computation of income/loss from specified business under section 35AD

| Particulars | Food Grains | Sugar | Total |
|-------------|--------------|-------|-------|
| | ₹ (in lakhs) | | |



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| | | | | |
|-----|---|------|------|------|
| [A] | Profits from the specified business of setting up a warehousing facility [before providing deduction u/s 35AD] | | | |
| | Less: Deduction under section 35AD | 16 | 14 | 30 |
| [B] | Capital expenditure incurred prior to 1.4.2024 [i.e., prior to commencement of business] and capitalized in the books of account as on 1.4.2024 [excluding the expenditure incurred on acquisition of land] = ₹ 30 lakh (₹ 80 lakh – ₹ 50 lakh) and ₹ 20 lakh (₹ 60 lakh – ₹ 40 lakh) | 30 | 20 | 50 |
| | Capital expenditure incurred during the P.Y. 2024-25 | 20 | 15 | 35 |
| [D] | Total capital expenditure [B + C] | 50 | 35 | 85 |
| [E] | Deduction under section 35AD 100% of capital expenditure [food grains/ sugar] | 50 | 35 | 85 |
| | Total deduction u/s 35AD for A.Y.2025-26 | 50 | 35 | 85 |
| [F] | Loss from the specified business of setting up and operating a warehousing facility [after providing for deduction under section 35AD] to be carried forward as per section 73A [A-E] | [34] | [21] | [55] |

Notes:

- I. Deduction of 100% of the capital expenditure is available under section 35AD for A.Y.2025-26 in respect of specified business of setting up and operating a warehousing facility for storage of sugar and setting up and operating a warehousing facility for storage of agricultural produce where operations are commenced on or after 1.4.2012 or on or after 1.4.2009, respectively.
- II. However, since setting up and operating a warehousing facility for storage of edible oils is not a specified business, Mr. A is not eligible for deduction under section 35AD in respect of capital expenditure incurred in respect of such business.
- III. Mr. A can, however, claim depreciation@10% under section 32 in respect of the capital expenditure incurred on buildings. It is presumed that the buildings were put to use for more than 180 days during the P.Y.2024-25.
- IV. Loss from a specified business can be set-off only against profits from another specified business. Therefore, the loss of ₹ 55 lakh from the specified businesses of setting up and operating a warehousing facility for storage of food grains and sugar cannot be set-off against the profits of ₹ 28 lakh from the business of setting and operating a warehousing facility for storage of edible oils, since the same is not



a specified business. Such loss can, however, be carried forward indefinitely for set-off against profits of the same or any other specified business.

ILLUSTRATION 7

Mr. Suraj, a proprietor, commenced operations of the business of a new three-star hotel in Madurai, Tamil Nadu on 1.4.2024. He incurred capital expenditure of ₹ 50 lakh during the period January, 2024 to March, 2024 exclusively for the above business, and capitalized the same in his books of account as on 1st April, 2024. Further, during the P.Y. 2024-25, he incurred capital expenditure of ₹ 2 crore (out of which ₹ 1.50 crore was for acquisition of land) exclusively for the above business.

Compute the income under the head “Profits and gains of business or profession” for the A.Y.2025-26, assuming that he has fulfilled all the conditions specified under section 35AD and opted for claiming deduction under section 35AD; and he has not claimed any deduction under Chapter VI-A under the heading “C – Deductions in respect of certain incomes”. He has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A).

The profits from the business of running this hotel (before claiming deduction under section 35AD) for the A.Y.2025-26 is ₹ 25 lakhs. Assume that he also has another xisting business of running a four-star hotel in Coimbatore, which commenced operations fifteen years back, the profits from which are ₹ 120 lakhs for the A.Y. 2025-26. Also, assume that payments for capital expenditure were made by net banking.

SOLUTION

Computation of profits and gains of business or profession for A.Y. 2025-26

| Particulars | ₹ |
|---|----------|
| Profits from the specified business of new hotel in Madurai (before providing deduction under section 35AD) | 25 lakh |
| Less: Deduction under section 35AD | |
| Capital expenditure incurred during the P.Y.2024-25 (excluding the expenditure incurred on acquisition of land) = ₹ 200 lakh – ₹ 150 lakh | 50 lakh |
| Capital expenditure incurred prior to 1.4.2024 (i.e., prior to commencement of business) and capitalized in the books of account as on 1.4.2024 | 50 lakh |
| Total deduction under section 35AD for A.Y.2025-26 | 100 lakh |



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| | |
|--|-----------|
| Loss from the specified business of new hotel in Madurai | [75 lakh] |
| Profit from the existing business of running a hotel in Coimbatore | 120 lakh |
| Net profit from business after set-off of loss of specified business against profits of another specified business under section 73A | 45 lakh |

8. Other conditions contained under section 35AD

| | Particulars | Condition |
|----|--|---|
| 1. | Audit of accounts | The deduction shall be allowed to the assessee only if the accounts of the assessee for the relevant P.Y. have been audited by a chartered accountant and the assessee furnishes the audit report in the prescribed form, duly signed and verified by such accountant. |
| 2. | Asset to be used for specified business for eight years | Section 35AD(7A) provides that any asset in respect of which a deduction is claimed and allowed u/s 35AD shall be used only for the specified business for a period of eight years beginning with the previous year in which such asset is acquired or constructed. |
| 3. | Asset demolished, destroyed, discarded or transferred for which a deduction has been allowed | If any asset on which a deduction u/s 35AD has been claimed and allowed, is demolished, destroyed, discarded or transferred, the sum received or receivable for the same is chargeable to tax u/s 28(vii). This does not take into account a case where asset on which deduction u/s 35AD has been claimed is used for any purpose other than the specified business by way of a mode other than that specified above. |
| 4. | Asset used for any other business other than specified business during 8 years | As per section 35AD(7B), if asset is used for any purpose other than the specified business during 8 years beginning with the previous year in which such asset is acquired, the total amount of deduction so claimed and allowed in any previous year(s) in respect of such asset, as reduced by the amount of depreciation allowable in accordance with the provisions of section 32 as if no deduction had been allowed u/s 35AD, shall be deemed to be income of the assessee chargeable under the head “Profits and gains of business or profession” of the previous year in which the asset is so used. In such a case, as per the proviso to Explanation 13 to Section 43(1), the actual cost of such asset for the assessee shall be the actual cost as reduced by amount of depreciation |



| | |
|--|--|
| | would have been allowable had the asset been used for the purpose of business since the date of its acquisition. |
|--|--|

ILLUSTRATION 8

Mr. Arnav is a proprietor having two units – Unit A carries on specified business of setting up and operating a warehousing facility for storage of sugar; Unit B carries on non-specified business of operating a warehousing facility for storage of edible oil.

Unit A commenced operations on 1.4.2023 and it claimed deduction of ₹ 100 lakhs incurred on purchase of two buildings for ₹ 50 lakhs each [for operating a warehousing facility for storage of sugar] under section 35AD for A.Y.2024-25. However, in February, 2025, Unit A transferred one of its buildings to Unit B.

Examine the tax implications of such transfer in the hands of Mr. Arnav.

SOLUTION

Since the capital asset, in respect of which deduction of ₹ 50 lakhs was claimed u/s 35AD, has been transferred by Unit A carrying on specified business to Unit B carrying on non-specified business in the P.Y.2024-25, the deeming provision u/s 35AD(7B) is attracted during the A.Y.2025-26

| | |
|---|-----------|
| Particulars | |
| Deduction allowed u/s 35AD for A.Y.2024-25 | 50,00,000 |
| Less: Depreciation allowable u/s 32 for A.Y.2024-25 [10% of ₹ 50 lakhs] | 5,00,000 |
| Deemed income under section 35AD(7B) | 45,00,000 |

Mr. Arnav, however, by virtue of proviso to Explanation 13 to section 43(1), can claim depreciation u/s 32 on the building in Unit B for A.Y.2025-26. For the purpose of claiming depreciation on building in Unit B, the actual cost of the building would be:

| | |
|--|-----------|
| | |
| Actual cost to the assessee | 50,00,000 |
| Less: Depreciation allowable u/s 32 for A.Y.2024-25 [10% of ₹ 50 lakhs] | 5,00,000 |
| Actual cost in the hands of Mr. Arnav in respect of building in its Unit B | 45,00,000 |

V. Amortisation of Preliminary Expenses [Section 35D]

- 1. **Nature of expenditure:** Section 35D provides for the amortisation of preliminary expenses incurred by Indian companies and other resident noncorporate taxpayers for the establishment of business



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concerns or the expansion of the business of existing concerns.

2. Applicable: This section applies

- a) only to Indian companies and resident non-corporate assessees;
- b) in the case of new companies to expenses incurred before the commencement of the business;
- c) in the case of extension of an existing undertaking to expenses incurred till the extension is completed, i.e., in the case of the setting up of a new unit - expenses incurred till the new unit commences production or operation.

3. Amount eligible for deduction: Such preliminary expenditure incurred shall be amortised over a period of 5 years. In other words, 1/5th of such expenditure is allowable as a deduction for each of the five successive previous years beginning with the previous year in which the business commences or, the previous year in which the extension of the undertaking is completed or the new unit commences production or operation, as the case may be.

4. Eligible expenses - The following expenditure are eligible for amortisation:

i. Expenditure in connection with—

- a) the preparation of feasibility report
- b) the preparation of project report;
- c) conducting market survey or any other survey necessary for the business of the
- d) assessee;
- e) engineering services relating to the assessee's business;

The assessee has to furnish a statement containing the particulars of above expenditure within prescribed period to the prescribed incometax authority in the prescribed form and manner.

Accordingly, Rule 6ABBB prescribes that the statement containing particulars of above specified expenditure is required to be furnished one month prior to the due date for furnishing the return of income as specified under section 139[1].

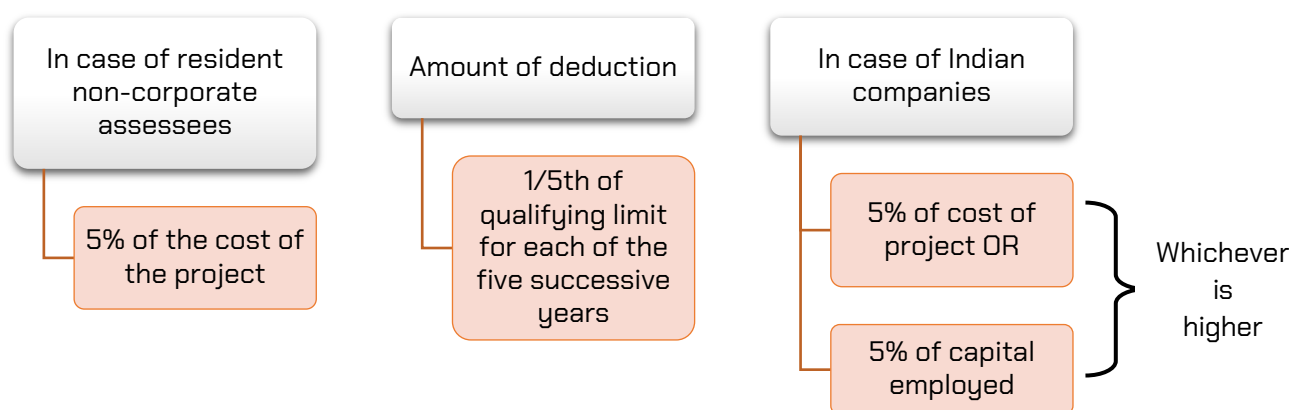
- ii. legal charges for drafting any agreement between the assessee and any other person for any purpose relating to the setting up to conduct the business of assessee.
- iii. Where the assessee is a company, in addition to the above, expenditure incurred –
 - a) by way of legal charges for drafting the Memorandum and Articles of Association of the company;
 - b) on printing the Memorandum and Articles of Association;
 - c) by way of fees for registering the company under the Companies Act, 1956
 - d) in connection with the issue, for public subscription, of the shares in or debentures of the



company, being underwriting commission, brokerage and charges for drafting, printing and advertisement of the prospectus; and

- iv. Such other items of expenditure (not being expenditure qualifying for any allowance or deduction under any other provision of the Act) as may be prescribed by the Board for the purpose of amortisation. However, the Board, so far, has not prescribed any specific item of expense as qualifying for amortisation under this clause

5. **Overall Limits** - The maximum aggregate amount of the qualifying expenses that can be amortised has been fixed at 5% of the cost of the project or in the case of an Indian company, at the option of the company, 5% of the capital employed in the business of the company, whichever is higher. The excess, if any, of the qualifying expenses shall be ignored.



6. Audit of accounts:

| Particulars | Due date of filing of return | Specified Date |
|---|---|---|
| Assessees (other than a company) subject to tax audit | 31st October of the relevant A.Y. For A.Y.2025-26, on or before 31st October, 2025 | 30th September of the relevant A.Y. For A.Y.2025-26, on or before 30th September, 2025 |

7. **No other deduction under any provision of the Act:** It has been clarified that in case where a deduction under this section is claimed and allowed for any assessment year in respect of any item of expenditure, the expenditure in respect of which deduction is so allowed shall not qualify for deduction under any other provision of the Act for the same or any other assessment year.

VI. Amortisation of expenditure incurred under voluntary retirement scheme [Section 35DDA]:



1. **Nature of expenditure:** This section applies to an assessee who has incurred expenditure in any previous year in the form of payment to any employee in connection with his voluntary retirement, in accordance with any scheme or schemes of voluntary retirement.
2. **Amount of deduction:** The amount of deduction allowable is one-fifth of the amount paid for that previous year, and the balance in four equal installments in the four immediately succeeding previous years.
3. **No deduction under any other provision of the Act:** No deduction shall be allowed in respect of the above expenditure under any other provision of the Act.

VII. Other Deductions [Section 36]

This section authorises deduction of certain specific expenses. The items of expenditure and the conditions under which such expenditures are deductible are:

1. **Insurance premia paid [Section 36(1)(i)]** - If insurance policy has been taken out against risk, damage or destruction of the stock or stores used for the business or profession, the premia paid is deductible. But the premium in respect of any insurance undertaken for any other purpose is not allowable under the clause.
2. **Premia paid by employer for health insurance of employees [Section 36(1)(ib)]** - This clause seeks to allow a deduction to an employer in respect of premia paid by him by any mode of payment other than cash to effect or to keep in force an insurance on the health of his employees in accordance with a scheme framed by
 - the General Insurance Corporation of India and approved by the Central Government; or
 - any other insurer and approved by the IRDA
3. **Bonus and Commission [Section 36(1)(ii)]** - These are deductible in full provided the sum paid to the employees as bonus or commission shall not be payable to them as profits or dividends if it had not been paid as bonus or commission.

It is a provision intended to safeguard against a private company or an association escaping tax by distributing a part of its profits by way of bonus amongst the members, or employees of their own concern instead of distributing the money as dividends or profits.

4. **Interest on borrowed capital [Section 36(1)(iii)]** - Deduction of interest is allowed in respect of capital borrowed for the purposes of business or profession in the computation of income under the head "Profits and gains of business or profession".

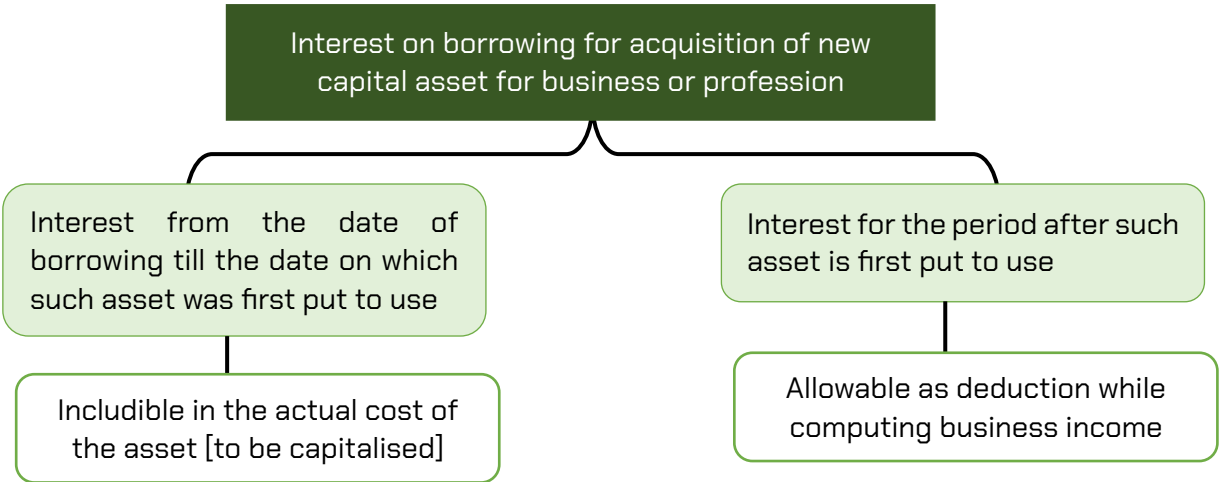
Capital may be borrowed for several purposes like for acquiring a capital asset, or to pay off a trading debt or loss etc. The scope of the expression 'for the purposes of business' is very wide. Capital may



be borrowed in the course of the existing business as well as for acquiring assets for extension of existing business.

As per proviso to section 36(1)(iii), deduction in respect of any amount of interest paid, in respect of capital borrowed for acquisition of new asset (whether capitalised in the books of account or not) for any period beginning from the date on which the capital was borrowed for acquisition of the asset till the date on which such asset was first put to use shall not be allowed.

Explanation 8 to section 43(1) clarifies that interest relatable to a period after the asset is first put to use cannot be capitalised. Interest in respect of capital borrowed for any period from the date of borrowing to the date on which the asset was first put to use should, therefore, be capitalised.



5. **Discount on Zero Coupon Bonds (ZCBs) [Section 36(1)(iiia)]** - Section 36(1)(iiia) provides deduction for the discount on ZCB on pro rata basis having regard to the period of life of the bond to be calculated in the manner prescribed.

| Term | Meaning |
|----------------------------|---|
| Discount | Difference of the amount received or receivable by an infrastructure capital company/ infrastructure capital fund/ public sector company/ scheduled bank on issue of the bond and the amount payable by such company or fund or bank on maturity or redemption of the bond. |
| Period of life of the bond | The period commencing from the date of issue of the bond and ending on the date of the maturity or redemption. |



6. **Contributions to provident and other funds [Section 36(1)(iv) and (v)]** - Contribution to the employees' recognised provident fund/approved superannuation fund is allowable subject to the limits laid down for the purpose of recognizing the provident fund or approving superannuation fund. Contribution to an approved gratuity fund is allowable subject to the condition that the gratuity fund should be for exclusive benefit of the employees under an irrevocable trust.
7. **Employer's contribution to the account of the employee under a Pension Scheme referred to in section 80CCD [Section 36(1)(iva)]**
- i. Section 36(1)(iva) to provide that the employer's contribution to the account of an employee under a Pension Scheme as referred to in section 80CCD would be allowed as deduction while computing business income.
 - ii. However, deduction would be restricted to 14% of salary of the employee in the previous year
 - iii. Salary, for this purpose, includes dearness allowance, if the terms of employment so provide, but excludes all other allowances and perquisites.
8. **Amount received by an assessee-employer as contribution from his employees towards their welfare fund to be allowed only if such amount is credited on or before due date under the relevant Act, Rule etc. –** Section 36(1)(va) and section 57(ia) provide that deduction in respect of any sum received by the taxpayer as contribution from his employees towards any welfare fund of such employees will be allowed only if such sum is credited by the taxpayer to the employee's account in the relevant fund on or before the due date.

| | |
|----------|---|
| Due date | The date by which the assessee is required as an employer to credit such contribution to the employee's account in the relevant fund under the provisions of any law on term of contract of service or otherwise. |
|----------|---|

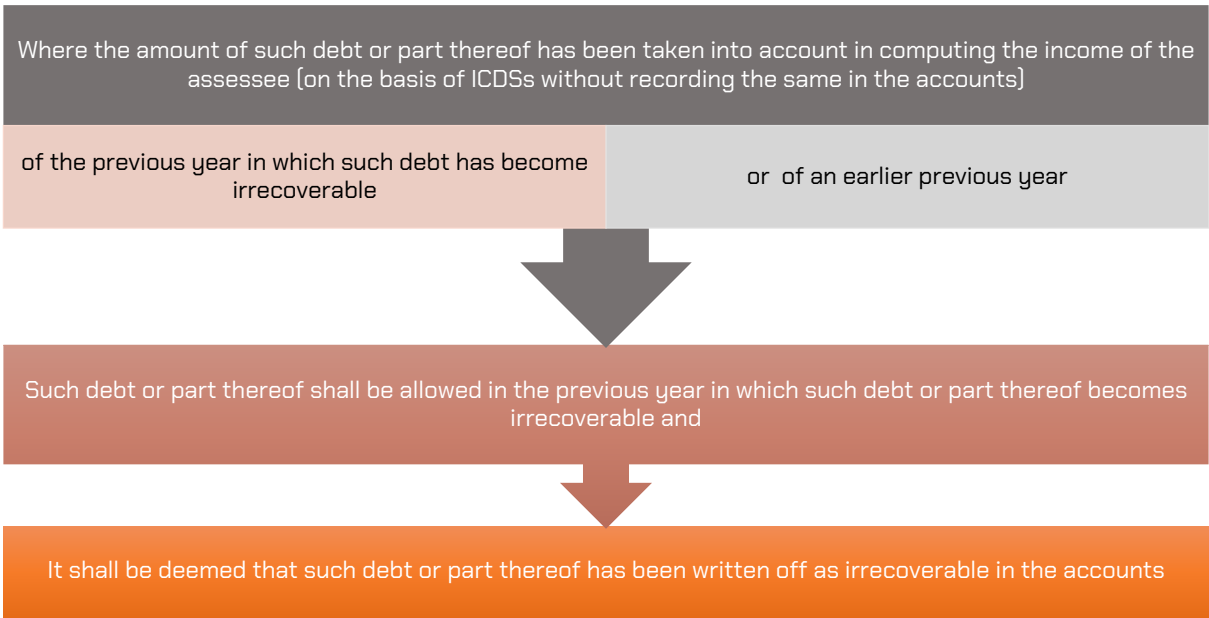
As per the Employees Provident Funds Scheme, 1952, the amounts under consideration in respect of wages of the employees for any particular month shall be paid within 15 days of the close of every month.

Note - It is clarified that the provisions of section 43B regarding allowability of certain expenditure in a previous year only on actual payment basis on or before due date of filing of return of income for relevant assessment year, does not apply and would deemed never to be applied on employee's contribution received by employer towards any welfare fund of such employee. In effect, the extended time upto due date of filing of return for is not available for credit of employees contribution towards any welfare fund received by the employer.

9. **Bad debts [Section 36(1)(vii) and section 36(2)]** – These can be deducted subject to the following conditions:



- a) The debts or loans should be in respect of a business which was carried on by the assessee during the relevant previous year.
- b) The debt should have been taken into account in computing the income of the assessee of the previous year in which such debt is written off or of an earlier previous year or should represent money lent by the assessee in the ordinary course of his business of banking or money lending.
- i. **Amount of debt taken into account in computing the income of the assessee on the basis of notified ICDSs⁷ to be allowed as deduction in the previous year in which such debt or part thereof becomes irrecoverable [Section 36(1)(vii)]**



ii. **Deduction of differential amount of debts due as bad debts in the year of recovery, to the extent of deficiency in recovery**

If, on the final settlement, the amount recovered in respect of any debt, where deduction had already been allowed, falls short of the difference between the debt due and the amount of debt allowed, the deficiency can be claimed as a deduction from the income of the previous year in which the ultimate recovery out of the debt is made. It is permissible for the Assessing Officer to allow deduction in respect of a bad debt or any part thereof in the assessment of a particular year and subsequently to allow the balance of the amount, if any, in the year in which the ultimate recovery is made, that is to say, when the final result of the process of recovery comes to be known.

Recovery of a bad debt subsequently [Section 41(4)] - If a deduction has been allowed in respect of a bad debt under section 36, and subsequently the amount recovered in respect of such debt is more than the amount due after the allowance had been made, the excess



shall be deemed to be the profits and gains of business or profession and will be chargeable as income of the previous year in which it is recovered, whether or not the business or profession in respect of which the deduction has been allowed is in existence at the time.

10. Expenses on family planning by a company [Section 36(1)(ix)] - Any expenditure of revenue nature bona fide incurred by a company for the purpose of promoting family planning amongst its employees will be allowed as a deduction in computing the company's business income:

- Where the expenditure is of a capital nature, one-fifth of such expenditure will be deducted in the previous year in which it was incurred and in each of the four immediately succeeding previous years.
- This deduction is allowable only to companies and not to other assessees.
- The assessee would be entitled to carry forward and set off the unabsorbed part of the allowance in the same way as unabsorbed depreciation.

The capital expenditure on promoting family planning will be treated in the same way as capital expenditure for scientific research for purposes of dealing with the profit or loss on the sale or transfer of the asset including a transfer on amalgamation.



An individual carrying on business or profession will not be allowed deduction of expenses incurred on promoting family planning amongst its employees.

11. Deduction of securities transaction tax paid [Section 36(1)(xv)] - The amount of securities transaction tax paid by the assessee during the year in respect of taxable securities transactions entered into in the course of business shall be allowed as deduction under section 36 subject to the condition that such income from taxable securities transactions is included under the head 'Profits and gains of business or profession'.

Thus, securities transaction tax paid would be allowed as a deduction like any other business expenditure.

12. Deduction for commodities transaction tax paid in respect of taxable commodities transactions [Section 36(1)(xvi)]

- a) Section 36(1)(xvi) provides that an amount equal to the CTT paid by the assessee in respect of the taxable commodities transactions entered into in the course of his business during the previous year shall be allowable as deduction, if the income arising from such taxable commodities transactions is included in the income computed under the head "Profits and gains of business or profession"



- b) A 'taxable commodities transaction' means a transaction of sale of commodity derivatives or sale of commodity derivatives based on prices or indices of prices of commodity derivatives or option on commodity derivatives or option in goods in respect of commodities, other than agricultural commodities, traded in recognised stock exchange.

13. Residuary Expenses [Section 37]

- i. **Revenue expenditure incurred for purposes of carrying on the business, profession or vocation** - This is a residuary section under which only business expenditure is allowable but not the business losses, e.g., those arising out of embezzlement, theft, destruction of assets, misappropriation by employees etc. The deduction is limited only to the amount actually expended and does not extend to a reserve created against a contingent liability.
- ii. **Conditions for allowance:** The following conditions should be fulfilled in order that a particular item of expenditure may be deductible under this section:
 - a. The expenditure should not be of the nature described in sections 30 to 36.
 - b. It should have been incurred by the assessee in the accounting year.
 - c. It should be in respect of a business carried on by the assessee the profits of which are being computed and assessed.
 - d. It must have been incurred after the business was set up.
 - e. It should not be in the nature of any personal expenses of the assessee
 - f. It should have been laid out or expended wholly and exclusively for the purposes of such business
 - g. It should not be in the nature of capital expenditure.
 - h. The expenditure should not have been incurred by the assessee for any purpose which is an offence or is prohibited by law.

This section is thus limited in scope. It does not permit an assessee to make all deductions which a prudent trader would make in ascertaining his own profit. It might be observed that the section requires that the expenditure should be wholly and exclusively laid out for purpose of the business but not that it should have been necessarily laid out for such purpose. Therefore, expenses wholly and exclusively laid out for the purpose of trade are, subject to the fulfilment of other conditions, allowed under this section even though the outlay is unnecessary.

- iii. Expenditure incurred on Keyman insurance policy: CBDT Circular no. 762/1998 dated 18.02.1998 clarifies that the premium paid on the Keyman Insurance Policy is allowable as business expenditure.



The Punjab and Haryana High Court held that, “the Keyman Insurance Policy when obtained to secure the life of a partner to safeguard the firm against a disruption of the business is equally for the benefit of the partnership business which may be effected as a result of premature death of a partner. Thus, the premium on the Keyman Insurance Policy of partner of the firm is wholly and exclusively for the purpose of business and is allowable as business expenditure”.

The CBDT accepted the view of the High Court, accordingly, vide Circular no. 38/2016 has clarified that, in case of a firm, premium paid by the firm on the Keyman Insurance Policy of a partner, to safeguard the firm against a disruption of the business, is an admissible expenditure under section 37.

- iv. **Explanation 1 to section 37(1)** - This Explanation provides that any expenditure incurred by the assessee for any purpose which is an offence or which is prohibited by law shall not be allowed as a deduction or allowance.
- v. **Explanation 3 to section 37(1)** – It is clarified that the expression “expenditure incurred by an assessee for any purpose which is an offence or which is prohibited by law” in [4] above would include and would be deemed to have always included the expenditure incurred by an assessee,
 - i. for any purpose which is an offence under any law for the time being in force, in India or outside India or which is prohibited by any law for the time being in force, in India or outside India; or
 - ii. to provide any benefit or perquisite, in whatever form, to a person, whether or not carrying on a business or exercising a profession, and acceptance of such benefit or perquisite by such person is in violation of any law or rule or regulation or guidelines, as the case may be, for the time being in force, governing the conduct of such person; or
 - iii. to compound an offence under any law for the time being in force, in India or outside India; or
 - iv. to settle proceedings initiated in relation to contravention under such law as may be notified by the Central Government in this behalf.

For eg: expenses incurred in providing freebies to medical practitioner by pharmaceutical and allied health sector industry are in violation of the provisions of Indian Medical Council [Professional Conduct, Etiquette and Ethics] Regulations. Hence, such expenditure is considered to be expenses prohibited by the law and not allowed in the hands of such pharmaceutical or allied health sector industry or other assessee which has provided aforesaid freebies.

vi. Disallowance of CSR expenditure [Explanation 2 to Section 37(1)]



- ✓ Section 135 of the Companies Act, 2013 read with Schedule VII thereto and Companies [Corporate Social Responsibility] Rules, 2014 are the special provisions under the company law regime imposing mandatory CSR obligations in respect of companies having net worth/turnover/net profit exceeding specified threshold limits. Such companies have to spend a specified percentage of their average net profits on CSR activities.
 - ✓ Under section 37(1), only expenditure, not covered under sections 30 to 36, and incurred wholly and exclusively for the purposes of the business is allowed as a deduction while computing taxable business income. The issue under consideration is whether CSR expenditure is allowable as deduction under section 37.
 - ✓ It has been clarified that for the purposes of section 37(1), any expenditure incurred by an assessee on the activities relating to CSR referred to in section 135 of the Companies Act, 2013 shall not be deemed to have been incurred for the purpose of business and hence, shall not be allowed as deduction under section 37
 - ✓ The rationale behind the disallowance is that CSR expenditure, being an application of income, is not incurred wholly and exclusively for the purposes of carrying on business.
 - ✓ However, the Explanatory Memorandum to the Finance (No.2) Bill, 2014 clarifies that CSR expenditure, which is of the nature described in sections 30 to 36, shall be allowed as deduction under those sections subject to fulfillment of conditions, if any, specified therein.
- vii. Advertisements in souvenirs of political parties: Section 37(2B) disallows any deduction on account of advertisement expenses representing contributions made by any person carrying on business or profession in computing the profits and gains of the business or profession. It has specifically been provided that this provision for disallowance would apply notwithstanding anything to the contrary contained in section 37(1)

In other words, the expenditure representing contribution for political purposes would become disallowable even in those cases where the expenditure is otherwise incurred by the assessee in his character as a trader and the amount is wholly and exclusively incurred for the purpose of the business.

Accordingly, a taxpayer would not be entitled to any deduction in respect of expenses incurred by him on advertisement in any souvenir, brochure, tract or the like published by any political party, whether it is registered with the Election Commission of India or not.

INADMISSIBLE DEDUCTIONS [SECTION 40]

By dividing the assessee into distinct groups, this section places absolute restraint on the deductibility of



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certain expenses as follows:

In the case of any assessee, the following expenses are not deductible:

i. Section 40(a)(i)

Any interest, royalty, fees for technical services or other sum chargeable under this Act, which is payable, –

- a) outside India;
- b) in India to a non-resident non-corporate or to a foreign company,

on which tax is deductible at source under Chapter XVIIIB and such tax has not been deducted or, after deduction, has not been paid on or before the due date of filing of return specified under section 139(1).

It is also provided that where in respect of any such sum, where tax has been deducted in any subsequent year, or has been deducted in the previous year but paid after the due date of filing of return under section 139(1), such sum shall be allowed as a deduction in computing the income of the previous year in which such tax has been paid.

In case, assessee fails to deduct the whole or any part of tax on any such sum but is not deemed as assessee in default under the first proviso to section 201(1) by reason that such payee –

- ✓ has furnished his return of income under section 139;
- ✓ has taken into account such sum for computing income in such return of income; and
- ✓ has paid the tax due on the income declared by him in such return of income, and the payer furnishes a certificate to this effect from an accountant in such form as may be prescribed,

it would be deemed that the assessee has deducted and paid the tax on such sum on the date on which return of income has been furnished by the payee.

Since the date of furnishing the return of income by the payee is taken to be the date on which the payer has deducted tax at source and paid the same, such expenditure/payment in respect of which the payer has failed to deduct tax at source shall be disallowed under section 40(a)(i) in the year in which the said expenditure is incurred. However, such expenditure will be allowed as deduction in the subsequent year in which the return of income is furnished by the payee, since tax is deemed to have been deducted and paid by the payer in that year.

ii. Section 40(a)(ia)

Section 40(a)(ia) provides that 30% of any sum payable to a resident, on which tax is deductible at source under Chapter XVII-B, shall be disallowed if –

- I. such tax has not been deducted; or
- II. such tax, after deduction, has not been paid on or before the due date specified in section 139(1).



If in respect of such sum, tax has been deducted in any subsequent year or has been deducted during the previous year but paid after the due date specified in section 139(1), 30% of such sum shall be allowed as deduction in computing the income of the previous year in which such tax has been paid.

In case, assessee fails to deduct the whole or any part of tax on any such sum but is not deemed as assessee in default under the first proviso to section 201(1) by reason that such payee –

- I. has furnished his return of income under section 139;
- II. has taken into account such sum for computing income in such return of income; and
- III. has paid the tax due on the income declared by him in such return of income, and then payer furnishes a certificate to this effect from an accountant in such form as may be prescribed.

it would be deemed that the assessee has deducted and paid the tax on such sum.

The date of deduction and payment of taxes by the payer shall be deemed to be the date on which return of income has been furnished by the payee.

Since the date of furnishing the return of income by the payee is taken to be the date on which the payer has deducted tax at source and paid the same, 30% of such expenditure/payment in respect of which the payer has failed to deduct tax at source shall be disallowed under section 40(a)(ia) in the year in which the said expenditure is incurred. However, 30% of such expenditure will be allowed as deduction in the subsequent year in which the return of income is furnished by the payee, since tax is deemed to have been deducted and paid by the payer in that year.

EXAMPLE

Tax on royalty paid to Mr. A, a resident, has been deducted during the previous year 2024-25, the same has to be paid by 31st July/ 31st October, 2025, as the case may be. Otherwise, 30% of royalty paid would be disallowed in computing the income for A.Y.2025-26. If in respect of such royalty, tax deducted during the P.Y.2024-25 has been paid after 31st July/31st October, 2025, 30% of such royalty, disallowed in A.Y.2025-26, would be allowed as deduction in the year of payment, i.e., A.Y.2026-27.

Note - Students are advised to read Chapter 7 on “Advance tax, tax deduction at source and tax collection at source” before solving this illustration.

ILLUSTRATION 9

Delta Ltd. credited the following amounts to the account of resident payees in the month of March, 2025 without deduction of tax at source. What would be the consequence of non-deduction of tax at source by Delta Ltd. on these amounts during the financial year 2024-25, assuming that the resident payees in all the cases mentioned



below, have not paid the tax, if any, which was required to be deducted by Delta Ltd.?

| | | Amount in ₹ |
|--|---|-------------|
| | Salary to its employee, Mr. X [credited and paid in March, 2025] | 12,00,000 |
| | Directors' remuneration [credited in March, 2025 and paid in April, 2025] | 28,000 |

Would your answer change if Delta Ltd. has deducted tax on directors' remuneration in April, 2025 at the time of payment and remitted the same in July, 2025?

SOLUTION

Non-deduction of tax at source on any sum payable to a resident on which tax is deductible at source as per the provisions of Chapter XVII-B would attract disallowance u/s 40(a)(ia).

Therefore, non-deduction of tax at source on any sum paid by way of salary on which tax is deductible u/s 192 or any sum credited or paid by way of directors' remuneration on which tax is deductible u/s 194J, would attract disallowance@30% u/s 40(a)(ia). Whereas in case of salary, tax has to be deducted u/s 192 at the time of payment, in case of directors' remuneration, tax has to be deducted at the time of credit of such sum to the account of the payee or at the time of payment, whichever is earlier. Therefore, in both the cases i.e., salary and directors' remuneration, tax is deductible in the P.Y.2024-25, since salary was paid in that year and directors' remuneration was credited in that year. Therefore, the amount to be disallowed u/s 40(a)(ia) while computing business income for A.Y.2025-26 is as follows –

| | Particulars | Amount paid in ₹ | Disallowance u/s 40(a)(ia) @30% |
|-----|--|------------------|---------------------------------|
| (1) | Salary [tax is deductible under section 192] | 12,00,000 | 3,60,000 |
| (2) | Directors' remuneration [tax is deductible under section 194J without any threshold limit] | 28,000 | 8,400 |
| | Disallowance under section 40(a)(ia) | | 3,68,400 |

If the tax is deducted on directors' remuneration in the next year i.e., P.Y.2025-26 at the time of payment and remitted to the Government, the amount of ₹ 8,400 would be allowed as deduction while computing the business income of A.Y. 2026-27.

Disallowance of any sum paid to a resident at any time during the previous year without deduction of tax under section 40(a)(ia) [Circular No.10/2013, dated 16.12.2013]

There have been conflicting interpretations by judicial authorities regarding the applicability of provisions of



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section 40(a)(ia), with regard to the amount not deductible in computing the income chargeable under the head 'Profits and gains of business or profession'. Some court rulings have held that the provisions of disallowance under section 40(a)(ia) apply only to the amount which remained payable at the end of the relevant financial year and would not be invoked to disallow the amount which had actually been paid during the previous year without deduction of tax at source.

Departmental View: The CBDT's view is that the provisions of section 40(a)(ia) would cover not only the amounts which are payable as on 31st March of a previous year but also amounts which are payable at any time during the year. The statutory provisions are amply clear and in the context of section 40(a)(ia), the term "payable" would include "amounts which are paid during the previous year".

ILLUSTRATION 10

During the financial year 2024-25, the following payments/expenditure were made/ incurred by Mr. Raja, a resident individual [whose turnover during the year ended 31.3.2024 was ₹ 99 lakhs]:

- I. Interest of ₹ 45,000 was paid to Rehman & Co., a resident partnership firm, without deduction of tax at source;
- II. ₹ 10,00,000 was paid as salary to a resident individual without deduction of tax at source;
- III. Commission of ₹ 16,000 was paid to Mr. Vidyasagar, a resident, on 2.7.2024 without deduction of tax at source

Briefly discuss whether any disallowance arises under the provisions of section 40(a)(ia) assuming that the payees in all the cases mentioned above, have not paid the tax, if any, which was required to be deducted by Mr. Raja?

SOLUTION

Disallowance under section 40(a)(ia) of the Income-tax Act, 1961 is attracted where the assessee fails to deduct tax at source as is required under the Act, or having deducted tax at source, fails to remit the same to the credit of the Central Government within the stipulated time limit.

- i. The obligation to deduct tax at source from interest paid to a resident arises u/s 194A in the case of an individual, whose total turnover in the immediately preceding P.Y., i.e., P.Y.2023-24 exceeds ₹ 1 crore. Thus, in present case, since the turnover of the assessee is less than ₹ 1 crore, he is not liable to deduct tax at source. Hence, disallowance u/s 40(a)(ia) is not attracted in this case.
- ii. The disallowance of 30% of the sums payable under section 40(a)(ia) would be attracted in respect of all sums on which tax is deductible under Chapter XVII-B. Section 192, which requires deduction of tax at source from salary paid, is covered under Chapter XVII-B. The obligation to deduct tax at source under section 192 arises, in the hands all assessee-employer even if the turnover amount does not exceed ₹ 1 crore in the immediately preceding previous year.



Therefore, in the present case, the disallowance under section 40(a)(ia) is attracted for failure to deduct tax at source under section 192 from salary payment. However, only 30% of the amount of salary paid without deduction of tax at source would be disallowed.

- iii. The obligation to deduct tax at source under section 194H from commission paid in excess of ₹ 15,000 to a resident arises in the case of an individual, whose total turnover in the immediately preceding previous year, i.e., P.Y.2023-24 exceeds ₹ 1 crore. Thus, in present case, since the turnover of the assessee is less than ₹ 1 crore, he is not liable to deduct tax at source u/s 194H. Mr. Raja is not required to deduct tax at source u/s 194M also since the aggregate of such commission to Mr. Vidyasagar does not exceed ₹ 50 lakh during the P.Y. 2024-25. Therefore, disallowance under section 40(a)(ia) is not attracted in this case.

iii. Section 40(a)(ii)

Any sum paid on account of any rate or tax levied on profits on the basis of or in proportion to the profits and gains of any business or profession.

It is clarified that the term “tax” would include and would be deemed to have always included any surcharge or cess on such tax. Hence, tax including surcharge and cess would be disallowed while computing business income [Explanation 3 to section 40(a)(ii)].

iv. Section 40(a)(iii)

Any sum which is chargeable under the head ‘Salaries’ if it is payable outside India or to a non-resident and if the tax has not been paid thereon nor deducted therefrom under Chapter XVII-B.

v. Section 40(a)(iv)

Any contribution to a provident fund or the fund established for the benefit of employees of the assessee, unless the assessee has made effective arrangements to make sure that tax shall be deducted at source from any payments made from the fund which are chargeable to tax under the head ‘Salaries’.

vi. Section 40(a)(v)

Tax paid on perquisites on behalf of employees is not deductible - In case of an employee, deriving income in the nature of perquisites [other than monetary payments], the amount of tax on such income paid by his employer is exempt from tax in the hands of that employee.

Correspondingly, such payment is not allowed as deduction from the income of the employer. Thus, the payment of tax on non-monetary perquisites by an employer on behalf of employee will be exempt from tax in the hands of employee but will not be allowable as deduction in the hands of the employer.

In the case of any firm assessable as such or a limited liability partnership (LLP), the following amounts shall not be deducted in computing the business income



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Section 40(b)

- I. **Remuneration to non-working partner** - Any salary, bonus, commission, remuneration by whatever name called, to any partner who is not a working partner. [In the following discussion, the term 'remuneration' is applied to denote payments in the nature of salary, bonus, commission];
- II. **Remuneration to a working partner not authorized by deed** - Any remuneration paid to the working partner or interest to any partner which is not authorised by or which is inconsistent with the terms of the partnership deed;
- III. **Remuneration to a working partner or interest to a partner authorized by deed but relates to an earlier period** - It is possible that the current partnership deed may authorise payments of remuneration to any working partner or interest to any partner for a period which is prior to the date of the current partnership deed. The approval by the current partnership deed might have been necessitated due to the fact that such payment was not authorised by or was inconsistent with the earlier partnership deed. Such payments of remuneration or interest will also be disallowed. However, it should be noted that the current partnership deed cannot authorise any payment which relates to a period prior to the date of earlier partnership deed.

Next, by virtue of a further restriction contained in section 40(b)(iii), such remuneration paid to the working partners will be allowed as deduction to the firm from the date of such partnership deed and not for any period prior thereto.

EXAMPLE

If a firm incorporates the clause relating to payment of remuneration to the working partners, by executing an appropriate deed, say, on July 1, 2024 but effective from April 1, 2024, the firm would get deduction for the remuneration paid to its working partners from July 1, 2024 onwards, but not for the period from April 1 to June 30. It will not be possible to give retrospective effect to oral agreements entered into vis a vis such remuneration prior to putting the same in a written partnership deed.

- IV. **Interest to any partner in excess of 12% p.a.-** Any interest payment authorised by the partnership deed falling after the date of such deed to the extent such interest exceeds 12% simple interest p.a.
- V. **Remuneration to a working partner in excess of prescribed limits** - Any remuneration paid to a working partner, authorised by a partnership deed and falling after the date of the deed in excess of the following limits:



| | |
|---|---|
| Book Profit | Quantum of deduction |
| On the first ₹ 6 lakh of book profit or in case of loss | 3,00,000 or 90% of book profit, whichever is higher |
| On the balance of book profit | 60% of book profit |

VI. Meaning of certain terms:

| Term | Meaning |
|-----------------|---|
| Book Profit | <p>The net profit as shown in the profit and loss account for the relevant previous year computed in accordance with the provisions for computing income from profits and gains [Explanation 3 to section 40(b)].</p> <p>The above amount should be increased by the remuneration paid or payable to all the partners of the firm if the same has been deducted while computing the net profit.</p> |
| Working partner | An individual who is actively engaged in conducting the affairs of the business or profession of the firm of which he is a partner [Explanation 4 to section 40(b)] |

ILLUSTRATION 11

A firm has paid ₹ 8,50,000 as remuneration to its partners for the P.Y.2024-25, in accordance with its partnership deed, and it has a book profit of ₹ 10 lakhs. What is the remuneration allowable as deduction?

SOLUTION

The allowable remuneration calculated as per the limits specified in section 40(b)(v) would be –

| | |
|---|----------|
| Particulars | |
| On first ₹ 6 lakh of book profit [₹ 6,00,000 × 90%] | 5,40,000 |
| On balance ₹ 4 lakh of book profit [₹ 4,00,000 × 60%] | 2,40,000 |
| | 7,80,000 |

The excess amount of ₹ 70,000 [i.e., ₹ 8,50,000 – ₹ 7,80,000] would be disallowed as per section 40(b)(v).

vii. Explanations to section 40(b)

- 1. Where an individual is a partner in a firm in a representative capacity
 - a) interest paid by the firm to such individual otherwise than as partner in a representative capacity shall not be taken into account for the purposes of this clause.



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- b) interest paid by the firm to such individual as partner in a representative capacity and interest paid by the firm to the person so represented shall be taken into account for the purposes of this clause [Explanation 1 to section 40(b)]
- 2. Where an individual is a partner in a firm otherwise than in a representative capacity interest paid to him by the firm shall not be taken into account if he receives the same on behalf of or for the benefit of any other person [Explanation 2 to section 40(b)].

Note - Presently, there is no provision for deduction of tax at source on payment of salary, remuneration, interest, bonus, or commission to partners by the partnership firm. W.e.f. 1.4.2025, a new section 194T has been introduced by the Finance [No. 2] Act, 2024 which requires partnership firms to deduct tax at source (TDS) @10% on any sum paid to partners, such as salary, remuneration, commission, bonus, or interest. No deduction is required if the sum or aggregate of such sum does not exceed ₹ 20,000 during the financial year. Please note that the TDS provision under section 194T would be effective from 1.4.2025.

ILLUSTRATION 12

Rao & Jain, a partnership firm consisting of two partners, reports a net profit of ₹ 17,00,000 before deduction of the following items:

- 1. Salary of ₹ 40,000 each per month payable to two working partners of the firm (as authorized by the deed of partnership).
- 2. Depreciation on plant and machinery under section 32 (computed) ₹ 1,50,000
- 3. Interest on capital at 15% per annum (as per the deed of partnership). The amount of capital eligible for interest is ₹ 5,00,000.

Compute:

- 1. Book-profit of the firm under section 40(b) of the Income-tax Act, 1961.
- 2. Allowable working partner salary for the A.Y. 2025-26 as per section 40(b).

SOLUTION

- i. As per Explanation 3 to section 40(b), “book profit” shall mean the net profit as per the profit and loss account for the relevant previous year computed in the manner laid down in Chapter IV-D as increased by the aggregate amount of the remuneration paid or payable to the partners of the firm if the same has been already deducted while computing the net profit.



In the present case, the net profit given is before deduction of depreciation on plant and machinery, interest on capital of partners and salary to the working partners. Therefore, the book profit shall be as follows:

Computation of Book Profit of the firm under section 40(b)

| Particulars | ₹ | ₹ |
|--|----------|------------------|
| Net Profit [before deduction of depreciation, salary and interest] | | 17,00,000 |
| Less: Depreciation under section 32 | 1,50,000 | |
| Interest @ 12% p.a. [being the maximum allowable as per section 40(b)] [₹ 5,00,000 ×12%] | 60,000 | 2,10,000 |
| Book Profit | | 14,90,000 |

ii. Salary actually paid to working partners = ₹ 40,000 × 2 × 12 = ₹ 9,60,000.

As per the provisions of section 40(b)(v), the salary paid to the working partners is allowed subject to the following limits –

| | |
|---|---|
| On the first ₹ 6,00,000 of book profit or in case of loss | ₹ 3,00,000 or 90% of book profit, whichever is more |
| On the balance of book profit | 60% of the balance book profit |

Therefore, the maximum allowable working partners' salary for the A.Y. 2025-26 in this case would be:

| | |
|--|-----------|
| Particulars | |
| On the first ₹ 6,00,000 of book profit [(₹ 3,00,000 or 90% of ₹ 6,00,000) whichever is more] | 5,40,000 |
| On the balance of book profit [60% of (₹ 14,90,000 - ₹ 6,00,000)] | 5,34,000 |
| Maximum allowable partners' salary | 10,74,000 |

Hence, allowable working partners' salary for the A.Y.2025-26 as per the provisions of section 40(b)(v) is ₹ 9,60,000.

Payments in excess of ₹ 10,000 made otherwise than through prescribed modes

According to section 40A(3), where the assessee incurs any expenditure, in respect of which payment or aggregate of payments made to a person in a day otherwise than by an account payee cheque drawn on a bank or by an account payee bank draft or use of electronic system through bank account or through such other



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prescribed electronic modes exceeds ₹ 10,000, such expenditure shall not be allowed as a deduction.

The prescribed electronic modes are credit card, debit card, net banking, IMPS (Immediate payment Service), UPI (Unified Payment Interface), RTGS (Real Time Gross Settlement), NEFT (National Electronic Funds Transfer), and BHIM (Bharat Interface for Money) Aadhar Pay [CBDT Notification No. 8/2020 dated 29.01.2020].

The provision applies to all categories of expenditure involving payments for goods or services which are deductible in computing the taxable income.

EXAMPLE

If, in respect of an expenditure of ₹ 32,000 incurred by X Ltd., 4 cash payments of ₹ 8,000 are made on a particular day to one Mr. Y – one in the morning at 10 a.m., one at 12 noon, one at 3 p.m. and one at 6 p.m., the entire expenditure of ₹ 32,000 would be disallowed under section 40A(3), since the aggregate of cash payments made during a day to Mr. Y exceeds ₹ 10,000.

Payments in excess of ₹ 10,000 made otherwise than through prescribed modes deemed to be the income of the subsequent year, if expenditure has been allowed as deduction in any previous year on due basis:

In case of an assessee following mercantile system of accounting, if an expenditure has been allowed as deduction in any previous year on due basis, and payment has been made in a subsequent year otherwise than by account payee cheque or account payee bank draft or use of electronic clearing system through a bank account or through such other prescribed electronic modes such as credit card, debit card, net banking, IMPS (Immediate payment Service), UPI (Unified Payment Interface), RTGS (Real Time Gross Settlement), NEFT (National Electronic Funds Transfer), and BHIM (Bharat Interface for Money) Aadhar Pay, then the payment so made shall be deemed to be the income of the subsequent year if such payment or aggregate of payments made to a person in a day exceeds ₹ 10,000 [Section 40A(3A)].

Increased limit of ₹ 35,000 applicable, where payment is made to transport operator: The limit would be ₹ 35,000 in case of payment made to transport operators for plying, hiring or leasing goods carriages, otherwise than through prescribed modes. Therefore, payment or aggregate of payments up to ₹ 35,000 in a day can be made to a transport operator otherwise than by way of account payee cheque or account payee bank draft or use of electronic clearing system through a bank account or through such other prescribed electronic modes such as credit card, debit card, net banking, IMPS (Immediate payment Service), UPI (Unified Payment Interface), RTGS (Real Time Gross Settlement), NEFT (National Electronic Funds Transfer), and BHIM (Bharat Interface for Money) Aadhar Pay. In all other cases, the limit would continue to be ₹ 10,000.

Cases where disallowances would not be attracted:

- i. **Loan transactions:** It does not apply to loan transactions because advancing of loans or repayments of



the principal amount of loan does not constitute an expenditure deductible in computing the taxable income. However, interest payments of amounts exceeding ₹ 10,000 at a time are required to be made by account payee cheques or drafts or electronic clearing system or through such other prescribed electronic modes such as credit card, debit card, net banking, IMPS (Immediate payment Service), UPI (Unified Payment Interface), RTGS (Real Time Gross Settlement), NEFT (National Electronic Funds Transfer), and BHIM (Bharat Interface for Money) Aadhar Pay as interest is a deductible expenditure.

- ii. Payment made by commission agents: This requirement does not apply to payment made by commission agents for goods received by them for sale on commission or consignment basis because such a payment is not an expenditure deductible in computing the taxable income of the commission agent.

For the same reason, this requirement does not apply to advance payment made by the commission agent to the party concerned against supply of goods.

However, where commission agent purchases goods on his own account but not on commission basis, the requirement will apply. The provisions regarding payments by account payee cheque or draft or electronic clearing system or through such other prescribed electronic modes such as credit card, debit card, net banking, IMPS (Immediate payment Service), UPI (Unified Payment Interface), RTGS (Real Time Gross Settlement), NEFT (National Electronic Funds Transfer), and BHIM (Bharat Interface for Money) Aadhar Pay apply equally to payments made for goods purchased on credit.

Cases and circumstances in which a payment or aggregate of payments exceeding ten thousand rupees may be made to a person in a day, otherwise than by an account payee cheque/ account payee bank draft/ use of ECS through a bank account or through such other electronic modes prescribed in Rule 6ABBA [Rule 6DD]:

As per this rule, no disallowance under section 40A(3) shall be made and no payment shall be deemed to be the profits and gains of business or profession under section 40A(3A) where a payment or aggregate of payments made to a person in a day, otherwise than by an account payee cheque drawn on a bank or account payee bank draft or use of electronic clearing system through a bank account or through such other prescribed electronic modes such as credit card, debit card, net banking, IMPS (Immediate payment Service), UPI (Unified Payment Interface), RTGS (Real Time Gross Settlement), NEFT (National Electronic Funds Transfer), and BHIM (Bharat Interface for Money) Aadhar Pay, exceeds ₹ 10,000 in the cases and circumstances specified hereunder, namely:

- a) where the payment is made to
 - i. the Reserve Bank of India or any banking company;
 - ii. the State Bank of India or any subsidiary bank;
 - iii. any co-operative bank or land mortgage bank;



- iv. any primary agricultural credit society or any primary credit society;
 - v. the Life Insurance Corporation of India;
- b) where the payment is made to the Government and, under the rules framed by it, such payment is required to be made in legal tender;
- c) where the payment is made by
- i. any letter of credit arrangements through a bank
 - ii. a mail or telegraphic transfer through a bank;
 - iii. a book adjustment from any account in a bank to any other account in that or any other bank;
 - iv. a bill of exchange made payable only to a bank;
- d) where the payment is made by way of adjustment against the amount of any liability incurred by the payee for any goods supplied or services rendered by the assessee to such payee;
- e) where the payment is made for the purchase of –
- i. agricultural or forest produce; or
 - ii. the produce of animal husbandry (including livestock, meat, hides and skins) or dairy or poultry farming; or
 - iii. fish or fish products; or
 - iv. the products of horticulture or apiculture,
- to the cultivator, grower or producer of such articles, produce or products;

Notes –

- i. The expression 'fish or fish products' (iii) above would include 'other marine products such as shrimp, prawn, cuttlefish, squid, crab, lobster etc.'
- ii. The 'producers' of fish or fish products for the purpose of Rule 6DD(e) would include, besides the fishermen, any headman of fishermen, who sorts the catch of fish brought by fishermen from the sea, at the sea shore itself and then sells the fish or fish products to traders, exporters etc.

However, the above exception will not be available on the payment for the purchase of fish or fish products from a person who is not proved to be a producer of these goods and is only a trader, broker or any other middleman, by whatever name called.

- f) where the payment is made for the purchase of the products manufactured or processed without the aid of power in a cottage industry, to the producer of such products;
- g) where the payment is made in a village or town, which on the date of such payment is not served by any bank, to any person who ordinarily resides, or is carrying on any business, profession or vocation, in any such village or town



- h) where any payment is made to an employee of the assessee or the heir of any such employee, on or in connection with the retirement, retrenchment, resignation, discharge or death of such employee, on account of gratuity, retrenchment compensation or similar terminal benefit and the aggregate of such sums payable to the employee or his heir does not exceed ₹ 50,000;
- i) where the payment is made by an assessee by way of salary to his employee after deducting the income-tax from salary in accordance with the provisions of section 192 of the Act, and when such employee-
 - is temporarily posted for a continuous period of fifteen days or more in a place other than his normal place of duty or on a ship; and
 - does not maintain any account in any bank at such place or ship;
- j) where the payment is made by any person to his agent who is required to make payment in cash for goods or services on behalf of such person;
- k) where the payment is made by an authorised dealer or a money changer against purchase of foreign currency or travelers cheques in the normal course of his business.

Note: Where any payment in respect of any expenditure is required to be made by an account payee cheque/account payee bank draft or use of electronic clearing system through a bank account or through such other prescribed electronic modes in order that such expenditure may not be disallowed as a deduction under section 40A(3), then the payment may be made by such cheque or draft or electronic clearing system or through such other prescribed electronic modes.

No person is allowed to raise, in any suit or other proceeding, a plea based on the ground that the payment was not made or tendered in cash or in any other manner.

This is notwithstanding anything contained in any other law for the time being in force or in any contract.

iii. Disallowance of provision for gratuity

Section 40A(7) provides that no deduction would be allowable to any taxpayer carrying on any business or profession in respect of any provision (whether called as provision or by any other names) made by him towards the payment of gratuity to his employers on their retirement or on the termination of their employment for any reason.

The reason for this disallowance is that, under section 36(1)(v), deduction is allowable in computing the profits and gains of the business or profession in respect of any sum paid by a taxpayer in his capacity as an employer in the form of contributions made by him to an approved gratuity fund created for the exclusive benefit of his employees under an irrevocable trust. Further, section 37(1) provides that any expenditure other than the expenditure of the nature described in sections 30 to 36 laid out or



expended, wholly and exclusively for the purpose of the business or profession must be allowed as a deduction in computing the taxable income from business.

A reading of these two provisions clearly indicates that the intention of the legislature has always been that the deduction in respect of gratuity be allowable to the employer either in the year in which the gratuity is actually paid or in the year in which contributions to an approved gratuity fund are actually made by employer

This provision, therefore, makes it clear that any amount claimed by the assessee towards provision for gratuity, by whatever name called would be disallowable in the assessment of employer even if the assessee follows the mercantile system of accounting.

However, no disallowance would be made as per section 40A(7) in the case where any provision is made by the employer for the purpose of payment of sum by way of contribution to an approved gratuity fund during the previous year or for the purpose of making payment of any gratuity that has become payable during the previous year by virtue of the employee's retirement, death, termination of service etc.

Further, where any provision for gratuity for any reason has been allowed as a deduction to the assessee for any assessment year, any sum paid out of such provision by way of contribution towards an approved gratuity fund or by way to gratuity to employee shall not be allowed as deduction to the assessee in the year in which it is paid.

iv. Contributions by employers to funds, trust etc. [Section 40A(9)]

This sub-section has been introduced to curb the growing practice amongst employers to claim deductions from taxable profits of the business of contributions made apparently to the welfare of employees from which, however, no genuine benefit flows to the employees.

Accordingly, no deduction will be allowed where the assessee pays in his capacity as an employer, any sum towards setting up or formation of or as contribution to any fund, trust, company, association of persons, body of individuals, society registered under the Societies Registration Act, 1860 or other institution for any purpose.

However, where such sum is paid in respect of funds covered by sections 36(1)(iv), 36(1)(iva) and 36(1)(v) or any other law, then, the deduction will not be denied.

ILLUSTRATION 13

X Ltd. contributes 20% of basic salary to the account of each employee under a pension scheme referred to in section 80CCD. Dearness Allowance is 40% of basic salary and it forms part of pay of the employees.

Compute the amount of deduction allowable under section 36(1)(iva), if the basic salary of the employees aggregate to ₹ 10 lakh. Would disallowance under section 40A(9) be attracted, and if so, to what extent?



SOLUTION

Computation of deduction u/s 36(1)(iva) and disallowance u/s 40A(9)

| Particulars | |
|--|-----------|
| Basic Salary | 10,00,000 |
| Dearness Allowance@40% of basic salary [DA forms part of pay] | 4,00,000 |
| Salary for the purpose of section 36(1)(iva) (Basic Salary + DA) | 14,00,000 |
| Actual contribution (20% of basic salary i.e., 20% of ₹ 10 lakh) | 2,00,000 |
| Less: Permissible deduction under section 36(1)(iva) (14% of basic salary plus dearness pay = 14% of ₹ 14,00,000 = ₹ 1,96,000) | 1,96,000 |
| Excess contribution disallowed under section 40A(9) | 4,000 |

PROFITS CHARGEABLE TO TAX [SECTION 41]

This section enumerates certain receipts which are deemed to be income under the head “business or profession.” Such receipts would attract charge even if the business from which they arise had ceased to exist prior to the year in which the liability under this section arises. The particulars of such receipts are given below:

I. Remission or cessation of trading liability [Section 41(1)]

Suppose an allowance or deduction has been made in any assessment year in respect of loss, expenditure or trading liability incurred by A. Subsequently, if A has obtained, whether in cash or in any manner whatsoever, any amount in respect of such loss or expenditure or some benefit in respect of such trading liability by way of remission or cessation thereof, the amount obtained by A, or the value of benefit accruing to him shall be taxed as income of that previous year. It does not matter whether the business or profession in respect of which the allowance or deduction has been made is in existence in that year or not.

It is possible that after the above allowance in respect of loss, expenditure, or trading liability has been given to A, he could have been succeeded in his business by another person. In such a case, the successor will be liable to be taxed in respect of any such benefit received by him during a subsequent previous year.

Successor in business:

- i. Where there has been an amalgamation of a company with another company, the successor will be the amalgamated company.



- ii. Where a firm carrying on a business or profession is succeeded by another firm, the successor will be the other firm.
- iii. In any other case, where one person is succeeded by any other person in that business or profession, the other person will be the successor.
- iv. In case of a demerger, the successor will be the resulting company

Remission or cessation of a trading liability includes remission or cessation of liability by a unilateral act of the assessee by way of writing off such liability in his accounts.

II. Balancing charge, Sale of capital asset used for scientific research, Recovery of a bad debt subsequently etc. [Section 41(2),(3) & (4)]

The provisions of section 41(2) relating to balancing charge, of section 41(3) relating to assets acquired for scientific research and of section 41(4) dealing with recovery of bad debts have been dealt with earlier under the respective items.

III. Brought forward losses of defunct business [Section 41(5)]

In cases where a receipt is deemed to be profit of a business under section 41 relating to a business that had ceased to exist and there is an unabsorbed loss, not being a speculation loss, which arose in that business during the previous year in which it had ceased to exist and which has not been set off, it would be set off against income that is chargeable under this section even after the expiry of 8 years.

CERTAIN DEDUCTIONS TO BE MADE ONLY ON ACTUAL PAYMENT [SECTION 43B]

The following sums are allowed as deduction only in that previous year in which such sum is actually paid i.e., on actual payment basis.

- a. Any sum payable by way of tax, duty, cess or fee, by whatever name called, under any law for the time being in force, or
- b. Any sum payable by the assessee as an employer by way of contribution to any provident fund or superannuation fund or gratuity fund or any other fund for the welfare of employees, or
- c. Bonus or Commission for services rendered payable to employees, or
- d. Any sum payable by the assessee as interest on any loan or borrowing from any public financial institution or a State Financial Corporation or a State Industrial Investment Corporation, or
- (da) Any sum payable by the assessee as interest on any loan or borrowing from notified class of non-banking financial companies, in accordance with the terms and conditions of the agreement governing such loan or borrowing, or



- e. Interest on any loan or advance from a scheduled bank or co-operative bank other than a primary agricultural credit society or a primary cooperative agricultural and rural development bank, in accordance with the terms and conditions of the agreement governing such loan or borrowing, or
- f. Any sum paid by the assessee as an employer in lieu of earned leave of his employee, or
- g. Any sum payable by the assessee to the Indian Railways for use of Railway assets.

For the purpose of claiming deduction of the sums referred to above in clauses [a] to [g] in the relevant previous year in which the expenditure is incurred, the above sums have to be paid by the assessee on or before the due date for furnishing the return of income under section 139(1) in respect of the previous year in which the liability to pay such sum was incurred and the evidence of such payment is furnished by the assessee along with such return.

EXAMPLE

An assessee may collect GST from customers during the month of March, 2025. However, in respect of such collections he may have to discharge the liability only within say 20th April, 2025 under the GST law. The Explanation covers this type of liability also. Consequently, if an assessee following accrual method of accounting has created a provision in respect of such a liability the same is not deductible unless remitted within the due date specified in this section.

Conversion of interest into a loan or borrowing or debenture or any other instrument

Explanation 3C, 3CA & 3D clarifies that if any sum payable by the assessee as interest on any such loan or borrowing or advance referred to in [d], [e] and [f] above, is converted into a loan or borrowing or advance or debenture or any other instrument by which the liability to pay is deferred to a future date, the interest so converted and not “actually paid” shall not be deemed as actual payment, and hence would not be allowed as deduction. The clarificatory explanations only reiterate the rationale that conversion of interest into a loan or borrowing or advance or debenture or any other instrument by which the liability to pay is deferred to a future date does not amount to actual payment.

The manner in which the converted interest will be allowed as deduction has been clarified in Circular No.7/2006 dated 17.7.2006. The unpaid interest, whenever actually paid to the bank or financial institution, will be in the nature of revenue expenditure deserving deduction in the computation of income. Therefore, irrespective of the nomenclature, the deduction will be allowed in the previous year in which the converted interest is actually paid.

ILLUSTRATION 14



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Hari, an individual, carried on the business of purchase and sale of agricultural commodities like paddy, wheat, etc. He borrowed loans from Andhra Pradesh State Financial Corporation [APSFC] and Indian Bank and has not paid interest as detailed hereunder:

| | | |
|------|---|-----------|
| | | |
| (i) | Andhra Pradesh State Financial Corporation (P.Y. 2023-24 & 2024-25) | 15,00,000 |
| (ii) | Indian Bank (P.Y. 2024-25) | 30,00,000 |
| | | 45,00,000 |

Both APSFC and Indian Bank, while restructuring the loan facilities of Hari during the year 2024-25, converted the above interest payable by Hari to them as a loan repayable in 60 equal installments. During the year ended 31.3.2025, Hari paid 5 installments to APSFC and 3 installments to Indian Bank.

Hari claimed the entire interest of ₹ 45,00,000 as an expenditure while computing the income from business of purchase and sale of agricultural commodities. Examine whether his claim is valid and if not what is the amount of interest, if any, allowable.

SOLUTION

According to section 43B, any interest payable on the term loans to specified financial institutions and any interest payable on any loans and advances to, inter alia, scheduled banks shall be allowed only in the year of payment of such interest irrespective of the method of accounting followed by the assessee. Where there is default in the payment of interest by the assessee, such unpaid interest may be converted into loan. Such conversion of unpaid interest into loan shall not be construed as payment of interest for the purpose of section 43B. The amount of unpaid interest so converted as loan shall be allowed as deduction only in the year in which the converted loan is actually paid.

In the given case of Hari, the unpaid interest of ₹ 15,00,000 due to APSFC and of ₹ 30,00,000 due to Indian Bank was converted into loan. Such conversion would not amount to payment of interest and would not, therefore, be eligible for deduction in the year of such conversion. Hence, claim of Hari that the entire interest of ₹ 45,00,000 is to be allowed as deduction in the year of conversion is not tenable. The deduction shall be allowed only to the extent of repayment made during the financial year. Accordingly, the amount of interest eligible for deduction for the A.Y.2025-26 shall be calculated as follows:

| | | | | | |
|-------------|----------------------|-----------------------|-----------------------|------------------|------------------------|
| | Interest outstanding | Number of Instalments | Amount per instalment | Instalments paid | Interest allowable [₹] |
| APSFC | 15 lakh | 60 | 25,000 | 5 | 1,25,000 |
| Indian Bank | 30 lakh | 60 | 50,000 | 3 | 1,50,000 |



| | |
|-------------------------------------|----------|
| Total amount eligible for deduction | 2,75,000 |
|-------------------------------------|----------|

Clarification on non-applicability of section 43B on employee's Contribution to welfare funds [Explanation 5 to section 43B]

As per section 2(24)(x), any sum received by an assessee, being an employer from his employee as contribution to any provident fund or superannuation fund or any fund set up under Employee's State Insurance Act, 1948 or any other fund for the welfare of employees would be considered as the income of an employer. The deduction in respect of above sum will be allowed to the assessee under section 36(1)(va) only if such sum is credited by the assessee to the employee's account in the relevant fund on or before the due date, being the date specified under the relevant Act, Rule, order or notification issued thereunder.

As per section 43B, any sum payable by the assessee as an employer by way of contribution to any provident fund or superannuation fund or gratuity fund or any other fund for the welfare of employees, would be allowable during any P.Y. if the same has been paid on or before the 'due date' applicable in his case for furnishing the return of income under section 139(1) in respect of that P.Y.

Explanation 5 clarifies that the provisions of section 43B regarding allowability of certain expenditure in a previous year only on actual payment basis [i.e., payment on or before the due date of filing of return of income for relevant assessment year], does not apply and would deemed never to be applied to employee's contribution received by employer towards any welfare fund. In effect, clause (b) of section 43B covers only employer's contribution to provident fund, superannuation fund, gratuity fund or any other fund for welfare of employees, for remittance of which extended time limit upto due date of filing return u/s 139(1) is available; however, it does not include within its scope, employees' contribution to such funds received by the employer, which has to be credited to the employee's account in the relevant fund on or before the due date specified under the relevant Act, Rule etc. Amount credited after the said due date but on or before the due date under section 139(1) would not be eligible for deduction.

Section 43B [Clause (h)]

Any sum payable by the assessee to a micro or small enterprise beyond the timelimit specified in section 15 of the Micro, Small and Medium Enterprises Development Act, 2006 would be allowed as deduction only in that previous year in which such sum is actually paid.

Section 15 of the of the Micro, Small and Medium Enterprises Development Act, 2006 mandates payment of goods or services to supplier, being a micro or small enterprises by the buyer on or before the date agreed upon between them in writing i.e., as per the written agreement, which cannot be more than 45 days from the day of acceptance or the day of deemed acceptance of any goods or services by a buyer from a supplier. If there is no such written agreement, the payment shall be made before the appointed day i.e., within 15 days.



If the sum payable by the assessee to a micro or small enterprise is paid as per written agreement (maximum within 45 days) or within 15 days in case of no agreement, the deduction can be claimed on accrual basis if mercantile method of accounting is followed by the assessee.

However, if the sum payable by the assessee to a micro or small enterprise is not paid as per written agreement or within 15 days in case of no agreement, the deduction would be allowed in the previous year in which it is actually paid.

EXAMPLE

Mr. A has purchased goods of ₹ 10,000 from A & Co., a micro enterprise on 1.3.2025. As per the written agreement between them, the payment has to be made by 5.4.2025. Mr. A follows mercantile method of accounting.

- i. If Mr. A paid the sum on 2.4.2025
Since Mr. A paid the sum on or before 5.4.2025, the deduction would be allowed in P.Y. 2024-25
- ii. If Mr. A paid the sum on 20.4.2025
Since Mr. A paid the sum beyond the time limit, the deduction would be allowed in the year of actual payment i.e., P.Y. 2025-26.

Meaning of Micro and Small enterprise

| S. No. | Meaning | | |
|--|--|-----|----------------------------|
| Manufacturing enterprises and enterprises rendering services | | | |
| [1] | Micro Enterprise | | |
| | Investment in Plant and Machinery or Equipment \leq ₹ 1 crore | AND | Turnover \leq ₹ 5 crore |
| [2] | Small Enterprise | | |
| | Investment in Plant and Machinery or Equipment \leq ₹ 10 crore | AND | Turnover \leq ₹ 50 crore |



Any sum payable means a sum for which the assessee incurred liability in the previous year even though such sum might not have been payable within that year under the relevant law.

STAMP DUTY VALUE OF LAND AND BUILDING TO BE TAKEN AS THE FULL VALUE OF CONSIDERATION IN RESPECT OF



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TRANSFER, EVEN IF THE SAME ARE HELD BY THE TRANSFEROR AS STOCK-IN-TRADE [SECTION 43CA]

i. Section 43CA has been inserted as an anti-avoidance measure to provide that where the consideration for the transfer of an asset (other than capital asset), being land or building or both, is less than the stamp duty value, the value so adopted or assessed or assessable (i.e., the stamp duty value) shall be deemed to be the full value of the consideration for the purposes of computing income under the head “Profits and gains of business of profession”.

However, if the stamp duty value does not exceed 110% of the consideration received or accruing, then, such consideration shall be deemed to be the full value of consideration for the purpose of computing profits and gains from transfer of such asset.

ii. Further, where the date of an agreement fixing the value of consideration for the transfer of the asset and the date of registration of the transfer of the asset are not same, the stamp duty value may be taken as on the date of the agreement for transfer instead of on the date of registration for such transfer, provided at least a part of the consideration has been received by way of an account payee cheque/account payee bank draft or use of ECS through a bank account or through such other prescribed electronic modes on or before the date of the agreement.

The prescribed electronic modes include credit card, debit card, net banking, IMPS (Immediate payment Service), UPI (Unified Payment Interface), RTGS (Real Time Gross Settlement), NEFT (National Electronic Funds Transfer), and BHIM (Bharat Interface for Money) Aadhar Pay [CBDT Notification No. 8/2020 dated 29.01.2020].

iii. The Assessing Officer may refer the valuation of the asset to a valuation officer in the following cases –

- a. Where the assessee claims before any Assessing Officer that the value adopted or assessed or assessable by the authority for payment of stamp duty exceeds the fair market value of the property as on the date of transfer and
- b. the value so adopted or assessed or assessable by such authority has not been disputed in any appeal or revision or no reference has been made before any other authority, court or High Court.

iv. Where the value ascertained by the Valuation Officer exceeds the value adopted or assessed or assessable by the Stamp Valuation Authority, the value adopted or assessed or assessable shall be taken as the full value of the consideration received or accruing as a result of the transfer.

The term ‘assessable’ has been defined to mean the price which the stamp valuation authority would have, notwithstanding anything to the contrary contained in any other law for the time being in force,



adopted or assessed, if it were referred to such authority for the purposes of the payment of stamp duty.

| Date of transfer of land/ building held as stock-in-trade | Actual consideration | Stamp duty value on the date of agreement | Stamp duty value (SDV) on the date of registration | Full value of consideration | Remark |
|---|--|---|--|-----------------------------|---|
| | ₹ in lakhs | | | | |
| Example: | | | | | |
| 1/9/2024 | 100 (₹ 10 lakhs received by A/c payee cheque on 1/7/2024) | 120 (1/7/2024) | 130 (1/9/2024) | 120 | As part of the consideration is received by A/c payee cheque on the date of agreement, Stamp duty value (SDV) on the date of agreement to be adopted as full value of consideration, since the SDV exceeds 110% of consideration i.e., ₹ 110 lakhs. |
| Example: | | | | | |
| 1/9/2024 | 100 (₹ 10 lakhs received by cash on 1/7/2024) | 109 (1/7/2024) | 130 (1/9/2024) | 130 | SDV on the date of registration to be adopted as full value of consideration and such SDV exceeds 110% of consideration i.e., ₹110 lakhs. Since part of consideration is received by cash on the date of agreement, the SDV on the date of agreement cannot be considered vis-à-vis actual consideration. |
| Example: | | | | | |



| | | | | | |
|-----------|---|-------------------|--------------------|-----|--|
| 31/1/2025 | 100 [₹ 10 lakhs received by A/c payee cheque on 1/7/2024] | 109 [1/7/2024] | 130 [31/1/2025] | 100 | Actual sales consideration would be the full value of consideration, since SDV on the date of agreement does not exceed 110% of actual consideration. SDV on the date of agreement can be considered vis-à-vis actual consideration, since part of the consideration has been received by account payee cheque on the date of agreement. |
| Example: | | | | | |
| 31/3/2025 | 100 [Full amount received in cash on the date of registration] | 120 [1/5/2024] | 130 [31/3/2025] | 130 | SDV of the date of registration would be the full value of consideration since the SDV exceeds 110% of consideration i.e., ₹ 110 lakhs. |

COMPULSORY MAINTENANCE OF ACCOUNTS [SECTION 44AA]

i. Maintenance of books of account and other documents by notified professions [section 44AA(1)]:

This section provides that every person carrying on the legal, medical, engineering or architectural profession or accountancy or technical consultancy or interior decoration or any other profession as has been notified by the CBDT in the official gazette must statutorily maintain such books of accounts and other documents as may enable the assessing officer to compute his total income in accordance with the provisions of the Income-tax Act, 1961.

Notified professions: The professions notified so far are as the profession of authorised representative; the profession of film artist (actor, camera man, director, music director, art director, editor, singer, lyricist, story writer, screen play writer, dialogue writer and dress designer); the profession of company secretary; and information technology professionals.

Prescribed books of accounts & other documents: The CBDT has been authorised, having due regard to the nature of the business or profession carried on by any class of persons, to prescribe by rules the books of account and other documents including inventories, wherever necessary, to be kept and



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maintained by the taxpayer, the particulars to be contained therein and the form and manner in which and the place at which they must be kept and maintained.

Rules pertaining to maintenance of books of accounts & other documents:

Rule 6F of the Income-tax Rules contains the details relating to the books of account and other documents to be maintained by certain professionals under section 44AA(1).

Prescribed class of persons: As per Rule 6F, every person carrying on legal, medical, engineering, or architectural profession or the profession of accountancy or technical consultancy or interior decoration or authorised representative or film artist shall keep and maintain the books of account and other documents specified in Rule 6F(2) in the following cases :

- ✓ if his gross receipts exceed ₹ 1,50,000 in all the 3 years immediately preceding the previous year; or
- ✓ if, where the profession has been newly set up in the previous year, his gross receipts are likely to exceed ₹ 1,50,000 in that year



Professionals whose gross receipts are less than the specified limits given above are also required to maintain books of account but these have not been specified in the Rule.

In other words, they are required to maintain such books of account and other documents as may enable the Assessing Officer to compute the total income in accordance with the provisions of this Act.

Prescribed books of accounts and other documents [Sub-rule (2) of Rule 6F]: The following books of account and other documents are required to be maintained.

- i. a cash book;
- ii. a journal, if accounts are maintained on mercantile basis ;
- iii. a ledger;
- iv. Carbon copies of bills and receipts issued by the person whether machine numbered or otherwise serially numbered, in relation to sums exceeding ₹ 25;
- v. Original bills and receipts issued to the person in respect of expenditure incurred by the person, or where such bills and receipts are not issued, payment vouchers prepared and signed by the person, provided the amount does not exceed ₹ 50. Where the cash book contains adequate particulars, the preparation and signing of payment vouchers is not required.

In case of a person carrying on medical profession, he will be required to maintain the following in addition to the list given above:

- i. a daily case register in Form 3C.



- ii. an inventory under broad heads of the stock of drugs, medicines and other consumable accessories as on the first and last day of the previous year used for his profession.

Place at which books to be kept and maintained: The books and documents shall be kept and maintained at the place where the person is carrying on the profession, or where there is more than one place, at the principal place of his profession. However, if he maintains separate set of books for each place of his profession, such books and documents may be kept and maintained at the respective places.

Period for which the books of account and other documents are required to be kept and maintained by notified professions: The Central Board of Direct Taxes has also been empowered to prescribe, by rules, the period for which the books of account and other documents are required to be kept and maintained by the taxpayer.

The above books of account and documents shall be kept and maintained for a minimum of 6 years from the end of the relevant assessment year.

ILLUSTRATION 15

Vinod is a person carrying on profession as film artist. His gross receipts from profession are as under:

| Particulars | |
|------------------------|----------|
| Financial year 2021-22 | 1,15,000 |
| Financial year 2022-23 | 1,80,000 |
| Financial year 2023-24 | 2,10,000 |

What is his obligation regarding maintenance of books of accounts for Assessment Year 2025-26 under section 44AA of Income-tax Act, 1961?

SOLUTION

Section 44AA(1) requires every person carrying on any profession, notified by the Board in the Official Gazette (in addition to the professions already specified therein), to maintain such books of account and other documents as may enable the Assessing Officer to compute his total income in accordance with the provisions of the Income-tax Act, 1961.

As per Rule 6F, a person carrying on a notified profession shall be required to maintain specified books of accounts:

- i. if his gross receipts in all the three years immediately preceding the relevant previous year has exceeded ₹ 1,50,000; or
- ii. if it is a new profession which is setup in the relevant previous year, it is likely to exceed ₹ 1,50,000 in that previous year.



In the present case, Vinod is a person carrying on profession as film artist, which is a notified profession. Since his gross receipts have not exceeded ₹ 1,50,000 in financial year 2021-22, the requirement under section 44AA to compulsorily maintain the prescribed books of account is not applicable to him.

Mr. Vinod, however, required to maintain such books of accounts as would enable the Assessing Officer to compute his total income.

2. Maintenance of books of account and other documents by persons carrying on business or profession [other than notified professions referred to in section 44AA(1)] [Section 44AA(2)]

- I. **In case of Individual or HUF:** An Individual or HUF carrying on any business or profession [other than notified professions specified in section 44AA(1)] must maintain such books of account and other documents as may enable the Assessing Officer to compute his total income in accordance the provisions of the Income-tax Act, 1961 in the following circumstances:
 - a) **Existing business or profession:** In cases where the income from the existing business or profession exceeds ₹ 2,50,000 or the total sales, turnover or gross receipts, as the case may be, in the business or profession exceed ₹ 25,00,000 in any one of three years immediately preceding the accounting year; or
 - b) **Newly set up business or profession:** In cases where the business or profession is newly set up in any previous year, if his income from business or profession is likely to exceed ₹ 2,50,000 or his total sales, turnover or gross receipts, as the case may be, in the business or profession are likely to exceed ₹ 25,00,000 during the previous year.
- II. **Person (other than individual or HUF):** Every person [other than individual or HUF] carrying on any business or profession [other than the notified professions referred to in section 44AA(1)] must maintain such books of account and other documents as may enable the Assessing Officer to compute his total income in accordance the provisions of the Income-tax Act, 1961 in the following circumstances:
 - a) **Existing business or profession:** In cases where the income from the business or profession exceeds ₹ 1,20,000 or the total sales, turnover or gross receipts, as the case may be, in the business or profession exceed ₹ 10,00,000 in any one of three years immediately preceding the accounting year; or
 - b) **Newly set up business or profession:** In cases where the business or profession is newly set up in any previous year, if his income from business or profession is likely to exceed ₹ 1,20,000 or his total sales, turnover or gross receipts, as the case may be, in the business or profession are likely to exceed ₹ 10,00,000 during the previous year;



- III. **Showing lower income as compared to income computed on presumptive basis under section 44AE (or section 44BB or section 44BBB) :** Where profits and gains from the business are calculated on a presumptive basis under section 44AE [or section 44BB or section 44BBB] and the assessee has claimed that his income is lower than the profits or gains so deemed to be the profits and gains of his business.
- IV. **Where the provisions of section 44AD(4) are applicable in his case and his income exceeds the basic exemption limit in any previous year:** In cases, where an assessee not eligible to claim the benefit of the provisions of section 44AD(1) for five assessment years subsequent to the assessment year relevant to the previous year in which the profit has not been declared in accordance with the provisions of 44AD(1) and his income exceeds the basic exemption limit during the previous year.

Penalty for failure to maintain books of account [Section 271A]

If a person fails to keep and maintain any such books of account and other documents as required by section 44AA in respect of any previous year or to retain such books of account and other documents for the specified period, penalty of ₹ 25,000 would be leviable under section 271A.

AUDIT OF ACCOUNTS OF CERTAIN PERSONS CARRYING ON BUSINESS OR PROFESSION [SECTION 44AB]

- i. Requirement of Tax Audit: It is obligatory for the persons mentioned in column [2] of the table below, carrying on business or profession, to get his accounts audited before the “specified date” by a Chartered Accountant, if the conditions mentioned in the corresponding row of column [3] are satisfied.

| | Persons | When tax audit is required? |
|-----|--|--|
| [1] | [2] | [3] |
| I | In case of a person carrying on business | |
| [a] | In case of a person carrying on business | If his total sales, turnover or gross receipts in business > ₹ 1 crore in the relevant PY |
| | | Note – The requirement of audit u/s 44AB does not apply to a person who declares profits and gains for the previous year on presumptive basis u/s 44AD(1). |
| | If in case of such person carrying on business - | If his total sales, turnover or gross receipts in business > ₹ 10 crore in the relevant PY |



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|-----|--|--|
| | <p>a. Aggregate cash receipts in the relevant PY \leq 5% of total receipts (incl. receipts for sales, turnover, gross receipts); and</p> <p>b. Aggregate cash payments in the relevant PY \leq 5% of total payments (incl. amount incurred for expenditure)</p> | |
| | <p>Note – For this purpose, the payment or receipt, as the case may be, by a cheque drawn on a bank or by a bank draft, which is not account payee, would be deemed to be the payment or receipt, as the case may be, in cash.</p> | |
| [b] | <p>In case of an assessee covered u/s 44AE i.e., an assessee engaged in the business of plying, hiring or leasing goods carriages who owns not more than 10 goods carriages at any time during the P.Y.</p> | <p>If such assessee claims that the profits and gains from business in the relevant P.Y. are lower than the profits and gains computed on a presumptive basis u/s 44AE [i.e., ₹ 1000 per ton of gross vehicle weight or unladen weight in case of each heavy goods vehicle and ₹ 7,500 for each vehicle, other than heavy goods vehicle, for every month or part of the month for which the vehicle is owned by the assessee].</p> |
| [c] | <p>In case of an eligible assessee carrying on business, whose total turnover, sales, gross receipts \leq ₹ 200 lakhs, and who has opted for section 44AD in any earlier PY (say, P.Y. 2023-24)</p> | <p>If he declares profit for any of the five successive PYs (say, P.Y.2024- 25) not in accordance with section 44AD [i.e., he declares profits lower than 8% or 6% of total turnover, sales or gross receipts, as the case may be, in that year], then, he</p> |
| | <p>In case of an eligible assessee carrying on business, whose aggregate cash receipts in the relevant PY \leq 5% of total turnover or gross receipts and whose total turnover, sales, gross receipts \leq ₹ 300 lakhs, and who has opted for section 44AD in any earlier PY (say, P.Y. 2023-24)</p> | <p>cannot opt for section 44AD for five successive PYs after the year of such default [i.e., from P.Y.2025-26 to P.Y.2029-30]. For the year of default [i.e., P.Y.2024-25] and five successive previous years [i.e., P.Y.2025-26 to P.Y.2029-30], he has to maintain books of account u/s 44AA and get them audited u/s 44AB, if his income exceeds the basic exemption limit.</p> |
| II | <p>In case of persons carrying on profession</p> | |
| [a] | <p>In case of a person carrying on profession</p> | <p>If his gross receipts in profession $>$ ₹ 50 lakh in the relevant PY.</p> <p>Note – The requirement of audit u/s 44AB does not apply to a person who declares profits and</p> |



| | | |
|-----|---|---|
| | | gains for the previous year on presumptive basis u/s 44ADA(1). |
| (b) | In case of an assessee carrying on a notified profession under section 44AA(1) i.e., legal medical, engineering, accountancy, architecture, interior decoration, technical consultancy, whose gross receipts \leq ₹ 50 lakhs | If such resident assessee claims that the profits and gains from such profession in the relevant PY are lower than the profits and gains computed on a presumptive basis u/s 44ADA [50% of gross receipts] and his income exceeds the basic exemption limit in that PY. |
| | In case of an assessee carrying on a notified profession under section 44AA(1) i.e., legal medical, engineering, accountancy, architecture, interior decoration, technical consultancy, whose aggregate cash receipts in the relevant PY \leq 5% of total gross receipts and whose gross receipts \leq ₹ 75 lakhs | |

- ii. Audit Report: The persons mentioned above would have to furnish by the specified date a report of the audit in the prescribed forms. For this purpose, the Board has prescribed under Rule 6G, Forms 3CA/ 3CB/ 3CD containing forms of audit report and particulars to be furnished therewith.
- iii. Accounts audited under other statutes are considered: In cases where the accounts of a person are required to be audited by or under any other law before the specified date, it will be sufficient if the person gets his accounts audited under such other law before the specified date and also furnish by the said date the report of audit in the prescribed form in addition to the report of audit required under such other law.

Thus, for example, the provision regarding compulsory audit does not imply a second or separate audit of accounts of companies whose accounts are already required to be audited under the Companies Act, 2013. The provision only requires that companies should get their accounts audited under the Companies Act, 2013 before the specified date and in addition to the report required to be given by the auditor under the Companies Act, 2013 furnish a report for tax purposes in the form to be prescribed in this behalf by the CBDT

- iv. Specified date: The expression “specified date” in relation to the accounts of the previous year or years relevant to any assessment year means the date one month prior to the due date for furnishing the return of income under section 139(1).

The due date for filing return of income in case of assessee (other than companies) who are required to get their accounts audited is 31st October of the relevant assessment year. Hence, the specified date



for tax audit would be 30th September of the relevant assessment year .

- v. Penalty for failure to get books of account audited: If any person fails to get his accounts audited in respect of any previous year or furnish the audit report by the specified date, penalty of lower of (a) and (b) mentioned below would be leviable on such person –
 - a. ½% of total sales, turnover or gross receipts, as the case may be, in business or of the gross receipts in profession, in such previous year; or
 - b. ₹ 1,50,000 [Section 271B].

SPECIAL PROVISIONS FOR COMPUTING PROFITS AND GAINS OF BUSINESS ON PRESUMPTIVE BASIS [SECTIONS 44AD/ 44ADA/44AE]

| | Particulars | Section 44AD | Section 44ADA | Section 44AE |
|-----|-------------------|--|---|--|
| (1) | Eligible Assessee | <p>Resident individual, HUF or Partnership firm (but not LLP) engaged in eligible business and who has not claimed deduction under section 10AA or Chapter VIA under “C – Deductions in respect of certain incomes”</p> <p>Non-applicability of section 44AD in respect of the following persons:</p> <ul style="list-style-type: none">▪ A person carrying on profession specified u/s 44AA(1);▪ A person earning income in the nature of commission or brokerage;▪ A person carrying on any agency business. | <p>Resident individual or Partnership firm (but not LLP) engaged in any profession specified u/s 44AA(1), namely, legal, medical, engineering, architectural profession or profession of Accountancy or technical consultancy or interior decoration or notified profession [authorized representative, film artist, company secretary, profession of information technology]</p> | <p>An assessee owning not more than 10 goods carriages at any time during the P.Y.</p> |



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| | | | | |
|-----|----------------------------------|--|---|---|
| (2) | Eligible business/ profession | Any business, other than business referred to in section 44AE, whose total turnover /gross receipts in the P.Y. ≤ ₹ 200 lakhs in the relevant P.Y. | Any profession specified u/s 44AA(1), whose gross receipts ≤ ₹ 50 lakhs in the relevant P.Y. | Business of plying, hiring or leasing goods carriages |
| | | Any business, other than business referred to in section 44AE, whose total turnover /gross receipts in the P.Y. ≤ ₹ 300 lakhs in the relevant P.Y., if aggregate cash receipts in the relevant PY ≤ 5% of total turnover or gross receipts. | Any profession specified u/s 44AA(1), whose gross receipts ≤ ₹ 75 lakhs in the relevant P.Y., if aggregate cash receipts in the relevant PY ≤ 5% of total gross receipts. | |
| | | In effect, if the turnover of business is > ₹ 200 lakhs ≤ ₹ 300 lakhs, the benefit of section 44AD can be availed only if aggregate cash receipts in relevant P.Y. ≤ 5% of total turnover or gross receipts. | In effect, if the gross receipts from profession is > ₹ 50 lakhs ≤ ₹ 75 lakhs, the benefit of section 44ADA can be availed only if aggregate cash receipts in relevant P.Y. ≤ 5% of total gross receipts. | |
| | | Note: For this purpose, the receipt of amount or aggregate of amounts by a cheque drawn on a bank or by a bank draft, which is not account payee, would be deemed to be the receipt in cash. | | |
| (3) | Presumptive income | 8% of total turnover /sales / gross receipts or a sum higher than the aforesaid sum claimed to have been earned by the assessee. 6% of total turnover/ gross receipts in respect of the amount of total turnover/ sales/gross receipts received | 50% of gross receipts of such profession or a sum higher than the aforesaid sum claimed to have been earned by the assessee. | For each heavy goods vehicle ₹ 1,000 per ton of gross vehicle weight or unladen weight, as the case may be, for every month or part of a month; |



| | | | | |
|-----|--|--|--|---|
| | | by A/c payee cheque/ bank draft/ ECS through a bank account or through such other prescribed electronic modes [credit card, debit card, net banking, IMPS, UPI, RTGS, NEFT, and BHIM Aadhar Pay] during the P.Y. or before due date of filing of return u/s 139(1) in respect of that P.Y. [or] such higher sum claimed to have been earned by the assessee. | | For each vehicle, other than heavy goods vehicle: ₹ 7,500 per month or part of a month during which such vehicle is owned by the assessee or an amount claimed to have been actually earned from such vehicle, whichever is higher. |
| (4) | Non-allowability of deductions while computing presumptive income | Deductions allowable under sections 30 to 38 shall be deemed to have been given full effect to and no further deduction shall be allowed | | |
| | | Even in case of a firm, salary and interest paid to partners is not deductible. | Even in case of a firm, salary and interest paid to partners is not deductible. | In case of a firm, salary and interest paid to partners is deductible subject to the conditions and limits specified in section 40(b) |
| (5) | Written down value of asset | WDV of any asset of an eligible business/profession shall be deemed to have been calculated as if the eligible assessee had claimed and had been actually allowed depreciation for each of the relevant assessment years | | |
| (6) | Requirement of maintenance of books of account u/s 44AA and audit u/s 44AB | If eligible assessee declares profits and gains in accordance with the provisions of section 44AD, he is not required to maintain books of account u/s 44AA or get them audited u/s 44AB. | If eligible assessee declares profits and gains in accordance with the provisions of section 44ADA, he is not required to maintain books of account u/s 44AA or get them audited u/s 44AB. | If eligible assessee declares profits and gains in accordance with the provisions of section 44AE, he |
| | | | | |



| | | | | |
|-----|------------------------|--|---|--|
| | | However, if after declaring profits on presumptive basis u/s 44AD, say, for A.Y.2025-26, non- declaration of profits on presumptive basis for any of the 5 successive A.Y.s thereafter [i.e., from A.Y.2026-27 to A.Y.2030-31], say, for A.Y. 2027-28, would Disentitle the Assessee from claiming profits on presumptive basis for five successive AYs subsequent to the AY relevant to the PY of such non-declaration [i.e., from A.Y.2028-29 to A.Y.2032-33]. In such a case, the assessee would have to maintain books of account and other documents u/s 44AA[2] and get his accounts audited u/s 44AB, if his total income exceeds the basic exemption limit in those years. | However, if the assessee claims his profits to be lower than the profits computed by Applying the presumptive rate, he has to maintain books of account and other documents u/s 44AA[1] and get his accounts audited u/s 44AB, if his total income > basic exemption limit for that year. | is not required to maintain books of account u/s 44AA or get them audited u/s 44AB. However, if the assessee claims his profits to be lower than the profits computed by Applying the presumptive rate, he has to maintain books of account u/s 44AA[2] and get his accounts audited u/s 44AB. |
| [7] | Advance tax obligation | The eligible assessee opting for section 44AD is required to pay advance tax by 15th March of the financial year [F.Y]. | The eligible assessee opting for section 44ADA is required to pay advance tax by 15th March of the F.Y. | The eligible assessee has to pay advance Tax in four installments [See Chapter 7 In Module 3 for details]. |

Meaning of certain terms for the purpose of section 44AE:

| S. No | Term | Meaning |
|-------|------|---------|
|-------|------|---------|



| | | |
|-----|----------------------|--|
| [1] | Heavy goods vehicle | any goods carriage, the gross vehicle weight of which exceeds 12,000 kilograms. |
| [2] | Gross vehicle weight | total weight of the vehicle and load certified and registered by the registering authority as permissible for that vehicle. |
| [3] | Unladen weight | the weight of a vehicle or trailer including all equipment ordinarily used with the vehicle or trailer when working but excluding the weight of driver or attendant and where alternative parts or bodies are used the unladen weight of the vehicle means the weight of the vehicle with the heaviest such alternative body or part |

EXAMPLE

Let us consider the following particulars relating to a resident individual, Mr. A, being an eligible assessee carrying on retail trade business whose total turnover do not exceed ₹ 2 crore in any of the previous year relevant to A.Y.2025-26 to A.Y.2027-28-

| Particulars | A.Y.2025-26 | A.Y.2026-27 | A.Y.2027-28 |
|---|---|---|-----------------|
| Total turnover (₹) | 1,80,00,000 | 1,90,00,000 | 2,00,00,000 |
| Amount received through prescribed electronic modes on or before 31 st October of the A.Y. | 1,60,00,000 | 1,45,00,000 | 1,80,00,000 |
| Income offered for taxation (₹) | 11,20,000 | 12,30,000 | 10,00,000 |
| % of gross receipts | 6% on ₹ 1.60 crore and 8% on ₹ 20 lakhs | 6% on ₹ 1.45 crore and 8% on ₹ 45 lakhs | 5% on ₹ 2 crore |
| Offered income as per presumptive taxation scheme u/s 44AD | Yes | Yes | No |

In the above case, Mr. A, an eligible assessee, opts for presumptive taxation under section 44AD for A.Y.2025-26 and A.Y.2026-27 and offers income of ₹ 11.20 lakh and ₹ 12.30 lakh on gross receipts of ₹ 1.80 crore and ₹ 1.90 crore, respectively.

However, for A.Y.2027-28, he offers income of only ₹ 10 lakh on turnover of ₹ 2 crore, which amounts to 5% of his gross receipts. He maintains books of account under section 44AA and gets the same audited under section 44AB. Since he has not offered income in accordance with the provisions of section 44AD(1) for five consecutive assessment years, after A.Y. 2025-26, he will not be eligible to claim the benefit of section 44AD for next five assessment years succeeding A.Y.2027-28 i.e., from A.Y.2028-29 to 2032-33.



ILLUSTRATION 16

Mr. Praveen engaged in retail trade, reports a turnover of ₹ 2,98,50,000 for the financial year 2024-25. Amount received in cash during the P.Y. 2024-25 is ₹ 14,00,000 and balance through prescribed electronic modes on or before 31st July 2025. His income from the said business as per books of account is ₹ 15,00,000 computed as per the provisions of Chapter IV-D “Profits and gains from business or Profession” of the Income-tax Act, 1961. Retail trade is the only source of income for Mr. Praveen. A.Y. 2024-25 was the first year for which he declared his business income in accordance with the provisions of presumptive taxation u/s 44AD.

- i. Is Mr. Praveen also eligible for presumptive determination of his income chargeable to tax for the assessment year 2025-26?
- ii. If so, determine his income from retail trade as per the applicable presumptive provision.
- iii. In case Mr. Praveen wants to declare profits as per books of account from retail trade, what are his obligations under the Income-tax Act, 1961?
- iv. What is the due date for filing his return of income under both the options?

SOLUTION

- i. Yes. Since his cash receipts during the P.Y. does not 5% of the total turnover $(14,00,000/2,98,50,000 \times 100)$ and his total turnover for the F.Y.2024-25 is below ₹ 300 lakhs, he is eligible for presumptive taxation scheme under section 44AD in respect of his retail trade business.
- ii. His income from retail trade, applying the presumptive tax provisions under section 44AD, would be ₹ 18,19,000 (₹ 1,12,000, being 8% of ₹ 14,00,000 + ₹ 17,07,000, being 6% of ₹ 2,84,50,000).
- iii. Mr. Praveen had declared profit for the previous year 2023-24 in accordance with the presumptive provisions and if he wants to declare profits as per books of account which is lower than the presumptive income for any of the five consecutive assessment years i.e., A.Y. 2025-26 to A.Y. 2029-30, he would not be eligible to claim the benefit of presumptive taxation for five assessment years subsequent to the assessment year relevant to the previous year in which the profit has not been declared in accordance the presumptive provisions i.e. if he declares profits lower than the presumptive income in say P.Y. 2024-25 relevant to A.Y.2025-26, then he would not be eligible to claim the benefit of presumptive taxation for A.Y. 2026-27 to A.Y. 2030-31.

Consequently, Mr. Praveen is required to maintain the books of accounts and get them audited under section 44AB, since his income exceeds the basic exemption limit.

- iv. In case he declares presumptive income under section 44AD, the due date would be 31st July, 2025. In case he declares profits as per books of account which is lower than the presumptive income, he is required to get his books of account audited, in which case the due date for filing of return of income would be 31st October, 2025.



ILLUSTRATION 17

Mr. X commenced the business of operating goods vehicles on 1.4.2024. He purchased the following vehicles during the PY.2024-25. Compute his income under section 44AE for A.Y.2025-26.

| | Gross Vehicle Weight [in kilograms] | Number | Date of purchase |
|-----|-------------------------------------|--------|------------------|
| [1] | 7,000 | 2 | 10.04.2024 |
| [2] | 6,500 | 1 | 15.03.2025 |
| [3] | 10,000 | 3 | 16.07.2024 |
| [4] | 11,000 | 1 | 02.01.2025 |
| [5] | 15,000 | 2 | 29.08.2024 |
| [6] | 15,000 | 1 | 23.02.2025 |


Would your answer change if the goods vehicles purchased in April, 2024 were put to use only in July, 2024?

SOLUTION

Since Mr. X does not own more than 10 vehicles at any time during the previous year 2024-25, he is eligible to opt for presumptive taxation scheme under section 44AE. ₹ 1,000 per ton of gross vehicle weight or unladen weight per month or part of the month for each heavy goods vehicle and ₹ 7,500 per month or part of month for each goods carriage other than heavy goods vehicle, owned by him would be deemed as his profits and gains from such goods carriage.

Heavy goods vehicle means any goods carriage, the gross vehicle weight of which exceeds 12,000 kg.

| (1) | (2) | (3) | (4) |
|--|------------------|--|--|
| Number of Vehicles | Date of purchase | No. of months for which vehicle is owned | No. of months × No. of vehicles [[1] × [3]] |
| For Heavy goods vehicle | | | |
| 2 | 29.08.2024 | 8 | 16 |
| 1 | 23.02.2025 | 2 | 2 |
| | | | 18 |
| For goods vehicle other than heavy goods vehicle | | | |
| 2 | 10.4.2024 | 12 | 24 |
| 1 | 15.3.2025 | 1 | 1 |
| 3 | 16.7.2024 | 9 | 27 |



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| | | | |
|---|-----------|---|----|
| 1 | 02.1.2025 | 3 | 3 |
| | | | 55 |

The presumptive income of Mr. X under section 44AE for A.Y.2025-26 would be –
₹ 6,82,500, i.e., 55 × ₹ 7,500, being for other than heavy goods vehicle + 18 × ₹ 1,000 × 15 ton being for heavy goods vehicle.

The answer would remain the same even if the two vehicles purchased in April, 2024 were put to use only in July, 2024, since the presumptive income has to be calculated per month or part of the month for which the vehicle is owned by Mr. X.

COMPUTATION OF BUSINESS INCOME IN CASES WHERE INCOME IS PARTLY AGRICULTURAL AND PARTLY BUSINESS IN NATURE

Taxability in case of composite income

| Rule | Nature of composite income | Business income [Taxable] | Agricultural Income [Exempt] |
|------|---|---------------------------|------------------------------|
| 7A | Income from sale of rubber products derived from rubber plants grown by the seller in India | 35% | 65% |
| 7B | Income from sale of coffee | | |
| | ▪ grown and cured by the seller in India | 25% | 75% |
| | ▪ grown, cured, roasted and grounded by the seller in India | 40% | 60% |
| 8 | Income from sale of tea grown and manufactured by the seller in India | 40% | 60% |

Notes –

- 1. In computing income from sale of tea/sale of rubber/sale of coffee, an allowance shall be made in respect of the cost of planting bushes/rubber plants/coffee plants in replacement of bushes/plants that have died or become permanently useless in an area already planted, if such area has not previously been abandoned. For the purpose of determining such cost, no deduction shall be made in respect of the amount of any subsidy which, under the provision of section 10(30) or 10(31), respectively, is not includible in the total income.



- 2. Section 10(30) provides exemption of subsidy received by an assessee carrying on the business of growing and manufacturing tea in India from or through the Tea Board for replantation or replacement of tea bushes or for rejuvenation or consolidation of areas used for cultivation of tea, subject to fulfillment of specified conditions.
- 3. Section 10(31) provides exemption of subsidy received by an assessee carrying on the business of growing and manufacturing rubber, coffee, cardamom or other notified commodity in India from or through concerned Board for replantation or replacement of rubber plants, coffee plants, cardamom plants or plants for the growing of other notified commodity or for rejuvenation or consolidation of areas used for cultivation of rubber, coffee, cardamom or other notified commodity, subject to fulfillment of specified conditions.

ILLUSTRATION 18

Miss Vivitha, a resident and ordinarily resident in India, has derived the following income from various operations (relating to plantations and estates owned by her) during the year ended 31-3-2025:

| S. No. | Particulars | ₹ |
|--------|--|----------|
| (i) | Income from sale of centrifuged latex processed from rubber plants grown in Darjeeling. | 3,00,000 |
| (ii) | Income from sale of coffee grown and cured in Yercaud, Tamil Nadu. | 1,00,000 |
| (iii) | Income from sale of coffee grown, cured, roasted and grounded, in Colombo. Sale consideration was received at Chennai. | 2,50,000 |
| (iv) | Income from sale of tea grown and manufactured in Shimla. | 4,00,000 |
| (v) | Income from sapling and seedling grown in a nursery at Cochin. Basic operations were not carried out by her on land. | 80,000 |

You are required to compute the business income and agricultural income of Miss Vivitha for the A.Y. 2025-26.

SOLUTION

Computation of business income and agricultural income of Ms. Vivitha for the A.Y.2025-26

| Sr. No. | Source of income | Gross (₹) | Business income | | Agricultural income |
|---------|--|-----------|-----------------|----------|---------------------|
| | | | % | ₹ | ₹ |
| (i) | Sale of centrifuged latex from rubber plants grown in India. | 3,00,000 | 35% | 1,05,000 | 1,95,000 |



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| | | | | | |
|-------|---|----------|------|----------|----------|
| (ii) | Sale of coffee grown and cured in India. | 1,00,000 | 25% | 25,000 | 75,000 |
| (iii) | Sale of coffee grown, cured, roasted and grounded outside India. [See Note 1 below] | 2,50,000 | 100% | 2,50,000 | - |
| (iv) | Sale of tea grown and manufactured in India | 4,00,000 | 40% | 1,60,000 | 2,40,000 |
| (v) | Saplings and seedlings grown in nursery in India [See Note 2 below] | 80,000 | | Nil | 80,000 |
| | Total | | | 5,40,000 | 5,90,000 |

Notes:

- Where income is derived from sale of coffee grown, cured, roasted and grounded by the seller in India, 40% of such income is taken as business income and the balance as agricultural income. However, in this question, these operations are done in Colombo, Sri Lanka. Hence, there is no question of such apportionment and the whole income is taxable as business income. Receipt of sale proceeds in India does not make this agricultural income. In the case of an assessee, being a resident and ordinarily resident, the income arising outside India is also chargeable to tax.
- Explanation 3 to section 2(1A) provides that the income derived from saplings or seedlings grown in a nursery would be deemed to be agricultural income whether or not the basic operations were carried out on land. Therefore, such income would be exempt u/s 10(1).

**TEST YOUR KNOWLEDGE**

- Mr. Venus., engaged in manufacture of pesticides, furnishes the following particulars relating to its manufacturing unit at Chennai, for the year ending 31-3-2025:

| | (₹ in lakhs) |
|---|--------------|
| WDV of Plant and Machinery on 31.3.2024 | 30.00 |
| Depreciation including additional depreciation for P.Y. 2023-24 | 4.75 |
| New machinery purchased on 1-9-2024 | 10.00 |
| New machinery purchased on 1-12-2024 | 8.00 |
| Computer purchased on 3-1-2025 | 4.00 |



Additional information:

- ✓ All assets were purchased by A/c payee cheque
- ✓ All assets were put to use immediately.
- ✓ New machinery purchased on 1-12-2024 and computer have been installed in the office.
- ✓ During the year ended 31-3-2024, a new machinery had been purchased on 31-10-2023, for ₹ 10 lakhs. Additional depreciation, besides normal depreciation, had been claimed thereon.
- ✓ Depreciation rate for machinery may be taken as 15%.
- ✓ The assessee has no brought forward business loss or unabsorbed depreciation as on 1.4.2024.

Compute the depreciation available to the assessee as per the provisions of the Income-tax Act, 1961 and the WDV of different blocks of assets as on 31- 3-2025 if –

- i. he exercises the option of shifting out of the default tax regime provided under section 115BAC(1A)
- ii. he pays tax under the default tax regime under section 115BAC.

2. Mr. Abhimanyu is engaged in the business of generation and distribution of electric power. He opts to claim depreciation on written down value for income-tax purposes. From the following details, compute the depreciation allowable as per the provisions of the Income-tax Act, 1961 for the A.Y. 2025-26, assuming he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A):

| | Particulars | (₹ in lakhs) |
|-------|---|--------------|
| (i) | WDV of block as on 31.3.2024 (15% rate) | 50.00 |
| (ii) | Depreciation for P.Y. 2023-24 | 7.50 |
| (iii) | New machinery purchased on 12-10-2024 | 10.00 |
| (iv) | Machinery imported from Colombo on 12-4-2024. This machine had been used only in Colombo earlier and the assessee is the first user in India. | 9.00 |
| (v) | New computer installed in generation wing unit on 15-7-2024 | 2.00 |

All assets were purchased by A/c payee cheque.

3. Examine with reasons, the allowability of the following expenses incurred by Mr. Manav, a wholesale dealer of commodities, under the Income-tax Act, 1961 while computing profit and gains from business or profession for the A.Y. 2025-26 if he has exercised the option of shifting out of the default tax regime



provided under section 115BAC(1A) –

- i. Construction of school building in compliance with CSR activities amounting to ₹ 5,60,000
- ii. Purchase of building for the purpose of specified business of setting up and operating a warehousing facility for storage of food grains amounting to ₹ 4,50,000.
- iii. Interest on loan paid to Mr. X (a resident) ₹ 50,000 on which tax has not been deducted. The sales for the P.Y. 2023-24 was ₹ 202 lakhs. Mr. X has not paid the tax, if any, on such interest.
- iv. Commodities transaction tax paid ₹ 20,000 on sale of bullion

4. Examine with reasons, for the following sub-divisions, whether the following statements are true or false having regard to the provisions of the Income-tax Act, 1961:

- i. For a dealer in shares and securities, securities transaction tax paid in a recognized stock exchange is permissible business expenditure.
- ii. Where a person follows mercantile system of accounting, an expenditure of ₹ 25,000 has been allowed on accrual basis and in a later year, in respect of the said expenditure, assessee makes the payment of ₹ 25,000 through a crossed cheque, ₹ 25,000 can be the profits and gains of business under section 40A(3A) in the year of payment.
- iii. It is mandatory to provide for depreciation under section 32 of the Income-tax Act, 1961, while computing income under the head “Profits and Gains from Business and Profession”.
- iv. The mediclaim premium paid to GIC by Mr. Lomesh for his employees, by an account payee cheque on 27.12.2024 is a deductible expenditure under section 36.
- v. Under section 35DDA, amortization of expenditure incurred under eligible Voluntary Retirement Scheme at the time of retirement alone, can be done.
- vi. An individual engaged in trading activities and exercising the option of shifting out of the default tax regime provided under section 115BAC(1A) can claim additional depreciation under section 32(1)(iia) in respect of new plant acquired and installed in the trading concern, where the increase in value of such plant as compared to the approved base year is more than 10%.

5. Examine, with reasons, the allowability of the following expenses under the Income-tax Act, 1961 while computing income from business or profession for the A.Y. 2025-26:

- i. Provision made on the basis of actuarial valuation for payment of gratuity ₹ 5,00,000. However, no payment on account of gratuity was made before due date of filing return.
- ii. Purchase of oil seeds of ₹ 50,000 in cash from a farmer on a banking day.
- iii. Tax on non-monetary perquisite provided to an employee ₹ 20,000.



- iv. Payment of ₹ 50,000 by using credit card for fire insurance.
 - v. Salary payment of ₹ 10,00,000 to Mr. X outside India by a company without deduction of tax assuming Mr. X has not paid tax on such salary income.
 - vi. Payment made in cash ₹ 30,000 to a transporter in a day for carriage of goods.
6. Examine with reasons, whether the following statements are true or false, with regard to the provisions of the Income-tax Act, 1961:
- a) Payment made in respect of a business expenditure incurred on 16th February, 2025 for ₹ 25,000 through a crossed cheque is hit by the provisions of section 40A(3).
 - b)
 - i. It is a condition precedent to write off in the books of account, the amount due from debtor to claim deduction for bad debt.
 - ii. Failure to deduct tax at source in accordance with the provisions of Chapter XVII-B, inter alia, from the amounts payable to a nonresident as rent or royalty, will result in disallowance while computing the business income where the non-resident payee has not paid the tax due on such income.
7. Mr. Sivam, a retail trader of Cochin gives the following Trading and Profit and Loss Account for the year ended 31st March, 2025:

Trading and Profit and Loss Account for the year ended 31.03.2025

| Particulars | ₹ | Particulars | ₹ |
|--------------------------|-------------|---------------------|-------------|
| To Opening stock | 90,000 | By Sales | 1,12,11,500 |
| To Purchases | 1,10,04,000 | By Closing stock | 1,86,100 |
| To Gross Profit | 3,03,600 | | - |
| | 1,13,97,600 | | 1,13,97,600 |
| To Salary | 60,000 | By Gross profit b/d | 3,03,600 |
| To Rent and rates | 36,000 | By Income from UTI | 2,400 |
| To Interest on loan | 15,000 | | |
| To Depreciation | 1,05,000 | | |
| To Printing & stationery | 23,200 | | |
| To Postage & telegram | 1,640 | | |



| | | | |
|--|-----------------|--|-----------------|
| To Loss on sale of shares (Short-term) | 8,100 | | |
| To Other general expenses | 7,060 | | |
| To Net Profit | 50,000 | | |
| | 3,06,000 | | 3,06,000 |

Additional Information:

- i. It was found that some stocks were omitted to be included in both the Opening and Closing Stock, the values of which were:

| | |
|---------------|--------|
| Opening stock | 9,000 |
| Closing stock | 18,000 |

- i. Salary includes ₹ 10,000 paid to his brother, which is unreasonable to the extent of ₹ 2,000
- ii. The whole amount of printing and stationery was paid in cash by way of one-time payment to Mr. Ramesh.
- iii. The depreciation provided in the Profit and Loss Account ₹ 1,05,000 was based on the following information:
The opening balance of plant and machinery (i.e., the written down value as on 31.3.2024 minus depreciation for P.Y. 2023-24) is ₹ 4,20,000. A new plant falling under the same block of depreciation was bought on 01.7.2024 for ₹ 70,000. Two old plants were sold on 1.10.2024 for ₹ 50,000.
- iv. Rent and rates includes GST liability of ₹ 3,400 paid on 7.4.2025.
- v. Other general expenses include ₹ 2,000 paid as donation to a Public Charitable Trust

You are required to compute the profits and gains of Mr. Sivam under presumptive taxation u/s 44AD and profits and gains as per the regular provisions of the Act assuming he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A). Assume that the whole of the amount of turnover received by account payee cheque or use of electronic clearing system through bank account during the previous year.

8. Mr. Sukhvinder is engaged in the business of plying goods carriages. On 1st April, 2024, he owns 10 trucks [out of which 6 are heavy goods vehicles, the gross vehicle weight of such goods vehicle is 15,000 kg each]. On 2nd May, 2024, he sold one of the heavy goods vehicles and purchased a light goods vehicle on 6th May, 2024. This new vehicle could, however, be put to use only on 15th June, 2024.

Compute the total income of Mr. Sukhvinder for the A.Y. 2025-26, taking note of the following data:



| Particulars | ₹ | ₹ |
|--|----------|-----------|
| Freight charges collected | | 12,70,000 |
| Less: Operational expenses | 6,25,000 | |
| Depreciation as per section 32 | 1,85,000 | |
| Other office expenses | 15,000 | 8,25,000 |
| Net Profit | | 4,45,000 |
| Other business and non-business income | | 70,000 |

9. Mr. Raju, a manufacturer at Chennai, gives the following Manufacturing, Trading and Profit & Loss Account for the year ended 31.03.2025:

Manufacturing, Trading and Profit & Loss Account for the year ended 31.03.2025

| Particulars | ₹ | Particulars | ₹ |
|--|-------------|-------------------------------------|-------------|
| To Opening Stock | 71,000 | By Sales | 2,32,00,000 |
| To Purchase of Raw Materials | 2,16,99,000 | By Closing stock | 2,00,000 |
| To Manufacturing Wages & Expenses | 5,70,000 | | |
| To Gross Profit | 10,60,000 | | |
| | 2,34,00,000 | | 2,34,00,000 |
| To Administrative charges | 3,26,000 | By Gross Profit | 10,60,000 |
| To SGST penalty | 5,000 | By Dividend from domestic companies | 15,000 |
| To GST paid | 1,10,000 | By Income from agriculture (net) | 1,80,000 |
| To General Expenses | 54,000 | | |
| To Interest to Bank (On machinery term loan) | 60,000 | | |
| To Depreciation | 2,00,000 | | |
| To Net Profit | 5,00,000 | | |
| | 12,55,000 | | 12,55,000 |

Following are the further information relating to the financial year 2024-25:



- i. Administrative charges include ₹ 46,000 paid as commission to brother of the assessee. The commission amount at the market rate is ₹ 36,000.
- ii. The assessee paid ₹ 33,000 in cash to a transport carrier on 29.12.2024. This amount is included in manufacturing expenses. [Assume that the provisions relating to TDS are not applicable to this payment]
- iii. A sum of ₹ 4,000 per month was paid as salary to a staff throughout the year and this has not been recorded in the books of account.
- iv. Bank term loan interest actually paid upto 31.03.2025 was ₹ 20,000 and the balance was paid in November 2025.
- v. Housing loan principal repaid during the year was ₹ 50,000 and it relates to residential property acquired by him in P.Y. 2023-24 for self-occupation. Interest on housing loan was ₹ 23,000. Housing loan was taken from Canara Bank. These amounts were not dealt with in the profit and loss account given above.
- vi. Depreciation allowable under the Act is to be computed on the basis of following information:

| | |
|--|-----------|
| Plant & Machinery (Depreciation rate@15%) | |
| WDV as on 31.03.2024 minus Depreciation for P.Y. 2023-24 | 11,90,000 |
| Additions during the year (used for more than 180 days) | 2,00,000 |
| Total additions during the year | 4,00,000 |

Compute the total income of Mr. Raju for the A.Y. 2025-26 assuming he pays tax under default tax regime.

Note: Ignore application of section 14A for disallowance of expenditures in respect of any exempt income.

10. Mr. Tenzingh is engaged in composite business of growing and curing (further processing) coffee in Coorg, Karnataka. The whole of coffee grown in his plantation is cured. Relevant information pertaining to the year ended 31.3.2025 are given below:

| | |
|---|-----------|
| Particulars | ₹ |
| Opening balance of car (only asset in the block) as on 1.4.2024 | 3,00,000 |
| [i.e. WDV as on 31.3.2024 (-) depreciation for P.Y. 2023-24] | |
| Opening balance of machinery as on 1.4.2024 [i.e., WDV as on | 15,00,000 |
| 31.3.2024 (-) depreciation for P.Y. 2023-24] | |



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| | |
|--------------------------------------|-----------|
| Expenses incurred for growing coffee | 3,10,000 |
| Expenditure for curing coffee | 3,00,000 |
| Sale value of cured coffee | 22,00,000 |

Besides being used for agricultural operations, the car is also used for personal use; disallowance for personal use may be taken at 20%. The expenses incurred for car running and maintenance are ₹ 50,000. The machines were used in coffee curing business operations.

Compute the income arising from the above activities for the A.Y. 2025-26

ANSWERS

1. Computation of written down value of block of assets of Venus Ltd. as on 31.3.2025

| Particulars | Plant & Machinery (₹ in lakhs) | Computer (₹ in lakhs) |
|---|--------------------------------|-----------------------|
| Written down value [as on 31.3.2024] | 30.00 | Nil |
| Less: Depreciation including additional depreciation for P.Y. 2023-24 | 4.75 | - |
| Opening balance as on 1.4.2024 | 25.25 | |
| Add: Actual cost of new assets acquired during the year | | |
| New machinery purchased on 1.9.2024 | 10.00 | - |
| New machinery purchased on 1.12.2024 | 8.00 | - |
| Computer purchased on 3.1.2025 | - | 4.00 |
| | 43.25 | 4.00 |
| Less: Assets sold/discarded/destroyed during the year | Nil | Nil |
| Written Down Value [as on 31.03.2025] | 43.25 | 4.00 |

i. If Mr. Venus exercises the option of shifting out of the default tax regime provided under section 115BAC(1A)



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In this case, since his income would be computed under the optional tax regime as per the normal provisions of the Act, he would be entitled for normal depreciation and additional depreciation, subject to fulfilment of conditions.

Computation of depreciation for A.Y. 2025-26

| | Particulars | Plant & Machinery [₹ in lakhs] | Computer [₹ in lakhs] |
|-----|---|---------------------------------------|------------------------------------|
| I. | Assets put to use for more than 180 days, eligible for 100% depreciation calculated applying the eligible rate of normal depreciation and additional depreciation Normal Depreciation <ul style="list-style-type: none">WDV of plant and machinery [₹ 25.25 lakhs x 15%]New Machinery purchased on 1.9.2024 [₹ 10 lakhs x 15%] [A] Additional Depreciation New Machinery purchased on 1.9.2024 [₹ 10 lakhs x 20%] Balance additional depreciation in respect of new machinery purchased on 31.10.2023 and put to use for less than 180 days in the P.Y. 2023-24 [₹ 10 lakhs x 20% x 50%] | 3.79 1.50 5.29 2.00 1.00 | - - - - - |
| II. | Assets put to use for less than 180 days, eligible for 50% depreciation calculated applying the eligible rate of normal depreciation and additional depreciation, if any Normal Depreciation New machinery purchased on 1.12.2024 [₹ 8 lakhs x 7.5% (i.e., 50% of 15%)] Computer purchased on 3.1.2024 [₹ 4 lakhs x 20% (50% of 40%)] [C] Total Depreciation [A+B+C] | 3.00 0.60 - 0.60 8.89 | - - 0.80 0.80 0.80 |



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Notes:

- 1. As per section 32(1)(iia), additional depreciation is allowable in the case of any new machinery or plant acquired and installed after 31.3.2005, by an assessee engaged, inter alia, in the business of manufacture or production of any article or thing, at the rate of 20% of the actual cost of such machinery or plant.

However, additional depreciation shall not be allowed in respect of, inter alia,–

- any office appliances or road transport vehicles;
- any machinery or plant installed in, inter alia, office premises.

In view of the above provisions, additional depreciation cannot be claimed in respect of –

- Machinery purchased on 1.12.2024, installed in office and
- Computer purchased on 3.1.2025, installed in office.

- 2. Balance additional depreciation@10% on new plant or machinery acquired and put to use for less than 180 days in the year of acquisition which has not been allowed in that year, shall be allowed in the immediately succeeding previous year

Hence, in this case, the balance additional depreciation@10% [i.e., ₹ 1 lakhs, being 10% of ₹ 10 lakhs] in respect of new machinery which had been purchased during the previous year 2023-24 and put to use for less than 180 days in that year can be claimed in P.Y. 2024-25 being immediately succeeding previous year.

If Mr. Venus pays tax under default tax regime under section 115BAC

In this case, under the default tax regime as per section 115BAC, he would be entitled only for normal depreciation but not additional depreciation.

Computation of depreciation for A.Y. 2025-26

| | Particulars | Plant & Machinery (₹ in lakhs) | Computer (₹ in lakhs) |
|----|---|-----------------------------------|--------------------------|
| I. | Assets put to use for more than 180 days, eligible for 100% depreciation calculated applying the eligible rate of normal depreciation | | - - |



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| | | | |
|-----|--|------|------|
| | Normal Depreciation | 3.79 | |
| | ▪ WDV of plant and machinery [₹ 25.25 lakhs x 15%] | | |
| | | 1.50 | |
| | ▪ New Machinery purchased on 1.9.2024 [₹ 10 lakhs x 15%] | 5.29 | - |
| | [A] | | |
| II. | Assets put to use for less than 180 days, eligible for 50% depreciation calculated applying the eligible rate of normal depreciation | | |
| | Normal Depreciation | 0.60 | - |
| | New machinery purchased on 1.12.2024 [₹ 8 lakhs x 7.5% [i.e., 50% of 15%]] | - | 0.80 |
| | Computer purchased on 3.1.2023 [₹ 4 lakhs x 20% [50% of 40%]] | 0.60 | 0.80 |
| | [C] | 5.89 | 0.80 |
| | Total Depreciation [A+B+C] | | |

2. Computation of depreciation under section 32 for A.Y.2025-26

| Particulars | ₹ | ₹ |
|--|----------|---|
| Normal Depreciation | | |
| Depreciation@15% on ₹ 51,50,000, being machinery put to use for more than 180 days [WDV as on 31.3.2024 of ₹ 50,00,000 – Depreciation for P.Y. 2023-24 of ₹ 7,50,000+ Purchase cost of imported machinery of ₹ 9,00,000] | 7,72,500 | |
| <u>Depreciation@7.5%</u> on ₹ 10,00,000, being new machinery put to use for less than 180 days | 75,000 | |



| | | |
|--|----------|-----------|
| Depreciation @ 40% on computers purchased ₹ 2,00,000 | 8,47,500 | |
| Additional Depreciation (Refer Note below) | 80,000 | 9,27,500 |
| Additional Depreciation@10% of ₹ 10,00,000 [being actual cost of new machinery purchased on 12-10-2024] | 1,00,000 | |
| Additional Depreciation@20% on new computer installed in generation wing of the unit [20% of ₹ 2,00,000] | 40,000 | 1,40,000 |
| Depreciation on Plant and Machinery | | 10,67,500 |

Note:-

Mr. Abhimanyu is eligible for additional depreciation since he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A). The benefit of additional depreciation is available to new plant and machinery acquired and installed in power sector undertakings. Accordingly, additional depreciation is allowable in the case of any new machinery or plant acquired and installed by an assessee engaged, inter alia, in the business of generation, transmission or distribution of power, at the rate of 20% of the actual cost of such machinery or plant.

Therefore, new computer installed in generation wing units eligible for additional depreciation@20%.

Since the new machinery was purchased only on 12.10.2024, it was put to use for less than 180 days during the previous year, and hence, only 10% [i.e., 50% of 20%] is allowable as additional depreciation in the A.Y.2025-26. The balance additional depreciation would be allowed in the next year.

However, additional depreciation shall not be allowed in respect of, inter alia, any machinery or plant which, before its installation by the assessee, was used either within or outside India by any other person. Therefore, additional depreciation is not allowable in respect of imported machinery, since it was used in Colombo, before its installation by the assessee.

3. Allowability of the expenses incurred by Mr. Manav, a wholesale dealer in commodities, while computing profits and gains from business or profession

i. Construction of school building in compliance with CSR activities

Under section 37(1), only expenditure not being in the nature of capital expenditure or personal expense and not covered under sections 30 to 36, and incurred wholly and exclusively for the purposes of the business is allowed as a deduction while computing business income.



However, any expenditure incurred by an assessee on the activities relating to corporate social responsibility referred to in section 135 of the Companies Act, 2013 shall not be deemed to have been incurred for the purpose of business and hence, shall not be allowed as deduction under section 37. Accordingly, the amount of ₹ 5,60,000 incurred by Mr. Manav, towards construction of school building in compliance with CSR activities shall not be allowed as deduction under section 37.

ii. Purchase of building for setting up and operating a warehousing facility for storage of food grains

Mr. Manav, would be eligible for investment-linked tax deduction under section 35AD, since he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A). The deduction u/s 35AD would be 100% of ₹ 4,50,000, being the amount invested in purchase of building for setting up and operating a warehousing facility for storage of food grains which commences operation on or after 1st April, 2009 (P.Y.2024-25, in this case).

Therefore, the deduction under section 35AD while computing business income of such specified business would be ₹ 4,50,000, if Mr. Manav opts for section 35AD.

iii. Interest on loan paid to Mr. X (a resident) ₹ 50,000 on which tax has not been deducted

As per section 194A, Mr. Manav, being an individual is required to deduct tax at source on the amount of interest on loan paid to Mr. X, since his turnover during the previous year 2023-24 exceeds ₹ 100 lakhs. Therefore, ₹ 15,000, being 30% of ₹ 50,000, would be disallowed under section 40(a)(ia) while computing the business income of Mr. Manav for non-deduction of tax at source under section 194A on interest of ₹ 50,000 paid by it to Mr. X.

The balance ₹ 35,000 would be allowed as deduction under section 36(1)(iii), assuming that the amount was borrowed for the purposes of business.

iv. Commodities transaction tax of ₹ 20,000 paid on sale of bullion

Commodities transaction tax paid in respect of taxable commodities transactions entered into in the course of business during the previous year is allowable as deduction, provided the income arising from such taxable commodities transactions is included in the income computed under the head “Profits and gains of business or profession”.

Taking that income from this commodities transaction is included while computing the business income of Mr. Manav, the commodity transaction tax of ₹ 20,000 paid is allowable as deduction under section 36(1)(xvi).

4.



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- a. **True:** Section 36(1)(xv) allows a deduction of the amount of securities transaction tax paid by the assessee in respect of taxable securities transactions entered into in the course of business during the previous year as deduction from the business income of a dealer in shares and securities.
- b. **True:** As per section 40A(3A), in the case of an assessee following mercantile system of accounting, if an expenditure has been allowed as deduction in any previous year on due basis, and payment exceeding ₹ 10,000 has been made in the subsequent year otherwise than by an account payee cheque or an account payee bank draft or use of ECS through a bank account or through such other prescribed electronic modes such as credit card, debit card, net banking, IMPS, UPI, RTGS, NEFT, and BHIM Aadhar Pay, then, the payment so made shall be deemed to be the income of the subsequent year in which such payment has been made.
- c. **True:** According to the Explanation 5 to section 32(1), allowance of depreciation is mandatory. Therefore, depreciation has to be provided mandatorily while calculating income from business/ profession whether or not the assessee has claimed the same while computing his total income.
- d. **True:** Section 36(1)(ib) provides deduction in respect of premium paid by an employer to keep in force an insurance on the health of his employees under a scheme framed in this behalf by GIC or any other insurer. The medical insurance premium can be paid by any mode other than cash, to be eligible for deduction under section 36(1)(ib).
- e. **False:** Expenditure incurred in making payment to the employee in connection with his voluntary retirement either in the year of retirement or in any subsequent year, will be entitled to deduction in 5 equal annual installments beginning from the year in which each payment is made to the employee.
- f. **False:** Additional depreciation can be claimed only in respect of eligible plant and machinery acquired and installed by an assessee engaged in the business of manufacture or production of any article or thing or in the business of generation or transmission or distribution of power.

In this case, the individual is engaged in trading activities and the new plant has been acquired and installed in a trading concern. Hence, he will not be entitled to claim additional depreciation under section 32(1)(ia), even though he has exercised the option of shifting out of the default tax regime provided under section 115BAC(1A).

5.

- i. **Not allowable as deduction:** As per section 40A(7), no deduction is allowed in computing business income in respect of any provision made by the assessee in his books of account for the payment of gratuity to his employees except in the following two cases:
 - a. where any provision is made for the purpose of payment of sum by way of contribution towards an approved gratuity fund; or



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- b. where any provision is made for the purpose of making any payment on account of gratuity that has become payable during the previous year.

Therefore, in the present case, the provision made on the basis of actuarial valuation for payment of gratuity has to be disallowed under section 40A(7), since, no payment has been actually made on account of gratuity.

Note: It is assumed that such provision is not for the purpose of contribution towards an approved gratuity fund.

- ii. **Allowable as deduction:** As per Rule 6DD, in case the payment is made for purchase of agricultural produce directly to the cultivator, grower or producer of such agricultural produce, no disallowance under section 40A(3) is attracted even though the cash payment for the expense exceeds ₹ 10,000. Therefore, in the given case, disallowance under section 40A(3) is not attracted since, cash payment for purchase of oil seeds is made directly to the farmer.
 - iii. **Not allowable as deduction:** Income-tax of ₹ 20,000 paid by the employer in respect of non-monetary perquisites provided to its employees is exempt in the hands of the employee under section 10(10CC). As per section 40(a)(v), such income-tax paid by the employer is not deductible while computing business income.
 - iv. **Allowable as deduction:** Payment for fire insurance is allowable as deduction under section 36(1). Since payment is made by credit card, which is a prescribed electronic mode, disallowance under section 40A(3) is not attracted in this case.
 - v. **Not allowable as deduction:** Disallowance under section 40(a)(iii) is attracted in respect of salary payment of ₹ 10,00,000 outside India by a company without deduction of tax at source.
 - vi. **Allowable as deduction:** The limit for attracting disallowance under section 40A(3) for payment otherwise than by way of account payee cheque or account payee bank draft or use of ECS through a bank account or through such other prescribed electronic mode is ₹ 35,000 in case of payment made for plying, hiring or leasing goods carriage. Therefore, in the present case, disallowance under section 40A(3) is not attracted for payment of ₹ 30,000 made in cash to a transporter for carriage of goods.
- 6.
- a. **True:** In order to escape the disallowance specified in section 40A(3), payment in respect of the business expenditure ought to have been made through an account payee cheque. Payment through a crossed cheque will attract disallowance under section 40A(3)
 - b.



- i. **True:** It is mandatory to write off the amount due from a debtor as not receivable in the books of account, in order to claim the same as bad debt under section 36(1)(vii). However, where the debt has been taken into account in computing the income of the assessee on the basis of ICDSs notified under section 145(2), without recording the same in the accounts, then, such debt shall be allowed in the previous year in which such debt becomes irrecoverable and it shall be deemed that such debt or part thereof has been written off as irrecoverable in the accounts for the said purpose.
- ii. **True:** Section 40(a)(i) provides that failure to deduct tax at source from, inter alia, rent or royalty payable to a non-resident, in accordance with the provisions of Chapter XVII-B, will result in disallowance of such expenditure, where the non-resident payee has not paid the tax due on such income.

7. Computation of business income of Mr. Sivam for the A.Y. 2025-26

| Particulars | ₹ | ₹ |
|---|----------|----------|
| Net Profit as per profit and loss account | | 50,000 |
| Add: Inadmissible expenses/ losses Under valuation of closing stock | 18,000 | |
| Salary paid to brother – unreasonable [Section 40A(2)] | 2,000 | |
| Printing and stationery - whole amount of printing & stationery paid in cash would be disallowed, since such amount exceeds ₹ 10,000 [Section 40A(3)] | 23,200 | |
| Depreciation (considered separately) | 1,05,000 | |
| Short term capital loss on shares | 8,100 | |
| Donation to public charitable trust | 2,000 | 1,58,300 |
| Less: Items to be deducted: | | 2,08,300 |
| Under valuation of opening stock | 9,000 | |
| Income from UTI [Chargeable under the head “Income from Other Sources”] | 2,400 | 11,400 |
| Business income before depreciation | | 1,96,900 |
| Less: Depreciation [See Note 1] | | 66,000 |



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| | | |
|--|--|----------|
| | | 1,30,900 |
|--|--|----------|

Computation of business income as per section 44AD:

As per section 44AD, where the amount of turnover is received, inter alia, by way of account payee cheque or use of electronic clearing system through bank account or through such other prescribed electronic modes, the presumptive business income would be 6% of turnover, i.e., ₹ 1,12,11,500 x 6 /100 = ₹ 6,72,690

Notes:

1. Calculation of depreciation

| Particulars | ₹ |
|---|----------|
| Opening balance of plant & machinery as on 1.4.2024 [i.e. WDV as on 31.3.2024 (-) depreciation for P.Y. 2023-24] | 4,20,000 |
| Add: Cost of new plant & machinery | 70,000 |
| | 4,90,000 |
| Less: Sale proceeds of assets sold | 50,000 |
| WDV of the block of plant & machinery as on 31.3.2025 | 4,40,000 |
| Depreciation@15% | 66,000 |
| No additional depreciation is allowable as the assessee is not engaged in manufacture or production of any article. | |

2. Since GST liability has been paid before the due date of filing return of income under section 139(1), the same is deductible.

8. Section 44AE would apply in the case of Mr. Sukhvinder since he is engaged in the business of plying goods carriages and owns not more than ten goods carriages at any time during the previous year.

Section 44AE provides for computation of business income of such assesses on a presumptive basis. The income shall be deemed to be ₹ 1,000 per ton of gross vehicle weight or unladen weight, as the case may be, per month or part of the month for each heavy goods vehicle and ₹ 7,500 per month or part of month for each goods carriage other than heavy goods vehicle, owned by the assessee in the previous year or such higher sum as declared by the assessee in his return of income.



Mr. Sukhvinder’s business income calculated applying the provisions of section 44AE is ₹ 13,72,500 (See Notes 1 & 2 below) and his total income would be ₹ 14,42,500.

However, as per section 44AE[7], Mr. Sukhvinder may claim lower profits and gains if he keeps and maintains proper books of account as per section 44AA and gets the same audited and furnishes a report of such audit as required under section 44AB. If he does so, then his income for tax purposes from goods carriages would be ₹ 4,45,000 instead of ₹ 13,72,500 and his total income would be ₹ 5,15,000.

Notes:

1. Computation of total income of Mr. Sukhvinder for A.Y. 2025-26

| Particulars | Presumptive income ₹ | Where books are maintained ₹ |
|---|----------------------|------------------------------|
| Income from business of plying goods carriages [See Note 2 Below] | 13,72,500 | 4,45,000 |
| Other business and non-business income | 70,000 | 70,000 |
| Total Income | 14,42,500 | 5,15,000 |

2. Calculation of presumptive income as per section 44AE

| Type of carriage | No. of months | Rate per ton per month/ per month | Ton | Amount ₹ |
|--|---------------|-----------------------------------|-------------------|----------|
| [1] | [2] | | [3] | [4] |
| Heavy goods vehicle | | | | |
| 1 goods carriage upto 1st May | 2 | 1,000 | 15 [15,000/1,000] | 30,000 |
| 5 goods carriage held throughout the year | 12 | 1,000 | 15 [15,000/1,000] | 9,00,000 |
| Goods vehicle other than heavy goods vehicle | | | | |
| 1 goods carriage from 6th May | 11 | 7,500 | - | 82,500 |
| 4 goods carriage held throughout the year | 12 | 7,500 | - | 3,60,000 |



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| | |
|-------|-----------|
| Total | 13,72,500 |
|-------|-----------|

9. **Computation of total income of Mr. Raju for the A.Y. 2025-26**

| Particulars | ₹ | ₹ |
|---|----------|----------|
| Profits and gains of business or profession | | |
| Net profit as per profit and loss account | | 5,00,000 |
| Add: Excess commission paid to brother disallowed under section 40A(2) | 10,000 | |
| Disallowance under section 40A(3) is not attracted since the limit for one time cash payment is ₹ 35,000 in respect of payment to transport operators. Therefore, amount of ₹ 33,000 paid in cash to a transport carrier is allowable as deduction. | Nil | |
| Bank term loan interest paid after the due date of filing of return under section 139(1) – disallowed as per section 43B | 40,000 | |
| State GST penalty paid disallowed [See Note 2 below] | 5,000 | |
| Depreciation debited to profit and loss account | 2,00,000 | 2,55,000 |
| | | 7,55,000 |
| Less: Dividend from domestic companies [Chargeable to tax under the head “Income from Other Sources”] | 15,000 | |
| Income from agriculture [Exempt under section 10(1)] | 1,80,000 | |
| Salary paid to staff not recorded in the books [Assumed it was an erroneous omission and that the assessee has offered satisfactory explanation for the same. In such a case, the same would be allowable as deduction while computing profits and gains of business and profession] [See Note 1 below] | 48,000 | |
| Depreciation under the Income-tax Act, 1961 [As per working note] | 2,23,500 | 4,66,500 |
| | | 2,88,500 |
| Income from house property | | |
| Annual value of self-occupied property | Nil | |



| | | |
|--|-----|----------|
| Less: Deduction u/s 24(b) – interest on housing loan [Not allowable, since Mr. Raju is paying tax as per default tax regime] | Nil | Nil |
| Income from Other Sources | | |
| Dividend from domestic companies | | 15,000 |
| Gross Total Income | | 3,03,500 |
| Less: Deduction u/s 80C [Not allowable, since Mr. Raju is paying tax as per default tax regime] | | Nil |
| Total Income | | 3,03,500 |

Working Note:**Computation of depreciation under the Income-tax Act, 1961**

| Particulars | ₹ |
|--|----------|
| Depreciation@15% on ₹ 13.90 lakhs (WDV as on 31.3.2024 less depreciation for P.Y. 2023-24 i.e., ₹ 11.90 lakh plus assets purchased during the year and used for more than 180 days ₹ 2 lakh) | 2,08,500 |
| Depreciation @7.5% on ₹ 2 lakh (Assets used for < 180 days) | 15,000 |
| | 2,23,500 |

Since Mr. Raju is paying tax as per default tax regime, additional depreciation u/s 32(1)(iia) would not be available to him.

Notes (Alternate views):

1. It is also possible to take a view that the salary paid to staff not recorded in the books is in the nature of unexplained expenditure and hence, would be deemed to be income as per section 69C and would be taxable @ 60% under section 115BBE. In such a case, no deduction allowable in respect of such expenditure.
2. Where the imposition of penalty is not for delay in payment of sales tax or VAT or GST but for contravention of provisions of the Sales Tax Act or VAT Act or GST Law, the levy is not compensatory and therefore, not deductible. However, if the levy is compensatory in nature, it would be fully allowable. Where it is a composite levy, the portion which is compensatory is allowable and that portion which is penal is to be disallowed.



Since the question only mentions “GST penalty paid” and the reason for levy of penalty is not given, it has been assumed that the levy is not compensatory and therefore, not deductible. It is, however, possible to assume that such levy is compensatory in nature and hence, allowable as deduction. In such a case, the total income would be ₹ 3,94,500

10. Where an assessee is engaged in the composite business of growing and curing of coffee, the income will be segregated between agricultural income agricultural income and business income, as per Rule 7B of the Income-tax Rules, 1962.

As per the above Rule, income derived from sale of coffee grown and cured by the seller in India shall be computed as if it were income derived from business, and 25% of such income shall be deemed to be income liable to tax. The balance 75% will be treated as agricultural income.

| Particulars | ₹ | ₹ |
|---|----------|-----------|
| Sale value of cured coffee | | 22,00,000 |
| Less: Expenses for growing coffee | 3,10,000 | |
| Car expenses (80% of ₹ 50,000) | 40,000 | |
| Depreciation on car (80% of 15% of ₹ 3,00,000) [See Computation below] | 36,000 | |
| Total cost of agricultural operations | 3,86,000 | |
| Expenditure on coffee curing operations | 3,00,000 | |
| Add: Depreciation on machinery (15% of ₹ 15,00,000) [See Computation below] | 2,25,000 | |
| Total cost of the curing operations | 5,25,000 | |
| Total cost of composite operations | | 9,11,000 |
| Total profits from composite activities | | 12,89,000 |
| Business income (25% of above) | | 3,22,250 |
| Agricultural income (75% of above) | | 9,66,750 |

Computation of depreciation for P.Y. 2024-25



| Particulars | ₹ | ₹ |
|---|--------|-----------|
| Car | | |
| Opening balance as on 1.4.2024 [i.e., WDV as on 31.3.2024 (-) depreciation for P.Y.2023-24] | | 3,00,000 |
| Depreciation thereon at 15% | 45,000 | |
| Less: Disallowance @20% for personal use | 9,000 | |
| Depreciation actually allowed | | 36,000 |
| Machinery | | |
| Opening balance as on 1.4.2024 [i.e., WDV as on 31.3.2024 (-) depreciation for P.Y.2023-24] | | 15,00,000 |
| Depreciation @ 15% for P.Y. 2024-25 | | 2,25,000 |

Explanation 7 to section 43(6) provides that in cases of ‘composite income’, for the purpose of computing written down value of assets acquired before the previous year, the total amount of depreciation shall be computed as if the entire composite income of the assessee (and not just 25%) is chargeable under the head “Profits and gains of business or profession”. The depreciation so computed shall be deemed to have been “actually allowed” to the assessee.



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CHAPTER - 11

CAPITAL GAINS

INTRODUCTION

Section 45 provides that any profits or gains arising from the **transfer** of a **capital asset** effected in the previous year will be chargeable to income-tax under the head 'Capital Gains'. Such capital gains will be deemed to be the income of the previous year in which the transfer took place. In this charging section, two terms are important. One is "capital asset" and the other is "transfer".

Hence, in this unit on capital gains, we begin our discussion with the definition of "capital asset" and "transfer". Thereafter, we will proceed to discuss the various circumstances under which capital gains tax is levied. There are certain transactions which are not to be regarded as transfer for the purposes of capital gains. These transactions have also been discussed in this unit. There is a separate method of computation of capital gains in respect of depreciable assets. Also, there are exemptions in cases where capital gains are invested in specified assets. All these aspects are being discussed in this unit.

CAPITAL ASSET

Definition: According to section 2(14), a capital asset means –

- a) property of any kind held by an assessee, whether or not connected with his business or profession.
- b) any securities held by a Foreign Institutional Investor which has invested in such securities in accordance with the SEBI regulations.
- c) any unit linked insurance policy (ULIP) issued on or after 1.2.2021, to which exemption under section 10(10D) does not apply on account of premium payable exceeding ₹ 2,50,000 for any of the previous years during the term of such policy.

In a case where premium is payable by a person for more than one ULIP issued on or after 1.2.2021 and the aggregate of premium payable on such ULIPs exceed ₹ 2,50,000 for any of the previous years during the term of any such ULIP(s), the exemption under section 10(10D) would be available in respect of any of those ULIPs (at the option of the assessee) whose aggregate premium payable does not exceed ₹ 2,50,000 for any of the previous years during their term. All other ULIPs would be capital assets.



Note – Provisions relating to taxability or otherwise of ULIPs issued on or after 1.2.2021 are not being made applicable at Intermediate level. Accordingly, section 45(1B) has been excluded by way of Study Guidelines. Consequently, reference to such ULIPs has not been made in the discussion of section 10(10D) and in the definition of equity oriented fund for the purpose of section 111A and 112A in the Study Material.

However, it does not include—

- i. **Stock-in trade:** Any stock-in-trade [other than securities referred to in (b) above], consumable stores or raw materials held for the purpose of the business or profession of the assessee;

Whether a particular asset is stock-in-trade or capital asset does not depend upon the nature of the item, but the manner in which the same is held. The item would be stock-in-trade in the hands of the assessee who deals or trades in that item; however, the same item would be capital asset for the assessee who holds it as an investment.

EXAMPLE

A dealer in real estate holds a piece of land as stock-in-trade. But the same will be capital asset for an assessee who holds it as an investment.

The exclusion of stock-in-trade from the definition of capital asset is only in respect of sub-clause (a) above and not sub-clause (b). This implies that even if the nature of such security in the hands of the Foreign Portfolio Investor is stock in trade, the same would be treated as a capital asset and the profit on transfer would be taxable as capital gains.

Further, the Explanatory Memorandum to the Finance (No.2) Bill, 2014 clarifies that the income arising from transfer of such security by a Foreign Portfolio Investor (FPI) would be in the nature of capital gain, irrespective of the presence or otherwise in India, of the Fund manager managing the investments of the assessee.

- ii. **Personal effects:** Personal effects, that is to say, movable property [including wearing apparel and furniture] held for personal use by the assessee or any member of his family dependent on him.

EXCLUSIONS:

- jewellery;
- archaeological collections;
- drawings;



- paintings;
- sculptures; or
- any work of art.

Definition of Jewellery-

Jewellery is a capital asset and the profits or gains arising from the transfer of jewellery held for personal use are chargeable to tax under the head “capital gains”. For this purpose, the expression ‘jewellery’ includes the following:

- Ornaments made of gold, silver, platinum or any other precious metal or any alloy containing one or more of such precious metals, whether or not containing any precious or semi-precious stones and whether or not worked or sewn into any wearing apparel;
- Precious or semi-precious stones, whether or not set in any furniture, utensil or other article or worked or sewn into any wearing apparel.

iii. **Rural agricultural land** in India i.e., agricultural land in India which is not situated in any specified area.

As per the definition, only rural agricultural lands in India are excluded from the purview of the term ‘capital asset’. Hence urban agricultural lands constitute capital assets. Accordingly, the agricultural land described in [a] and [b] below, being land situated within the specified urban limits, would fall within the definition of “capital asset”, and transfer of such land would attract capital gains tax -

- agricultural land situated in any area within the jurisdiction of a municipality or cantonment board having population of not less than ten thousand, or
- agricultural land situated in any area within such distance, measured aerially, in relation to the range of population as shown hereunder –

| | Shortest aerial distance from the local limits of a municipality or cantonment board referred to in item [a] | Population according to the last preceding census of which the relevant figures have been published before the first day of the previous year. |
|-------|--|--|
| (i) | ≤ 2 kms | $> 10,000$ |
| (ii) | > 2 kms but ≤ 6 kms | $> 1,00,000$ |
| (iii) | > 6 kms but ≤ 8 kms | $> 10,00,000$ |



EXAMPLE

| | Area | Shortest aerial distance from the local limits of a municipality or cantonment board referred to in item [a] | Population according to the last preceding census of which the relevant figures have been published before the first day of the previous year. | Is the land situated in this area a capital asset? |
|--------|------|--|--|--|
| (i) | A | 1 km | 9,000 | No |
| (ii) | B | 1.5 kms | 12,000 | Yes |
| (iii) | C | 2 kms | 11,00,000 | Yes |
| (iv) | D | 3 kms | 80,000 | No |
| (v) | E | 4 kms | 3,00,000 | Yes |
| (v) | F | 5 kms | 12,00,000 | Yes |
| (vi) | G | 6 kms | 8,000 | No |
| (vii) | H | 7 kms | 4,00,000 | No |
| (viii) | I | 8 kms | 10,50,000 | Yes |
| (ix) | J | 9 kms | 15,00,000 | No |

Explanation regarding gains arising on the transfer of urban agricultural land –

Explanation 1 to section 2(1A) clarifies that capital gains arising from transfer of any agricultural land situated in any non-rural area [as explained above] will not constitute agricultural revenue within the meaning of section 2(1A).

In other words, the capital gains arising from the transfer of such urban agricultural land would not be treated as agricultural income for the purpose of exemption u/s 10(1). Hence, such gains would be subject to u/s 45.

- iv. **Specified Gold Bonds:** 6½% Gold Bonds, 1977, or 7% Gold Bonds, 1980, or National Defence Gold Bonds, 1980, issued by the Central Government;
- v. **Special Bearer Bonds, 1991** issued by the Central Government;
- vi. **Gold Deposit Bonds** issued under the Gold Deposit Scheme, 1999 or deposit certificates issued under the Gold Monetisation Scheme, 2015 and Gold Monetisation Scheme, 2019 notified by the Central Government.

Note – ‘Property’ includes and shall be deemed to have always included any rights in or in relation to an Indian company, including rights of management or control or any other rights



whatsoever.

CAPITAL ASSET [Section 2(14)]

Property of any kind held by an assessee, whether or not connected with his business or profession

Any securities held by a FII which has invested in such securities as per SEBI Regulations

EXCLUSIONS

Stock-in-trade, consumable stores, raw materials held for business or profession

Personal Effects
[i.e., movable property including wearing apparel and furniture held for personal use by the assessee or his family]

Rural Agricultural Land

6½ Gold Bonds, 1977, 7% Gold Bonds, 1980, National Defence Gold Bonds, 1980, Special Bearer Bonds, 1991 issued by the Central Govt.

Gold Deposit Bonds issued under Gold Deposit Scheme, 1999/ Deposit Certificates issued under Gold Monetisation Scheme, 2015 /2018 notified by the Central Govt.

EXCLUSIONS FROM PERSONAL EFFECTS

Jewellery

Archaeological collections

Drawings

Paintings or Sculptures

Any work of art

These assets are, hence, capital assets u/s 2(14)



SHORT TERM AND LONG-TERM CAPITAL ASSETS

- **Definition:** As per section 2(42A), short-term capital asset means a capital asset held by an assessee for not more than 36 months immediately preceding the date of its transfer.

However, w.e.f. 23.7.2024, a capital asset will be a short-term capital asset if it is held by an assessee for not more than 24 months immediately preceding the date of its transfer.

As per section 2(29A), long-term capital asset means a capital asset which is not a short-term capital asset.

Accordingly, based on the period of holding capital assets would be classified as short-term or long-term capital asset as follows:

| Capital Asset | STCG, if held for | LTCG, if held for |
|--|--|--|
| In case transfer takes place before 23.7.2024 | | |
| <ul style="list-style-type: none"> ▪ Security (other than unit) listed in a recognized stock exchange ▪ Unit of equity oriented fund/unit of UTI ▪ Zero Coupon bond | ≤ 12 months immediately preceding the date of its transfer | > 12 months immediately preceding the date of its transfer |
| <ul style="list-style-type: none"> ▪ Unlisted shares ▪ Land or building or both | ≤ 24 months immediately preceding the date of its transfer | > 24 months immediately preceding the date of its transfer |
| <ul style="list-style-type: none"> ▪ Unlisted securities other than shares ▪ Other capital assets | ≤ 36 months immediately preceding the date of its transfer | > 36 months immediately preceding the date of its transfer |
| In case transfer takes place on or after 23.7.2024 | | |
| <ul style="list-style-type: none"> ▪ Security listed in a recognized stock exchange ▪ Unit of equity-oriented fund / unit of UTI ▪ Zero Coupon bond | ≤ 12 months immediately preceding the date of its transfer | > 12 months immediately preceding the date of its transfer |
| <ul style="list-style-type: none"> ▪ Other capital assets | ≤ 24 months immediately preceding the date of its transfer | > 24 months immediately preceding the date of its transfer |



Note – As per section 50AA, capital gains arising from transfer of the following assets would always be capital gains arising from transfer of short- term capital assets irrespective of the period of holding of such assets -

- units of a specified mutual fund acquired on or after 1.4.2023,
- market linked debentures,
- unlisted bond and unlisted debenture which is transferred or redeemed or matures on or after 23.7.2024.

▪ **Meaning of certain terms:**

| Term | Meaning |
|----------------------------------|--|
| Equity oriented fund | A fund set up under a scheme of a mutual fund and |
| | <p>i. in a case where the fund invested in the units of another fund which is traded on a recognised stock exchange –</p> <ul style="list-style-type: none"> ○ a minimum of 90% of the total proceeds of such fund is invested in the units of such other fund; and ○ such other fund also invests a minimum of 90% of its total proceeds in the equity shares of domestic companies listed on a recognised stock exchange; and |
| | <p>ii. in any other case, a minimum of 65% of the total proceeds of such fund is invested in the equity shares of domestic companies listed on a recognised stock exchange.</p> |
| | However, the percentage of equity shareholding or unit held in respect of the fund, as the case may be, shall be computed with reference to the annual average of the monthly averages of the opening and closing figures. |
| Zero Coupon Bond [Section 2(48)] | <p>A bond</p> <ul style="list-style-type: none"> ▪ issued by any infrastructure capital company or infrastructure capital fund or infrastructure debt fund³ or a public sector company or a scheduled bank on or after 1st June, 2005, ▪ in respect of which no payment and benefit is received or receivable before maturity or redemption from such issuing entity and ▪ which the Central Government may notify in this behalf. |

Note: The income from transfer of a zero-coupon bond (not being held as stock-in-trade) is to be treated as capital gains. Section 2(47)(iva) provides that maturity or redemption of a zero coupon bond shall be treated as a transfer for the purposes of capital gains tax.



- **Determination of period of holding [Clause (i) of Explanation 1 to section 2(42A)]:** In determining period of holding of any capital asset by the assessee in the circumstances stated in column [1], the period shall be determined by considering the period specified in Column [2].

Determination of period of holding

| S. No. | Circumstances (Column 1) | Period of holding (Column 2) |
|--------|---|---|
| 1 | Where shares held in a company in liquidation | The period subsequent to the date of liquidation of company shall be excluded. |
| 2 | Where asset becomes the property of an assessee by virtue of section 49(1) | The period for which the capital asset was held by the previous owner shall be included. |
| 3 | Where inventory of business is converted into or treated as a capital asset by the assessee | Period from the date of conversion or treatment as a capital asset shall be considered. |
| 4 | Where share/s in the Indian company [amalgamated company], becomes the property of an assessee in lieu of share/s held by him in the amalgamating company at the time of transfer referred under section 47(vii). | The period for which the share(s) was held by the assessee in the amalgamating company shall be included. |
| 5 | Where the share or any other security is subscribed by the assessee on the basis of right to subscribe to any share or security or by the person in whose favour such right is renounced by the assessee | Period from the date of allotment of such share or security shall be reckoned. |
| 6 | Where the right to subscribe to any share or security is renounced in favour of any other person | Period from the date of offer of such right by the company or institution shall be reckoned |
| 7 | Where any financial asset is allotted without any payment and on the basis of holding of any other financial asset | Period from the date of allotment of such financial asset shall be reckoned |
| 8 | Where share/s in the Indian company being a resulting company becomes the property of an assessee in consideration of demerger | The period for which the share/s were held by the assessee in demerged company shall be included |



| | | |
|----|--|---|
| 9 | Where equity share in a company becomes the property of the assessee by way of conversion of preference shares into equity shares referred under section 47(xb) | The period for which the preference shares were held by the assessee shall be included |
| 10 | i. Where Electronic Gold Receipt is issued by a Vault Manager in respect of gold deposited [Conversion of gold into Electronic Gold Receipt as referred to in section 47(viid)] | The period for which such gold was held by the assessee prior to conversion into the Electronic Gold Receipt |
| | ii. Where gold is released in respect of an Electronic Gold Receipt [Conversion of Electronic Gold Receipt into gold as referred to in section 47(viid)] | The period for which such Electronic Gold Receipt was held by the assessee prior to its conversion into gold |
| 11 | Where any specified security or sweat equity shares is allotted or transferred, directly or indirectly, by the employer free of cost or at concessional rate to his employees (including former employees) | Period from the date of allotment or transfer of such specified security or sweat equity shares shall be reckoned |
| | “Sweat equity shares” means equity shares issued by a company to its employees or directors at a discount or for consideration other than cash for providing know-how or making available rights in the nature of intellectual property rights or value additions, by whatever name called. | |

- **Period of holding in respect of other capital assets** - The period for which any capital asset is held by the assessee shall be determined in accordance with any rules made by the CBDT in this behalf. Accordingly, the CBDT has inserted Rule 8AA in the Income-tax Rules, 1962 to provide for method of determination of period of holding of capital assets, other than the capital assets mentioned in clause (i) of Explanation 1 to section 2(42A).

Specifically, in the case of a capital asset, being a share or debenture of a company, which becomes the property of the assessee in the circumstances mentioned in section 47(x), there shall be included the period for which the bond, debenture, debenture-stock or deposit certificate, as the case may be, was held by the assessee prior to the conversion.

Note: Section 47(x) provides that any transfer by way of conversion of bonds or debentures, debenture-stock or deposit certificates in any form, of a company into shares or debentures of that company shall not be regarded as transfer for the purposes of levy of capital gains tax.



TRANSFER: WHAT IT MEANS? [SECTION 2(47)]

Section 2(47) contains an inclusive definition of the term 'transfer'. Accordingly, transfer in relation to a capital asset includes the following types of transactions—

- i. the sale, exchange or relinquishment of the asset; or
- ii. the extinguishment of any rights therein; or
- iii. the compulsory acquisition thereof under any law; or

EXAMPLE

Acquisition of industrial undertaking under the Industries (Development and Regulation) Act, 1951.

- iv. the owner of a capital asset may convert the same into the stock-in-trade of a business carried on by him. Such conversion is treated as transfer; or

EXAMPLE

Example: Where an investor in shares starts a business of dealing in shares and treats existing investments as stock-in-trade of the newly set up business, such conversion shall be regarded as transfer for the purpose of capital gains.

- v. the maturity or redemption of a zero-coupon bond; or
- vi. Part-performance of the contract: Sometimes, possession of an immovable property is given in consideration of part-performance of a contract.

EXAMPLE

A enters into an agreement for the sale of his house. The purchaser gives the entire sale consideration to A. A hands over complete rights of possession to the purchaser since he has received the entire sale consideration. Under the Income-tax Act, the above transaction is considered as transfer.

- vii. Lastly, there are certain types of transactions which have the effect of transferring or enabling the enjoyment of an immovable property.



EXAMPLE

A person may become a member of a co-operative society, company or other association of persons which may be building houses/flats. When he pays an agreed amount, the society etc. hands over possession of the house to the person concerned. No conveyance is registered. For the purpose of income-tax, the above transaction is a transfer.

ILLUSTRATION 1

How will you calculate the period of holding in case of the following assets?

1. Shares held in a company in liquidation
2. Bonus shares
3. Flat in a co-operative society

SOLUTION

1. **Shares held in a company in liquidation** - The period after the date on which the company goes into liquidation shall be excluded while calculating the period of holding. Therefore, the period of holding shall commence from the date of acquisition and end with the date on which the company goes into liquidation.
2. **Bonus shares** - The period of holding shall be reckoned from the date of allotment of bonus shares and will end with the date of transfer.
3. **Flat in a co-operative society** - The period of holding shall be reckoned from the date of allotment of shares in the society and will end with the date of transfer.

Note – Any transaction whether by way of becoming a member of, or acquiring shares in, a co-operative society or by way of any agreement or any arrangement or in any other manner whatsoever which has the effect of transferring, or enabling enjoyment of, any immovable property is a transfer as per section 2(47)(vi).

Hence, it is possible to take a view that any date from which such right is obtained may be taken as the date of acquisition.

SCOPE AND YEAR OF CHARGEABILITY [SECTION 45]**i. General Provision [Section 45(1)]**

Any profits or gains arising from the transfer of a capital asset effected in the previous year (other than



exemptions covered under this chapter] shall be chargeable to income-tax under this head **in the previous year in which the transfer took place.**

Year of chargeability - Capital gains are chargeable as the income of the previous year in which the sale or transfer takes place. In other words, for determining the year of chargeability, the relevant date of transfer is not the date of the agreement to sell, but the actual date of sale i.e., the date on which the effect of transfer of title to the property as contemplated by the parties has taken place⁴.

However, as already noted, Income-tax Act has recognised certain transactions as transfer in spite of the fact that conveyance deed might not have been executed and registered. Power of Attorney sales as explained above or co-operative society transactions for acquisition of house are examples in this regard.

ii. **Insurance Receipts [Section 45(1A)]**

Where any person receives any money or other assets under any insurance from an insurer on account of damage to or destruction of any capital asset, as a result of

- flood, typhoon, hurricane, cyclone, earthquake or other convulsion of nature,
- riot or civil disturbance,
- accidental fire or explosion or
- of action by an enemy or action taken in combating an enemy (whether with or without declaration of war),

then, any profits or gains arising from receipt of such money or other assets shall be chargeable to income-tax under the head “Capital gains” and shall be deemed to be the income of **such person for the previous year in which such money or other asset was received.**

Full value of consideration: In order to compute capital gains, the value of any money or the fair market value of other assets on the date of such receipt shall be deemed to be the full value of the consideration received or accruing as a result of the transfer of such capital assets.

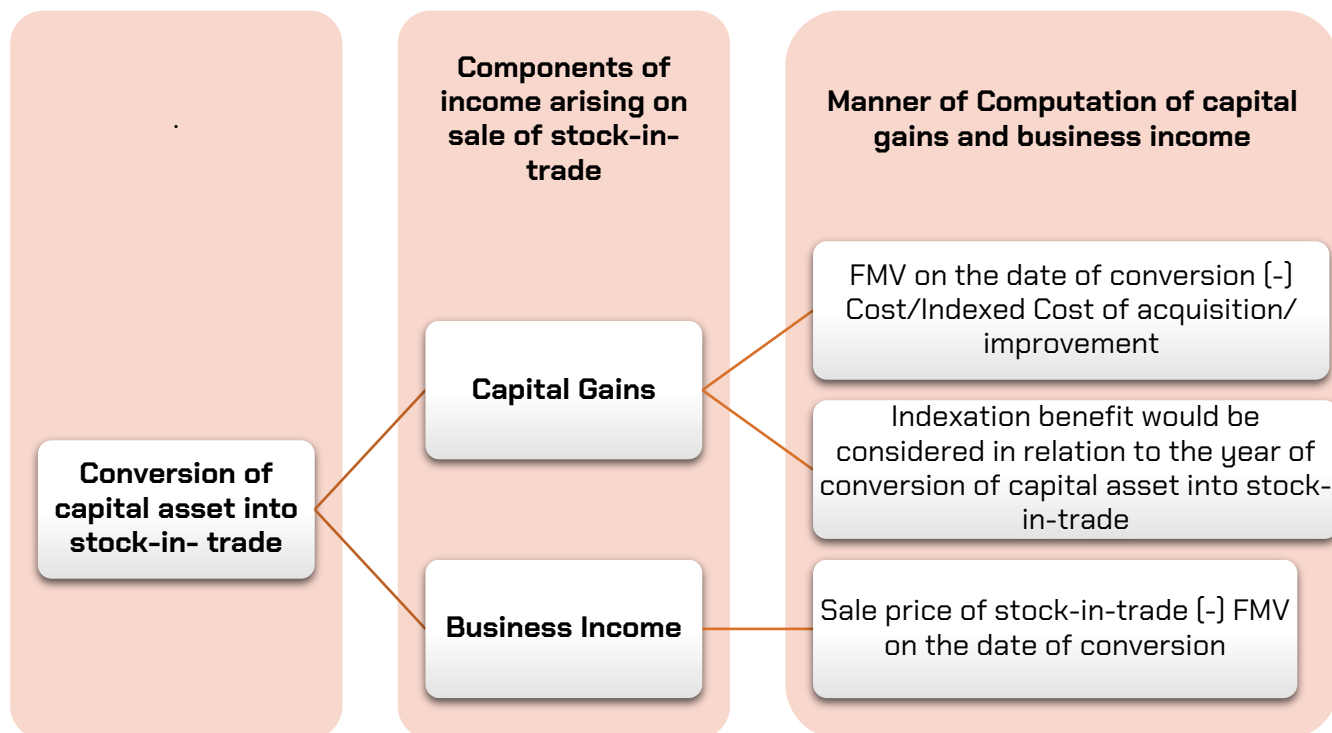
iii. **Conversion or treatment of a capital asset as stock-in-trade [Section 45(2)]**

A person who is the owner of a capital asset may convert the same or treat it as stock-in-trade of the business carried on by him. As noted above, the above transaction is a transfer.

As per section 45(2), notwithstanding anything contained in section 45(1), being the charging section, the profits or gains arising from the above conversion or treatment will be chargeable to income-tax as **his income of the previous year in which such stock-in-trade is sold or otherwise transferred by him.**



Full value of consideration: In order to compute the capital gains, the fair market value of the asset on the date of such conversion or treatment shall be deemed to be the full value of the consideration received as a result of the transfer of the capital asset.



Note – Both Capital Gains and Business income are chargeable to tax in the year in which stock-in-trade is sold or otherwise transferred.

ILLUSTRATION 2

A is the owner of a car. On 1-4-2024, he starts a business of purchase and sale of motor cars. He treats the above car as part of the stock-in-trade of his new business. He sells the same on 31-3-2025 and gets a profit of ₹ 1 lakh. Discuss the tax implication in his hands under the head “Capital gains”.

SOLUTION

Since car is a personal asset, conversion or treatment of the same as the stock-in-trade of his business will not be trapped by the provisions of section 45(2). Hence, A is not liable to capital gains tax.

ILLUSTRATION 3

X converts his capital asset [acquired on June 10, 2006 for ₹ 60,000] into stock-in-trade on March 10, 2024. The fair market value on the date of the above conversion was ₹ 5,50,000. He subsequently sells the stock-



in-trade so converted for ₹ 6,00,000 on June 10, 2024. Discuss the year of chargeability of capital gain and business income.

SOLUTION

Since the capital asset is converted into stock-in-trade during the previous year 2023-24 relevant to the A.Y. 2024-25, it will be a transfer u/s 2(47) during the P.Y. 2023-24. However, the profits or gains arising from the above conversion will be chargeable to tax during the A.Y. 2025-26, since the stock-in-trade has been sold only on June 10, 2024. For this purpose, the fair market value on the date of such conversion [i.e. 10th March, 2024] will be the full value of consideration for computation of capital gains. The capital gains would be computed by reducing the indexed cost of acquisition therefrom, since the transfer [i.e., conversion of capital asset into stock in trade] took place during the P.Y. 2023-24. The business income of ₹ 50,000 [i.e., ₹ 6,00,000 (-) ₹ 5,50,000, being the fair market value on the date of conversion] would also be taxable in the A.Y. 2025-26. Thus, both capital gains and business income would be chargeable to tax in the A.Y. 2025-26.

iv. **Compensation on compulsory acquisition [Section 45(5)]**

Sometimes, a building or some other capital asset belonging to a person is taken over by the Central Government by way of compulsory acquisition. In that case, the consideration for the transfer is determined by the Central Government or RBI. When the Central Government pays the above compensation, capital gains may arise. Such capital gains are **chargeable as income of the previous year in which such compensation is received**.

Enhanced Compensation - Many times, persons whose capital assets have been taken over by the Central Government and who get compensation from the Government go to the Court of law for enhancement of compensation. If the court awards a compensation which is higher than the original compensation, the difference thereof will be chargeable to capital gains in the year in which the same is received from the government.

Cost of acquisition in case of enhanced compensation - For this purpose, the cost of acquisition and cost of improvement shall be taken to be nil.

Compensation received in pursuance of an interim order deemed as income chargeable to tax in the year of final order - In order to remove the uncertainty regarding the year in which the amount of compensation received in pursuance of an interim order of the Court, Tribunal or other authority is to be charged to tax, it is provided that such compensation shall be deemed to be income chargeable under the head 'Capital gains' in the previous year in which the final order of such Court, Tribunal or other authority is made.



Reduction of enhanced compensation - Where capital gain has been charged on the compensation received by the assessee for the compulsory acquisition of any capital asset or enhanced compensation received by the assessee and subsequently such compensation is reduced by any Court, Tribunal or any authority, the assessed capital gain of that year shall be recomputed by taking into consideration the reduced amount. This re-computation shall be done by way of rectification.

Death of the transferor - It is possible that the transferor may die before he receives the enhanced compensation. In that case, the enhanced compensation will be chargeable to tax in the hands of the person who receives the same.

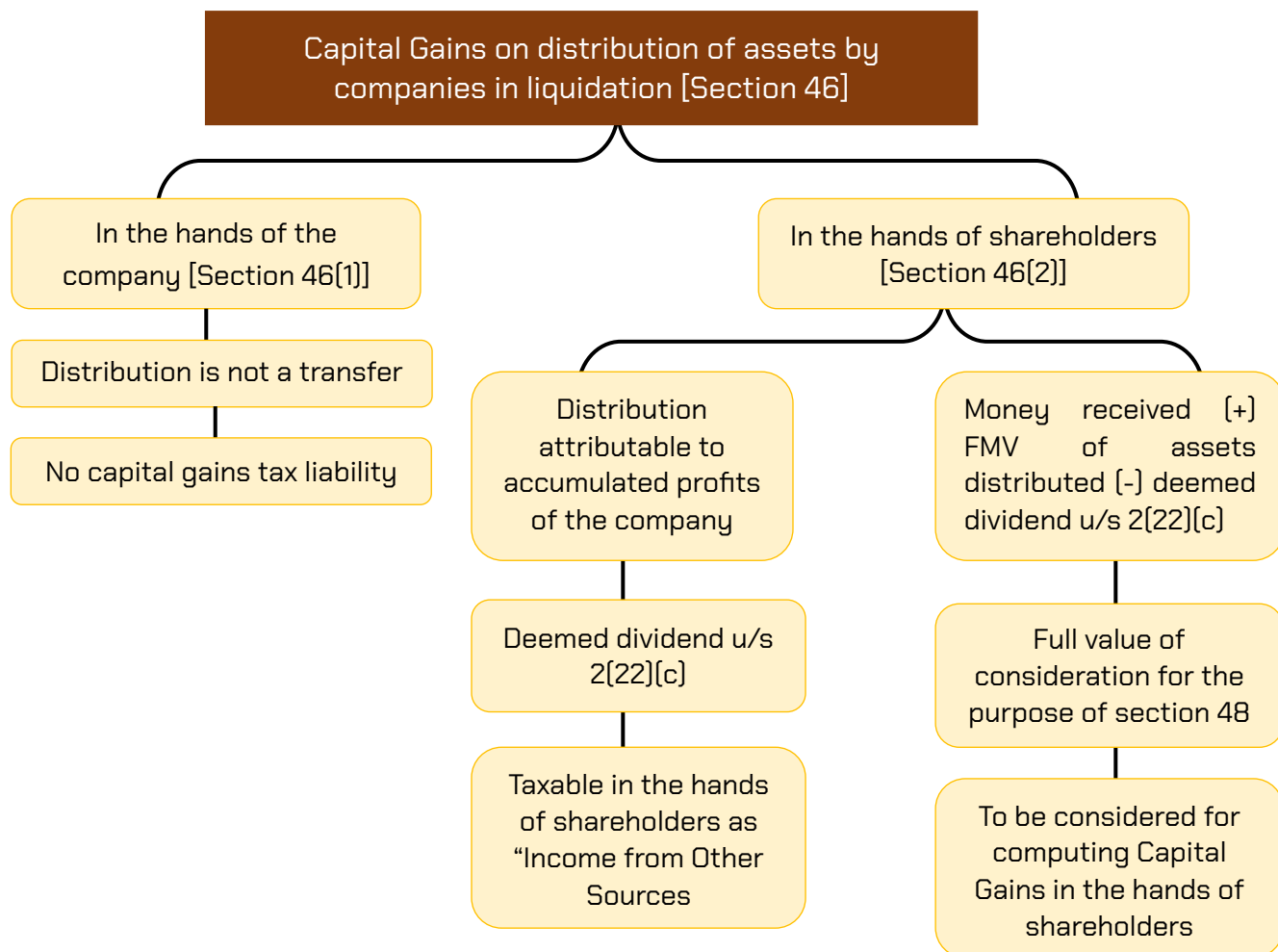
CAPITAL GAINS ON DISTRIBUTION OF ASSETS BY COMPANIES IN LIQUIDATION [SECTION 46]

- 1. In the hands of liquidated company:** Where the assets of a company are distributed to its shareholders on its liquidation, such distribution shall not be regarded as a transfer by the company for the purposes of section 45 [Section 46(1)].

The above section is restricted in its application to the circumstances mentioned therein i.e., the assets of the company must be distributed in specie to shareholders on the liquidation of the company. If, however, the liquidator sells the assets of the company resulting in a capital gain and distributes the funds so collected, the company will be liable to pay tax on such gains.

- 2. In the hands of shareholders:** Shareholders receive money or other assets from the company on its liquidation. They will be chargeable to income-tax under the head 'capital gains' in respect of the market value of the assets received on the date of distribution, or the moneys so received by them. The portion of the distribution which is attributable to the accumulated profits of the company is to be treated as dividend income under section 2(22)(c), which would be taxable in the hands of shareholders. The same will be deducted from the amount received/fair market value for the purpose of determining the consideration for computation of capital gains.





CAPITAL GAINS ON BUYBACK OF SHARES OR SPECIFIED SECURITIES [SECTION 46A]

- In case of shares of a company other than a domestic company and specified securities:** Any consideration received by a holder of specified securities (other than shares of a domestic company) from any company on purchase of its specified securities is chargeable to tax in the hands of the holder of specified securities. The difference between the cost of acquisition and the value of consideration received by the holder of securities is chargeable to tax as capital gains in his hands. The computation of capital gains shall be made in accordance with the provisions of section 48.

Such capital gains shall be chargeable in the year in which such securities were purchased by the company. For this purpose, "specified securities" shall have the same meaning as given in Explanation



to section 77A of the Companies Act, 1956.

As far as shares are concerned, this provision would be attracted in the hands of the shareholder only if the shares are bought back by a company, other than a domestic company.

- 2. In case of buy back of shares effected before 1.10.2024 by domestic companies:** In case of buyback of shares (whether listed or unlisted) before 1.10.2024 by a domestic company, additional income-tax @ 20% (plus surcharge @ 12% and cess @ 4%) is leviable in the hands of the company. Consequently, the income arising to the shareholders in respect of such buyback of shares by the domestic company is exempt under section 10(34A), since the domestic company is liable to pay additional income-tax on the buyback of shares.
- 3. In case of buy back of shares effected on or after 1.10.2024 by domestic companies:** In case of buyback of shares (whether listed or unlisted) on or after 1.10.2024 by a domestic company, the sum paid by a domestic company for purchase of its own shares would be treated as dividend and taxable under the head "Income from Other Sources" in the hands of shareholders. No deduction for expenses would be available against such dividend income.

Consequently, as per section 46A, value of consideration received by a shareholder on buy back of shares by a domestic company would be Nil and the difference between the cost of acquisition and the value of consideration received by the shareholder will result into capital loss. The same can be set off and carried forward as per the applicable set-off & carry forward provisions of the Act. If it is long-term capital loss, it can be set-off only against long-term capital gains. If it is a short-term capital loss, it can set-off against both long term capital gains and short term capital gains. For details, refer Chapter: 5: Aggregation of income, Set-off and Carry Forward of Losses.

TRANSACTIONS NOT REGARDED AS TRANSFER [SECTION 47]

Section 47 specifies certain transactions which will not be regarded as transfer for the purpose of capital gains tax:

- 1. Total or partial partition of a HUF:** Any distribution of capital assets on the total or partial partition of a HUF [Section 47(i)].
- 2. A gift or will or an irrevocable trust by individual or HUF:** Any transfer of a capital asset by an individual or HUF under a gift or will or an irrevocable trust [Section 47(iii)].

Note – Upto A.Y. 2024-25, transfer of a capital asset (other than shares, debentures or warrants allotted by a company under any ESOP) under a gift or will or irrevocable trust by any person was not considered as a transfer.



3. Transfer of capital asset by holding company to its wholly owned Indian subsidiary company:

Any transfer of capital asset by a company to its subsidiary company [Section 47(iv)].

Conditions:

- i. The parent company or its nominee must hold the whole of the shares of the subsidiary company; and
- ii. The subsidiary company must be an Indian company.

4. Transfer of capital asset by a subsidiary company to its 100% holding company, being an Indian company: Any transfer of capital asset by a subsidiary company to the holding company [Section 47(v)].**Conditions:**

- The whole of shares of the subsidiary company must be held by the holding company; and
- The holding company must be an Indian company.

Exception - The exemption mentioned in 3 or 4 above will not apply if a capital asset is transferred as stock-in-trade.

5. Transfer of capital asset by amalgamating company to amalgamated Indian company, in a scheme of amalgamation: Any transfer, in a scheme of amalgamation, of a capital asset by the amalgamating company to the amalgamated company if the amalgamated company is an Indian company [Section 47(vi)].**6. Transfer of capital asset by the demerged company to the resulting Indian company, in a scheme of demerger:** Any transfer in a demerger, of a capital asset by the demerged company to the resulting company, if the resulting company is an Indian company [Section 47(vib)].**7. Transfer or issue of shares by a resulting company, in a scheme of demerger:** Any transfer or issue of shares by the resulting company, in a scheme of demerger to the shareholders of the demerged company, if the transfer is made in consideration of the demerger of the undertaking [Section 47(vid)].**8. Transfer of shares by a shareholder in a scheme of amalgamation:** Any transfer by a shareholder, in a scheme of amalgamation, of shares held by him in the amalgamating company [Section 47(vii)].**Conditions:**

- i. The transfer is made in consideration of the allotment to him of any share/s in the amalgamated company, except where the shareholder itself is the amalgamated company;



- ii. The amalgamated company is an Indian company.

EXAMPLE

Let us take a case where A Ltd., an Indian company, holds 60% of shares in B Ltd. B Ltd. amalgamates with A Ltd. Since A Ltd. itself is the shareholder of B Ltd., A Ltd., being the amalgamated company, cannot issue shares to itself. However, A Ltd. has to issue shares to the other shareholders of B Ltd.

ILLUSTRATION 4

M held 2000 shares in a company ABC Ltd., an Indian company. This company amalgamated with another Indian company XYZ Ltd. during the previous year ending 31-3-2025. Under the scheme of amalgamation, M was allotted 1000 shares in the new company. The market value of shares allotted is higher by ₹ 50,000 than the value of holding in ABC Ltd. The Assessing Officer proposes to treat the transaction as an exchange and to tax ₹ 50,000 as capital gain. Is he justified?

SOLUTION

In the above example, the transaction is squarely covered by the exemption explained above and the proposal of the Assessing Officer to treat the transaction as a transfer is not justified.

- 9. Transfer of Government Security outside India by a non-resident to another non-resident:** Any transfer of a capital asset, being a Government Security carrying a periodic payment of interest, made outside India through an intermediary dealing in settlement of securities, by a non-resident to another non-resident [Section 47(viib)]
- 10. Redemption of sovereign gold bonds by an Individual:** Redemption by an individual of sovereign gold bonds issued by RBI under the Sovereign Gold Bond Scheme, 2015 [Section 47(viic)]
- 11. Conversion of gold into Electronic Gold Receipt or vice versa:** Any transfer of a capital asset, being conversion of gold into Electronic Gold Receipt issued by a Vault Manager, or conversion of Electronic Gold Receipt into gold [Section 47(viid)]
- 12. Transfer of specified capital asset to the Government or university etc.:** Any transfer of any of the following capital asset to the Government or to the University or the National Museum, National Art Gallery, National Archives or any other public museum or institution notified by the Central



Government to be of national importance or to be of renown throughout any State

- work of art
- archaeological, scientific or art collection
- book
- manuscript
- drawing
- painting
- photograph or
- print [Section 47(ix)].

13. Transfer on conversion of bonds or debentures etc. into shares or debentures: Any transfer by way of conversion of bonds or debentures, debenture stock or deposit certificates in any form, of a company into shares or debentures of that company [Section 47(x)].

14. Conversion of preference shares into equity shares: Any transfer by way of conversion of preference shares of a company into equity shares of that company [Section 47(xb)].

15. Transfer of capital asset under Reverse Mortgage: Any transfer of a capital asset in a transaction of reverse mortgage under a scheme made and notified by the Central Government [Section 47(xvi)].

The Reverse Mortgage scheme is for the benefit of senior citizens, who own a residential house property. In order to supplement their existing income, they can mortgage their house property with a scheduled bank or housing finance company, in return for a lump-sum amount or for a regular monthly/quarterly/annual income. The senior citizens can continue to live in the house and receive regular income, without the botheration of having to pay back the loan.

The loan will be given up to, say, 60% of the value of residential house property mortgaged. Also, the bank/housing finance company would undertake a revaluation of the property once every 5 years. The borrower can use the loan amount for renovation and extension of residential property, family's medical and emergency expenditure etc., amongst others. However, he cannot use the amount for speculative or trading purposes.

The Reverse Mortgage Scheme, 2008, now includes within its scope, disbursement of loan by an approved lending institution, in part or in full, to the annuity sourcing institution, for the purposes of periodic payments by way of annuity to the reverse mortgagor. This would be an additional mode of disbursement i.e., in addition to direct disbursements by the approved lending institution to the Reverse Mortgagor by way of periodic payments or lump sum payment in one or more tranches.



An annuity sourcing institution has been defined to mean Life Insurance Corporation of India or any other insurer registered with the Insurance Regulatory and Development Authority.

Maximum Period of Reverse Mortgage Loan:

| | Mode of disbursement | Maximum period of loan |
|-----|---|--|
| [a] | Where the loan is disbursed directly to the Reverse Mortgagor | 20 years from the date of signing the agreement by the reverse mortgagor and the approved lending institution. |
| [b] | Where the loan is disbursed, in part or in full, to the annuity sourcing institution for the purposes of periodic payments by way of annuity to the Reverse mortgagor | The residual life time of the borrower. |

The bank will recover the loan along with the accumulated interest by selling the house after the death of the borrower. The excess amount will be given to the legal heirs. However, before resorting to sale of the house, preference will be given to the legal heirs to repay the loan and interest and get the mortgaged property released.

Therefore, section 47(xvi) clarifies that any transfer of a capital asset in a transaction of reverse mortgage under a scheme made and notified by the Central Government would not amount to transfer for the purpose of capital gains.

Exemption of income received in a transaction of reverse mortgage [Section 10(43)]: Section 10(43), further, provides that the amount received by the senior citizen as a loan, either in lump sum or in installments, in a transaction of reverse mortgage would be exempt from income-tax.

ILLUSTRATION 5

In which of the following situations capital gains tax liability does not arise?

- Mr. A purchased gold in 1970 for ₹ 25,000. In the P.Y. 2024-25, he gifted it to his son at the time of marriage. Fair market value (FMV) of the gold on the day the gift was made was ₹ 1,00,000.
- A house property is purchased by a Hindu undivided family in 1945 for ₹ 20,000. It is given to one of the family members in the P.Y. 2024-25 at the time of partition of the family. FMV on the date of partition was ₹ 12,00,000.
- Mr. B purchased 50 convertible debentures for ₹ 40,000 in 1995 which are converted into 500 shares worth ₹ 85,000 in November 2024 by the company.



SOLUTION

We know that capital gains arises only when we transfer a capital asset. The liability of capital gains tax in the situations given above is discussed as follows:

- i. As per the provisions of section 47(iii), gift of a capital asset by an individual is **not** regarded as transfer for the purpose of capital gains. Therefore, capital gains tax liability does not arise in the given situation.
- ii. As per the provisions of section 47(i), distribution of a capital asset (being in kind) on the total or partial partition of Hindu undivided family is **not** regarded as transfer for the purpose of capital gains. Therefore, capital gains tax liability does not arise in the given situation.
- iii. As per the provisions of section 47(x), conversion of bonds or debentures, debenture stock or deposit certificates in any form of a company into shares or debentures of that company is **not** regarded as transfer for the purpose of capital gains. Therefore, capital gains tax liability does not arise in the given situation.

ILLUSTRATION 6

Mr. Abhishek a senior citizen, mortgaged his residential house with a bank, under a notified reverse mortgage scheme. He was getting loan from bank in monthly installments. Mr. Abhishek did not repay the loan on maturity and hence gave possession of the house to the bank, to discharge his loan. How will the treatment of long-term capital gain be on such reverse mortgage transaction?

SOLUTION

Section 47(xvi) provides that any transfer of a capital asset in a transaction of reverse mortgage under a scheme made and notified by the Central Government shall not be considered as a transfer for the purpose of capital gain.

Accordingly, the mortgaging of residential house with bank by Mr. Abhishek will not be regarded as a transfer. Therefore, no capital gain will be charged on such transaction.

Further, section 10(43) provides that the amount received by the senior citizen as a loan, either in lump sum or in installment, in a transaction of reverse mortgage would be exempt from income-tax. Therefore, the monthly installment amounts received by Mr. Abhishek would not be taxable.

ILLUSTRATION 7

Examine, with reasons, whether the following statements are True or False.

- i. Alienation of a residential house in a transaction of reverse mortgage under a scheme made and



notified by the Central Government is treated as "transfer" for the purpose of capital gains.

- ii. Zero coupon bonds of eligible corporation, held for 14 months, will be long- term capital assets.
- iii. Zero Coupon Bond means a bond on which no payment and benefits are received or receivable before maturity or redemption.

SOLUTION

- i. **False:** As per section 47(xvi), such alienation in a transaction of reverse mortgage under a scheme made and notified by the Central Government is not regarded as "transfer" for the purpose of capital gains.
- ii. **True:** Section 2(42A) defines the term 'short-term capital asset'. Under the proviso to section 2(42A), zero coupon bond held for not more than 12 months will be treated as a short-term capital asset. Consequently, such bonds held for more than 12 months will be a long-term capital asset.
- iii. **True:** As per section 2(48), 'Zero Coupon Bond' means a bond issued by any infrastructure capital company or infrastructure capital fund or infrastructure debt fund or a public sector company, or Scheduled Bank on or after 1st June 2005, in respect of which no payment and benefit is received or receivable before maturity or redemption from such issuing entity and which the Central Government may notify in this behalf.

MODE OF COMPUTATION OF CAPITAL GAINS [SECTION 48]

- i. **Computation of capital gains:** The income chargeable under the head 'Capital gains' shall be computed by deducting the following items from the full value of the consideration received or accruing as a result of the transfer of the capital asset:
 - Expenditure incurred wholly and exclusively in connection with such transfer like brokerage, stamp duty, registration fee, legal expenses etc.
 - The cost of acquisition and cost of any improvement thereto.

However, the cost of acquisition of the asset or the cost of improvement thereto would not include the deductions claimed on interest u/s 24(b) or under the provisions of Chapter VI-A.

Interest on loan taken for acquisition, construction, repairs, reconstruction of house property is allowable as deduction under section 24(b). Sections 80EE and 80EEA in Chapter VI-A provide for deduction of interest payable on loan taken for acquisition of house property, subject to fulfillment of certain conditions.



The interest allowed as deduction under section 24(b) while computing income from house property and interest allowed as deduction under section 80EE or 80EEA of Chapter VI-A would not be included in the cost of acquisition or cost of improvement while computing capital gains on transfer of house property.

- ii. **No deduction in respect of STT:** No deduction shall, however, be allowed in computing the income chargeable under the head “Capital Gains” in respect of any amount paid on account of securities transaction tax (STT) under Chapter VII of the Finance (No.2) Act, 2004.
- iii. **Cost inflation index:** Under section 48, for computation of long-term capital gains arising from the transfer which takes place before 23.7.2024, the cost of acquisition and cost of improvement will be increased by applying the cost inflation index (CII). Once the cost inflation index is applied to the cost of acquisition and cost of improvement, it becomes indexed cost of acquisition and indexed cost of improvement.

“Cost Inflation Index” in relation to a previous year means such index as may be notified by the Central Government having regard to 75% of average rise in the Consumer Price Index (Urban) for the immediately preceding previous year to such previous year.

Indexed cost of acquisition means an amount which bears to the cost of acquisition, the same proportion as CII for the year in which the asset is transferred bears to the CII for the first year in which the asset was held by the assessee or for the year beginning on 1st April, 2001, whichever is later.

Similarly, indexed cost of any improvement means an amount which bears to the cost of improvement, the same proportion as CII for the year in which the asset is transferred bears to the CII for the year in which the improvement to the asset took place.

Below is the summary showing the indexation benefit available to different types of long-term capital assets which are transferred before 23.7.2024 -

| Long-term capital assets which are transferred before 23.7.2024 | Indexation benefit |
|--|--------------------|
| Bonds or debentures | No |
| Capital indexed bonds issued by the Government | Yes |
| Sovereign Gold Bond issued by the RBI under the Sovereign Gold Bond Scheme, 2015 | Yes |
| Depreciable assets | |



| | |
|---|---|
| Unit of a specified mutual fund acquired on or after 1.4.2023 | N.A. since it will be short term capital gain |
| Marked linked debentures | |
| Equity share in a company on which STT is paid both at the time of acquisition and transfer | No |
| Unit of equity-oriented fund or unit of business trust on which STT is paid at the time of transfer | No |
| Other long-term capital assets | Yes |

Consequent to the amendment made by the Finance (No. 2) Act, 2024 in section 48, no indexation benefit is allowable on long-term capital gains arising on transfer of any capital assets taking place on or after 23.7.2024.

Computation of tax on LTCG on transfer of land or building or both on or after 23.7.2024 [Section 112]

A resident individual or HUF, while computing tax on LTCG on transfer of land or building or both, has the option to take the benefit of indexation under section 112 in respect of long-term capital gains arising on transfer of land or building or both which is acquired before 23.7.2024 and transferred on or after 23.7.2024. Accordingly, LTCG on transfer of such land or building or both are subject to lower of tax @12.5% [on LTCG computed without indexation benefit] or @20% [on LTCG computed with indexation benefit].

It may be noted that this benefit to a resident individual or HUF is to be given only while computing tax on LTCG under section 112 on transfer of land or building or both and not while computing Income under the head "Capital Gains" which would form part of gross total income/total income. Thus, for computing income under the head "Capital Gains" to be included in gross total income, indexation benefit is **not** to be given even in case of resident individual/HUF transferring land or building or both on or after 23.7.2024 which was acquired before 23.7.2024.

The cost inflation indices for the financial years so far have been notified as under:

| Financial Year | Cost Inflation Index |
|----------------|----------------------|
| 2001-02 | 100 |
| 2002-03 | 105 |
| 2003-04 | 109 |



| | |
|---------|-----|
| 2004-05 | 113 |
| 2005-06 | 117 |
| 2006-07 | 122 |
| 2007-08 | 129 |
| 2008-09 | 137 |
| 2009-10 | 148 |
| 2010-11 | 167 |
| 2011-12 | 184 |
| 2012-13 | 200 |
| 2013-14 | 220 |
| 2014-15 | 240 |
| 2015-16 | 254 |
| 2016-17 | 264 |
| 2017-18 | 272 |
| 2018-19 | 280 |
| 2019-20 | 289 |
| 2020-21 | 301 |
| 2021-22 | 317 |
| 2022-23 | 331 |
| 2023-24 | 348 |
| 2024-25 | 363 |

- iv. **Full value of consideration of shares, debentures or warrants issued under ESOP in case of transfer under a gift etc. upto A.Y. 2024-25** - In case where shares, debentures or warrants allotted by a company directly or indirectly to its employees under the Employees' Stock Option Plan or Scheme in accordance with the guidelines issued in this behalf by the Central Government are transferred under a gift or irrecoverable trust upto A.Y. 2024- 25, then the market value on the date of such transfer shall be deemed to be the full value of consideration received or accruing as a result of transfer of such asset.
- v. **Special provision for non-residents** – In case of non-residents who invest foreign exchange to acquire



capital assets, capital gains arising from the transfer of shares or debentures of an Indian company is to be computed in the following manner:

- The cost of acquisition, the expenditure incurred wholly and exclusively in connection with the transfer and the full value of the consideration are to be converted into the same foreign currency with which such shares were acquired. The conversion has to be done at the average of Telegraphic Transfer Buying Rate [TTBR] and Telegraphic Transfer Selling Rate [TTSR] on the respective dates.
- The resulting capital gains shall be reconverted into Indian currency by applying the TTBR on the date of transfer.

The aforesaid manner of computation of capital gains shall be applied for every purchase and sale of shares or debentures in an Indian company. This will provide relief from risk of foreign currency fluctuation to non-residents.

Benefit of indexation will **not** be available in this case.

On long-term capital gains arising from transfer of unlisted securities or shares of a company in which public are not substantially interested, non-residents and foreign companies are subject to tax at a concessional rate of 10% [without indexation benefit or currency conversion] if such transfer takes place before 23.7.2024 and @12.5% [without indexation benefit or currency conversion] if such transfer takes place on or after 23.7.2024 [Section 112].

Note – The benefit of currency conversion would **not** be applicable to the long-term capital gains arising from the transfer of the following assets referred to in section 112A –

- equity share in a company on which STT is paid both at the time of acquisition and transfer
- unit of equity-oriented fund or unit of business trust on which STT is paid at the time of transfer.

ASCERTAINMENT OF COST IN SPECIFIED CIRCUMSTANCES [SECTION 49]

A person becomes the owner of a capital asset not only by purchase but also by several other methods. Section 49 gives guidelines as to how to compute the cost under different circumstances.

| Section | Circumstance | Cost of acquisition |
|---------|--------------|---------------------|
|---------|--------------|---------------------|



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| | | |
|-------|--|---|
| 49(1) | <p>Where the capital asset became the property of the assessee:</p> <ol style="list-style-type: none"> on any distribution of assets on the total or partition of a HUF; under a gift or will by an individual or HUF (by any person upto 31.3.2024); by succession, inheritance or devolution; on any distribution of assets on the liquidation of a company; under a transfer to revocable or an irrevocable trust; under any transfer of capital asset by a holding company to its wholly owned subsidiary Indian company or by a subsidiary company to its 100% holding Indian company, referred to in section 47(iv) and 47(v), respectively; under any transfer referred to in section 47(vi) of a capital asset by amalgamating company to the amalgamated Indian company, in a scheme of amalgamation; under any transfer referred to in section 47(vib), of a capital asset by the demerged company to the resulting Indian company, in a scheme of demerger; by conversion by an individual of his separate property into a HUF property, by the mode referred to in section 64(2). | <p>Cost for which the previous owner of the property acquired it.</p> <p>Notes –</p> <p>Cost of improvement – To the cost of acquisition, the cost of improvement to the asset, incurred by the previous owner or the assessee on or after 1.4.2001 must be added.</p> <p>Period of holding – It may be noted that section 2(42A) provides that in all such cases, for determining the period for which the capital asset is held by the transferee, the period of holding of the asset by the previous owner shall also be considered.</p> <p>Benefit of indexation – The Bombay High Court, in CIT v. Manjula J. Shah 16 Taxman 42, held that the indexed cost of acquisition in case of gifted asset has to be computed with reference to the year in which the previous owner first held the asset and not the year in which the assessee became the owner of the asset.</p> <p>As per the plain reading of the provisions of section 48, however, the indexed cost of acquisition would be determined by taking CII for the year in which asset is first held by the assessee.</p> <p>The benefit of indexation would be available for the capital assets which are transferred before 23.7.2024. has to be computed with reference to the year in which the previous owner first held the asset and not the year in which the assessee became the owner of the asset.</p> |
| 49(2) | <p>Where shares in an amalgamated company which is an Indian company become the property of the assessee in consideration</p> | <p>The cost of acquisition to him of the shares in the amalgamated company shall be taken as the cost of acquisition of the</p> |



| | | |
|----------------|--|--|
| | of the transfer of shares referred to in section 47(vii) held by him in the amalgamating company under a scheme of amalgamation. | shares in the amalgamating company. |
| 49(2A) | Where a person becomes the owner of shares or debentures in a company during the process of conversion of bonds or debentures, debenture stock or deposit certificates referred under section 47(x). | That part of the cost of debentures, debenture stock, bond or deposit certificate in relation to which such asset (shares or debentures) is acquired by that person. |
| 49(2AA) | Where the capital gain arises from the transfer of specified security or sweat equity shares referred to in section 17(2)(vi) | Fair market value which has been taken into account for perquisite valuation. |
| 49(2AE) | Where equity shares of a company, became the property of the assessee in consideration of transfer by way of conversion of preference shares of the company [Section 47(xb)] | That part of the cost of the preference share in relation to which such equity shares are acquired by the assessee. |
| 49(2C) | In case of demerger | <p>The cost of acquisition of the shares in the resulting company shall be the amount which bears to the cost of acquisition of shares held by the assessee in the demerged company the same proportion as the net book value of the assets transferred in a demerger bears to the net worth of the demerged company immediately before such demerger.</p> <p>Cost of acquisition of shares in the resulting company = $A \times \frac{B}{C}$</p> <p>A = Cost of acquisition of shares held in the demerged company</p> <p>B = Net book value of the assets transferred in a demerger</p> <p>C = Net worth of the demerged company i.e., the aggregate of the paid up share capital</p> |



| | | |
|---------------|--|--|
| | | and general reserves as appearing in the books of account of the demerged company immediately before the demerger. |
| 49(2D) | In case of demerger | The cost of acquisition of the original shares held by the shareholder in the demerged company shall be deemed to have been reduced by the amount as so arrived under the sub-section [2C] |
| 49(4) | Where the capital gain arises from the transfer of such property which has been subject to tax under section 56(2)(x) | The value taken into account for the purposes of section 56(2)(x). |
| 49(9) | Where the capital gain arises from the transfer of a capital asset which was used by the assessee as inventory earlier before its conversion into capital asset | The fair market value of the inventory as on the date on such conversion determined in the prescribed manner |
| 49(10) | Where a capital asset, being an Electronic Gold Receipt issued by a Vault Manager became the property of the person as consideration for transfer of gold [Section 47(viid)] | The cost of gold in the hands of the person in whose name Electronic Gold Receipt is issued. |
| | Where gold is released against an Electronic Gold Receipt, which became the property of the person as consideration for transfer of Electronic Gold Receipt [Section 47(viid)] | The cost of the Electronic Gold Receipt in the hands of such person. |

Meaning of Fair Market value

| S. No. | Circumstance | Fair Market Value |
|--------|--------------|-------------------|
|--------|--------------|-------------------|



| | | |
|-------|---|--|
| (i) | In a case where the capital asset is listed on any recognized stock exchange as on 31.01.2018 | <p><u>If there is trading in such asset on such exchange on 31.01.2018</u> The highest price of the capital asset quoted on such exchange on the said date.</p> <p><u>If there is no trading in such asset on such exchange on 31.01.2018</u> The highest price of such asset on such exchange on a date immediately preceding 31.01.2018 when such asset was traded on such exchange.</p> |
| (ii) | In a case where the capital asset is a unit which is not listed on any recognized stock exchange as on 31.01.2018 | The net asset value of such unit as on the said date |
| (iii) | <p>In a case where the capital asset is an equity share in a company which is</p> <ul style="list-style-type: none"> ▪ not listed on a recognized stock exchange as on 31.01.2018 but listed on such exchange on the date of transfer ▪ not listed on a recognized stock exchange as on 31.01.2018 or which became the property of the assessee in consideration of shares which is not listed on such exchange as on 31.1.2018 by way of transaction covered under section 47 but listed on such exchange subsequent to the date of transfer [where transfer is in respect of sale of unlisted equity shares under an offer for sale to the public included in an initial public offer] ▪ listed on a recognized stock exchange on the date of transfer and which became the property of the assessee in consideration of share which is not listed on such exchange as on 31.01.2018 by way of transaction not regarded as transfer under section 47 | An amount which bears to the cost of acquisition the same proportion as CII for the financial year 2017- 18 bears to the CII for the first year in which the asset was held by the assessee or on 01.04.2001, whichever is later. |



| Sl. No. | Nature of asset | Cost of acquisition |
|---------|---|---|
| 1 | <p>Goodwill of business or profession, trademark, brand name or any other intangible asset etc.,</p> <ul style="list-style-type: none"> - Self generated - Acquired from previous owner <p>However, in case of capital asset, being goodwill of a business or profession, in respect of which depreciation u/s 32(1) has been obtained by the assessee in any P.Y. [upto P.Y.2019-20]</p> <ul style="list-style-type: none"> - became the property of the assessee by way of distribution of assets on total or partial partition of HUF, under a gift or will by an individual or HUF [by any person upto 31.3.2024], by succession, inheritance, distribution of assets on liquidation of a company, etc. and previous owner has acquired it by purchase <p>However, in case of capital asset, being goodwill of a business or profession which was acquired by the previous owner by purchase and in respect of which depreciation u/s 32(1) has been obtained by the assessee in any P.Y. [upto P.Y.2019-20]</p> | <p>Nil</p> <p>Purchase price</p> <p>Purchase price as reduced by the total amount of depreciation obtained by the assessee under section 32(1).</p> <p>Purchase price for such previous owner</p> <p>Purchase price for such previous owner as reduced by the total amount of depreciation obtained by the assessee u/s 32(1).</p> |
| 2. | <p>Bonus Shares:</p> <p>Allotted before 1.4.2001</p> <p>Allotted on or after 1.4.2001</p> <p>Bonus shares allotted before 1.2.2018, on which STT has been paid at the time of transfer</p> | <p>FMV as on 1.4.2001</p> <p>Nil</p> <p>The higher of –</p> <p>(i) Actual cost of acquisition [i.e., Nil, in case of bonus shares allotted on or after 1.4.2001; and FMV on 1.4.2001, in case of</p> |



| | | |
|----|---|--|
| | | bonus shares allotted before 1.4.2001] (ii) Lower of – [a] FMV as on 31.1.2018; and [b] Actual sale consideration |
| 3. | <p>Rights Shares:</p> <p>Original shares [which form the basis of entitlement of rights shares]</p> <p>Rights entitlement [which is renounced by the assessee in favour of a person]</p> <p>Rights shares acquired by the assessee</p> <p>Rights shares which are purchased by the person in whose favour the assessee has renounced the rights entitlement</p> | <p>Amount actually paid for acquiring the original shares</p> <p>Nil</p> <p>Amount actually paid for acquiring the rights shares</p> <p>Purchase price paid to the renouncer of rights entitlement as well as the amount paid to the company which has allotted the rights shares.</p> |
| 4 | <p>Long term capital assets being,</p> <ul style="list-style-type: none"> - equity shares in a company on which STT is paid both at the time of purchase and transfer or - unit of equity oriented fund or unit of business trust on which STT is paid at the time of transfer, <p>acquired before 1st February, 2018</p> | <p>Cost of acquisition shall be the higher of</p> <p>(i) actual cost of acquisition of such asset; and</p> <p>(ii) lower of</p> <ul style="list-style-type: none"> - the fair market value of such asset; and - the full value of consideration received or accruing as a result of the transfer of the capital asset. |
| 5 | Any other capital asset | |
| | Where such capital asset became the property of the assessee before 1.4.2001 | Cost of the asset to the assessee, or FMV as on 1.4.2001, at the option of the assessee. |
| | Where capital assets became the property of the assessee by way of distribution of assets on total or partial partition of HUF, under a gift or will by an individual or HUF [by any person upto 31.3.2024], by succession, inheritance, | <p>However, in case of capital asset being land or building, FMV as on 1.4.2001 shall not exceed stamp duty value as on 1.4.2001.</p> <p>Cost to the previous owner or FMV as on</p> |



| | | |
|---|---|---|
| | distribution of assets on liquidation of a company, etc. and the capital asset became the property of the previous owner before 1.4.2001. | 1.4.2001, at the option of the assessee. However, in case of capital asset being land or building, FMV as on 1.4.2001 shall not exceed stamp duty value as on 1.4.2001. |
| | The provisions contained in [5] above shall also apply to the assets mentioned in [3] and [4] above. | |
| 6 | Where cost of the property in the hands of previous owner cannot be ascertained | The FMV on the date on which the capital asset become the property of the previous owner would be considered as cost of acquisition. |

ILLUSTRATION 8

Mr. A converts his capital asset acquired for an amount of ₹ 50,000 in June, 2004 into stock-in-trade in the month of November, 2023. The fair market value of the asset on the date of conversion is ₹ 4,50,000. The stock-in-trade was sold for an amount of ₹ 6,50,000 in the month of September, 2024. What will be the tax treatment?

| Financial year | Cost Inflation Index |
|----------------|----------------------|
| 2004-05 | 113 |
| 2023-24 | 348 |
| 2024-25 | 363 |

SOLUTION

The capital gains on the sale of the capital asset converted to stock-in-trade is taxable in the given case. It arises in the year of conversion [i.e. P.Y. 2023-24] but will be taxable only in the year in which the stock-in-trade is sold [i.e. P.Y. 2024-25]. Profits from business will also be taxable in the year of sale of the stock-in-trade [P.Y. 2024-25].

The LTCG and business income for the A.Y.2025-26 are calculated as under:

| Particulars | ₹ | ₹ |
|---|----------|---|
| Profits and Gains from Business or Profession | | |
| Sale proceeds of the stock-in-trade | 6,50,000 | |



| | | |
|---|----------|----------|
| Less: Cost of the stock-in-trade (FMV on the date of conversion) | 4,50,000 | 2,00,000 |
| Long Term Capital Gains | | |
| Full value of the consideration (FMV on the date of the conversion) | 4,50,000 | |
| Less: Indexed cost of acquisition (₹ 50,000 x 348/113) | 1,53,982 | 2,96,018 |

Note: For the purpose of indexation, the cost inflation index of the year in which the asset is converted into stock-in-trade should be considered.

Since the transfer [conversion into stock-in-trade] took place in the P.Y. 2023-24, the benefit of indexation would be available. The date of sale of stock-in trade is not relevant for determining whether benefit of indexation would be available.

COST OF IMPROVEMENT [SECTION 55(1)]

- Goodwill or any other intangible asset of a business, etc. [Section 55(1)(b)(1)]:** In relation to a capital asset being goodwill or any other intangible asset of a business or a right to manufacture, produce or process any article or thing, or right to carry on any business or profession or any other right, the cost of improvement shall be taken to be **Nil**.
- Any other capital asset [Section 55(1)(b)(2)]:**

| Circumstance | | Cost of improvement |
|--------------|---|---|
| (i) | Where the capital asset became the property of the previous owner or the assessee before 1.4.2001 | |
| | (a) | In a case covered u/s 49(1), where the capital asset became the property of the previous owner and the assessee before 1.4.2001 |
| | | All expenditure of a capital nature incurred in making any addition or alteration to the capital asset on or after 1.4.2001 by the assessee. |
| | (b) | In a case covered u/s 49(1), where the capital asset became the property of the previous owner before 1.4.2001 but became the property of the assessee on or after 1.4.2001 |
| | | All expenditure of a capital nature incurred in making any addition or alteration to the capital asset on or after 1.4.2001 by the previous owner and the assessee. |



| | | | |
|------|---|---------------------------------|---|
| | [c] | In a case not covered u/s 49(1) | All expenditure of a capital nature incurred in making any addition or alteration to the capital asset on or after 1.4.2001 by the assessee. |
| [ii] | Where the capital asset became the property of the previous owner and the assessee on or after 1.4.2001 | | |
| | [a] | In a case covered u/s 49(1) | All expenditure of a capital nature incurred in making any addition or alteration to the capital asset by the previous owner and the assessee. |
| | [b] | In a case not covered u/s 49(1) | All expenditure of a capital nature incurred in making any addition or alteration to the capital asset by the assessee after it became the assessee's property. |

In a nutshell, in a case covered under section 49(1), cost of improvement would include expenditure of a capital nature on addition or alteration to the capital asset by the previous owner or the assessee or both on or after 1.4.2001. In a case not covered under section 49(1), cost of improvement would include expenditure of a capital nature on addition or alteration to the capital asset by the assessee on or after 1.4.2001.

However, cost of improvement does not include any expenditure which is deductible in computing the income chargeable under the head "Income from house property", "Profits and gains of business or profession" or "Income from other sources". Routine expenses on repairs and maintenance do not form part of cost of improvement.

COMPUTATION OF CAPITAL GAINS IN CASE OF DEPRECIABLE ASSETS [SECTIONS 50 & 50A]

1. Transfer of depreciable assets [Section 50]: Section 50 provides for the computation of capital gains in case of depreciable assets. It may be noted that where the capital asset is a depreciable asset forming part of a block of assets, section 50 will have over-riding effect in spite of anything contained in section 2(42A) which defines a short-term capital asset.

Accordingly, where the capital asset is an asset forming part of a block of assets in respect of which depreciation has been allowed, the provisions of sections 48 and 49 shall be subject to the following modification:

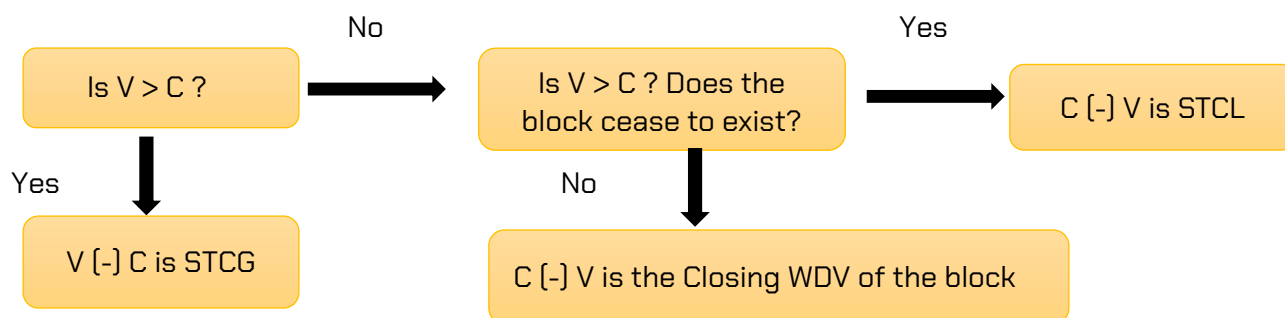


- Where the full value of consideration received or accruing for the transfer of the asset plus the full value of such consideration for the transfer of any other capital asset falling with the block of assets during previous year exceeds the aggregate of the following amounts namely:
 - expenditure incurred wholly and exclusively in connection with such transfer;
 - WDV of the block of assets at the beginning of the previous year;
 - the actual cost of any asset falling within the block of assets acquired during the previous year

such excess shall be deemed to be the capital gains arising from the transfer of short-term capital assets.

- Where all assets in a block are transferred during the previous year, the block itself will cease to exist. In such a situation, the difference between the sale value of the assets and the WDV of the block of assets at the beginning of the previous year together with the actual cost of any asset falling within that block of assets acquired by the assessee during the previous year will be deemed to be the capital gains arising from the transfer of short-term capital assets.

Transfer of depreciable assets: Tax consequences



| Symbol | Description |
|-------------|---|
| V | Full value of consideration |
| C | Opening WDV of Block (+) Actual Cost of Asset acquired in the Block during the P.Y. (+) Expenses in connection with transfer of asset |
| STCG | Short Term Capital Gain |



| | |
|-------------|-------------------------|
| STCL | Short Term Capital Loss |
| WDV | Written Down Value |

2. **Cost of acquisition in case of power sector assets [Section 50A]:** With respect to the power sector, in case of depreciable assets referred to in section 32(1)(i), the provisions of sections 48 and 49 shall apply subject to the modification that the WDV of the asset [as defined in section 43(6)], as adjusted, shall be taken to be the cost of acquisition.

ILLUSTRATION 9

Singhania & Co., a sole proprietorship owns six machines, put in use for business in March, 2023. The depreciation on these machines is charged @15%. The opening balance of these machines after providing depreciation for P.Y. 2023-24 was ₹ 8,50,000. Three of the old machines were sold on 10th June, 2024 for ₹ 11,00,000. A second hand plant was bought for ₹ 8,50,000 on 30th November, 2024.

You are required to:

- determine the claim of depreciation for Assessment Year 2025-26.
- compute the capital gains liable to tax for Assessment Year 2025-26.
- If Singhania & Co. had sold the three machines in June, 2024 for ₹ 21,00,000, will there be any difference in your above workings? Explain.

SOLUTION

- i. **Computation of depreciation for A.Y.2025-26**

| Particulars | ₹ |
|--|-----------|
| Opening balance of the block as on 1.4.2024 [i.e., W.D.V. as on 31.3.2024 after providing depreciation for P.Y. 2023-24] | 8,50,000 |
| Add: Purchase of second-hand plant during the year | 8,50,000 |
| | 17,00,000 |
| Less: Sale consideration of old machinery during the year | 11,00,000 |
| W.D.V of the block as on 31.03.2025 | 6,00,000 |

Since the value of the block as on 31.3.2025 comprises of a new asset which has been put to use for less than 180 days, depreciation is restricted to 50% of the prescribed percentage of 15% i.e.



depreciation is restricted to 7½%. Therefore, the depreciation allowable for the year is ₹ 45,000, being 7½% of ₹ 6,00,000.

- ii. The provisions under section 50 for computation of capital gains in the case of depreciable assets can be invoked only under the following circumstances:
 - a) When one or some of the assets in the block are sold for consideration more than the value of the block.
 - b) When all the assets are transferred for a consideration more than the value of the block.
 - c) When all the assets are transferred for a consideration less than the value of the block.

Since in the first two cases, the sale consideration is more than the written down value of the block, the computation would result in short term capital gains.

In the third case, since the written down value of the block exceeds the sale consideration, the resultant figure would be a short-term capital loss of the block.

In the given case, capital gains will not arise as the block of asset continues to exist, and some of the assets are sold for a price which is lesser than the written down value of the block.

- iii. If the three machines are sold in June, 2024 for ₹ 21,00,000, then short term capital gains would arise, since the sale consideration is more than the aggregate of the written down value of the block at the beginning of the year and the additions made during the year.

| Particulars | ₹ | ₹ |
|--|----------|-----------|
| Sale consideration | | 21,00,000 |
| Less: Opening balance of the block as on 1.4.2024 [i.e., W.D.V. as on 31.3.2024 after providing depreciation for P.Y. 2023-24] | 8,50,000 | |
| Purchase of second plant during the year | 8,50,000 | 17,00,000 |
| Short term capital gains | | 4,00,000 |

COMPUTATION OF CAPITAL GAINS IN CASE OF MARKET LINKED DEBENTURES [SECTIONS 50AA]

1. **Transfer of unit of a Specified Mutual Fund or Market Linked Debenture or unlisted bond or unlisted debenture:** Section 50AA provides for the computation of capital gains in case of transfer or redemption or maturity of



- unit(s) of a Specified Mutual Fund acquired on or after 1.4.2023 or
- a Market Linked Debenture or
- an unlisted bond or unlisted debentures which is transferred or redeemed or matures on or after 23.7.2024.

Section 50AA will have an overriding effect in spite of anything contained in section 2(42A) which defines a short-term capital asset and section 48 providing the manner of computation of capital gains.

Accordingly, capital gain arising from the transfer or redemption or maturity of unit of a Specified Mutual Fund acquired on or after 1.4.2023 or Market Linked Debenture or an unlisted bond or unlisted debentures which is transferred or redeemed or matures on or after 23.7.2024 would be deemed to be short term capital gains and chargeable to tax at normal rate of tax.

2. **Computation of capital gains:** The full value of consideration received or accruing as a result of the transfer or redemption or maturity of such debenture or unit or bond as reduced by the cost of acquisition of the debenture or unit and the expenditure incurred wholly and exclusively in connection with such transfer or redemption or maturity would be deemed to be the capital gains.
3. **No deduction in respect of STT:** No deduction would be allowed in computing the income chargeable under the head “Capital Gains” in respect of any sum paid on account of securities transaction tax [STT] under Chapter VII of the Finance [No.2] Act, 2004.

4. Meaning of certain terms:

| S. No. | Term | Meaning |
|--------|-------------------------|---|
| (i) | Market Linked Debenture | <p>A security</p> <ul style="list-style-type: none"> i. which has an underlying principal component in the form of debt security; and ii. where the returns are linked to market returns on other underlying securities or indices. <p>It includes any security classified or regulated as a market linked debenture by the SEBI.</p> |
| (ii) | Specified Mutual Fund | A Mutual Fund where not more than 35% of its total proceeds is invested in the equity shares of domestic companies. |



However, the percentage of equity shareholding held in respect of the Specified Mutual Fund shall be computed with reference to the annual average of the daily closing figures.

CAPITAL GAINS IN RESPECT OF SLUMP SALE [SECTION 50B]

- Meaning of slump sale [Section 2(42C)]** – Slump sale means transfer of one or more undertakings, by any means, for a lump sum consideration without values being assigned to the individual assets and liabilities in such transfer.

| Term | Meaning |
|--------------------------------|---|
| Undertaking [Explanation 1] | It includes any part of an undertaking, or a unit or division of an undertaking or a business activity taken as a whole, but does not include individual assets or liabilities or any combination thereof not constituting a business activity. |
| Transfer [Explanation 3] | Meaning assigned to it in section 2(47) [It would include sale, exchange, relinquishment of capital asset, extinguishment of any rights therein, compulsory acquisition under any law etc. – See detailed definition in page 3.374] |

Note - The determination of the value of an asset or liability for the sole purpose of payment of stamp duty, registration fees or other similar taxes or fees shall not be regarded as assignment of values to individual assets or liabilities.

- Capital gains – Whether long-term or short-term? [Section 50B(1)]** - Any profits or gains arising from the slump sale of one or more undertakings held for more than 36 months, shall be chargeable to income-tax as capital gains arising from the transfer of long-term capital assets and shall be deemed to be the income of the previous year in which the transfer took place.

Any profits and gains arising from such transfer of one or more undertakings held by the assessee for not more than 36 months shall be deemed to be short-term capital gains.

- Deemed cost of acquisition and cost of improvement [Section 50B(2)(i)]** -The net worth of the undertaking or the division, as the case may be, shall be deemed to be the cost of acquisition and the cost of improvement for the purposes of sections 48 and 49 in relation to capital assets of such undertaking or division transferred. No indexation benefit would be available even if it results in a long-term capital gain, irrespective of the date of transfer of the undertaking i.e., whether before or on or after 23.7.2024.



4. **Deemed full value of consideration [Section 50B(2)(ii)]** – Fair market value of the capital assets as on the date of transfer, calculated in the prescribed manner, shall be deemed to be the full value of the consideration received or accruing as a result of the transfer of such capital asset.

Accordingly, the CBDT has prescribed that, for the purpose of section 50B(2)(ii), the fair market value (FMV) of capital assets would be the higher of –

- FMV 1, being the fair market value of capital assets transferred by way of slump sale (determined on the date of slump sale); and
- FMV 2, being the fair market value of the consideration (monetary and non-monetary) received or accruing as a result of transfer by way of slump sale.

5. **Report of a Chartered Accountant [Section 50B(3)]** – Every assessee, in the case of slump sale, shall furnish in the prescribed form on or before 30th September of the A.Y. [i.e., the specified date referred under section 44AB, being the date one month prior to the due date for filing return of income under section 139(1)], a report of a chartered accountant indicating the computation of net worth of the undertaking or division, as the case may be, and certifying that the net worth of the undertaking or division has been correctly arrived at in accordance with the provisions of this section.

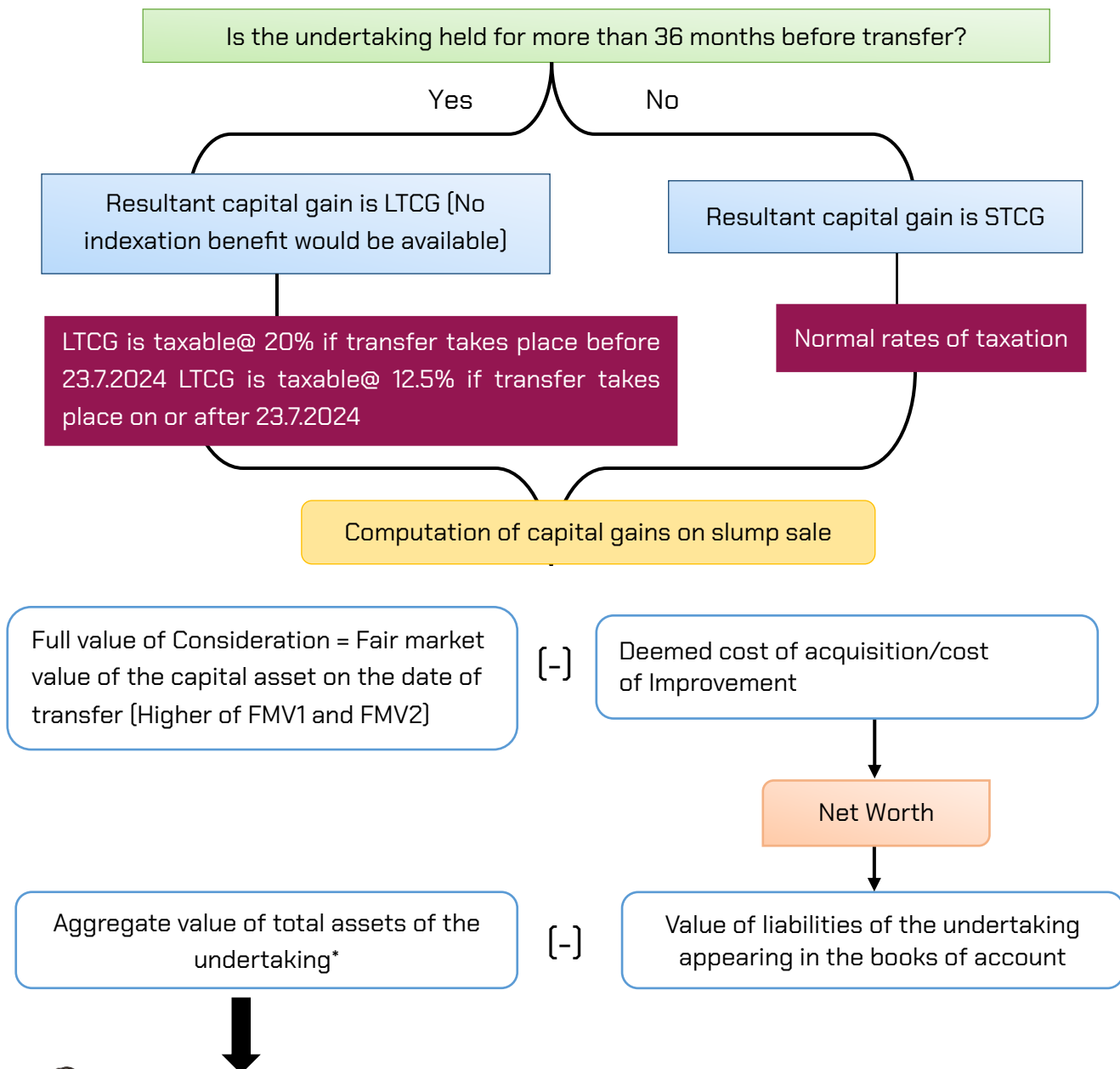
6. **Meaning of Certain Terms:**

| Explanation | Term | Particulars |
|-------------|--|--|
| 1 | Net worth | Aggregate value of total assets of the undertaking or division as reduced by the value of liabilities of such undertaking or division as appearing in the books of account. However, any change in the value of assets on account of revaluation of assets shall not be considered for this purpose |
| 2 | Aggregate value of total assets of undertaking or division | In the case of depreciable assets: The written down value of block of assets determined in accordance with the provisions contained in sub-item (C) of item (i) of section 43(6)(c); In case of capital asset, being goodwill of a business or profession, which has not been acquired by the assessee by purchase from a previous owner [Self-generated goodwill]: Nil Capital asset in respect of which 100% deduction is claimed: In case of capital assets in respect of which the whole of the expenditure |



| | | |
|--|--|---|
| | | has been allowed or is allowable as a deduction under section 35AD: Nil; For all other assets: Book value |
|--|--|---|

Capital Gains on Slump Sale of an Undertaking [Section 50B]



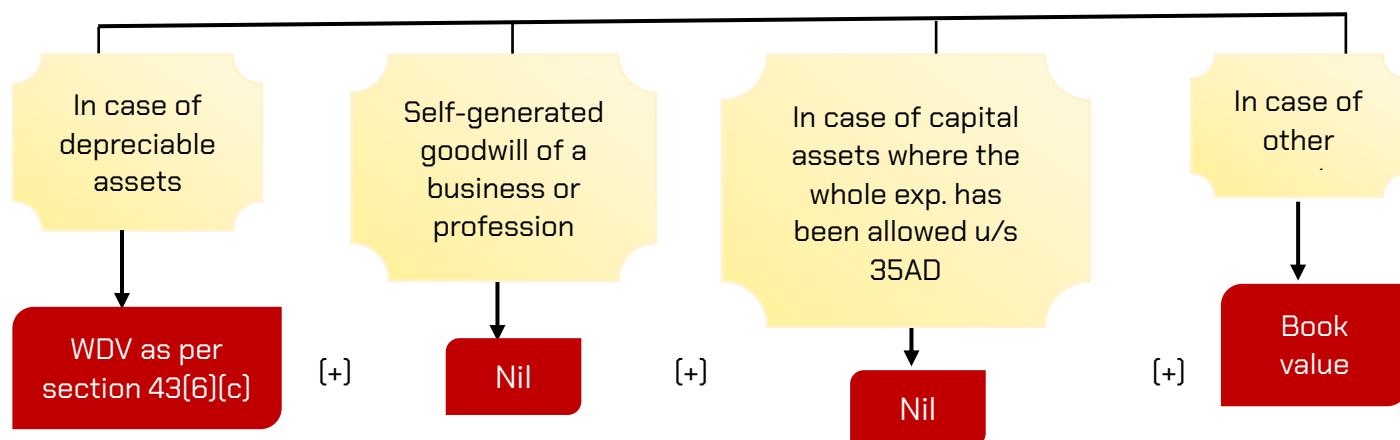


ILLUSTRATION 10

Mr. A is a proprietor of Akash Enterprises, having 2 units. He transferred on 1.4.2024 his Unit 1 by way of slump sale for a total consideration of ₹ 25 lakhs. The fair market value of capital assets of unit 1 on 1.4.2024 is ₹ 30 lakhs. Unit 1 was started in the year 2005-06. The expenses incurred for this transfer were ₹ 28,000. His Balance Sheet as on 31.3.2024 is as under:

| Liabilities | Total (₹) | Assets | Unit 1(₹) | Unit 2 (₹) | Total (₹) |
|--|-----------|--------------|-----------|------------|-----------|
| Own Capital | 15,00,000 | Land | 12,00,000 | 2,00,000 | 14,00,000 |
| Revaluation Reserve (for land of unit 1) | 3,00,000 | Machinery | 3,00,000 | 1,00,000 | 4,00,000 |
| Bank loan (70% for unit 1) | 2,00,000 | Debtors | 1,00,000 | 40,000 | 1,40,000 |
| Trade creditors (25% for unit 1) | 1,50,000 | Other assets | 1,50,000 | 60,000 | 2,10,000 |
| Total | 21,50,000 | Total | 17,50,000 | 4,00,000 | 21,50,000 |

Other information:

- Revaluation reserve is created by revising upward the value of the land of Unit 1.
- No individual value of any asset is considered in the transfer deed.
- Other assets of Unit 1 include patents acquired on 1.7.2022 for ₹ 50,000 on which no depreciation has been charged.
- The value of machinery represents the written down value as per the Income- tax Act, 1961.
- Compute the capital gain for the assessment year 2025-26.



SOLUTION

Computation of capital gains on slump sale of Unit 1

| Particulars | ₹ |
|---|-----------|
| Full value of consideration [Higher of FMV of capital assets of Unit 1 on 1.4.2024 or FMV of monetary consideration received] | 30,00,000 |
| Less: Expenses for transfer | 28,000 |
| | 29,72,000 |
| Less: Net worth [See Note 1 below] | 12,50,625 |
| Long-term capital gain | 17,21,375 |

Notes:

1. Computation of net worth of Unit 1 of Akash Enterprises

| Particulars | ₹ | ₹ |
|--|----------|-----------|
| Land [excluding ₹ 3 lakhs on account of revaluation] | | 9,00,000 |
| Machinery | | 3,00,000 |
| Debtors | | 1,00,000 |
| Patents [See Note 2 below] | | 28,125 |
| Other assets (₹ 1,50,000 – ₹ 50,000) | | 1,00,000 |
| Total assets | | 14,28,125 |
| Less: Creditors [25% of ₹ 1,50,000] | 37,500 | |
| Bank Loan [70% of ₹ 2,00,000] | 1,40,000 | 1,77,500 |
| Net worth | | 12,50,625 |

2. Written down value of patents as on 1.4.2024

| Value of patents: | ₹ |
|---|--------|
| Cost as on 1.7.2022 | 50,000 |
| Less: Depreciation @ 25% for Financial Year 2022-23 | 12,500 |
| Balance as on 1.4.2023 | 37,500 |
| Less: Depreciation for Financial Year 2023-24 | 9,375 |



Balance as on 1.4.2024

28,125

3. Since the Unit is held for more than 36 months, capital gain arising would be long term capital gain. However, indexation benefit is not available in case of slump sale.

DEEMED FULL VALUE OF CONSIDERATION FOR COMPUTING CAPITAL GAINS [SECTIONS 50C, 50CA & 50D]

| S. No. | Capital Asset | Section | Circumstance | Deemed Full Value of consideration for computing Capital Gains |
|--------|--------------------------|---------|--|--|
| 1. | Land or Building or both | 50C | [1] If Stamp Duty Value >110% of consideration received or accruing as a result of transfer | Stamp Duty Value |
| | | | [a] If date of agreement is different from the date of transfer and whole or part of the consideration is received by way of account payee cheque or account payee bank draft or ECS or through such other prescribed electronic modes (IMPS, UPI, RTGS, NEFT, Net banking, debit card, credit card or BHIM Aadhar Pay) on or before the date of agreement | Stamp Duty Value on the date of agreement |
| | | | [b] If date of agreement is different from the date of transfer but the whole or part of the consideration has not been received by way of account payee cheque or account payee bank draft or ECS or through such other prescribed electronic mode on or before the date of agreement. | Stamp Duty Value on the date of transfer |
| | | | However, if the stamp duty value on the date of agreement or the date of transfer, as the case may be 110% of the sale consideration received | Consideration so received |
| | | | Example | |
| | | | Let us take a case where for transfer of building – | |
| | | | <ul style="list-style-type: none"> the actual consideration is ₹ 100 lakh; the stamp duty value on the date of agreement is ₹ 109 lakh; and | |



| | | | | |
|----|-----------------|---------|---|---|
| | | | <ul style="list-style-type: none"> the stamp duty value on the date of transfer is ₹ 112 lakh | |
| | | | <p>(i) If any part of the consideration is paid by prescribed electronic mode on or before the date of agreement</p> <p>The actual consideration of ₹ 100 lakh would be the full value of consideration, since stamp duty value of ₹ 109 lakhs on the date of agreement does not exceed 110% of actual consideration of ₹ 100 lakhs.</p> | |
| | | | <p>(ii) If no part of the consideration is paid by prescribed electronic mode on or before the date of agreement</p> <p>Stamp duty value of ₹ 112 lakhs on the date of transfer would be the full value of consideration, since the same exceeds 110% of actual consideration of ₹ 100 lakhs.</p> | |
| | | | <p>[2] Where the Assessing Officer refers the valuation to a Valuation Officer, on the assessee's claim that the stamp duty value exceeds the FMV of the property on the date of transfer and the stamp duty value has not been disputed in any appeal or revision or no reference has been made before any other authority, court or High Court</p> | |
| | | | a) If Valuation by Valuation Officer > Stamp Duty Value | Stamp Duty Value |
| | | | b) If Valuation by Valuation Officer < Stamp Duty Value | Valuation by Valuation Officer |
| | | 155(15) | [3] If stamp duty value has been adopted as full value of consideration, and subsequently the value is revised in any appeal or revision | Value so revised in such appeal or revision |
| 2. | Unquoted shares | 50CA | <p>If consideration received or accruing as a result of transfer < FMV of such share determined in the prescribed manner</p> <p>The provisions of this section would not, however, be applicable to any consideration received or accruing as a result of transfer by such class of persons and subject to such conditions as may be prescribed.</p> | FMV of such share determined in the prescribed manner |



| | | | | |
|----|-------------------|-----|---|---|
| 3. | Any Capital asset | 50D | Where the consideration received or accruing as a result of the transfer of a capital asset by an assessee is not ascertainable or cannot be determined | FMV of the said asset on the date of transfer |
|----|-------------------|-----|---|---|

Meaning of certain terms:

| S. No. | Term | Section | Meaning |
|--------|------------------|---------|---|
| (i) | Stamp Duty Value | 50C | The value adopted or assessed or assessable by any authority of a State Government [Stamp Valuation Authority] for the purpose of payment of stamp duty |
| (ii) | Assessable | 50C | The term 'assessable' has been defined to mean the price which the stamp valuation authority would have, notwithstanding anything to the contrary contained in any other law for the time being in force, adopted or assessed, if it were referred to such authority for the purposes of the payment of stamp duty. The term "assessable" has been added to cover transfers executed through power of attorney. |
| (iii) | Quoted Shares | 50CA | The share quoted on any recognized stock exchange with regularity from time to time, where the quotation of such share is based on current transaction made in the ordinary course of business. |

Note – The valuation rules prescribed in Rule 11UA for valuation of unquoted equity shares would be dealt with at the Final level.

ADVANCE MONEY RECEIVED [SECTION 51]

It is possible for an assessee to receive some advance in regard to the transfer of capital asset. Due to the break-down of the negotiation, the assessee may have retained the advance.

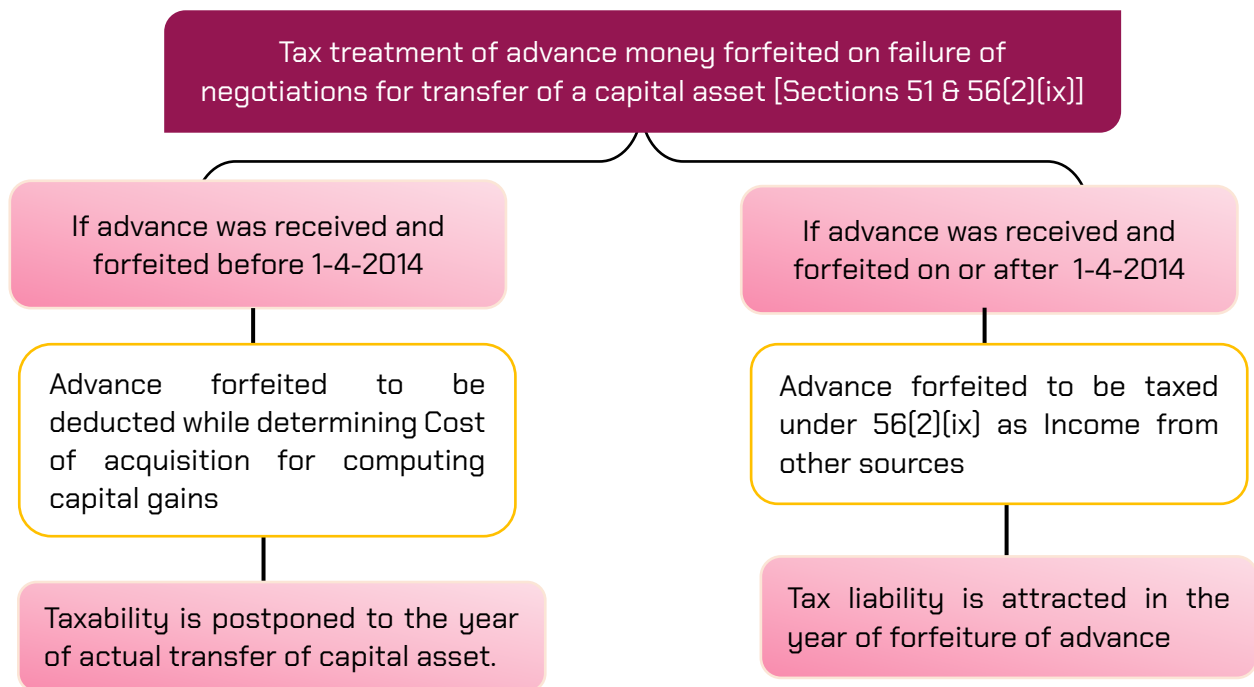
Section 51 provides that while calculating capital gains, the above advance retained by the assessee must go to reduce the cost of acquisition. However, if advance has been received and retained by the previous owner and not the assessee himself, then the same will not go to reduce the cost of acquisition of the assessee.

Section 56(2)(ix) provides for the taxability of any sum of money, received as an advance or otherwise in the course of negotiations for transfer of a capital asset. Consequently, such sum shall be chargeable to income-tax under the head 'Income from other sources', if such sum is forfeited on or after 1st April, 2014 and the negotiations do not result in transfer of such capital asset.

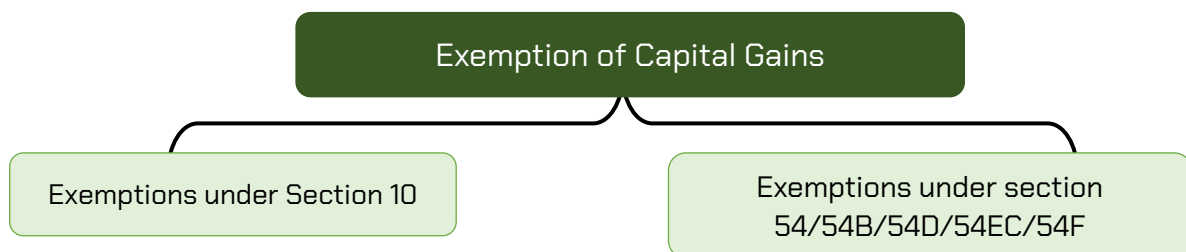


In order to avoid double taxation of the advance received and retained, section 51 provides that where any sum of money received as an advance or otherwise in the course of negotiations for transfer of a capital asset has been included in the total income of the assessee for any previous year in accordance with section 56(2)(ix), then, such amount shall not be deducted from the cost for which the asset was acquired or the written down value or the fair market value, as the case may be, in computing the cost of acquisition.

However, any such sum of money forfeited before 1st April, 2014, will be deducted from the cost of acquisition for computing capital gains.



EXEMPTION OF CAPITAL GAINS



I. Exemptions under section 10

Exemption of capital gains on compulsory acquisition of agricultural land situated within specified urban limits [Section 10(37)]

With a view to mitigate the hardship faced by the farmers whose agricultural land situated in specified urban limits has been compulsorily acquired, clause (37) of section 10 exempts the capital gains arising to an individual or a HUF from transfer of agricultural land by way of compulsory acquisition.

Such exemption is available where the compensation or the enhanced compensation or consideration, as the case may be, is received on or after 1.4.2004.

The exemption is available only when such land has been used for agricultural purposes during the preceding two years immediately preceding the date of transfer by such individual or a parent of his or by such HUF.

II. Exemption of Capital Gains under section 54/54B/54D/54EC/54F

1. Capital Gains on sale of residential house [Section 54]

Eligible assessee – Individual & HUF

Conditions to be fulfilled

- There should be a transfer of residential house (buildings or lands appurtenant thereto)
- It must be a long-term capital asset
- Income from such house should be chargeable under the head “Income from house property”
- **Where the amount of capital gains exceeds ₹ 2 crore**

Where the amount of capital gain exceeds ₹ 2 crore, one residential house in India should be

- ♦ purchased within 1 year before or 2 years after the date of transfer; [or]
- ♦ constructed within a period of 3 years after the date of transfer.

Where the amount of capital gains does not exceed ₹ 2 crore

Where the amount of capital gains does not exceed ₹ 2 crore, the assessee i.e., individual or HUF, may at his option,

- ♦ purchase two residential houses in India within 1 year before or 2 years after the date of transfer [or]



- ◆ construct two residential houses in India within a period of 3 years after the date of transfer.

Where during any assessment year, the assessee has exercised the option to purchase or construct two residential houses in India, he shall not be subsequently entitled to exercise the option for the same or any other assessment year.

This implies that if an assessee has availed the option of claiming benefit of section 54 in respect of purchase of two residential houses in Jaipur and Jodhpur, say, in respect of capital gains of ₹ 1.50 crores arising from transfer of residential house at Bombay in the P.Y. 2024-25, then, he will not be entitled to avail the benefit of section 54 again in respect of purchase of two residential houses in, say, Pune and Baroda, in respect of capital gains of ₹ 1.20 crores arising from transfer of residential house in Jaipur in the P.Y. 2027-28, even though the capital gains arising on transfer of the residential house at Jaipur does not exceed ₹ 2 crore.

- If such investment is not made before the date of filing of return of income, then, the capital gain has to be deposited under the Capital Gains Account Scheme (CGAS) [Refer points (vi) and (vii) of this sub-heading]. However, the capital gain in excess of ₹ 10 crore would not be taken into account for the purpose of deposit in CGAS.
- Amount utilized by the assessee for purchase or construction of new asset and the amount so deposited shall be deemed to be the cost of new asset. The deemed cost of the new asset would be restricted to ₹ 10 crores for the purpose of exemption under section 54.

Quantum of Exemption

- If cost of new residential house or houses, as the case may be \geq long term capital gains, entire long term capital gains is exempt.
- If cost of new residential house or houses, as the case may be $<$ long term capital gains, long term capital gains to the extent of cost of new residential house is exempt.

However, if the cost of new residential house(s) exceeds ₹ 10 crores, the amount exceeding ₹ 10 crore would not be taken into account for exemption. It means the maximum exemption that can be claimed by the assessee u/s 54 is ₹ 10 crore.

EXAMPLE

1. If the long-term capital gains is ₹ 2.05 crore and the cost of the new house is ₹ 3 crore, then, the entire long-term capital gains of ₹ 2.05 crore is exempt.
2. If long-term capital gains is ₹ 2.05 crore and cost of new house is ₹ 1.55 crore, then, long-term capital gains is exempt only upto ₹ 1.55 crore. Balance ₹ 50 lakhs is taxable/s 112.



| (1) | (2) | (3) | (4) | (5) |
|-------|---------------|-------------------------------|--|--|
| S.No. | LTCG computed | Cost of new residential house | Amount in column (3) or ₹ 10 crore, whichever is lower | Exempt LTCG [Lower of column (2) and column (4)] |
| (1) | ₹ 7 crore | ₹ 12 crore | ₹ 10 crore | ₹ 7 crore |
| (2) | ₹ 12 crore | ₹ 14 crore | ₹ 10 crore | ₹ 10 crore |
| (3) | ₹ 11 crore | ₹ 9 crore | ₹ 9 crore | ₹ 9 crore |
| (4) | ₹ 15 crore | ₹ 13 crore | ₹ 10 crore | ₹ 10 crore |

EXAMPLE

1. If the LTCG is ₹ 8 crore and the assessee has incurred ₹ 5 crore in construction of new residential house upto the due date u/s 139(1) i.e., 31.7.2025/ 31.10.2025, as the case may be, then, as per section 54(2), he can deposit the amount of ₹ 3 crore not appropriated by him towards construction of house upto 31.7.2025/31.10.2025, as the case may be, in Capital Gains Account Scheme (CGAS) for claiming exemption under section 54. If he deposits, say, ₹ 2 crore, in CGAS on or before the due date u/s 139(1), the deemed cost of the new residential house would be ₹ 7 crore (₹ 5 crore + ₹ 2 crore). The amount exempt u/s 54 would be ₹ 7 crore.
2. If the LTCG is ₹ 14 crore and the assessee has already incurred ₹ 7 crore in construction of new residential house upto 31.7.2025/31.10.2025, as the case may be, then, as per section 54(2), he can deposit the difference of ₹ 3 crore (₹ 10 crore - ₹ 7 crore) in CGAS for claiming exemption u/s 54. If he deposits, say, ₹ 2 crore in CGAS on or before the due date u/s 139(1), the deemed cost of the new residential house would be ₹ 9 crore (₹ 7 crore + ₹ 2 crore). The amount exempt under section 54 would

Consequences of transfer of new asset before 3 years

- If the new asset is transferred before 3 years from the date of its acquisition or construction, then cost of the asset will be reduced by capital gains exempted earlier for computing capital gains.
- **Example:** The long-term capital gains is ₹ 2.05 crore and the cost of the new house is ₹ 3 crore, the entire long-term capital gains of ₹ 2.05 crore will be exempt. If the new house was sold after 18 months for ₹ 5 crore, then, short term capital gain chargeable to tax would be –



| Particulars | ₹ |
|--|-------------|
| Net Consideration | 5,00,00,000 |
| Less: Cost of acquisition minus capital gains exempt earlier (₹ 3,00,00,000 – ₹ 2,05,00,000) | 95,00,000 |
| Short term capital gains chargeable to tax | 4,05,00,000 |

ILLUSTRATION 11

Mr. Cee purchased a residential house on July 20, 2022 for ₹ 10,00,000 and made some additions to the house incurring ₹ 2,00,000 in August 2022. He sold the house property in April 2024 for ₹ 20,00,000. Out of the sale proceeds, he spent ₹ 5,00,000 to purchase another house property in September 2024.

What is the amount of capital gains taxable in the hands of Mr. Cee for the A.Y.2025-26?

SOLUTION

The house is sold before 24 months from the date of purchase. Hence, the house is a short-term capital asset and no benefit of indexation would be available.

| Particulars | ₹ |
|---------------------------|-----------|
| Sale consideration | 20,00,000 |
| Less: Cost of acquisition | 10,00,000 |
| Cost of improvement | 2,00,000 |
| Short-term capital gains | 8,00,000 |

Note - The exemption of capital gains under section 54 is available only in case of long-term capital asset. As the house is short-term capital asset, Mr. Cee cannot claim exemption under section 54. Thus, the amount of taxable short-term capital gains is ₹ 8,00,000.

2. Capital gains on transfer of agricultural land [Section 54B]

Eligible assessee – Individual & HUF

Conditions to be fulfilled

- There should be a transfer of urban agricultural land.
- Such land must have been used for agricultural purposes by the assessee, being an individual or his parent, or a HUF in the 2 years immediately preceding the date of transfer.

He should purchase another agricultural land [urban or rural] within 2 years from the date of



transfer.

- If such investment is not made before the date of filing of return of income, then the capital gain has to be deposited under the CGAS [Refer points (vi) and (vii) of this sub-heading.]. Amount utilized by the assessee for purchase of new asset and the amount so deposited shall be deemed to be the cost of new asset.

Quantum of exemption

- If cost of new agricultural land \geq capital gains, entire capital gains is exempt.
- If cost of new agricultural land $<$ capital gains, capital gains to the extent of cost of new agricultural land is exempt.

EXAMPLE

1. If the capital gains is ₹ 3 lakhs and the cost of the new agricultural land is ₹ 4 lakhs, then, the entire capital gains of ₹ 3 lakhs is exempt.
2. If capital gains is ₹ 3 lakhs and cost of new agricultural land is ₹ 2 lakhs, then, capital gains is exempt only upto ₹ 2 lakhs.

Consequences of transfer of new agricultural land before 3 years

- If the new agricultural land is transferred before 3 years from the date of its acquisition, then cost of the land will be reduced by capital gains exempted earlier for computing capital gains of new agricultural land.
- However, if the new agricultural land is a rural agricultural land, there would be no capital gains on transfer of such land.
- Continuing in the above example 1, if the new agricultural land [urban land] is sold after, say, 1 year for ₹ 6 lakhs, then short term capital gain chargeable to tax would be –

| Particulars | ₹ |
|--|----------|
| Net consideration | 6,00,000 |
| Less: Cost of acquisition minus capital gains exempt earlier (₹ 4,00,000 – ₹ 3,00,000) | 1,00,000 |
| Short-term capital gains chargeable to tax | 5,00,000 |



3. Capital Gains on transfer by way of compulsory acquisition of land and building of an industrial undertaking [Section 54D]

Eligible assessee – Any assessee

Conditions to be fulfilled

- There must be compulsory acquisition of land and building or any right in land or building forming part of an industrial undertaking.
- The land and building should have been used by the assessee for purposes of the business of the industrial undertaking in the 2 years immediately preceding the date of transfer.
- The assessee must purchase any other land or building or construct any building [for shifting or re-establishing the existing undertaking or setting up a new industrial undertaking] within 3 years from the date of transfer.
- If such investment is not made before the date of filing of return of income, then the capital gain has to be deposited under the CGAS. [Refer point (vi) and (vii) of this sub-heading]. Amount utilized by the assessee for purchase of new asset and the amount so deposited shall be deemed to be the cost of new asset.

Quantum of exemption

- If cost of new asset \geq Capital gains, entire capital gains is exempt.
- If cost of new asset $<$ Capital gains, capital gains to the extent of cost of new asset is exempt.

Note: The exemption in respect of capital gains from transfer of capital asset would be available even in respect of short-term capital asset, being land or building or any right in any land or building, provided such capital asset is used by assessee for the industrial undertaking belonging to him, even if he was not the owner for the said period of 2 years.

Consequences of transfer of new asset before 3 years

- If the new asset is transferred before 3 years from the date of its acquisition, then cost of the asset will be reduced by capital gains exempted earlier for computing capital gains.

4. Capital Gains not chargeable on investment in certain bonds [Section 54EC]

Eligible assessee – Any assessee

Conditions to be fulfilled

- There should be transfer of a long-term capital asset building or both.



- Such asset can also be a depreciable asset (in this case, building) held for more than 24 months.
- The capital gains arising from such transfer should be invested in a long-term specified asset within 6 months from the date of transfer.
- **Long-term specified asset** means specified bonds, redeemable after years, issued on or after 1.4.2018 by the National Highways Authority of India (NHAI) or the Rural Electrification Corporation Limited (RECL) or any other bond notified by the Central Government in this behalf [Bonds of Power Finance Corporation (PFC) and Indian Railways Finance Corporation (IRFC)].
- The assessee should not transfer or convert or avail loan or advance on the security of such bonds for a period of 5 years from the date of acquisition of such bonds.

Quantum of exemption

- Capital gains or amount invested in specified bonds, whichever is lower.
- The maximum investment which can be made in notified bonds or bonds of NHAI and RECL, out of capital gains arising from transfer of one or more assets, during the previous year in which the original asset is transferred and in the subsequent financial year cannot exceed ₹ 50 lakhs.

Violation of condition

- In case of transfer or conversion of such bonds or availing loan or advance on security of such bonds before the expiry of 5 years, the capital gain exempted earlier shall be taxed as long-term capital gain in the year of violation of condition.

ILLUSTRATION 12

Long term capital gain of ₹ 75 lakhs arising from transfer of building on 1.5.2024 will be exempt from tax if such capital gain is invested in the bonds redeemable after five years, issued by NHAI under section 54EC. Examine with reasons whether the given statement is true or false having regard to the provisions of the Income-tax Act, 1961.

SOLUTION

False: The exemption under section 54EC has been restricted, by limiting the maximum investment in long term specified assets (i.e. bonds of NHAI or RECL or any other bond notified by Central Government in this behalf, redeemable after 5 years) to ₹ 50 lakhs, whether such investment is made during the relevant previous year or the subsequent previous year, or both. Therefore, in this case, the exemption under section



54EC can be availed only to the extent of ₹ 50 lakhs, provided the investment is made before 1.11.2024 (i.e., within six months from the date of transfer).

vi. Capital gains in case of investment in residential house [Section 54F]

Eligible assessee: Individuals/ HUF

Conditions to be fulfilled

- There must be transfer of a long-term capital asset, not being a residential house.
- Transfer of plot of land is also eligible for exemption
- The assessee should -
 - ◆ Purchase one residential house situated in India within a period of 1 year before or 2 years after the date of transfer; or
 - ◆ Construct one residential house in India within 3 years from the date of transfer.
 - ◆ If such investment is not made before the date of filing of return of income, then, the net sale consideration has to be deposited under the CGAS. [Refer points (vi) and (vii) of this sub-heading]. However, the net consideration in excess of ₹ 10 crore would not be taken into account for the purpose of deposit in CGAS.
 - ◆ Amount utilized by the assessee for purchase or construction of new asset and the amount so deposited shall be deemed to be the cost of new asset. The deemed cost of new asset would be restricted to ₹ 10 crores for the purpose of exemption under section 54F.
- The assessee should not own more than one residential house on the date of transfer.
- The assessee should not –
 - purchase any other residential house within a period of 2 years or
 - construct any other residential house within a period of 3 years from the date of transfer of the original asset.

Quantum of exemption

- If cost of new residential house \geq Net sale consideration of original asset, entire capital gains is exempt.
- If cost of new residential house $<$ Net sale consideration of original asset, only proportionate capital gains is exempt i.e.

$$\text{LTCG} \times \frac{\text{Amount invested in new residential house}}{\text{Net sale consideration}}$$



However, if the cost of new residential house/ amount invested in new residential house exceeds ₹ 10 crore, the amount exceeding ₹ 10 crore would not be taken into account for exemption.

| | [1] | [2] | [3] | [4] | [5] |
|-----|-------------------|---------------|-------------------------------|---|---------------------------------|
| | Net Consideration | LTCG computed | Cost of new residential house | Amount in column [3] or ₹ 10 crores, whichever is lower | Exempt LTCG |
| [1] | ₹ 15 crore | ₹ 7.5 crore | ₹ 12 crore | ₹ 10 crore | ₹ 7.5 crore x 10/15 = ₹ 5 crore |
| [2] | ₹ 20 crore | ₹ 12 crore | ₹ 15 crore | ₹ 10 crore | ₹ 12 crore x 10/20 = ₹ 6 crore |
| [3] | ₹ 16 crore | ₹ 12 crore | ₹ 8 crore | ₹ 8 crore | ₹ 12 crore x 8/16 = ₹ 6 crore |
| [4] | ₹ 10 crore | ₹ 6 crore | ₹ 10 crore | ₹ 10 crore | ₹ 6 crore x 10/10 = ₹ 6 crore |
| [5] | ₹ 12 crore | ₹ 6 crore | ₹ 12 crore | ₹ 10 crore | ₹ 6 crore x 10/12 = ₹ 5 crore |

Examples

1. If the net consideration is ₹ 9 crore, the capital gain is ₹ 4.50 crore and the amount incurred for construction of new residential house upto 31.7.2025/31.10.2025, as the case may be, is ₹ 5 crore, then, as per section 54F(4), the assessee can deposit the amount of ₹ 4 crore [i.e., ₹ 9 crore – ₹ 5 crore] not appropriated towards construction upto 31.7.2025/ 31.10.2025, as the case may be, in CGAS for claiming exemption u/s 54F. If the assessee has deposited, say, ₹ 3 crore on or before 31.7.2025/ 31.10.2025, as the case may be, the deemed cost of new residential house would be ₹ 8 crore (₹ 5 crore + ₹ 3 crore). The exemption u/s 54F would be ₹ 4 crore [i.e., ₹ 4.50 crore x ₹ 8 crore/₹ 9 crore].
2. If the net consideration is ₹ 15 crore, the capital gain is ₹ 7.50 crore and the amount incurred for construction of new residential house upto 31.7.2025/31.10.2025, as the case may be, is ₹ 6 crore, the assessee can deposit ₹ 4 crore [i.e., ₹ 10 crore – ₹ 6 crore] on or before 31.7.2025/31.10.2025, as the case may be, in CGAS for claiming exemption u/s 54F. If the assessee has deposited, say, ₹ 3 crore on or before the due date of filing return u/s 139(1), the deemed cost of new residential house would be ₹ 9 crore (₹ 6 crore + ₹ 3 crore). The exemption u/s 54F would be ₹ 4.50 crore [i.e., ₹ 7.50 crore x ₹ 9 crore/ ₹ 15 crore].



Consequences where the assessee purchases any other residential house within a period of 2 years or constructs any other residential house within a period of 3 years from the date of transfer of original asset:

The capital gains exempt earlier under section 54F shall be deemed to be taxable as long-term capital gains in the previous year in which such residential house is purchased or constructed.

Consequences if the new house is transferred within a period of 3 years from the date of its purchase

- gains Capital gains would arise on transfer of the new house; and
- The capital exempt earlier under section 54F would be taxable as long-term capital gains.

Note – In case the new residential house is sold after 2 years, the capital gains would be long-term capital gains.

vii. **Capital Gains Account Scheme (CGAS)**

Under sections 54, 54B, 54D and 54F, capital gains is exempt to the extent of investment of such gains/ net consideration (in the case of section 54F) in specified assets within the specified time. If such investment is not made before the date of filing of return of income, then the capital gain or net consideration (in case of exemption under section 54F) has to be deposited under the CGAS. However, the capital gain in excess of ₹ 10 crore would not be taken into account for the purpose of deposit in CGAS in case of section 54 and the net consideration in excess of ₹ 10 crore would not be taken into account for the purpose of deposit in CGAS in case of section 54F.

Time limit

Such deposit in CGAS should be made before filing the return of income or on or before the due date of filing the return of income, whichever is earlier. In such cases, the amount already utilized for purchase or construction of new asset plus the amount deposited under the CGAS on or before due date u/s 139(1) would be deemed to be the cost of new asset. However, for the purpose of sections 54 and 54F, the amount so deemed to be the cost of the new asset cannot exceed ₹ 10 crore.

Proof of such deposit should be attached with the return. The deposit can be withdrawn for utilization for the specified purposes in accordance with the scheme.

Consequences if the amount deposited in CGAS is not utilized within the stipulated time of 2 years / 3 years

If the amount deposited is not utilized for the specified purpose within the stipulated period, then the **unutilized amount shall be charged as capital gain** of the previous year in which the specified period expires. In the case of section 54F, proportionate amount will be taxable.



CBDT Circular No.743 dated 6.5.96 clarifies that in the event of death of an individual before the stipulated period, the unutilized amount is not chargeable to tax in the hands of the legal heirs of the deceased individual. Such unutilized amount is not income but is a part of the estate devolving upon them.

viii. **Extension of time for acquiring new asset or depositing or investing amount of Capital Gain [Section 54H]**

In case of compulsory acquisition of the original asset, where the compensation is not received on the date of transfer, the period available for acquiring a new asset or making investment in CGAS under sections 54, 54B, 54D, 54EC and 54F would be considered from the date of receipt of such compensation and not from the date of the transfer.

TAX ON SHORT TERM CAPITAL GAINS IN RESPECT OF EQUITY SHARES/ UNITS OF AN EQUITY ORIENTED FUND [SECTION 111A]

- i. **Applicability of concessional rate of tax:** This section provides for a concessional rate of tax on the short-term capital gains on transfer of -
 - [a] an equity share in a company; or
 - [b] a unit of a business trust¹⁰; or
 - [c] a unit of an equity oriented fund
- ii. **Concessional rate of tax in respect of STCG on transfer of certain assets:** The concessional rate of tax on the short-term capital in respect of transfer of above-mentioned assets is as follow:

| Date of transfer | Rate of Tax |
|-----------------------|-------------|
| before 23.7.2024 | 15% |
| on or after 23.7.2024 | 20% |

- iii. **Conditions:** The conditions for availing the benefit of this concessional rate are –
 1. the transaction of sale of such equity share or unit should be entered into on or after 1.10.2004, being the date on which Chapter VII of the Finance (No. 2) Act, 2004 came into force; and
 2. such transaction should be chargeable to securities transaction tax under the said Chapter.

However, short-term capital gains arising from transactions undertaken in foreign currency on a recognized stock exchange located in an International Financial Services Centre (IFSC) would be taxable at a concessional rate of 15% or 20%, as the case may be, even though STT is not leviable



in respect of such transaction.

- iv. **Adjustment of Unexhausted Basic Exemption Limit:** In the case of resident individuals or HUF, if the basic exemption is not fully exhausted by any other income, then, such short-term capital gain will be reduced by the unexhausted basic exemption limit and only the balance would be taxed at 15% or 20%, as the case may be. However, the benefit of availing the basic exemption limit is not available in the case of non-residents.
- v. **No deduction under Chapter VI-A against STCG taxable under section 111A:** Deductions under Chapter VI-A cannot be availed in respect of such short-term capital gains on equity shares of a company or units of an equity oriented mutual fund or unit of a business trust included in the total income of the assessee.

TAX ON LONG TERM CAPITAL GAINS [SECTION 112]

1. **Concessional rate of tax:** Where the total income of an assessee includes long-term capital gains, tax is payable by the assessee at special rates on such long-term capital gains. The treatment of long-term capital gains in the hands of different types of assessee are as follows –

| S. No. | Long-term capital asset (LTCA) | Rate of tax |
|--------|---|--|
| I. | Where transfer takes place before 23.7.2024 | |
| (i) | Unlisted securities, or shares of a closely held company | Non-corporate non-resident/ foreign company - 10% without the benefit of indexation and foreign currency fluctuation Other Assesseees – 20% with indexation benefit |
| (ii) | Listed securities (other than a unit) or a zero-coupon bond | <ul style="list-style-type: none"> ○ 10% without indexation or ○ 20% with indexation benefit whichever is more beneficial to the assessee |
| (iii) | Other Assets (other than taxable u/s 112A) | - 20% with indexation benefit |
| II. | Where transfer takes place on or after 23.7.2024 | |



| | | |
|------|--|---|
| (i) | Land or building or both if acquired before 23.7.2024 | Individual or HUF, being a resident – 12.5% without indexation or 20% with indexation benefit, whichever is more beneficial to the assessee Other Assesseees – 12.5% without indexation |
| (ii) | Land or building or both if acquired on or after 23.7.2024 or Other Assets (other than taxable u/s 112A) | 12.5% without indexation [In case of non-residents, LTCG on transfer of unlisted securities, or shares of a closely held company, would be taxable @12.5% without indexation and foreign currency fluctuation] |

Important Points to remember –

- i. **For Individuals or HUF (Residents):** If their total income (excluding long-term capital gains) is below the basic exemption limit, the unadjusted basic exemption limit can be reduced from the long-term capital gains. The remaining amount of long-term capital gains will be taxed at 20% (with indexation) or 12.5% (without indexation), depending on the date of transfer.
- ii. **Debentures or Bonds:** In respect of debentures or bonds (whether listed or unlisted) transferred or redeemed or matured before 23.7.2024, the resultant capital gains will be considered either long-term or short-term, based on the holding period, and taxed accordingly. If unlisted debentures or bonds are transferred or redeemed or matured on or after 23.7.2024, the resulting capital gains will always be treated as short-term, regardless of the holding period. Indexation benefit is in any case not available for bonds/debentures, even if transferred before 23.07.2024.
- iii. **Non-Residents and Foreign Companies:** Long-term capital gains from the transfer of listed shares (other than listed equity shares covered u/s 112A) or debentures of an Indian company (acquired in foreign currency) will be taxed as follows:
 - 20% (without indexation, but with foreign currency fluctuation adjustments) if the transfer takes place before 23.7.2024.
 - 12.5% (without indexation, but with foreign currency fluctuation adjustments) if the transfer takes place on or after 23.7.2024.
- iv. **No Chapter VI-A deduction against LTCG:** The provisions of section 112 make it clear that the deductions under Chapter VIA cannot be availed in respect of the long-term capital gains included in the total income of the assessee.



TAX ON LONG TERM CAPITAL GAINS [SECTION 112]

1. **Concessional rate of tax:** Where the total income of an assessee includes long-term capital gains, tax is payable by the assessee at special rates on such long-term capital gains. The treatment of long-term capital gains in the hands of different types of assessee are as follows –

| S. No. | Long-term capital asset (LTCA) | Rate of tax |
|--------|--|---|
| I. | Where transfer takes place before 23.7.2024 | |
| (i) | Unlisted securities, or shares of a closely held company | Non-corporate non-resident/ foreign company - 10% without the benefit of indexation and foreign currency fluctuation Other Assesseees – 20% with indexation benefit |
| (ii) | Listed securities (other than a unit) or a zero-coupon bond | <ul style="list-style-type: none"> 10% without indexation or 20% with indexation benefit whichever is more beneficial to the assessee |
| (iii) | Other Assets (other than taxable u/s 112A) | - 20% with indexation benefit |
| II. | Where transfer takes place on or after 23.7.2024 | |
| (i) | Land or building or both if acquired before 23.7.2024 | Individual or HUF, being a resident – 12.5% without indexation or 20% with indexation benefit, whichever is more beneficial to the assessee Other Assesseees – 12.5% without indexation |
| (ii) | Land or building or both if acquired on or after 23.7.2024 or Other Assets (other than taxable u/s 112A) | 12.5% without indexation [In case of non-residents, LTCG on transfer of unlisted securities, or shares of a closely held company, would be taxable @12.5% without indexation and foreign currency fluctuation] |

Important Points to remember –

- i. **For Individuals or HUF (Residents):** If their total income (excluding long-term capital gains) is below the basic exemption limit, the unadjusted basic exemption limit can be reduced from the long-term capital gains. The remaining amount of long-term capital gains will be taxed at 20% (with indexation)



or 12.5% (without indexation), depending on the date of transfer.

- ii. **Debentures or Bonds:** In respect of debentures or bonds (whether listed or unlisted) transferred or redeemed or matured before 23.7.2024, the resultant capital gains will be considered either long-term or short-term, based on the holding period, and taxed accordingly. If unlisted debentures or bonds are transferred or redeemed or matured on or after 23.7.2024, the resulting capital gains will always be treated as short-term, regardless of the holding period. Indexation benefit is in any case not available for bonds/debentures, even if transferred before 23.07.2024.
- iii. **Non-Residents and Foreign Companies:** Long-term capital gains from the transfer of listed shares (other than listed equity shares covered u/s 112A) or debentures of an Indian company (acquired in foreign currency) will be taxed as follows:
 - 20% (without indexation, but with foreign currency fluctuation adjustments) if the transfer takes place before 23.7.2024.
 - 12.5% (without indexation, but with foreign currency fluctuation adjustments) if the transfer takes place on or after 23.7.2024.
- iv. **No Chapter VI-A deduction against LTCG:** The provisions of section 112 make it clear that the deductions under Chapter VIA cannot be availed in respect of the long-term capital gains included in the total income of the assessee.

TAX ON LONG TERM CAPITAL GAINS ON CERTAIN ASSETS [SECTION 112A]

- i. **Applicability of concessional rate of tax:** Section 112A provides that notwithstanding anything contained in section 112, a concessional rate of tax will be leviable on the long-term capital gains exceeding ₹ 1,25,000 on transfer of –
 - (a) an equity share in a company; or
 - (b) a unit of a business trust; or
 - (c) a unit of an equity oriented fund
- ii. **Concessional rate of tax in respect of LTCG on transfer of certain assets:** The concessional rate of tax on the long-term capital in respect of transfer of above-mentioned assets is as follows:

| Date of transfer | Rate of Tax |
|------------------|----------------------------------|
| before 23.7.2024 | 10% on LTCG exceeding ₹ 1,25,000 |



| | |
|---|------------------------------------|
| on or after 23.7.2024 | 12.5% on LTCG exceeding ₹ 1,25,000 |
| However, the total exemption on LTCG in a previous year cannot exceed ₹ 1,25,000. | |

iii. **Conditions:** The conditions for availing the benefit of this concessional rate are –

- (a) In case of equity share in a company, STT has been paid on acquisition and transfer of such capital asset
- (b) In case of unit of an equity oriented fund or unit of business trust, STT has been paid on transfer of such capital asset.

However, the Central Government may, by notification in the Official Gazette, specify the nature of acquisition of equity share in a company on which the condition of payment of STT on acquisition would not be applicable.

Further, long-term capital gains arising from transaction undertaken on a recognized stock exchange located in an International Financial Service Centre (IFSC) would be taxable at a concessional rate of 10% or 12.5%, as the case may be, where the consideration for transfer is received or receivable in foreign currency, even though STT is not leviable in respect of such transaction.

iv. **Adjustment of Unexhausted Basic Exemption Limit:** In the case of resident individuals or HUF, if the basic exemption is not fully exhausted by any other income, then such long-term capital gain exceeding ₹ 1,25,000 will be reduced by the unexhausted basic exemption limit and only the balance would be taxed at 10% or 12.5%, as the case may be.

However, the benefit of adjustment of unexhausted basic exemption limit is not available in the case of non-residents.

v. **No deduction under Chapter VI-A against LTCG taxable under section 112A:** Deductions under Chapter VI-A cannot be availed in respect of such long-term capital gains on equity shares of a company or units of an equity oriented mutual fund or unit of a business trust included in the total income of the assessee.

vi. **No benefit of rebate under section 87A against LTCG taxable under section 112A:** Rebate under section 87A is not available in respect of tax payable @10% on LTCG under section 112A.

Subsequent to insertion of section 112A, the CBDT has issued clarification F. No. 370149/20/2018-TPL dated 04.02.2018 in the form of a Question and Answer format to clarify certain issues raised in different for a on various issues relating to the new tax regime for taxation of long-term capital gains. The relevant questions raised and answers to such questions as per the said Circular are given hereunder. [Answers to certain questions have been revised incorporating the effect of amendments



by the Finance [No. 2] Act, 2024]:

Q 1. What is the meaning of long term capital gains under the new tax regime for long term capital gains?

Ans 1. Long term capital gains mean gains arising from the transfer of long-term capital asset.

It provides for a new long-term capital gains tax regime for the following assets–

- i. Equity Shares in a company listed on a recognised stock exchange;
- ii. Unit of an equity oriented fund; and
- iii. Unit of a business trust.

The concessional tax rate u/s 112A applies to the above assets, if–

- a) the assets mentioned in (i) and (ii) are held for a period of “more than 12 months” from the date of acquisition and the asset mentioned in is held for a period of “more than 36 months” if transfer takes place before 23.7.2024. However, the period of holding would be “more than 12 months” if transfer of any of above assets take place on or after 23.7.2024.; and
- b) the Securities Transaction Tax (STT) is paid at the time of transfer. However, in the case of equity shares acquired after 1.10.2004, STT is required to be paid even at the time of acquisition (subject to notified exemptions).

Q 2. What is the point of chargeability of the tax?

Ans 2. The tax will be levied only upon transfer of the long-term capital asset on or after 1st April, 2018, as defined in clause [47] of section 2 of the Act.

Q 3. What is the method for calculation of long-term capital gains?

Ans 3. The long-term capital gains will be computed by deducting the cost of acquisition from the full value of consideration on transfer of the long-term capital asset.

Q 4. How do we determine the cost of acquisition for assets acquired on or before 31st January, 2018?

Ans 4. The cost of acquisition for the long-term capital asset acquired on or before 31st of January, 2018 will be the actual cost.

However, if the actual cost is less than the fair market value of such asset as on 31st of January, 2018, the fair market value will be deemed to be the cost of acquisition.

Further, if the full value of consideration on transfer is less than the fair market value, then such full value of consideration or the actual cost, whichever is higher, will be deemed to be the cost of acquisition.



Q 5. Please provide illustrations for computing long-term capital gains in different scenarios, in the light of answers to questions 4.

Ans 5. The computation of long-term capital gains in different scenarios is illustrated as under

Scenario 1 – An equity share is acquired on 1st of January, 2017 at ₹ 100, its fair market value is ₹ 200 on 31st of January, 2018 and it is sold on 1st of April, 2024 at ₹ 250. As the actual cost of acquisition is less than the fair market value as on 31st of January, 2018, the fair market value of ₹ 200 will be taken as the cost of acquisition and the long-term capital gain will be ₹ 50 (₹ 250 – ₹ 200).

Scenario 2 – An equity share is acquired on 1st of January, 2017 at ₹ 100, its fair market value is ₹ 200 on 31st of January, 2018 and it is sold on 1st of April, 2024 at ₹ 150. In this case, the actual cost of acquisition is less than the fair market value as on 31st of January, 2018. However, the sale value is also less than the fair market value as on 31st of January, 2018. Accordingly, the sale value of ₹ 150 will be taken as the cost of acquisition and the long-term capital gain will be NIL (₹ 150 – ₹ 150).

Scenario 3 – An equity share is acquired on 1st of January, 2017 at ₹ 100, its fair market value is ₹ 50 on 31st of January, 2018 and it is sold on 1st of April, 2024 at ₹ 150. In this case, the fair market value as on 31st of January, 2018 is less than the actual cost of acquisition, and therefore, the actual cost of ₹ 100 will be taken as actual cost of acquisition and the long-term capital gain will be ₹ 50 (₹ 150 – ₹ 100).

Scenario 4 – An equity share is acquired on 1st of January, 2017 at ₹ 100, its fair market value is ₹ 200 on 31st of January, 2018 and it is sold on 1st of April, 2024 at ₹ 50. In this case, the actual cost of acquisition is less than the fair market value as on 31st January, 2018. The sale value is less than the fair market value as on 31st of January, 2018 and also the actual cost of acquisition. Therefore, the actual cost of ₹ 100 will be taken as the cost of acquisition in this case. Hence, the long-term capital loss will be ₹ 50 (₹ 50 – ₹ 100) in this case.

Q 6. Whether the cost of acquisition will be inflation indexed?

Ans 6. Third proviso to section 48, provides that the long-term capital gain will be computed without giving effect to the provisions of the second provisos of section 48. Accordingly, it is clarified that the benefit of inflation indexation of the cost of acquisition would not be available for computing long-term capital gains.

Note – This is irrespective of whether the transfer takes place before or on or after 23.7.2024.

Q 7. What will be the tax treatment of transfer made on or after 1st April 2018?

Ans 7. The long-term capital gains exceeding ₹ 1,25,000 arising from transfer of listed equity shares/ units of equity oriented fund/business trust on or after 1st April, 2018 will be taxed at 10% (where transfer is made before 23.7.2024) or 12.5% (where transfer is made on or after 23.7.2024), as the case may be.



However, there will be no tax on gains accrued upto 31st January, 2018.

Q8. What is the date from which the holding period will be counted?

Ans 8. The holding period will be counted from the date of acquisition.

Q9. Whether tax will be deducted at source in case of gains by resident tax payer?

Ans 9. No. There will be no deduction of tax at source from the payment of long- term capital gains to a resident tax payer.

Q10. What will be the cost of acquisition in the case of bonus shares acquired before 1st February 2018?

Ans 10. The cost of acquisition of bonus shares acquired before 31st January, 2018 will be determined as per section 55(2)(ac). Therefore, the fair market value of the bonus shares as on 31st January, 2018 will be taken as cost of acquisition (except in some typical situations explained in Ans 5), and hence, the gains accrued upto 31st January, 2018 will continue to be exempt.

Q11. What will be the cost of acquisition in the case of right share acquired before 1st February 2018?

Ans 11. The cost of acquisition of right share acquired before 31st January, 2018 will be determined as per section 55(2)(ac). Therefore, the fair market value of right share as on 31st January, 2018 will be taken as cost of acquisition (except in some typical situations explained in Ans 5), and hence, the gains accrued upto 31st January, 2018 will continue to be exempt.

Q12. What will be the treatment of long-term capital loss arising from transfer made on or after 1st April, 2018?

Ans 12. Long-term capital loss arising from transfer made on or after 1st April, 2018 will be allowed to be set-off and carried forward in accordance with existing provisions of the Act. Therefore, it can be set-off against any other long-term capital gains and unabsorbed loss can be carried forward to subsequent eight years for set-off against long-term capital gains.

ILLUSTRATION 13

Calculate the income-tax liability for the assessment year 2025-26 in the following cases:

| | Mr. A (age 45) | Mrs. B (age 62) | Mr. C (age 81) | Mr. D (age 82) |
|--|----------------|-----------------|----------------|----------------|
| Status | Non-resident | Non-resident | Resident | Non- resident |
| Total income other than long-term capital gain | 2,40,000 | 3,10,000 | 5,90,000 | 4,80,000 |



| | | | | |
|---|------------------------------------|---|--|-----|
| Long-term capital gain [Assume transfer took place before 23.7.2024] | 85,000 from sale of vacant site | 10,000 from sale of listed equity shares (STT paid on sale and purchase of shares) | 60,000 from sale of agricultural land in rural area | Nil |
|---|------------------------------------|---|--|-----|

- If Mr. A, Mrs. B, Mr. C and Mr. D pay tax under default tax regime u/s 115BAC.
- If Mr. A, Mrs. B, Mr. C and Mr. D exercise the option to shift out of the default tax regime and pay tax under the optional tax regime as per the normal provisions of the Act.

SOLUTION

- If Mr. A, Mrs. B, Mr. C and Mr. D pay tax under default tax regime u/s 115BAC.

Computation of income-tax liability for the A.Y.2025-26

| Particulars | Mr. A [age 45] | Mrs. B [age 62] | Mr. C [age 81] | Mr. D [age 82] |
|---|-------------------------------------|---|--|-------------------|
| Residential Status | Non- resident | Non-resident | Resident | Non- resident |
| Applicable basic exemption limit | ₹ 3,00,000 | ₹ 3,00,000 | ₹ 3,00,000 | ₹ 3,00,000 |
| Asset sold | Vacant site | Listed equity shares (STT paid on both sale and purchase of shares) | Rural agricultural land | - |
| Long-term capital gain (on sale of above asset) | ₹ 85,000 [Taxable @ 20% u/s 112] | ₹ 10,000 [exempt u/s 112A since it is less than ₹ 1,25,000] | ₹ 60,000 [Exempt – not a capital asset] | - |
| Other income | ₹ 2,40,000 | ₹ 3,10,000 | ₹ 5,90,000 | ₹ 4,80,000 |
| Tax liability | | | | |
| On LTCG | ₹ 17,000 | - | - | - |
| On Other income | Nil | ₹ 500 | ₹ 14,500 | ₹ 9,000 |
| | ₹ 17,000 | ₹ 500 | ₹ 14,500 | ₹ 9,000 |



| | | | | |
|--|-----------------|--------------|------------|----------------|
| Less: Rebate u/s 87A | - | - | ₹ 14,500 | - |
| | ₹ 17,000 | ₹ 500 | Nil | ₹ 9,000 |
| Add: Health & education cess (HEC) @4% | ₹ 680 | ₹ 20 | Nil | ₹ 360 |
| Total tax liability | ₹ 17,680 | ₹ 520 | Nil | ₹ 9,360 |

Note: Since Mr. C is a resident whose total income does not exceed ₹ 7 lakhs, he is eligible for rebate of ₹ 25,000 or the actual tax payable, whichever is lower, under section 87A.

- ii. **If Mr. A, Mrs. B, Mr. C and Mr. D exercise the option to shift out of the default tax regime and pay tax under the optional tax regime as per the normal provisions of the Act**

Computation of income-tax liability for the A.Y.2025-26

| Particulars | Mr. A [age 45] | Mrs. B [age 62] | Mr. C [age 81] | Mr. D [age 82] |
|---|------------------------------------|---|--|-------------------|
| Residential Status | Non- resident | Non-resident | Resident | Non- resident |
| Applicable basic exemption limit | ₹ 2,50,000 | ₹ 2,50,000 | 5,00,000 | Non- resident |
| Asset sold | Vacant site | Listed equity shares [STT paid on both sale and purchase of shares] | Rural agricultural land | ₹ 2,50,000 |
| Long-term capital gain [on sale of above asset] | ₹ 85,000 [Taxable @20% u/s 112] | 10,000 [exempt u/s 112A since it is less than ₹ 1,25,000] | 60,000 [Exempt – not a capital asset] | |
| Other income | ₹ 2,40,000 | 3,10,000 | 5,90,000 | 4,80,000 |
| Tax liability | | | | |
| On LTCG | 17,000 | | | |
| On Other income | Nil | 3,000 | 18,000 | ₹ 11,500 |



| | | | | |
|--|-----------------|----------------|-----------------|-----------------|
| | ₹ 17,000 | ₹ 3,000 | ₹ 18,000 | ₹ 11,500 |
| Less: Rebate u/s 87A | - | - | - | - |
| | ₹ 17,000 | ₹ 3,000 | ₹ 18,000 | ₹ 11,500 |
| Add: Health & education cess (HEC) @4% | ₹ 680 | ₹ 120 | ₹ 720 | ₹ 460 |
| Total tax liability | ₹ 17,680 | ₹ 3,120 | ₹ 18,720 | ₹ 11,960 |

Notes:

Since Mrs. B and Mr. D are non-residents, they cannot avail the higher basic exemption limit of ₹ 3,00,000 and ₹ 5,00,000 for persons over the age of 60 years and 80 years, respectively. Also, they along with Mr. A, being non-residents are not eligible for rebate under section 87A even though their total income does not exceed ₹ 5 lakh.

Exemption of Capital Gains [Sections 54 to 54F]

| S. No. | Particulars | Section 54 | Section 54B | Section 54D | Section 54EC | Section 54F |
|--------|-------------------|---|--|--|---------------------------------|--|
| 1 | Eligible Assessee | Individual/ HUF | Individual/ HUF | Any assessee | Any assessee | Individual/ HUF |
| 2 | Asset transferred | Residential House (LTCA) | Urban Agricultural Land | Land & building forming part of an industrial undertaking | Land or building or both (LTCA) | Any LTCA other than Residential House. |
| 3 | Other Conditions | Income from such house should be chargeable under the head "Income from house property" | Land should be used for agricultural purposes by assessee or his parents or HUF for 2 years immediately preceding the date of transfer | Land & building have been used for business of undertaking for at least 2 years immediately preceding the date of transfer. The transfer should be by way of compulsory acquisition of the | - | Assessee should not own more than one residential house on the date of transfer. He should not purchase within 2 years or construct within 3 years after the date of transfer, another |



| | | | | industrial undertaking | | residential house. |
|----------|--|---|--|--|---|--|
| 4 | Qualifying asset i.e., asset in which capital gains has to be invested | One Residential House situated in India / Two residential houses in India, at the option of the assessee, where capital gains does not exceed ₹ 2 crore | Land for being used for agricultural purpose [Urban/Rural] | Land or Building or right in land or building | Bonds of NHAI or RECL or any other Bond notified by C.G. [Redeemable after 5 years] | One Residential House situated in India |
| 5 | Time limit for purchase/ construction | Purchase within 1 year before or 2 years after the date of transfer [or] construct within 3 years after the date of transfer | Purchase within a period of 2 years after the date of transfer | Purchase/construct within 3 years after the date of transfer, for shifting or re-establishing the existing undertaking or setting up a new industrial undertaking. | Purchase within a period of 6 months after the date of transfer | Purchase within 1 year before or 2 years after the date of transfer [or] Construct within 3 years after the date of transfer |
| 6 | Amount of Exemption | Cost of new Residential House or two houses, as the case may be or Capital Gain, whichever is lower, is exempt. However, if the cost of new residential house exceeds ₹ 10 crore, the amount exceeding ₹ 10 crore would not | Cost of new Agricultural Land or Capital Gain, whichever is lower, is exempt | Cost of new asset or Capital Gain, whichever is lower. | Capital Gain or amount invested in specified bonds, whichever is lower. Maximum permissible investment out of capital gains arising in any financial year is ₹ 50 | Cost of new Residential House ≥ Net sale consideration of original asset, entire Capital gain is exempt. Cost of new Residential House < Net sale consideration of original asset, proportionate capital gain is exempt. |



| | | | | | | |
|--|--|---|--|--|--|--|
| | | be taken into account for exemption. The maximum exemption that can be claimed by the assessee is ₹ 10 crore. | | | lakhs, whether such investment is made in the current FY or subsequent FY or both. | However, if the cost of new residential house exceeds ₹ 10 crore, the amount exceeding ₹ 10 crore would not be taken into account for exemption. |
|--|--|---|--|--|--|--|



TEST YOUR KNOWLEDGE

- i. Mr. Mithun purchased 100 equity shares of M/s Goodmoney Co. Ltd. on 01-04-2007 at rate of ₹ 1,000 per share in public issue of the company by paying securities transaction tax.

Company allotted bonus shares in the ratio of 1:1 on 01.12.2023. He has also received dividend of ₹ 10 per share on 01.05.2024.

He has sold all the shares on 01.10.2024 at the rate of ₹ 4,000 per share through a recognized stock exchange and paid brokerage of 1% and securities transaction tax of 0.02%.

Compute his total income and tax liability for A.Y. 2025-26 if Mr. Mithun pays tax under default tax regime, assuming that he is having other income of ₹ 8,00,000. Fair market value of shares of M/s Goodmoney Co. Ltd. on 31.1.2018 is ₹ 2,000.

- ii. Aarav converts his plot of land purchased in July, 2004 for ₹ 80,000 into stock-in-trade on 31st March, 2024. The fair market value as on 31.3.2024 was ₹ 3,00,000. The stock-in-trade was sold for ₹ 3,25,000 in the month of January, 2025.

Find out the taxable income, if any, and if so under which head of income and for which Assessment Year?

Cost Inflation Index: F.Y. 2004-05: 113; F.Y. 2023-24: 348; F.Y. 2024-25: 363.

- iii. Mrs. Harshita purchased a land at a cost of ₹ 35 lakhs in the F.Y. 2004-05 and held the same as her



capital asset till 20th March, 2024.

She started her real estate business on 21st March, 2024 and converted the said land into stock-in-trade of her business on the said date, when the fair market value of the land was ₹ 210 lakhs.

She constructed 15 flats of equal size, quality and dimension. Cost of construction of each flat is ₹ 10 lakhs. Construction was completed in February, 2025. She sold 10 flats at ₹ 30 lakhs per flat in March, 2025. The remaining 5 flats were held in stock as on 31st March, 2025.

She invested ₹ 50 lakhs in bonds issued by National Highways Authority of India on 31st March, 2025 and another ₹ 50 lakhs in bonds of Rural Electrification Corporation Ltd. in April, 2025.

Compute the amount of chargeable capital gain and business income in the hands of Mrs. Harshita arising from the above transactions for A.Y. 2025-26 indicating clearly the reasons for treatment for each item. [Cost Inflation Index: F.Y. 2004-05: 113; F.Y. 2023-24: 348; F.Y. 2024-25: 363].

- iv. Mr. A is an individual carrying on business. His stock and machinery were damaged and destroyed in a fire accident which occurred in December 2024.

The value of stock lost [total damaged] was ₹ 6,50,000. Certain portion of the machinery could be salvaged. The opening balance of the block as on 1.4.2024 [i.e., WDV as on 31.3.2024 after providing depreciation for P.Y. 2023-24] was ₹ 10,80,000.

During the process of safeguarding machinery and in the fire fighting operations, Mr. A lost his gold chain and a diamond ring, which he had purchased in April, 2005 for ₹ 1,20,000. The market value of these two items as on the date of fire accident was ₹ 1,80,000.

Mr. A received the following amounts from the insurance company:

| | |
|--|------------|
| i. Towards loss of stock | ₹ 4,80,000 |
| ii. Towards damage of machinery | ₹ 6,00,000 |
| iii. Towards gold chain and diamond ring | ₹ 1,80,000 |

You are requested to briefly comment on the tax treatment of the above three items under the provisions of the Income-tax Act, 1961.

- v. Mr. Sarthak entered into an agreement with Mr. Jaikumar to sell his residential house located at Kanpur on 16.08.2024 for ₹ 1,50,00,000.

The sale proceeds were to be paid in the following manner:

- i. 20% through account payee bank draft on the date of agreement.



- ii. 60% on the date of the possession of the property.
- iii. Balance after the completion of the registration of the title to the property.

Mr. Jaikumar was handed over the possession of the property on 15.12.2024 and the registration process was completed on 14.01.2025. He paid the sale proceeds as per the sale agreement.

The value determined by the Stamp Duty Authority-

- a) on 16.08.2024 was ₹ 1,70,00,000;
- b) on 15.12.2024 was ₹ 1,71,00,000; and
- c) on 14.01.2025 was ₹ 1,71,50,000.

Mr. Sarthak had acquired the residential house at Kanpur on 01.04.2001 for ₹ 30,00,000. After recovering the sale proceeds from Jaikumar, he purchased two residential house properties, one in Kanpur for ₹ 20,00,000 on 24.3.2025 and another in Delhi for ₹ 35,00,000 on 28.5.2025.

Compute the income chargeable under the head "Capital Gains" of Mr. Sarthak for the Assessment Year 2025-26.

Cost Inflation Index for Financial Year[s]: 2001-02 - 100; 2024-25 - 363

- vi. Mrs. Yuvika bought a vacant land for ₹ 80 lakhs in May 2005. Registration and other expenses were 10% of the cost of land. She constructed a residential building on the said land for ₹ 100 lakhs during the financial year 2007-08.

She entered into an agreement for sale of the above said residential house with Mr. Johar (not a relative) in April 2015. The sale consideration was fixed at ₹ 700 lakhs and on 23-4-2015, Mrs. Yuvika received ₹ 20 lakhs as advance in cash by executing an agreement. However, due to failure on part of Mr. Johar, the said negotiation could not materialise and hence, the said amount of advance was forfeited by Mrs. Yuvika.

Mrs. Yuvika, again entered into an agreement on 01.05.2024 for sale of this house at ₹ 810 lakhs. She received ₹ 80 lakhs as advance by RTGS. The stamp duty value on the date of agreement was ₹ 890 lakhs. The sale deed was executed and registered on 14-07-2024 for the agreed consideration. However, the State stamp valuation authority had revised the values, hence, the value of property for stamp duty purposes was ₹ 900 lakhs. Mrs. Yuvika paid 1% as brokerage on sale consideration received.

Subsequent to sale, Mrs. Yuvika made following acquisition/investments:

- i. Acquired two residential houses at Delhi and Chandigarh for ₹ 130 lakhs and ₹ 50 lakhs, respectively, on 31.1.2025 and 15.5.2025



- ii. Acquired a residential house at UK for ₹ 180 lakhs on 23.3.2025.
- iii. Subscribed to NHAI capital gains bond (approved under section 54EC) for ₹ 50 lakhs on 30-11-2024 and for ₹ 40 lakhs on 9-1-2025.

Compute the income chargeable under the head 'Capital Gains' of Mrs. Yuvika for A.Y.2025-26. The choice of exemption must be in the manner most beneficial to the assessee.

Cost Inflation Index: F.Y. 2005-06 – 117; F.Y. 2007-08 – 129; F.Y. 2024-25 - 363.

- vii. Mr. Shiva purchased a house property on February 15, 1979 for ₹ 3,24,000. In addition, he has also paid stamp duty @10% on the stamp duty value of ₹ 3,50,000.

In April, 2008, Mr. Shiva entered into an agreement with Mr. Mohan for sale of such property for ₹ 14,35,000 and received an amount of ₹ 1,11,000 as advance. However, the sale consideration did not materialize and Mr. Shiva forfeited the advance. In May 2015, he again entered into an agreement for sale of said house for ₹ 20,25,000 to Ms. Deepshikha and received ₹ 1,51,000 as advance. However, as Ms. Deepshikha did not pay the balance amount, Mr. Shiva forfeited the advance. In August, 2015, Mr. Shiva constructed the first floor by incurring a cost of ₹ 3,90,000.

On November 15, 2024, Mr. Shiva entered into an agreement with Mr. Manish for sale of such house for ₹ 30,50,000 and received an amount of ₹ 1,50,000 as advance through an account payee cheque. Mr. Manish paid the balance entire sum and Mr. Shiva transferred the house to Mr. Manish on February 20, 2025. Mr. Shiva has paid the brokerage @1% of sale consideration to the broker.

On April 1, 2001, fair market value of the house property was ₹ 11,85,000 and Stamp duty value was ₹ 10,70,000. Further, the Valuation as per Stamp duty Authority of such house on 15th November, 2024 was ₹ 39,00,000 and on 20th February, 2025 was ₹ 41,00,000.

Compute the capital gains in the hands of Mr. Shiva for A.Y.2025-26. Also, compute the tax liability under section 112, assuming that the basic exemption limit has been fully exhausted against other income.

CII for F.Y. 2001-02: 100; F.Y. 2008-09: 137; F.Y. 2015-16: 254; F.Y. 2024-25: 363

ANSWERS

1. Computation of total income & tax liability of Mr. Mithun for A.Y. 2025-26

| Particulars | ₹ |
|--|---|
| Long term capital gains on sale of original shares | |



| | |
|---|-----------|
| Gross sale consideration (100 x ₹ 4,000) | 4,00,000 |
| Less: Brokerage@1% | 4,000 |
| Net sale consideration | 3,96,000 |
| Less: Cost of acquisition (100 x ₹ 2,000) [Refer Note 1] | 2,00,000 |
| Long term capital gains | 1,96,000 |
| Short term capital gains on sale of bonus shares | |
| Gross sale consideration (100 x ₹ 4,000) | 4,00,000 |
| Less: Brokerage@1% | 4,000 |
| Net sale consideration | 3,96,000 |
| Less: Cost of acquisition of bonus shares [Nil as such shares are allotted after 1.04.2001] | NIL |
| Short term capital gains [Since bonus shares are held for less than 12 months before sale] | 3,96,000 |
| Income from other sources | |
| Dividend received from M/s Goodmoney Co. Ltd. Is taxable in the hands of shareholders [200 shares x 10 per share] | 2,000 |
| Other income | 8,00,000 |
| Total Income | 13,94,000 |
| Tax Liability | |
| Tax on STCG u/s 11A | |
| 20% of ₹ 3,96,000 | 79,200 |
| Tax on LTCG u/s 112A | |
| 12.5% of (₹ 1,96,000 - ₹ 1,25,000) since it is transferred on or after 23.7.2024 | 8,875 |
| Tax on other income of ₹ 8,02,000 | |
| ₹ 3,00,000 to ₹ 7,00,000@5% | 20,000 |
| ₹ 7,00,000 to ₹ 8,02,000 @10% | 10,200 |
| | 30,200 |
| | 1,18,275 |
| Add: Health and education cess @4% | 4,731 |



| | |
|-----------------------------|----------|
| Tax liability | 1,23,006 |
| Tax liability (rounded off) | 1,23,010 |

Notes:

i. Cost of acquisition of such equity shares acquired before 1.2.2018 is higher of

- Cost of acquisition i.e., ₹ 1,000 per share and
- lower of

Fair market value of such asset i.e., ₹ 2,000 per share and

Full value of consideration i.e., ₹ 4,000 per share.

Therefore, the cost of acquisition of original share is ₹ 2,000 per share.

ii. Securities transaction tax is not allowable as deduction.

2. Conversion of a capital asset into stock-in-trade is a transfer within the meaning of section 2(47) in the previous year in which the asset is so converted. However, the capital gains will be charged to tax only in the year in which the stock-in-trade is sold.

The cost inflation index of the financial year in which the conversion took place should be considered for computing indexed cost of acquisition. Further, the fair market value on the date of conversion would be deemed to be the full value of consideration for transfer of the asset as per section 45(2). The sale price less the fair market value on the date of conversion would be treated as the business income of the year in which the stock-in-trade is sold.

Therefore, in this problem, both capital gains and business income would be charged to tax in the A.Y. 2025-26.

| Particulars | ₹ | |
|---|----------|--------|
| Profits & Gains of Business or Profession | | |
| Sale price of stock-in-trade | 3,25,000 | |
| Less: Fair market value on the date of conversion | 3,00,000 | |
| Capital Gains | | 25,000 |
| Full value of consideration (Fair market value on the date of conversion) | 3,00,000 | |
| Less: Indexed cost of acquisition (₹ 80,000 × 348/113) | 2,46,372 | |



| | | |
|------------------------|--|--------|
| Long-term capital gain | | 53,628 |
| Taxable Income | | 78,628 |

3. Computation of capital gains and business income of Harshita for A.Y. 2025-26

| Particulars | ₹ |
|---|-------------|
| Business Income | |
| Sale price of flats [10 × ₹ 30 lakhs] | 3,00,00,000 |
| Less: Cost of flats | |
| Fair market value of land on the date of conversion [₹ 210 lacs × 2/3] | 1,40,00,000 |
| Cost of construction of flats [10 × ₹ 10 lakhs] | 1,00,00,000 |
| Business income chargeable to tax for A.Y.2025-26 Capital Gains | 60,00,000 |
| Fair market value of land on the date of conversion deemed as the full value of consideration for the purposes of section 45(2) | 2,10,00,000 |
| Less: Indexed cost of acquisition [₹ 35,00,000 × 348/113] | 1,07,78,761 |
| | 1,02,21,239 |
| Proportionate capital gains arising during A.Y. 2025-26 [₹ 1,02,21,239 × 2/3] | 68,14,159 |
| Less: Exemption under section 54EC | 50,00,000 |
| Capital gains chargeable to tax for A.Y.2025-26 | 18,14,159 |

Notes:

- The conversion of a capital asset into stock-in-trade is treated as a transfer under section 2(47). It would be treated as a transfer in the year in which the capital asset is converted into stock-in-trade [i.e., P.Y.2023-24, in this case].
- As per section 45(2), the capital gains arising from the transfer by way of conversion of capital assets into stock-in-trade will be chargeable to tax only in the year in which the stock-in-trade is sold.
- The indexation benefit for computing indexed cost of acquisition would, however, be available only up to the year of conversion of capital asset into stock-in-trade [i.e., P.Y.2023-24] and not up to the year of sale of stock-in-trade [i.e., P.Y.2024-25].



- iv. For the purpose of computing capital gains in such cases, the fair market value of the capital asset on the date on which it was converted into stock-in-trade shall be deemed to be the full value of consideration received or accruing as a result of the transfer of the capital asset.
- v. In this case, since only 2/3rd of the stock-in-trade [10 flats out of 15 flats] is sold in the P.Y.2024-25, only proportionate capital gains (i.e., 2/3rd) would be chargeable to tax in the A.Y.2025-26.
- vi. On sale of such stock-in-trade, business income would arise. The business income chargeable to tax would be the difference between the price at which the stock-in-trade is sold and the fair market value on the date of conversion of the capital asset into stock-in-trade.
- vii. In case of conversion of capital asset into stock-in-trade and subsequent sale of stock-in-trade, the period of 6 months is to be reckoned from the date of sale of stock-in-trade for the purpose of exemption under section 54EC [CBDT Circular No.791 dated 2.6.2000]. In this case, since the investment in bonds of NHAI has been made within 6 months of sale of flats, the same qualifies for exemption under section 54EC. With respect to long-term capital gains arising on land or building or both in any financial year, the maximum deduction under section 54EC would be ₹ 50 lakhs, whether the investment in bonds of NHAI or RECL are made in the same financial year or next financial year or partly in the same financial year and partly in the next financial year.

Therefore, even though investment of ₹ 50 lakhs has been made in bonds of NHAI during the P.Y. 2024-25 and investment of ₹ 50 lakhs has been made in bonds of RECL during the P.Y. 2025-26, both within the stipulated six month period, the maximum deduction allowable for A.Y. 2025-26, in respect of long-term capital gain arising on sale of long-term capital asset(s) during the P.Y. 2024-25, is only ₹ 50 lakhs.

4.

- I. **Compensation towards loss of stock:** Any compensation received from the insurance company towards loss/damage to stock in trade is to be construed as a trading receipt. Hence, ₹ 4,80,000 received as insurance claim for loss of stock has to be assessed under the head "Profit and gains of business or profession".

Note - The assessee can claim the value of stock destroyed by fire as revenue loss, eligible for deduction while computing income under the head "Profits and gains of business or profession".

- II. **Compensation towards damage to machinery:** The question does not mention whether the salvaged machinery is taken over by the Insurance company or whether there was any replacement of machinery during the year. Assuming that the salvaged machinery is taken over by the Insurance company, and there was no fresh addition of machinery during the year, the block of machinery will cease to exist. Therefore, ₹ 4,80,000 being the excess of written



down value [i.e. ₹ 10,80,000] over the insurance compensation [i.e. ₹ 6,00,000] will be assessable as a short-term capital loss.

Note – If new machinery is purchased in the next year, it will constitute the new block of machinery, on which depreciation can be claimed for that year.

- III. **Compensation towards loss of gold chain and diamond ring:** Gold chain and diamond ring are capital assets as envisaged by section 2(14). They are not “personal effects”, which alone are to be excluded. If any profit or gain arises in a previous year owing to receipt of insurance claim, the same shall be chargeable to tax as capital gains. The capital gains has to be computed by reducing the cost of acquisition of jewellery from the insurance compensation of ₹ 1,80,000.

5. Computation of income chargeable under the head “Capital Gains” of Mr. Sarthak for A.Y. 2025-26

| Particulars | ₹ |
|---|---------------|
| Capital Gains on sale of residential house | |
| Actual sale consideration | ₹ 1,50,00,000 |
| Value adopted by Stamp Valuation Authority | ₹ |
| 1,70,00,000 | |
| on the date of agreement | |
| [As per section 50C, where the actual sale consideration is less than the value adopted by the Stamp Valuation Authority for the purpose of charging stamp duty, and such stamp duty value exceeds 110% of the actual sale consideration, then, the value adopted by the Stamp Valuation Authority shall be taken to be the full value of consideration.] | |
| In a case where the date of agreement is different from the date of registration, stamp duty value on the date of agreement can be considered provided the whole or part of the consideration is paid by way of account payee cheque/bank draft or by way of ECS through bank account or through such other electronic mode as may be prescribed, on or before the date of agreement. | |
| In this case, since 20% of ₹ 150 lakhs is paid through account payee bank draft on the date of agreement, stamp duty value on the date of agreement would be considered for determining the full value of consideration] | |



| | |
|--|-------------|
| Full value of sale consideration [Stamp duty value on the date of agreement, since it exceeds 110% of the actual sale consideration] | 1,70,00,000 |
| <i>Less:</i> Cost of acquisition of residential house | 30,00,000 |
| Long-term capital gains [Since the residential house property was held by Mr. Sarthak for more than 24 months immediately preceding the date of its transfer] | 1,40,00,000 |
| <i>Less:</i> Exemption u/s 54 | 55,00,000 |
| Since, long-term capital gains does not exceed ₹ 2 crore, he would be eligible for exemption in respect of both the residential house properties purchased in India. The capital gain arising on transfer of a long-term residential property shall not be chargeable to tax to the extent such capital gain is invested in the purchase of these residential house properties in India within one year before or two years after the date of transfer of original asset. Thus, he would be eligible for exemption of ₹ 55,00,000 being ₹ 20,00,000 and ₹ 35,00,000 invested on acquisition of residential house property in Kanpur and Delhi, respectively. | |
| Long term capital gains chargeable to tax | 85,00,000 |

Note: It may be noted that since Sarthak has transferred residential house property on or after 23.7.2024 which was acquired before the said date, he can opt to pay tax @20% on LTCG [computed with indexation] or 12.5% on LTCG [computed without indexation] whichever is beneficial to him.

6. Computation of income chargeable under the head “Capital Gains” of Mrs. Yuvika for A.Y.2025-26

| Particulars | ₹ [in lakhs] | ₹ [in lakhs] |
|--|-----------------|-----------------|
| Capital Gains on sale of residential building | | |
| Actual sale consideration ₹ 810 lakhs | | |
| Value adopted by Stamp Valuation Authority ₹ 890 lakhs | | |
| [Where the actual sale consideration is less than the value adopted by the Stamp Valuation Authority for the purpose of charging stamp duty, and such stamp duty value exceeds 110% of the actual sale | | |



consideration, then, the value adopted by the Stamp Valuation Authority shall be taken to be the full value of consideration as per section 50C.

However, where the date of agreement is different from the date of registration, stamp duty value on the date of agreement can be considered provided the whole or part of the consideration is received by way of account payee cheque/bank draft or by way of ECS through bank account or through prescribed electronic modes on or before the date of agreement.

In this case, since advance of ₹ 80 lakh is received by RTGS, i.e., one of the prescribed modes, stamp duty value on the date of agreement can be adopted as the full value of consideration. However, in the present case since stamp duty value on the date of agreement does not exceed 110% of the actual consideration, actual sale consideration would be taken as the full value of consideration]

| | | |
|--|--------|--------|
| Gross Sale consideration [Actual consideration, since stamp duty value on the date of agreement does not exceed 110% of the actual consideration] | | 810.00 |
| Less: Brokerage @1% of sale consideration [1% of ₹ 810 lakhs] | | 8.10 |
| Net Sale consideration | | 801.90 |
| Less: Indexed cost of acquisition | | |
| - Cost of vacant land, ₹ 80 lakhs, plus registration and other expenses i.e., ₹ 8 lakhs, being 10% of cost of land [₹ 88 lakhs × 363/117] | 273.03 | |
| - Construction cost of residential building [₹ 100 lakhs × 363/129] | 281.40 | 554.43 |
| Long-term capital gains | | 247.47 |
| Since the residential house property was held by Mrs. Yuvika for more than 24 months immediately preceding the date of its transfer, the resultant gain is a long-term capital gain] | | |
| Less: Exemption under section 54 | | 130.00 |



| | | |
|--|--|-------|
| Where long-term capital gains exceed ₹ 2 crore, the capital gain arising on transfer of a long-term residential property shall not be chargeable to tax to the extent such capital gain is invested in the purchase of one residential house property in India, one year before or two years after the date of transfer of original asset. | | |
| Therefore, in the present case, the exemption would be available only in respect of the one residential house acquired in India and not in respect of the residential house in UK. It would be more beneficial for her to claim the cost of acquisition of residential house at Delhi, i.e., ₹ 130 lakhs as exemption. | | |
| Less: Exemption under section 54EC | | 50.00 |
| Amount invested in capital gains bonds of NHAI within six months after the date of transfer (i.e., on or before 13.1.2025), of long-term capital asset, being land or building or both, would qualify for exemption, to the maximum extent of ₹ 50 lakhs, whether such investment is made in the current financial year or subsequent financial year. Therefore, in the present case, exemption can be availed only to the extent of ₹ 50 lakh out of ₹ 90 lakhs, even if the both the investments are made on or before 13.1.2025 (i.e., within six months after the date of transfer). | | |
| Long term capital gains chargeable to tax | | 67.47 |

Note: Advance of ₹ 20 lakhs received from Mr. Johar, would have been chargeable to tax under the head “Income from other sources”, in the A.Y. 2016-17, as per section 56(2)(ix), since the same was forfeited on or after 01.4.2014 as a result of failure of negotiation. Hence, the same should not be deducted while computing indexed cost of acquisition.

7. Computation of Capital gains in the hands of Mr. Shiva for A.Y. 2025-26

| Particulars | Amount (₹) | Amount (₹) |
|--|------------|------------|
| Actual sale consideration | 30,50,000 | |
| Valuation as per Stamp duty Authority on the date of agreement | 39,00,000 | |



| | | |
|--|----------|-----------|
| [Where the actual sale consideration is less than the value adopted by the Stamp Valuation Authority for the purpose of charging stamp duty, and such stamp duty value exceeds 110% of the actual sale consideration then, the value adopted by the Stamp Valuation Authority shall be taken to be the full value of consideration as per section 50C. | | |
| However, where the date of agreement is different from the date of registration, stamp duty value on the date of agreement can be considered, provided the whole or part of the consideration is received by way of account payee cheque/bank draft or by way of ECS through bank account or such other electronic mode as may be prescribed on or before the date of agreement. | | |
| In the present case, since part of the payment is made by account payee cheque on the date of agreement, the stamp duty value on the date of agreement would be considered as full value of consideration] | | |
| Deemed Full value of consideration [Since stamp duty value on the date of agreement exceeds 110% of the actual consideration, stamp duty value would be deemed as Full Value of Consideration] | | 39,00,000 |
| Less: Expenses on transfer (Brokerage @1% of ₹ 30,50,000) | | 30,500 |
| Net sale consideration | | 38,69,500 |
| Less: Cost of acquisition (Note 1) | 9,59,000 | |
| Less: Cost of improvement | 3,90,000 | 13,49,000 |
| Long term capital gain | | 25,20,500 |

Computation of tax liability u/s 112

| Particulars | Amount (₹) |
|------------------------------------|------------|
| On LTCG of ₹ 25,20,500 x 12.5% | 3,15,063 |
| Add: Health and Education cess @4% | 12,603 |
| | 3,27,666 |
| On LTCG with indexation benefit | |



| | | |
|---|------------|--|
| Net Sale consideration | 38,69,500 | |
| Less: Indexed cost of Acquisition [$\text{₹ } 9,59,000 \times 363/100$] | 34,81,170 | |
| Less: Indexed cost of Improvement [$\text{₹ } 3,90,000 \times 363/254$] | | |
| 5,57,362 | | |
| Long-term capital loss | [1,69,032] | |
| Since the computation results in a long term capital loss, if indexation benefit is given, the tax u/s 112 would be Nil. However, this computation is only for determining tax liability, the said loss can neither be set-off nor carried forward. | | |

Notes:**i. Computation of cost of acquisition**

| Particulars | Amount (₹) | Amount (₹) |
|--|------------|------------|
| Cost of acquisition, | | 10,70,000 |
| Being the higher of | | |
| (i) lower of Fair market value i.e., ₹ 11,85,000 and Stamp duty value i.e., ₹ 10,70,000, on April 1, 2001 | 10,70,000 | |
| (ii) Actual cost of acquisition [$\text{₹ } 3,24,000 + \text{₹ } 35,000$, being stamp duty @10% of ₹ 3,50,000] | 3,59,000 | |
| Less: Advance money taken from Mr. Mohan and forfeited | | 1,11,000 |
| Cost of acquisition | | 9,59,000 |

- ii. Where advance money has been received by the assessee, and retained by him, as a result of failure of the negotiations, section 51 will apply. The advance retained by the assessee will go to reduce the cost of acquisition. Accordingly, cost of acquisition after reducing the advance money forfeited would be ₹ 9,59,000 [i.e. ₹ 10,70,000 – ₹ 1,11,000 (being the advance money forfeited during the P.Y. 2008-09)]. However, where the advance money is forfeited during the previous year 2014-15 or thereafter, the amount forfeited would be taxable under the head “Income from Other Sources” and such amount will not be deducted from the cost of acquisition of such asset while calculating capital gains. Hence, ₹ 1,51,000, being the advance received from Ms. Deepshikha and retained by him, would have been taxable under the head “Income from other sources” in the hands of Mr. Shiva in A.Y.2016-17





CHAPTER - 12

INCOME FROM OTHER SOURCES

INTRODUCTION

Any income, profits or gains includible in the total income of an assessee, which cannot be included under any of the preceding heads of income, is chargeable under the head 'Income from other sources'. Thus, this head is the residuary head of income and brings within its scope all the taxable income, profits or gains of an assessee which fall outside the scope of any other head. Therefore, when any income, profit or gain does not fall precisely under any of the other specific heads but is chargeable under the provisions of the Act, it would be charged under this head.

METHOD OF ACCOUNTING [SECTION 145]

Income chargeable under the head "Income from other sources" has to be computed in accordance with the cash or mercantile system of accounting regularly employed by the assessee.

INCOMES CHARGEABLE UNDER THIS HEAD [SECTION 56]

1. The income chargeable only under the head 'Income from other sources'**i. Dividend income [Section 56(2)(i)]**

Dividend income is always taxable under the head "Income from other sources". The term 'dividend' as used in the Act has a wider scope and meaning than under the general law.

Deemed dividend [Sections 2(22)(a) to (e)]:

According to section 2(22), the following receipts are deemed to be dividend:

- (a) **Distribution of accumulated profits, entailing the release of company's assets** - Any distribution of accumulated profits, whether capitalised or not, by a company to its shareholders is dividend if it entails the release of all or any part of its assets.

Note: If accumulated profits are distributed in cash, it is dividend in the hands of the shareholders. Where accumulated profits are distributed in kind, for example by delivery of shares etc. entailing the release of company's assets, the market value of such shares on the date of such distribution is deemed as dividend in the hands of the shareholder.



- (b) **Distribution of debentures, deposit certificates to shareholders and bonus shares to preference shareholders** - Any distribution to its shareholders by a company of debentures, debenture stock or deposit certificate in any form, whether with or without interest, and any distribution of bonus shares to preference shareholders to the extent to which the company possesses accumulated profits, whether capitalised or not, will be deemed as dividend.

The market value of such bonus shares is deemed as dividend in the hands of the preference shareholder.

In the case of debentures, debenture stock etc., their value is to be taken at the market rate and if there is no market rate they should be valued according to accepted principles of valuation.

Note: Bonus shares given to equity shareholders are not treated as dividend.

- (c) **Distribution on liquidation** - Any distribution made to the shareholders of a company on its liquidation, to the extent to which the distribution is attributable to the accumulated profits of the company immediately before its liquidation, whether capitalised or not, is deemed to be dividend income.

Note: Any distribution made out of the profits of the company after the date of the liquidation cannot amount to dividend. It is a repayment towards capital.

- (d) **Distribution on reduction of capital** - Any distribution to its shareholders by a company on the reduction of its capital to the extent to which the company possessed accumulated profits, whether capitalised or not, shall be deemed to be dividend.

- (e) **Advance or loan by a closely held company to its shareholder** - Any payment by a company in which the public are not substantially interested, of any sum by way of advance or loan to any shareholder who is the beneficial owner of 10% or more of the equity capital of the company will be deemed to be dividend to the extent of the accumulated profits. If the loan is not covered by the accumulated profits, it is not deemed to be dividend.

Advance or loan by a closely held company to a specified concern - Any payment by a company in which the public are not substantially interested, to any concern (i.e. HUF/Firm/AOP/BOI/Company) in which a shareholder, having the beneficial ownership of at least 10% of the equity shares is a member or a partner and in which he has a substantial interest (i.e. at least 20% share of the income of the concern) will be deemed to be dividend.

Also, any payments by such a closely held company on behalf of, or for the individual benefit of any such shareholder will also be deemed to be dividend. However, in both cases the ceiling limit of dividend is to the extent of accumulated profits.



Exceptions: The following payments or loan given would not be deemed as dividend:

- **Loan granted in the ordinary course of business** - If the loan is granted in the ordinary course of its business and lending of money is a substantial part of the company's business, the loan or advance to a shareholder or to the specified concern is not deemed to be dividend.
- **Dividend paid is set off against the deemed dividend** - Where a loan had been treated as dividend and subsequently, the company declares and distributes dividend to all its shareholders including the borrowing shareholder, and the dividend so paid is set off by the company against the previous borrowing, the adjusted amount will not be again treated as a dividend.

Note: Subsequent repayment of loan or charge of interest at market rate does not make any difference in the applicability of section 2(22)(e).

Other exceptions

Apart from the exceptions cited above, the following also do not constitute "dividend" –

- Distribution in respect of non-participating shares issued for full cash consideration** – Any distribution made in accordance with [c] or [d] in respect of any share issued for full cash consideration and the holder of such share is not entitled to participate in the surplus asset in the event of liquidation.
- Payment on buy back of shares** - Any payment made by a company on purchase of its own shares from a shareholder in accordance with the provisions of section 77A of the Companies Act, 1956;
- Distribution of shares to the shareholders on demerger by the resulting company** - Any distribution of shares on demerger by the resulting companies to the shareholders of the demerged company (whether or not there is a reduction of capital in the demerged company).

Meaning of "accumulated profits"

Accumulated profits in point [a], [b], [d] and [e] above include all profits of the company up to the date of distribution or payment of dividend.

Accumulated profits in point [c] include all profits of the company up to the date of liquidation whether capitalised or not.

In the case of an amalgamated company, the accumulated profits, whether capitalized or not, of the amalgamating company on the date of amalgamation shall be included in the accumulated profits, whether capitalized or not or loss, as the case may be, of the amalgamated company.



Clarification regarding trade advance not to be treated as deemed dividend under section 2(22)(e) – [Circular No. 19/2017, dated 12.06.2017]

Section 2(22)(e) provides that "dividend" includes any payment by a company in which public are not substantially interested, of any sum by way of advance or loan to a shareholder who is the beneficial owner of shares holding not less than 10% of the voting power, or to any concern in which such shareholder is a member or a partner and in which he has a substantial interest or any payment by any such company on behalf, or for the individual benefit, of any such shareholder, to the extent to which the company in either case possesses accumulated profits.

The CBDT observed that some Courts in the recent past have held that trade advances in the nature of commercial transactions would not fall within the ambit of the provisions of section 2(22)(e) and such views have attained finality.

In view of the above, the CBDT has, vide this circular, clarified that it is a settled position that trade advances, which are in the nature of commercial transactions, would not fall within the ambit of the word 'advance' in section 2(22)(e) and therefore, the same would not to be treated as deemed dividend.

Basis of charge of dividend [Section 8]

Dividend declared or distributed or paid by a company is deemed to be the income of the shareholder in the previous year in which it is so declared or distributed or paid, as the case may be.

Deemed dividend u/s 2(22)(a)/(b)/(c)/(d) – Distribution by a company which is deemed as dividend u/s 2(22)(a)/(b)/(c)/(d) would be the income of the previous year in which it is so distributed.

Deemed dividend u/s 2(22)(e) – Payment of advance or loan to a shareholder or a concern, as the case may be, which is deemed as dividend u/s 2(22)(e) will be the income of the previous year in which it is so paid.

Interim dividend – Interim dividend would be deemed to be the income of the previous year in which such dividend is unconditionally made available by the company to the members who is entitled to it.

Tax rate on dividend income – Any income by way of dividends received by a resident from a company, whether domestic or foreign, is taxable in the hands of a resident shareholder at normal rates of tax.

ILLUSTRATION 1

Rahul, a resident Indian, holding 28% of equity shares in a company, took a loan of ₹ 5,00,000 from the same company. On the date of granting the loan, the company had accumulated profit of ₹ 4,00,000. The company is engaged in some manufacturing activity.

- Is the amount of loan taxable as deemed dividend, if the company is a company in which the public are substantially interested?



- ii. What would be your answer, if the lending company is a private limited company (i.e. which is not a company in which the public are substantially interested)?

SOLUTION

Any payment by a company, other than a company in which the public are substantially interested, of any sum by way of advance or loan to an equity shareholder, being a person who is the beneficial owner of shares holding not less than 10% of the voting power, is deemed as dividend under section 2(22)(e), to the extent the company possesses accumulated profits.

- i. The provisions of section 2(22)(e), however, will not apply where the loan is given by a company in which public are substantially interested. In such a case, the loan would not be taxable as deemed dividend.
- ii. However, if the loan is taken from a private company (i.e., a company in which the public are not substantially interested), which is a not a company where lending of money is a substantial part of the business of the company, the provisions of section 2(22)(e) would be attracted. In this case, since the company is a manufacturing company and not a lending company and Rahul holds more than 10% of the equity shares in the company, the provisions of section 2(22)(e) would be attracted.
- iii. The amount chargeable as deemed dividend cannot, however, exceed the accumulated profits held by the company on the date of giving the loan. Therefore, the amount taxable as deemed dividend would be limited to the accumulated profit i.e., ₹ 4,00,000 and not the amount of loan which is ₹ 5,00,000.

2. Casual Income [Section 56(2)(ib)]

Casual income means income in the nature of winnings from lotteries, crossword puzzles, races including horse races, card games and other games of any sort, gambling, betting etc.

Casual income is chargeable to tax under the head "Income from Other Sources".

3. Consideration received in excess of FMV of shares issued by a closely held company to be treated as income of such company, where shares are issued at a premium [Section 56(2)(viib)]

- i. Section 56(2)(viib) brings to tax the consideration received from a person by a company, other than a company in which public are substantially interested, which is in excess of the fair market value (FMV) of shares². The person from whom the consideration is received may be a resident or non-resident.
- ii. Such excess is to be treated as the income of a closely held company taxable under section 56(2) under the head "Income from Other Sources", in cases where consideration received for issue of shares exceeds the face value of shares i.e. where shares are issued at a premium i.e., (Issue price of share – FMV of such share) x No. of shares.
- iii. Fair market value of the shares shall be the higher of, the value as may be –
 - [a] determined in accordance with the prescribed method; or



(b) substantiated by the company to the satisfaction of the Assessing Officer, based on the value of its assets on the date of issue of shares.

For the purpose of computation of FMV, the value of assets would include the value of intangible assets being goodwill, know-how, patents, copyrights, trademarks, licences, franchises or any other business or commercial rights of similar nature.

| Co. | No. of shares | Face value of shares (₹) | FMV of shares (₹) | Issue price of shares (₹) | Applicability of section 56(2)(viib) |
|------------|---------------|--------------------------|-------------------|---------------------------|---|
| Example: | | | | | |
| A (P) Ltd. | 10,000 | 100 | 120 | 130 | The provisions of section 56(2)(viib) are attracted in this case since the shares are issued at a premium (i.e., issue price exceeds the face value of shares). The excess of the issue price of the shares over the FMV would be taxable under section 56(2)(viib). ₹ 1,00,000 [10,000 × ₹ 10 (₹ 130 - ₹ 120)] shall be treated as income in the hands of A (P) Ltd. |
| Example: | | | | | |
| B (P) Ltd. | 20,000 | 100 | 120 | 110 | The provisions of section 56(2)(viib) are attracted since the shares are |
| | | | | | issued at a premium. However, no sum shall be chargeable to tax in the hands of B (P) Ltd. under the said section as the shares are issued at a price less than the FMV of shares. |
| Example: | | | | | |
| C (P) Ltd. | 30,000 | 100 | 90 | 98 | Section 56(2)(viib) is not attracted since the shares are issued at a discount, though the issue price is greater than the FMV. |
| Example: | | | | | |



| | | | | | |
|------------|--------|-----|----|-----|---|
| D (P) Ltd. | 40,000 | 100 | 90 | 110 | The provisions of section 56(2)(viib) are attracted in this case since the shares are issued at a premium. The excess of the issue price of the shares over the FMV would be taxable under section 56(2)(viib). Therefore, ₹ 8,00,000 $[40,000 \times ₹ 20 \text{ (₹ 110 - ₹ 90)}]$ shall be treated as income in the hands of D (P) Ltd. |
|------------|--------|-----|----|-----|---|

4. Interest received on compensation/ enhanced compensation deemed to be income in the year of receipt and taxable under the head “Income from Other Sources” [Sections 56(2)(viii)]

- As per section 145(1), income chargeable under the head “Profits and gains of business or profession” or “Income from other sources”, shall be computed in accordance with either cash or mercantile system of accounting regularly employed by the assessee.
- Section 145B(1) provides that notwithstanding anything contained in section 145(1), the interest received by an assessee on compensation or on enhanced compensation shall be deemed to be his income for the year in which it is received, irrespective of the method of accounting followed by the assessee.
- Section 56(2)(viii) provides that income by way of interest received on compensation or on enhanced compensation referred to in section 145B(1) shall be assessed as “Income from other sources” in the year in which it is received.

5. Advance forfeited due to failure of negotiations for transfer of a capital asset to be taxable as “Income from other sources” [Section 56(2)(ix)]

- Prior to A.Y. 2015-16, any advance retained or received in respect of a negotiation for transfer which failed to materialise is reduced from the cost of acquisition of the asset or the written down value or the fair market value of the asset, at the time of its transfer to compute the capital gains arising therefrom as per section 51. In case the asset transferred is a long-term capital asset, indexation benefit would be on the cost so reduced.
- With effect from A.Y. 2015-16, section 56(2)(ix) provides for the taxability of any sum of money, received as an advance or otherwise in the course of negotiations for transfer of a capital asset. Such sum shall be chargeable to income-tax under the head ‘Income from other sources’, if such sum is forfeited and the negotiations do not result in transfer of such capital asset.
- In order to avoid double taxation of the advance received and retained, section 51 was amended to provide that where any sum of money received as an advance or otherwise in the course of



negotiations for transfer of a capital asset, has been included in the total income of the assessee for any previous year, in accordance with section 56(2)(ix), such amount shall not be deducted from the cost for which the asset was acquired or the written down value or the fair market value, as the case may be, in computing the cost of acquisition.

- d) It may be noted that advance received and forfeited upto 31.3.2014 has to be reduced from cost of acquisition while computing capital gains, since such advance would not have been subject to tax under section 56(2)(ix). Only the advance received and forfeited on or after 1.4.2014 would be subject to tax under section 56(2)(ix). Hence, such advance would not be reduced from the cost of acquisition for computing capital gains.

6. Any sum of money or value of property received without consideration or for inadequate consideration to be subject to tax in the hands of the recipient [Section 56(2)(x)]

- i. In order to prevent the practice of receiving sum of money or the property without consideration or for inadequate consideration, section 56(2)(x) brings to tax any sum of money or the value of any property received by any person without consideration or the value of any property received for inadequate consideration.
- ii. **Sum of Money:** If any sum of money is received without consideration and the aggregate value of which exceeds ₹ 50,000, the whole of the aggregate value of such sum is chargeable to tax.

iii. Immovable property [Land or building or both]:

- I. If an immovable property is received –

(a) **Without consideration:** The stamp duty value of such property would be taxed as the income of the recipient if it exceeds ₹ 50,000.

(b) **For Inadequate consideration:** If consideration is less than the stamp duty value of the property and the difference between the stamp duty value and consideration is more than the higher of –

- ₹ 50,000 and
- 10% of consideration

the difference between the stamp duty value and the consideration shall be chargeable to tax in the hands of the assessee as “Income from other sources”.

II. Value to be considered where the date of agreement is different from date of registration:

Taking into consideration the possible time gap between the date of agreement and the date of registration, the stamp duty value may be taken as on the date of agreement instead of the date of registration, if the date of the agreement fixing the amount of consideration for the transfer of the immovable property and the date of registration are not the same, provided whole or part of the consideration has been paid by way of an account payee cheque or an account payee



bank draft or by use of electronic clearing system (ECS) through a bank account or through such prescribed electronic mode on or before the date of agreement.

The prescribed electronic modes notified are credit card, debit card, net banking, IMPS (Immediate payment Service), UPI (Unified Payment Interface), RTGS (Real Time Gross Settlement), NEFT (National Electronic Funds Transfer), and BHIM (Bharat Interface for Money) Aadhar Pay as other electronic modes of payment [CBDT Notification No. 8/2020 dated 29.01.2020].

- III. **If the stamp duty value of immovable property is disputed by the assessee**, the Assessing Officer may refer the valuation of such property to a Valuation Officer. If such value is less than the stamp duty value, the same would be taken for determining the value of such property, for computation of income under this head in the hands of the buyer.

iv. **Movable Property [Property, other than immovable property]:**

If movable property is received –

(a) **Without consideration:** The aggregate fair market value of such property on the date of receipt would be taxed as the income of the recipient, if it exceeds ₹ 50,000.

(b) **For inadequate consideration:** If the difference between the aggregate fair market value and such consideration exceeds ₹ 50,000, such difference would be taxed as the income of the recipient.

- v. **Applicability of section 56(2)(x):** The provisions of section 56(2)(x) would apply only to property which is the nature of a capital asset of the recipient and not stock-in-trade, raw material or consumable stores of any business of the recipient. Therefore, only transfer of a capital asset, without consideration or for inadequate consideration would attract the provisions of section 56(2)(x).

vi. **The table below summarizes the scheme of taxability of gifts –**

| | Nature of asset | Taxable value |
|---|------------------|---|
| 1 | Money | The whole amount if the same exceeds ₹ 50,000. |
| 2 | Movable property | (i) Without consideration: The aggregate fair market value of the property, if it exceeds ₹ 50,000. |
| | | (ii) Inadequate consideration: The difference between the aggregate fair market value and the consideration, if such difference exceeds ₹ 50,000. |



| | | |
|---|--------------------|--|
| 3 | Immovable property | (i) Without consideration: The stamp value of the property, if it exceeds ₹ 50,000. |
| | | (ii) Inadequate consideration: The difference between the stamp duty value and the consideration, if such difference is more than the higher of ₹ 50,000 and 10% of consideration. |

vii. Non-applicability of section 56(2)(x): However, any sum of money or value of property received, in the following circumstances would be outside the ambit of section 56(2)(x) –

- a) from any relative; or
- b) on the occasion of the marriage of the individual; or
- c) under a will or by way of inheritance; or
- d) in contemplation of death of the payer or donor, as the case may be; or
- e) from any local authority; or
- f) from any fund or foundation or university or other educational institution or hospital or other medical institution or any trust or institution⁴; or
- g) from or by any trust or institution registered⁵; or
- h) by any fund or trust or institution or any university or other educational institution or any hospital or other medical institution.
- i) by way of transaction not regarded as transfer⁷ under section 47(i)/(iv)/(v)/(vi)/(vib)/(vid)/(vii).
- j) from an individual by a trust created or established solely for the benefit of relative of the individual.
- k) from such class of persons and subject to such conditions, as may be prescribed.
- l) by an individual, from any person, in respect of any expenditure actually incurred by him on his medical treatment or treatment of any member of his family, for any illness related to COVID-19 subject to conditions notified by the Central Government

Accordingly, the Central Government has, vide Notification No. 91/2022 dated 5.8.2022, specified that for such purpose, the individual has to keep a record of the following documents, namely :-

- i. the COVID-19 positive report of the individual or his family member, or medical report if clinically determined to be COVID19 positive through investigations in a hospital or an in-patient facility by a treating physician for a person so admitted;



- ii. all necessary documents of medical diagnosis or treatment of the individual or family member due to COVID-19 or illness related to COVID-19 suffered within 6 months from the date of being determined as a COVID-19 positive;

The details of the amount so received in any financial year has to be furnished in the prescribed form to the Income-tax Department within 9 months from the end of such financial year.

m) by a member of the family of a deceased person –

- i. from the employer of the deceased person (without any limit); or
- ii. from any other person or persons to the extent that such sum or aggregate of such sums \leq ₹ 10 lakhs

where the cause of death of such person is illness related to COVID-19 and the payment is–

- I. received within 12 months from the date of death of such person; and
- II. subject to such other conditions notified by the Central Government.

Accordingly, the Central Government has, vide Notification No. 92/2022 dated 5.8.2022, specified the following conditions –

1.

- i. the death of the individual should be within 6 months from the date of testing positive or from the date of being clinically determined as a COVID-19 case, for which any sum of money has been received by the member of the family;
- ii. the family member of the individual has to keep a record of the following documents,
 - (a) the COVID-19 positive report of the individual, or medical report if clinically determined to be COVID-19 positive through investigations in a hospital or an inpatient facility by a treating physician;
 - (b) a medical report or death certificate issued by a medical practitioner or a government civil registration office, in which it is stated that death of the person is related to corona virus disease [COVID-19].

- 2. The details of such amount received in any financial year has to be furnished in the prescribed form to the Assessing Officer within 9 months from the end of such financial year.

viii. Meaning of certain terms:

| Term | Meaning |
|------|---------|
|------|---------|



| | |
|----------|---|
| Property | <p>A capital asset of the assessee, namely,-</p> <ol style="list-style-type: none"> immovable property being land or building or both, shares and securities, jewellery, archaeological collections, drawings, paintings, sculptures, any work of art or bullion. <p>It also includes virtual digital asset.</p> |
| Relative | <ol style="list-style-type: none"> In case of an individual – <ol style="list-style-type: none"> spouse of the individual; brother or sister of the individual; brother or sister of the spouse of the individual; brother or sister of either of the parents of the individual; any lineal ascendant or descendant of the individual; any lineal ascendant or descendant of the spouse of the individual; spouse of any of the persons referred in [i] to [vi] above. In case of Hindu Undivided Family, any member thereof. |
| Family | <p>For the purpose of [l] and [m] in page 3.498, family in relation to an individual means</p> <ol style="list-style-type: none"> the spouse and children of the individual; and the parents, brothers and sisters of the individual or any of them, wholly or mainly dependent on the individual. |

ILLUSTRATION 2

Mr. A, a dealer in shares, received the following without consideration during the P.Y. 2023-24 from his friend Mr. B, -

- Cash gift of ₹ 75,000 on his anniversary, 15th April, 2023.
- Bullion, the fair market value of which was ₹ 60,000, on his birthday, 19th June, 2023.
- A plot of land at Faridabad on 1st July, 2023, the stamp value of which is ₹ 5 lakh on that date. Mr. B had purchased the land in April, 2009.



Mr. A purchased from his friend Mr. C, who is also a dealer in shares, 1000 shares of X Ltd. @ ₹ 400 each on 19th June, 2023, the fair market value of which was ₹ 600 each on that date. Mr. A sold these shares in the course of his business on 23rd June, 2023.

Further, on 1st November, 2023, Mr. A took possession of property (office building) booked by him two years back at ₹ 20 lakh. The stamp duty value of the property as on 1st November, 2023 was ₹ 32 lakh and on the date of booking was ₹ 23 lakh. He had paid ₹ 1 lakh by account payee cheque as down payment on the date of booking.

On 1st March, 2024, he sold the plot of land at Faridabad for ₹ 7 lakh.

Compute the income of Mr. A chargeable under the head “Income from other sources” and “Capital Gains” for A.Y. 2024-25.

SOLUTION

Computation of “Income from other sources” of Mr. A for the A.Y. 2024-25

| Particulars | ₹ |
|--|----------|
| 1. Cash gift is taxable under section 56(2)(x), since it exceeds ₹ 50,000 | 75,000 |
| 2. Since bullion is included in the definition of property, therefore, when bullion is received without consideration, the same is taxable, since the aggregate fair market value exceeds ₹ 50,000 | 60,000 |
| 3. Stamp value of plot of land at Faridabad, received without consideration, is taxable under section 56(2)(x) | 5,00,000 |
| 4. Difference of ₹ 2 lakh in the value of shares of X Ltd. purchased from Mr. C, a dealer in shares, is not taxable as it represents the stock-in-trade of Mr. A. Since Mr. A is a dealer in shares and it has been mentioned that the shares were subsequently sold in the course of his business, such shares represent the stock-in-trade of Mr. A. | - |
| 5. Difference between the stamp duty value of ₹ 23 lakh on the date of booking and the actual consideration of ₹ 20 lakh paid is taxable under section 56(2)(x) since the difference exceeds ₹ 2,00,000, being the higher of ₹ 50,000 and 10% of consideration | 3,00,000 |
| Income from Other Sources | 9,35,000 |

Computation of “Capital Gains” of Mr. A for the A.Y.2024-25

| Particulars | ₹ |
|-------------|---|
|-------------|---|



| | |
|---|----------|
| Sale Consideration | 7,00,000 |
| Less: Cost of acquisition [deemed to be the stamp value charged to tax under section 56(2)(x) as per section 49(4)] | 5,00,000 |
| Short-term capital gains | 2,00,000 |

Note – The resultant capital gains will be short-term capital gains since for calculating the period of holding, the period of holding of previous owner is not to be considered.

ILLUSTRATION 3

Discuss the taxability or otherwise of the following in the hands of the recipient under section 56(2)(x) the Income-tax Act, 1961 –

- Akhil HUF received ₹ 75,000 in cash from niece of Akhil (i.e., daughter of Akhil's sister). Akhil is the Karta of the HUF.
- Nitisha, a member of her father's HUF, transferred a house property to the HUF without consideration. The stamp duty value of the house property is ₹ 9,00,000.
- Mr. Akshat received 100 shares of A Ltd. from his friend as a gift on occasion of his 25th marriage anniversary. The fair market value on that date was ₹ 100 per share. He also received jewellery worth ₹ 45,000 (FMV) from his nephew on the same day.
- Kishan HUF gifted a car to son of Karta for achieving good marks in XII board examination. The fair market value of the car is ₹ 5,25,000.

SOLUTION

| | Taxable/ Non- taxable | Amount liable to tax (₹) | Reason |
|------|-----------------------------|--------------------------------|--|
| (i) | Taxable | 75,000 | Sum of money exceeding ₹ 50,000 received without consideration from a non-relative is taxable under section 56(2)(x). Daughter of Mr. Akhil's sister is not a relative of Akhil HUF, since she is not a member of Akhil HUF. |
| (ii) | Non- taxable | Nil | Immovable property received without consideration by a HUF from its relative is not taxable under section 56(2)(x). Since Nitisha is a member of the HUF, she is a relative of the HUF. However, income from such asset would be included in the hands of Nitisha under 64(2). |



| | | | |
|-------|-------------|--------|---|
| (iii) | Taxable | 55,000 | As per provisions of section 56(2)(x), in case the aggregate fair market value of property, other than immovable property, received without consideration exceeds ₹ 50,000, the whole of the aggregate value shall be taxable. In this case, the aggregate fair market value of shares (₹ 10,000) and jewellery (₹ 45,000) exceeds ₹ 50,000. Hence, the entire amount of ₹ 55,000 shall be taxable. |
| (iv) | Non-taxable | Nil | Car is not included in the definition of property for the purpose of section 56(2)(x), therefore, the same shall not be taxable. |

ILLUSTRATION 4

Mr. Hari, a property dealer, sold a building in the course of his business to his friend Mr. Rajesh, who is a dealer in automobile spare parts, for ₹ 90 lakh on 1.1.2024, when the stamp duty value was ₹ 150 lakh. The agreement was, however, entered into on 1.9.2023 when the stamp duty value was ₹ 140 lakh. Mr. Hari had received a down payment of ₹ 15 lakh by a crossed cheque from Rajesh on the date of agreement. Discuss the tax implications in the hands of Hari and Rajesh, assuming that Mr. Hari has purchased the building for ₹ 75 lakh on 12th July, 2022.

Would your answer be different if Hari was a share broker instead of a property dealer?

SOLUTION**Case 1: Tax implications if Mr. Hari is a property dealer**

| In the hands of the seller, Mr. Hari | In the hands of the buyer, Mr. Rajesh |
|---|---|
| <p>In the hands of Hari, the provisions of section 43CA would be attracted, since the building represents his stock-in-trade and he has transferred the same for a consideration less than the stamp duty value; and the stamp duty value exceeds 110% of consideration.</p> <p>Under section 43CA, the option to adopt the stamp duty value on the date of agreement can be exercised only if whole or part of the consideration has been received on or before the date of agreement by way of account payee cheque or draft or by use of ECS through a bank account or through credit card, debit card, net banking, IMPS (Immediate payment Service), UPI (Unified Payment Interface), RTGS (Real Time Gross Settlement),</p> | <p>Since Mr. Rajesh is a dealer in automobile spare parts, the building purchased would be a capital asset in his hands. The provisions of section 56(2)(x) would be attracted in the hands of Mr. Rajesh who has received immovable property, being a capital asset, for inadequate consideration and the difference between the consideration and stamp duty value exceeds ₹ 9,00,000, being the higher of ₹ 50,000 and 10% of consideration.</p> <p>Therefore, ₹ 60 lakh, being the difference between the stamp duty value of the property on the date of registration (i.e., ₹ 150 lakh) and the</p> |



NEFT [National Electronic Funds Transfer], and BHIM [Bharat Interface for Money] Aadhar Pay on or before the date of agreement. In this case, since the down payment of ₹ 15 lakh is received on the date of agreement by crossed cheque and not account payee cheque, the option cannot be exercised.

Therefore, ₹ 75 lakh, being the difference between the stamp duty value on the date of transfer i.e., ₹ 150 lakh, and the purchase price i.e., ₹ 75 lakh, would be chargeable as business income in the hands of Mr. Hari, since stamp duty value exceeds 110% of the consideration

actual consideration [i.e., ₹ 90 lakh] would be taxable under section 56(2)(x) in the hands of Mr. Rajesh, since the payment on the date of agreement is made by crossed cheque and not account payee cheque/draft or ECS or through credit card, debit card, net banking, IMPS [Immediate payment Service], UPI [Unified Payment Interface], RTGS [Real Time Gross Settlement], NEFT [National Electronic Funds Transfer], and BHIM [Bharat Interface for Money] Aadhar Pay.

Case 2: Tax implications if Mr. Hari is a share broker

| In the hands of the seller, Mr. Hari | In the hands of the buyer, Mr. Rajesh |
|--|--|
| <p>In case Mr. Hari is a share broker and not a property dealer, the building would represent his capital asset and not stock-in-trade. In such a case, the provisions of section 50C would be attracted in the hands of Mr. Hari, since building is transferred for a consideration less than the stamp duty value; and the stamp duty value exceeds 110% of consideration.</p> <p>Thus, ₹ 75 lakh, being the difference between the stamp duty value on the date of registration (i.e., ₹ 150 lakh) and the purchase price (i.e., ₹ 75 lakh) would be chargeable as short-term capital gains.</p> <p>It may be noted that under section 50C, the option to adopt the stamp duty value on the date of agreement can be exercised only if whole or part of the consideration has been received on or before the date of agreement by way of account payee cheque or draft or by use of ECS through a bank account or through credit card, debit card, net banking, IMPS [Immediate payment Service], UPI [Unified Payment Interface], RTGS [Real Time Gross Settlement], NEFT [National Electronic Funds Transfer], and BHIM [Bharat Interface</p> | <p>There would be no difference in the taxability in the hands of Mr. Rajesh, whether Mr. Hari is a property dealer or a stock broker. Therefore, the provisions of section 56(2)(x) would be attracted in the hands of Mr. Rajesh who has received immovable property, being a capital asset, for inadequate consideration and the difference between the consideration and stamp duty value exceeds ₹ 9,00,000, being the higher of ₹ 50,000 and 10% of consideration.</p> <p>Therefore, ₹ 60 lakh, being the difference between the stamp duty value of the property on the date of registration (i.e., ₹ 150 lakh) and the actual consideration (i.e., ₹ 90 lakh) would be taxable under section 56(2)(x) in the hands of Mr. Rajesh, since the payment on the date of agreement is made by crossed cheque and not account payee cheque/draft or ECS or through credit card, debit card, net banking, IMPS [Immediate payment Service], UPI [Unified Payment Interface], RTGS [Real Time Gross</p> |



for Money] Aadhar Pay on or before the date of agreement. In this case, since the down payment of ₹ 15 lakhs has been received on the date of agreement by crossed cheque and not account payee cheque, the option cannot be exercised.

Settlement], NEFT (National Electronic Funds Transfer), and BHIM (Bharat Interface for Money) Aadhar Pay.

7. Compensation or any other payment received in connection with termination of his employment [Section 56(2)(xi)]

Any compensation or any other payment, due to or received by any person, by whatever name called, in connection with the termination of his employment or the modification of the terms and conditions relating thereto shall be chargeable to tax under this head.

8. Sum received, including the amount allocated by way of bonus, under a LIP other than under a ULIP and keyman insurance policy, which is not exempt u/s 10(10D) [Section 56(2)(xii)]

Any sum received under a life insurance policy, including the sum allocated by way of bonus on such policy would not be included in the total income of a person [Section 10(10D)].

The following table summarizes the exemption available under section 10(10D) vis-a-vis the date of issue of such policies and the corresponding condition to be satisfied for exemption –

| | Exemption u/s 10(10D) | |
|--|---|--|
| In respect of policies issued before 1.4.2003 | Any sum received under a LIP including the sum allocated by way of bonus is exempt. | |
| In respect of policies issued between 1.4.2003 and 31.3.2012 | Any sum received under a LIP including the sum allocated by way of bonus is exempt. However, exemption would not be available if the premium payable for any of the years during the term of the policy exceeds 20% of “actual capital sum assured”. | |
| In respect of policies issued on or after 1.4.2012 but before 1.4.2013 | Any sum received under a LIP including the sum allocated by way of bonus is exempt. However, exemption would not be available if the premium payable for any of the years during the term of the policy exceeds 10% of actual capital sum assured. | |
| In respect of policies issued on or after 1.4.2013 | (a) | Where the insurance is on the life of a person with disability or severe disability as referred to in section 80U or a person suffering from disease or ailment as specified under section 80DDDB. |



| | | |
|--|--|--|
| | | Any sum received under a LIP including the sum allocated by way of bonus is exempt. However, |
| | | exemption would not be available if the premium payable for any of the years during the term of the policy exceeds 15% of “actual capital sum assured” |
| | (b) | Where the insurance is on the life of any person, other than mentioned in (a) above |
| | | Any sum received under a LIP including the sum allocated by way of bonus is exempt. However, exemption would not be available if the premium payable for any of the years during the term of the policy exceeds 10% of “actual capital sum assured”. |
| In respect of policies issued on or after 1.4.2023 | <p>Any sum received under a LIP including the sum allocated by way of bonus is exempt.</p> <p>However, exemption would not be available if the premium payable for any of the years during the term of the policy exceeds 10% or 15%, as the case may be, of “actual capital sum assured.</p> <p>Further, exemption would also not be available if the amount of premium payable exceeds ₹ 5,00,000 for any of the previous years during the term of such policy. In a case where premium is payable by a person for more than one LIP (other than ULIP) and the aggregate of premium payable on such policies exceed ₹ 5,00,000 for any of the previous years during the term of any such policy(ies), exemption would be available in respect of any of those LIPs (other than ULIP), at the option of the assessee, whose aggregate premium payable does not exceed ₹ 5,00,000 for any of the previous years during their term.</p> | |
| Any sum is received on the death of a person is exempt irrespective of the annual premium payable on the policy. The condition of payment of premium of 10% or 15% or 20% or ₹ 5,00,000 would not be applicable. | | |

Exemption is not available in respect of amount received from an insurance policy taken for disabled person under section 80DD:

Any sum received under section 80DD(3) shall not be exempt under section 10(10D). Accordingly, if the dependent disabled, in respect of whom an individual or the member of the HUF has paid or deposited any amount in any scheme of LIC or any other insurer, predeceases the individual or the member of the HUF, the amount so paid or deposited shall be deemed to be the income of the assessee of the previous year in which such amount is received. Such amount would not be exempt u/s 10(10D).



Exemption is not available in respect of the sum received under a Keyman insurance policy:

Any sum received under a Keyman insurance policy shall also not be exempt.

Explanation 1 to section 10(10D) defines “Keyman insurance policy” as a life insurance policy taken by one person on the life of another person who is or was the employee of the first-mentioned person or is or was connected in any manner whatsoever with the business of the first-mentioned person. The term includes within its scope a keyman insurance policy which has been assigned to any person during its term, with or without consideration. Therefore, such policies shall continue to be treated as a keyman insurance policy even after the same is assigned to the keyman. Consequently, the sum received by the keyman on such policies, being “keyman insurance policies”, would not be exempt u/s 10(10D).

Taxability of sum received under a LIP which is not exempt u/s 10(10D)

Where any sum is received (including the amount allocated by way of bonus) at any time during a previous year, under a life insurance policy, other than the sum

- (i) received under a ULIP
- (ii) received under a Keyman insurance policy

which is not exempt under section 10(10D), the sum so received as exceeds the aggregate of the premium paid during the term of such life insurance policy, and not claimed as deduction under any other provision of the Act, computed in the prescribed manner, would be chargeable to tax under the head “Income from other sources”.

i. Income chargeable under the head “Income from other sources” only if not chargeable under the head “Profits and gains of business or profession” –

- a) Any sum received by an employer-assessee from his employees as contributions to any provident fund, superannuation fund or any other fund for the welfare of the employees
- b) Income from letting out on hire, machinery, plant or furniture.
- c) Where letting out of buildings is inseparable from the letting out of machinery, plant or furniture, the income from such letting.
- d) Interest on securities

However, certain interest income arising to certain persons would be exempt under section 10(15), for example,:

- (i) Income by way of interest, premium on redemption or other payment on notified securities, bonds, annuity certificates or other savings certificates is exempt subject to such conditions and limits as may be specified in the notification.

It may be noted that interest on Post Office Savings Bank Account which was so far fully exempt would henceforth be exempt from tax for any assessment year only to the extent of:



- ₹ 3,500 in case of an individual account.
 - ₹ 7,000 in case of a joint account.
- (ii) Interest on Gold Deposit Bond issued under the Gold Deposit Scheme, 1999 or deposit certificates issued under the Gold Monetization Scheme, 2015 notified by the Central Government.
- (iii) Interest on bonds, issued by –
- a local authority; or
 - a State Pooled Finance Entity

and specified by the Central Government by notification in the Official Gazette.

“State Pooled Finance Entity” means such entity which is set up in accordance with the guidelines for the Pooled Finance Development Scheme notified by the Central Government in the Ministry of Urban Development.

ii. Keyman Insurance Policy

Any sum received under a Keyman insurance policy including the sum allocated by way of bonus on such policy is chargeable under the head “Income from other sources” if such income is not chargeable under the head “Profits and gains if business or profession” or under the head “Salaries” i.e. if such sum is received by any person other than the employer who took the policy and the employee in whose name the policy was taken.

iii. Residual Income:

Any income chargeable to tax under the Act, but not falling under any other head of income shall be chargeable to tax under the head “Income from other sources”.

For example, salary received by an MPs/MLAs will not be chargeable to income tax under the head ‘Salary’ but will be chargeable as “Income from other sources” under section 56. However, the following incomes of Members of Parliament or State Legislatures will be exempt under section 10(17):

- **Daily Allowance** - Daily allowance received by any Member of Parliament or of any State Legislatures or any Committee thereof.
- **Constituency Allowance of MPs** - In the case of a Member of Parliament, any allowance received under Members of Parliament [Constituency Allowance] Rules, 1986; and
- **Constituency allowance of MLAs** - Any constituency allowance received by any person by reason of his membership of any State Legislature under any Act or rules made by that State Legislature.

There are other exemptions also in respect of certain incomes which are as follows:



1. Interest on moneys standing to the credit of individual in his NRE A/c [Section 10(4)(ii)]

As per section 10(4)(ii), in the case of an individual, any income by way of interest on moneys standing to his credit in a Non-resident [External] Account [NRE A/c] in any bank in India in accordance Foreign Exchange Management Act, 1999 (FEMA, 1999), and the rules made thereunder, would be exempt, provided such individual;

- is a person resident outside India, as defined in FEMA, 1999, or
- is a person who has been permitted by the Reserve Bank of India to maintain such account.

In this context, it may be noted that the joint holders of the NRE Account do not constitute an AOP by merely having these accounts in joint names. The benefit of exemption under section 10(4)(ii) will be available to such joint account holders, subject to fulfillment of other conditions contained in that section by each of the individual joint account holders.

2. Compensation received on account of disaster [Section 10(10BC)]

- I. This clause exempts any amount received or receivable as compensation by an individual or his legal heir on account of any disaster.
- II. Such compensation should be granted by the Central Government or a State Government or a local authority.
- III. However, exemption would not be available in respect of compensation for alleviating any damage or loss, which has already been allowed as deduction under the Act.
- IV. "Disaster" means a catastrophe, mishap, calamity or grave occurrence in any area, arising from natural or manmade causes, or by accident or negligence. It should have the effect of causing –
 - substantial loss of life or human suffering; or
 - damage to, and destruction of, property; or
 - damage to, or degradation of, environment

It should be of such a nature or magnitude as to be beyond the coping capacity of the community of the affected area.

ILLUSTRATION 5

Compensation on account of disaster received from a local authority by an individual or his/her legal heir is taxable. Examine the correctness of the statement with reference to the provisions of the Income-tax Act, 1961.

SOLUTION

The statement is not correct. As per section 10(10BC), any amount received or receivable as compensation by an individual or his/her legal heir on account of any disaster from the Central



Government, State Government or a local authority is exempt from tax. However, the exemption is not available to the extent such individual or legal heir has already been allowed a deduction under this Act on account of such loss or damage caused by such disaster.

3. Educational scholarships [Section 10(16)]

The value of scholarship granted to meet the cost of education would be exempt from tax in the hands of the recipient irrespective of the amount or source of scholarship.

4. Awards for literary, scientific and artistic works and other awards by the Government [Section 10(17A)]

Any award instituted in the public interest by the Central/State Government or by any other body approved by the Central Government and a reward by Central/State Government for such purposes as may be approved by the Central Government in public interest, will enjoy exemption under this clause.

5. Payment in commutation of pension received from a set up by LIC [Section 10(10A)]

Any commuted pension received by an individual from a fund set up by LIC of India, approved by Controller of Insurance or IRDA of India will be exempted.

Interest from non-SLR Securities of Banks: Whether chargeable under the head "Profits and gains of business or profession" or "Income from other sources"? [Circular No. 18, dated 2.11.2015]

The issue addressed by this circular is whether in the case of banks, expenses relating to investment in non-SLR securities need to be disallowed under section 57(i), by considering interest on non-SLR securities as "Income from other sources."

Section 56(1)(id) provides that income by way of interest on securities shall be chargeable to income-tax under the head "Income from Other Sources", if the income is not chargeable to income-tax under the head "Profits and Gains of Business and Profession".

The CBDT clarified that the investments made by a banking concern are part of the business of banking. Therefore, the income arising from such investments is attributable to the business of banking falling under the head "Profits and Gains of Business and Profession".



APPLICABLE RATE OF TAX IN RESPECT OF CASUAL INCOME OTHER THAN WINNINGS FROM ANY ONLINE GAME [SECTION 115BB]

- i. This section provides that income by way of winnings from lotteries, crossword puzzles, races including horse races or card games and other games of any sort or from gambling or betting of any form would be taxed at a flat rate of 30% plus surcharge, if applicable, plus health and education cess@4%.
However, income by way of winnings from any online game would not be taxed under this section
- ii. No expenditure or allowance can be allowed from such income.
- iii. Deduction under Chapter VI-A is not allowable from such income.
- iv. Adjustment of unexhausted basic exemption limit is also not permitted against such income.

APPLICABLE RATE OF TAX IN RESPECT OF WINNINGS FROM ONLINE GAMES [SECTION 115BBJ]

- i. This section provides that net winnings from any online game would be taxed at a flat rate of 30% plus surcharge, if applicable, plus health and education cess@4%.
- ii. Meaning of online games: A game that is offered on the internet and is accessible by a user through a computer resource including any telecommunication device
- iii. No expenditure or allowance can be allowed from such income.
- iv. Deduction under Chapter VI-A is not allowable from such income.
- v. Adjustment of unexhausted basic exemption limit is also not permitted against such income.

DEDUCTIONS ALLOWABLE [SECTION 57]

The income chargeable under the head “Income from other sources” shall be computed after making the following deductions:

- i. In the case of dividend or income in respect of units of a mutual fund⁹ or income in respect of units of a specified company¹⁰ : Interest expenditure to earn such income is allowed as deduction subject to a maximum of 20% of such income included in the total income, without deduction under this section.



- ii. In the case of interest on securities: Any reasonable sum paid by way of commission or remuneration to a banker or any other person for the purpose of realising such interest on behalf of the assessee.
- iii. Income consists of recovery from employees as contribution to any provident fund etc. in terms of section 2(24)(x): A deduction will be allowed in accordance with the provisions of section 36(1)(va) i.e., to the extent the contribution is remitted before the due date under the respective Acts.
- iv. Where the income to be charged under this head is from letting on hire of machinery, plant and furniture, with or without building: The following items of deductions are allowable in the computation of such income:
 - a) the amount paid on account of any current repairs to the machinery, plant, furniture or building.
 - b) the amount of any premium paid in respect of insurance against risk of damage or destruction of the machinery or plant, furniture or building.
 - c) the normal depreciation allowance in respect of the machinery, plant or furniture, due thereon.
- v. In the case of income in the nature of family pension: A deduction of a sum equal to 33-1/3 per cent of such income or ₹ 15,000, whichever is less, is allowable.
 From A.Y.2024-25, this deduction is allowable both under the default tax regime u/s 115BAC and under the optional tax regime i.e., normal provisions of the Act.
 For the purposes of this deduction, "family pension" means a regular monthly amount payable by the employer to a person belonging to the family of an employee in the event of his death.

Exemption in respect of family pension

- The family pension received by the widow or children or nominated heirs, of a member of the armed forces (including para-military forces) of the Union, where the death of such member has occurred in the course of operational duties, in specified circumstances would, however, be exempt under section 10(19).
- The family pension received by any member of the family of an individual who had been in the service of Central or State Government and had been awarded "Param Vir Chakra" or "Maha Vir Chakra" or "Vir Chakra" or other notified gallantry awards would be exempt u/s 10(18)(ii).

- vi. Any other expenditure not being in the nature of capital expenditure laid out or expended wholly and exclusively for the purpose of making or earning such income.
- vii. In case of income by way of interest on compensation/ enhanced compensation received chargeable to tax under section 56(2)(viii): Deduction of 50% of such income. No deduction would be allowable under any other clause of section 57 in respect of such income.

ILLUSTRATION 6



9643036663 (only WhatsApp)

Interest on enhanced compensation received by Mr. G during the previous year 2023-24 is ₹ 5,00,000. Out of this interest, ₹ 1,50,000 relates to the previous year 2019-20, ₹ 1,65,000 relates to previous year 2020-21 and ₹ 1,85,000 relates to previous year 2021-22. Discuss the tax implication, if any, of such interest income for A.Y.2024-25.

SOLUTION

The entire interest of ₹ 5,00,000 would be taxable in the year of receipt, namely, P.Y. 2023-24.

| Particulars | ₹ |
|--|----------|
| Interest on enhanced compensation taxable u/s 56(2)(viii) | 5,00,000 |
| <i>Less:</i> Deduction under section 57(iv) @50% | 2,50,000 |
| Interest chargeable under the head "Income from other sources" | 2,50,000 |

DEDUCTIONS NOT ALLOWABLE [SECTION 58]

No deduction shall be made in computing the "Income from other sources" of an assessee in respect of the following items of expenses:

- i. In the case of any assessee:
 1. any personal expense of the assessee;
 2. any interest chargeable to tax under the Act which is payable outside India on which tax has not been paid or deducted at source.
 3. any payment chargeable to tax under the head "Salaries", if it is payable outside India unless tax has been paid thereon or deducted at source.
- ii. Any expenditure in respect of which a payment is made to a related person: In addition to these disallowances, section 58(2) specifically provides that the disallowance of any expenditure in respect of which a payment is made to a related person, to the extent the same is considered excessive or unreasonable by the Assessing Officer, having regard to the FMV and disallowance of payment or aggregate of payments exceeding ₹ 10,000 or ₹ 35,000, as the case may be, made to a person during a day otherwise than by account payee cheque or draft or ECS through bank account or through such other prescribed electronic mode such as credit card, debit card, net banking, IMPS, UPI, RTGS, NEFT, and BHIM Aadhar Pay covered by section 40A will be applicable to the computation of income under the head 'Income from other sources' as well.
- iii. Disallowance of 30% of expenditure: 30% of expenditure shall not be allowed, in respect of a sum which



is payable to a resident and on which tax is deductible at source, if

- such tax has not been deducted or;
- such tax after deduction has not been paid on or before the due date of return specified in section 139(1).

In case, assessee fails to deduct the whole or any part of tax on any such sum but is not deemed as assessee in default under the first proviso to section 201(1) by reason that such payee –

- a) has furnished his return of income under section 139;
- b) has taken into account such sum for computing income in such return of income; and
- c) has paid the tax due on the income declared by him in such return of income, and the payer furnishes a certificate to this effect from an accountant in such form as may be prescribed,

it would be deemed that the assessee has deducted and paid the tax on such sum.

The date of deduction and payment of taxes by the payer shall be deemed to be the date on which return of income has been furnished by the payee.

- iv. No deduction in respect of any expenditure incurred in connection with casual income: No deduction in respect of any expenditure or allowance in connection with income by way of earnings from lotteries, cross word puzzles, races including horse races, card games and other games of any sort or from gambling or betting of any form or nature whatsoever shall be allowed in computing the said income.

The prohibition will not, however, apply in respect of the income of an assessee, being the owner of race horses, from the activity of owning and maintaining such horses. In respect of the activity of owning and maintaining race horses, expenses incurred shall be allowed even in the absence of any stake money earned. Such loss shall be allowed to be carried forward in accordance with the provisions of section 74A.

DEEMED INCOME CHARGEABLE TO TAX [SECTION 59]

The provisions of section 41(1) are made applicable, so far as may be, to the computation of income under this head. Accordingly, where a deduction has been made in respect of a loss, expenditure or liability and subsequently any amount is received or benefit is derived in respect of such expenditure incurred or loss or trading liability allowed as deduction, then, it shall be deemed as income in the year in which the amount is received or the benefit is accrued.





TEST YOUR KNOWLEDGE

1. Examine under which heads the following incomes are taxable:
 - i. Rental income in case property held as stock-in-trade for 3 years
 - ii. Salary received by a partner from his partnership firm
 - iii. Rental income of machinery
 - iv. Winnings from lotteries by a person having the same as business activity
 - v. Salaries received by a Member of Parliament
 - vi. Receipts without consideration
 - vii. In case of retirement, interest on employee's contribution if provident fund is unrecognized.
 - viii. Rental income in case of a person engaged in the business of letting out of properties.
2. Examine whether the following are chargeable to tax and the amount liable to tax:
 - i. A sum of ₹ 1,20,000 was received as gift from non-relatives by Raj on the occasion of the marriage of his son Pravin.
 - ii. Interest on enhanced compensation of ₹ 96,000 received on 12-3-2024 for acquisition of urban land, of which 40% relates to P.Y.2022-23.
3. On 10.10.2023, Mr. Govind (a bank employee) received ₹ 5,00,000 towards interest on enhanced compensation from State Government in respect of compulsory acquisition of his land effected during the financial year 2015-16.
Out of this interest, ₹ 1,50,000 relates to the financial year 2016-17; ₹ 1,65,000 to the financial year 2017-18; and ₹ 1,85,000 to the financial year 2018-19. He incurred ₹ 50,000 by way of legal expenses to receive the interest on such enhanced compensation.
How much of interest on enhanced compensation would be chargeable to tax in the A.Y.2024-25?
4. The following details have been furnished by Mrs. Hemali pertaining to the year ended 31.3.2024:
 - i. Cash gift of ₹ 51,000 received from her friend on the occasion of her "Shastiaptha Poorthi", a wedding function celebrated on her husband completing 60 years of age. This was also her 25th wedding anniversary.
 - ii. On the above occasion, a diamond necklace worth ₹ 2 lacs was presented by her sister living in Dubai.
 - iii. When she celebrated her daughter's wedding on 21.2.2024, her friend assigned in Mrs. Hemali's favour, a fixed deposit held by the said friend in a scheduled bank; the value of the fixed deposit and



the accrued interest on the said date was ₹ 52,000.

Compute the income, if any, assessable as "Income from other sources" for A.Y.2024-25.

5. Examine the following transactions in the context of Income-tax Act, 1961:

- i. Mr. B transferred 500 shares of R [P] Ltd. to M/s. B Co. [P] Ltd. on 10.10.2023 for ₹ 3,00,000 when the fair market value was ₹ 5,00,000. The indexed cost of acquisition of shares for Mr. B was computed at ₹ 4,45,000. The transfer was not subjected to securities transaction tax.

Determine the income chargeable to tax in the hands of Mr. B and M/s. B Co. [P] Ltd. because of the above said transaction.

- ii. Mr. Chezian is employed in a company with taxable salary income of ₹ 5,00,000. He received a sum of ₹ 1,00,000 from Atma Charitable Trust (registered under section 12AB) by account payee cheque in December 2023 for meeting his medical expenses.

Is the sum of money so received from the trust chargeable to tax in the hands of Mr. Chezian?

ANSWERS

1. Head under which following incomes are taxable:

| | Particulars | Head of Income |
|--|--|---|
| | Rental income in case property held as stock-in trade for 3 years | Income from house property |
| | Salary by partner from his partnership firm | Profits and gains of business or profession |
| | Rental income of machinery (See Note below) | Profits and gains of business or profession/Income from other sources |
| | Winnings from lotteries by a person having the same as business activity | Income from other sources |
| | Salaries payable to a Member of Parliament | Income from other sources |
| | Receipts without consideration | Income from other sources |
| | In case of retirement, interest on employee's contribution if provident fund is unrecognized | Income from other sources |
| | Rental income in case of a person engaged in the business of letting out of properties | Profits and gains from business or profession |



Note - As per section 56(2)(ii), rental income of machinery would be chargeable to tax under the head “Income from Other Sources”, if the same is not chargeable to income-tax under the head “Profits and gains of business or profession”.

2. Taxability of Receipts

| S.No. | Taxable/ Not Taxable | Answer Amount liable to tax (₹) | Reason |
|-------|----------------------------|--|---|
| i. | Taxable | 1,20,000 | The exemption from applicability of section 56(2)(x) would be available if, inter alia, gift is received from a relative or gift is received on the occasion of marriage of the individual himself. In this case, since gift is received by Mr. Raj from a non-relative on the occasion of marriage of his son, it would be taxable in his hands under section 56(2)(x). |
| ii. | Taxable | 48,000 | As per section 145B(1), interest received by the assessee on enhanced compensation shall be deemed to be the income of the year in which it is received, irrespective of the method of accounting followed by the assessee. Interest of ₹ 96,000 on enhanced compensation is chargeable to tax in the year of receipt i.e. P.Y. 2023- 24 under section 56(2)(viii) after providing deduction of 50% under section 57(iv). Therefore, ₹ 48,000 is chargeable to tax under the head “Income from other sources”. |

3. Section 145B provides that interest received by the assessee on enhanced compensation shall be deemed to be the income of the assessee of the year in which it is received, irrespective of the method of accounting followed by the assessee and irrespective of the financial year to which it relates.

Section 56(2)(viii) states that such income shall be taxable as ‘Income from other sources’.

50% of such income shall be allowed as deduction by virtue of section 57(iv) and no other deduction shall be permissible from such Income.

Therefore, legal expenses incurred to receive the interest on enhanced compensation would not be allowed as deduction from such income.

Computation of interest on enhanced compensation taxable as “Income from other sources” for the A.Y 2024-25:



| Particulars | |
|---|----------|
| Interest on enhanced compensation taxable u/s 56(2)(viii) | 5,00,00 |
| Less: Deduction under section 57(iv) [50% x ₹ 5,00,000] | 2,50,000 |
| Taxable interest on enhanced compensation | 2,50,000 |

4.

- i. Any sum of money received by an individual on the occasion of the marriage of the individual is exempt. This provision is, however, not applicable to a cash gift received during a wedding function celebrated on completion of 60 years of age.
- ii. The gift of ₹ 51,000 received from a non-relative is, therefore, chargeable to tax under section 56(2)(x) in the hands of Mrs. Hemali, since the same exceeds ₹ 50,000.
- iii. The provisions of section 56(2)(x) are not attracted in respect of any sum of money or property received from a relative. Thus, the gift of diamond necklace received from her sister, being a relative, is not taxable under section 56(2)(x), even though jewellery falls within the definition of “property”.
- iv. To be exempt from applicability of section 56(2)(x), the property should be received on the occasion of the marriage of the individual, not that of the individual's son or daughter. Therefore, this exemption provision is not attracted in this case.

Any sum of money received without consideration by an individual is chargeable to tax under section 56(2)(x), if the aggregate value exceeds ₹ 50,000 in a year. “Sum of money” has, however, not been defined under section 56(2)(x).

Therefore, there are two possible views in respect of the value of fixed deposit assigned in favour of Mrs. Hemali –

- a) The first view is that fixed deposit does not fall within the meaning of “sum of money” and therefore, the provisions of section 56(2)(x) are not attracted. It may be noted that fixed deposit is also not included in the definition of “property”.
- b) However, another possible view is that fixed deposit assigned in favour of Mrs. Hemali falls within the meaning of “sum of money” received.

Income assessable as “Income from other sources”

If the first view is taken, the total amount chargeable to tax as “Income from other sources” would be ₹ 51,000, being cash gift received from a friend on her Shasthi Puja.

As per the second view, the provisions of section 56(2)(x) would also be attracted in respect of the fixed deposit assigned and the “Income from other sources” of Mrs. Hemali would be ₹ 1,03,000 (₹ 51,000 + ₹ 52,000).



5.

- i. Any movable property received for inadequate consideration by any person is chargeable to tax under section 56(2)(x), if the difference between aggregate Fair Market Value of the property and consideration exceeds ₹ 50,000.

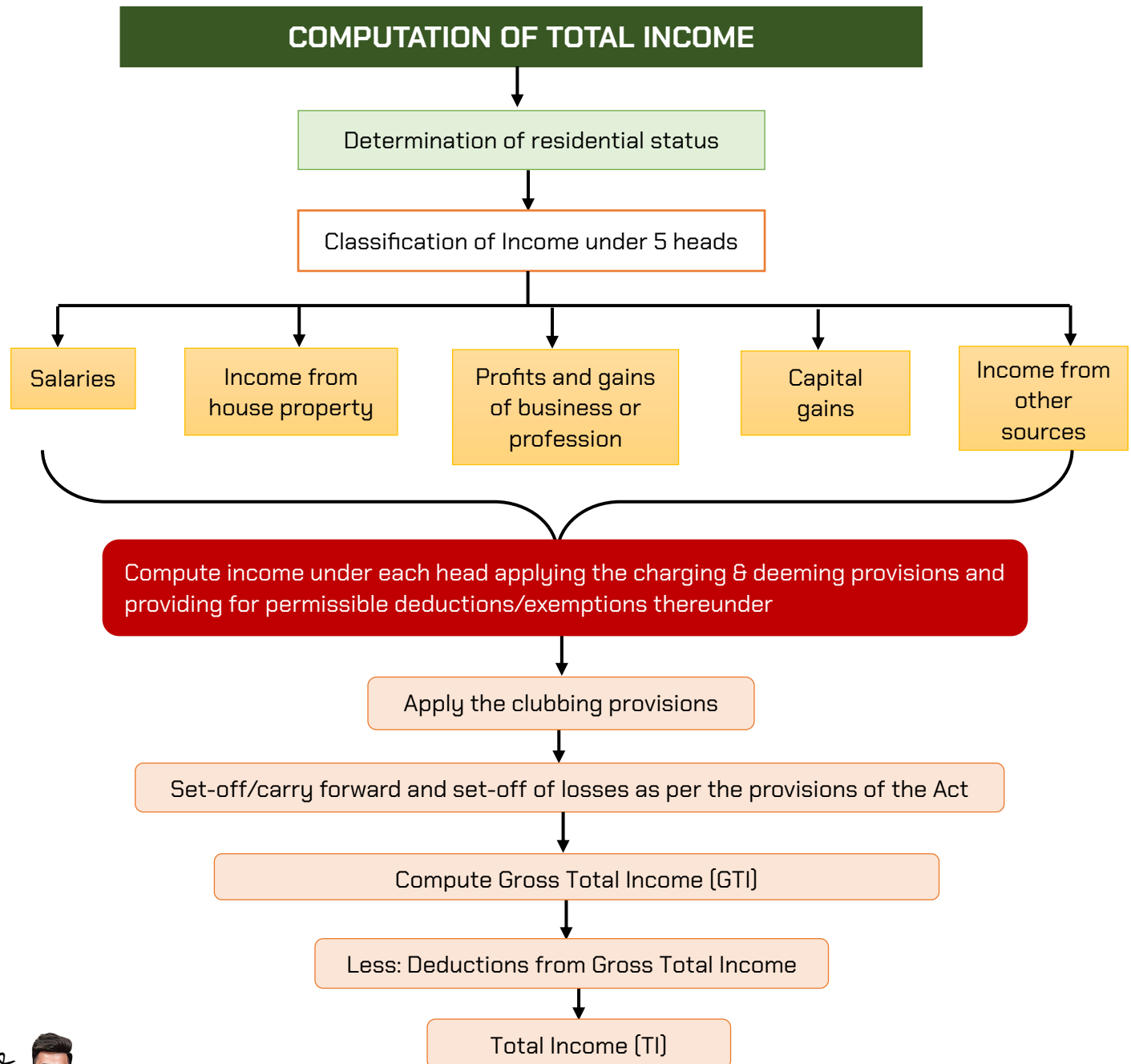
Thus, share received by M/s B. Co. (P) Ltd. from Mr B for inadequate consideration is chargeable to tax under section 56(2)(x) to the extent of ₹ 2,00,000.

As per section 50CA, since, the consideration is less than the fair market value of unquoted shares of R (P) Ltd., fair market value of shares of the company would be deemed to be the full value of consideration. It is presumed that the shares of R (P) Ltd are unquoted shares.

The full value of consideration (₹ 5,00,000) less the indexed cost of acquisition (₹ 4,45,000) would result in a long term capital gains of ₹ 55,000 in the hands of Mr. B.

- ii. The provisions of section 56(2)(x) would not apply to any sum of money or any property received from any trust or institution registered under section 12AB. Therefore, the sum of ₹ 1 lakh received from Atma Charitable Trust, being a trust registered under section 12AB, for meeting medical expenses would not be chargeable to tax under section 56(2)(x) in the hands of Mr. Chezian.



**CHAPTER -
13****INCOME TAX LIABILITY - COMPUTATION
AND OPTIMISATION**

MEANING OF TOTAL INCOME

The total income of an individual is arrived at after making deductions under Chapter VI-A from the Gross Total Income. As we have learnt earlier, Gross Total Income is the aggregate of the income computed under the 5 heads of income, after giving effect to the provisions for clubbing of income and set-off and carry forward & set-off of losses.

INCOME TO BE CONSIDERED WHILE COMPUTING TOTAL INCOME OF INDIVIDUALS

| | Capacity in which income is earned by an individual | Treatment of income earned in each capacity |
|-----|--|---|
| [1] | In his personal capacity (under the 5 heads of income) | Income from salaries, Income from house property, Profits and gains of business or profession, Capital gains and Income from other sources. |
| [2] | As a partner Of a firm/LLP | <ul style="list-style-type: none"> i. Salary, bonus etc. received by a partner is taxable as his business income. ii. Interest on capital and/or loans to the firm/LLP is taxable as business income of the partner. <p>The income mentioned in (i) and (ii) above are taxable to the extent they are allowed as deduction to the firm.</p> <ul style="list-style-type: none"> iii. Share of profit in the firm is exempt in the hands of the partner [Section 10(2A)]. The profit credited to the partners' accounts in the firm would be exempt from tax in the hands of such partners, even if the income chargeable to tax becomes Nil in the hands of the firm on account of any exemption or deduction available under the provisions of the Act [Circular No. 8/2014 dated 31.03.2014]. |
| [3] | As a member of HUF | <ul style="list-style-type: none"> (i) Share of income of HUF is exempt in the hands of the member [Section 10(2)]. (ii) Income from an impartible estate of HUF is taxable in the hands of the holder of the estate who is the eldest member of the HUF. (iii) Income from self-acquired property converted into joint family property, without adequate consideration. |



| | | |
|-----|--|--|
| [4] | Income of other persons included in the income of the individual | <p>i. Transferee's income, where there is a transfer of income without transfer of assets</p> <p>ii. Income arising to transferee from a revocable transfer of an asset.</p> <p>In cases [i] and [ii], income is includible in the hands of the transferor.</p> <p>iii. Income of spouse as mentioned in section 64(1)(ii)/(iv)</p> <p>iv. Income from assets transferred otherwise than for adequate consideration to any person for the benefit of spouse [Section 64(1)(vii)].</p> <p>v. Income from assets transferred otherwise than for adequate consideration to son's wife or to any person for the benefit of son's wife [Section 64(1)(vi)/(viii)].</p> <p>vi. Income of minor child as mentioned in section 64(1A).</p> |
|-----|--|--|

COMPUTATION OF TOTAL INCOME AND TAX PAYABLE BY AN INDIVIDUAL

Income-tax is levied on an assessee's total income. Such total income has to be computed as per the provisions contained in the Income-tax Act, 1961. Steps 1 to 8 given hereunder have to be followed for computing total income of an individual assessee. Thereafter, steps 9 to 15 have to be followed for computing the tax payable.

Step 1 – Determination of residential status

- The residential status of an individual has to be determined to ascertain which income is to be included in computing the total income.
- In the case of an individual, the duration for which he is present in India in the relevant previous year or relevant previous year and the earlier previous years, as the case may be, determine his residential status.
- An individual can be either a –
 - Resident and ordinarily resident
 - Resident but not ordinarily resident
 - Non-resident
- An individual who is a citizen of India, having total income, other than the income from foreign sources, exceeding ₹ 15 lakh during the previous year, would be deemed resident in India in that previous year, if he is not liable to tax in any other country or territory by reason of his domicile or residence or any other



criteria of similar nature. Such deemed resident would, by default, be a resident but not ordinarily resident in India in that previous year.

- The residential status of an individual determines the scope of his taxable income.
- For example, income which accrues outside India and is received outside India is taxable in the hands of a resident and ordinarily resident but is not taxable in the case of a non-resident. In the case of a resident but not ordinarily resident, such income would be taxable only if it is derived from a business controlled in India or profession set up in India.

Step 2 – Classification of income under different heads

- An individual may earn income from different sources. Under the Income- tax Act, 1961, for computation of total income, all income of an individual assessee can be classified into five different heads of income.
- There are five heads of income, namely, -
 - Salaries,
 - Income from house property,
 - Profits and gains of business or profession
 - Capital Gains
 - Income from other sources
- The income of an assessee should be identified and grouped under the respective head of income.
- Each head of income has a charging section (for example, section 15 for salaries, section 22 for income from house property).
- Deeming provisions are also contained under certain heads, by which specific items are sought to be taxed under those heads.
- For example, unrealized rent and arrears of rent from house property would be deemed to be income from house property in the hands of the recipient individual even if he is not the owner of the house property at the time of receipt of such amount.
- The charging section and the deeming provisions would help you to determine the scope of income chargeable under a particular head.

Step 3 – Computation of income under each head

- Income is to be computed in accordance with the provisions governing a particular head of income.
- Assess the income under each head by -
 - applying the charging and deeming provisions,



- excluding items of income relating to that head in respect of which specific exemptions are provided in section 10.

There are certain incomes which are wholly exempt from income-tax. These incomes have to be excluded and will not form part of Gross Total Income. For e.g. agricultural income which is exempt under both the tax regimes.

Also, some incomes are partially exempt from income-tax. These incomes are excluded while computing income under the relevant head only to the extent of the limits specified in the Act. For e.g. House Rent Allowance, Children Education Allowance are exempt upto prescribed limits under the optional tax regime as per normal provisions of the Act. However, there is no exemption for these allowances under the default tax regime under section 115BAC.

- allowing the permissible deductions under that head, and

For example, while calculating income from house property of a rented house property, municipal taxes paid by the owner and interest on loan are allowed as deduction. Standard deduction of upto ₹ 50,000 is allowed under salaries. Similarly, deductions and allowances are prescribed under other heads of income.

- disallowing the non-permissible deductions.

For example, while computing income under the head "Profits and gains from business or profession" expenditure of personal nature and expenditure which is in the nature of offence are not allowable as deduction. Hence, such expenditure, if any, debited to profits and loss account, has to be added back while computing income under this head.

Likewise, while computing net consideration for capital gains, brokerage is a permissible deduction from gross sale consideration but securities transaction tax paid is not permissible.

- In this step, it is necessary to consider whether the individual is paying tax under the default tax regime or exercising the option to shift out of the default tax regime and pay tax under the optional tax regime as per the normal provisions of the Act. Certain deductions which are allowable under the normal provisions of the Act are not permissible under the default tax regime, for example, additional depreciation, investment linked tax deduction under section 35AD, contribution to scientific research association, national laboratory, IIT etc. However, expenditure on in-house scientific research related to the business of the assessee is allowable as deduction under both the tax regimes.

Step 4 – Clubbing of income of spouse, minor child etc.

- An individual in a higher tax bracket may have a tendency to divert his income to another person who is not subject to tax or who is in a lower tax bracket.



For example, an individual may make a fixed deposit in the name of his minor son, so that income from such deposit would accrue to his son, who does not have any other income.

- In order to prevent evasion of income-tax by such means, clubbing provisions have been incorporated in the Income-tax Act, 1961, under which income arising to certain persons (like spouse, son's wife etc.) have to be included in the income of the person who has diverted his income to such persons for the purpose of computing tax liability.

Further, income of a minor child, not being a minor child suffering from any disability of the nature specified in section 80U (other than income derived from exercise of special skills/talent or manual work done by him) is includible in the hands of the parent whose total income is higher before including minor's income. Such income will be included in the hands of the parent and if that parent has exercised the option to shift out of the default tax regime and pays tax under normal provisions of the Act, exemption of up to ₹ 1,500 under section 10(32) would be provided from that income.

Step 5 – Set-off or carry forward and set-off of losses

An individual may have different sources of income under the same head of income. He may have profit from one source and loss from the other. Similarly, he can have loss under one head of income and profits under another head of income. There are provisions in the Act for allowing inter-source and inter-head adjustment.

- **Inter-source set-off of losses**

- A person may have income from one source and loss from another source under the same head of income. For instance, a person may have profit from wholesale trade of merchandise and loss from the business of plying vehicles.

The loss of one business can be set-off against the profits of another business to arrive at the net income under the head "Profits and gains of business or profession". However, loss from speculation business can be set-off only against profits from speculation business and not any other business.

- Set-off of loss from one source against income from another source within the same head of income is permissible, subject to certain exceptions, like long-term capital loss cannot be set-off against short-term capital gains though short-term capital loss can be set-off against long-term capital gains.

- **Inter-head set-off of losses**

- Likewise, set-off of loss from one head against income from another head is also permissible, subject to certain exceptions, like business loss cannot be set-off against salary income; loss under the head "Capital Gains" cannot be set-off against any other head of income.



- Loss from house property cannot be set-off against any other head of income, if the individual pays tax under the default tax regime under section 115BAC. If the individual exercises the option to shift out of the default tax regime and pays tax under normal provisions of the Act, loss from house property can be set-off against income under any other head only to the extent of ₹ 2 lakhs. The remaining loss from house property has to be carried forward to the subsequent year to be set-off against income from house property in that year.

- **Carry forward and set-off of losses**

- Unabsorbed losses of the current year can be carried forward to the next year for set-off only against the respective head of income.
- Here again, if there are any restrictions relating to inter-source set-off, the same will apply, like long-term capital loss which is carried forward can be set-off only against long-term capital gains and not short-term capital gains of a later year.
- The maximum number of years up to which any particular loss can be carried forward is also provided under the Act.

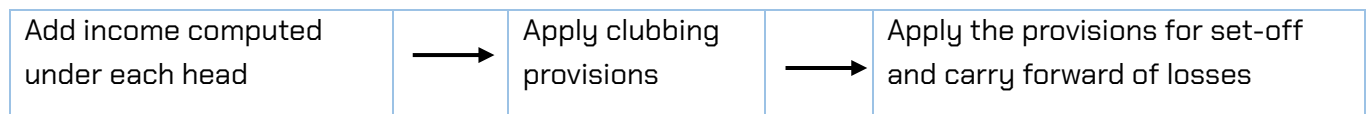
For example, business loss can be carried forward for a maximum of 8 assessment years to be set-off against business income. However, loss from specified business referred to in section 35AD can be carried forward indefinitely for set-off against profits of any specified business.

It must be noted that loss from an exempt source cannot be set-off against profits from a taxable source of income.

Example: Share of loss from a partnership firm cannot be set-off against sole proprietary business income of the partner, since share of income of the firm is exempt under section 10(2A).

Step 6 – Computation of Gross Total Income

- The income computed under each head, after giving effect to the clubbing provisions and provisions for set-off and carry forward and set-off of losses, have to be aggregated to arrive at the gross total income.
- The process of computing GTI is depicted hereunder -



Step 7 – Deductions from Gross Total Income

Certain deductions are allowable from gross total income to arrive at the total income. These deductions are contained in Chapter VI-A. These deductions are allowable if the individual exercises the option to shift out of



the default tax regime and pay tax under normal provisions of the Act, subject to satisfaction of the conditions prescribed in the relevant sections.

- Deduction in respect of certain payments, for example,**

| Section | Nature of Payment/Deposit |
|---------|---|
| 80C | Payment of life insurance premium, tuition fees of children, deposit in public provident fund, repayment of housing loan etc. |
| 80D | Medical insurance premium paid by an individual/HUF for the specified persons/ contribution to CGHS etc. |
| 80E | Payment of interest on educational loan taken for self or relative |

- Deduction in respect of certain incomes, for example,**

| Section | Nature of Income |
|---------|--|
| 80QQB | Royalty income of authors of certain books other than text books |
| 80RRB | Royalty on patents |

- Deduction in respect of other incomes**

| Section | Nature of Income |
|---------|--|
| 80TTA | Interest on savings account with a bank, co-operative society and post office. |
| 80TTB | Interest on deposit with a bank, co-operative society and post office in case of senior citizens |

- Other Deductions**

Deduction under section 80U in case of a person with disability

In addition, deduction is also allowable under section 10AA in respect of an assessee who derives profits and gains from an undertaking which manufactures or produces articles or things or provides any service in any SEZ on or before 31.3.2021 if the individual exercises the option to shift out of the default tax regime and pay tax under normal provisions of the Act.

There are limits in respect of deduction under certain sections. The payments/incomes are allowable as deduction subject to such limits. For example, the maximum deduction under section 80RRB is ₹ 3 lakhs; under section 80TTA is ₹ 10,000 and under section 80TTB is ₹ 50,000.



Note - Deduction under section 80CCD(2) [Employer's contribution to pension scheme of Central Government], section 80CCH(2) [Central Government's contribution to assessee's account in Agniveer Corpus Fund] and section 80JJAA would be available if the eligible assessee pays tax at concessional rates of tax u/s 115BAC under the default tax regime.

Step 8 – Computation of Total income

- The gross total income as reduced by the above deductions under Chapter VI-A and section 10AA is the total income.
- Total income = GTI – Deductions under Chapter VI-A and section 10AA
- It should be rounded off to the nearest multiple of ₹ 10.
- Tax is calculated on the total income of the assessee.

Step 9 – Application of the rates of tax on the total income in case of an individual

- **Concessional tax rates under default tax regime under section 115BAC of the Income-tax Act, 1961**

For individuals, there is a slab rate and basic exemption limit. At present, the basic exemption limit is ₹ 3,00,000 under the default tax regime. The rates of tax and level of total income are as under –

| | Total income (in ₹) | Rate of Tax |
|-------|---------------------------------|-------------|
| (i) | Upto ₹ 3,00,000 | NIL |
| (ii) | From ₹ 3,00,001 to ₹ 6,00,000 | 5% |
| (iii) | From ₹ 6,00,001 to ₹ 9,00,000 | 10% |
| (iv) | From ₹ 9,00,001 to ₹ 12,00,000 | 15% |
| (v) | From ₹ 12,00,001 to ₹ 15,00,000 | 20% |
| (vi) | Above ₹ 15,00,000 | 30% |

- **Tax rates prescribed by the Annual Finance Act under the optional tax regime (regular provisions of the Act)**

The slab rates for A.Y. 2024-25 applicable to Individual under normal provisions of the Act are as follows:

| Total income (in ₹) | Rate of Tax |
|---------------------|-------------|
|---------------------|-------------|



| | |
|---|-----|
| I. Upto ₹ 2,50,000 (below 60 years) | Nil |
| II. Upto ₹ 3,00,000 (60 years or above but less than 80 years and resident in India) | |
| III. Upto ₹ 5,00,000 (above 80 years and resident in India) | |
| ₹ 2,50,001/ ₹ 3,00,001, as the case may be, to ₹ 5,00,000 [in cases (i) and (ii) above, respectively] | 5% |
| ₹ 5,00,001 to ₹ 10,00,000 | 20% |
| Above ₹ 10,00,000 | 30% |

- The rates of tax have to be applied on the total income to compute the tax liability.
- Rates of tax in respect of certain incomes are provided under the Income-tax Act, 1961 itself. Slab rates are not applicable under both the tax regimes in respect of such incomes. For instance, the rates of tax for long term capital gains on certain assets, long term capital gain on other assets, certain short term capital gains, winnings from lotteries, crossword puzzles, races and winnings from online games etc. are prescribed in sections 112A, 112, 111A, 115BB and 115BBJ, respectively. The rates of tax are 10%, 20%, 15%, 30% and 30%, respectively, in the above cases. Under section 112A, long term capital gains exceeding ₹ 1,00,000 on transfer of equity shares of a company or unit of equity oriented fund or a unit of a business trust is taxable @10%.
- The special rates of tax have to be applied on the respective component of total income and the general slab rates have to be applied on the balance of total income as per the tax regime in which he pays tax.
- The unexhausted basic exemption limit can, however, be adjusted against long-term capital gains taxable under section 112/112A and short-term capital gains taxable under section 111A in case of resident individual in both the tax regime.

Step 10 – Surcharge/ Rebate under section 87A

Surcharge: Surcharge is an additional tax payable over and above the income-tax. Surcharge is levied as a percentage of income-tax.

In case the assessee pays tax under default tax regime under section 115BAC

The rates of surcharge applicable for A.Y.2024-25, in case the individual assessee pays tax under default regime under section 115BAC, are as follows:



| | Particulars | Rate of surcharge on income-tax |
|-------|---|---------------------------------|
| (i) | Where the total income [including dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A] > ₹ 50 lakhs but ≤ ₹ 1 crore | 10% |
| (ii) | Where total income [including dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A] > ₹ 1 crore but ≤ ₹ 2 crore | 15% |
| (iii) | Where total income [excluding dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A] > ₹ 2 crore | 25% |
| | The rate of surcharge on the income-tax payable on the portion of dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A included in total income | Not exceeding 15% |
| (iv) | Where total income [including dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A] > ₹ 2 crore in cases not covered under (iii) above | 15% |

In case the assessee exercises the option to shift out of the default regime

The rates of surcharge applicable for A.Y.2024-25, in case the individual assessee exercises the option to shift out of the default regime, are as follows:

| | Particulars | Rate of surcharge on income-tax |
|-------|---|---------------------------------|
| (i) | Where the total income [including dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A] > ₹ 50 lakhs but ≤ ₹ 1 crore | 10% |
| (ii) | Where total income [including dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A] > ₹ 1 crore but ≤ ₹ 2 crore | 15% |
| (iii) | Where total income [excluding dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A] > ₹ 2 crore but ≤ ₹ 5 crore | 25% |
| | The rate of surcharge on the income-tax payable on the portion of dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A included in total income | Not exceeding 15% |
| (iv) | Where total income [excluding dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A] > ₹ 5 crore | 37% |



| | | |
|-----|---|-------------------|
| | The rate of surcharge on the income-tax payable on the portion of dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A included in total income | Not exceeding 15% |
| (v) | Where total income [including dividend income and capital gains chargeable to tax u/s 111A, 112 and 112A] > ₹ 2 crore in cases not covered under (iii) and (iv) above | 15% |

Marginal relief would also be available under both the tax regimes to ensure that the increase in amount of tax payable [including surcharge] due to increase in total income of an assessee beyond the prescribed limit should not exceed the amount of increase in total income.

Rebate under section 87A: Section 87A provides a rebate from the tax payable by an assessee, being an individual resident in India.

Rebate to resident individual paying tax under default regime u/s 115BAC

- If total income of such individual does not exceed ₹ 7,00,000, the rebate shall be equal to the amount of income-tax payable on his total income for any assessment year or an amount of ₹ 25,000, whichever is less.
- If total income of such individual exceeds ₹ 7,00,000 and income-tax payable on such total income exceeds the amount by which the total income is in excess of ₹ 7,00,000, the rebate would be as follows.

Step 1 – Total income [–] ₹ 7 lakhs (A)

Step 2 – Compute income-tax payable on total income (B)

Step 3 – If $B > A$, rebate under section 87A would be $B - A$.

Rebate to resident individual paying tax under optional tax regime (normal provisions of the Act)

If total income of such individual does not exceed ₹ 5,00,000, the rebate shall be equal to the amount of income-tax payable on the total income for any assessment year or an amount of ₹ 12,500, whichever is less.

However, rebate under section 87A is not available in respect of tax payable @10% on long-term capital gains taxable under section 112A.

Step 11 – Health and Education cess (HEC) on Income-tax

The amount of income-tax as increased by the union surcharge, if applicable, should be further increased by an additional surcharge called the “Health and Education cess on income-tax”, calculated at the rate of 4% of such income-tax and surcharge, if applicable. Health and education cess is leviable in the case of all assesseees i.e. individuals, HUF, AOP/BOI, firms, local authorities, co-operative societies and companies.



It is leviable to fulfill the commitment of the Government to provide and finance quality health services and universalised quality basic education and secondary and higher education

| | | | | | | |
|--------------------------------------|---|---|-----|---|-----|-----------|
| Total Tax Liability of an individual | = | Tax on total income at applicable rates | (+) | Surcharge, at applicable rates, if total income > ₹ 50 lakhs, or (-) Rebate u/s 87A | (+) | HEC @ 4 % |
|--------------------------------------|---|---|-----|---|-----|-----------|

Step 12 – Alternate Minimum Tax (AMT)

The Income-tax Act, 1961 contains profit-linked and investment-linked deductions in order to encourage investment in various industries and infrastructure facilities. Taxpayers who exercise the option to shift out of the default tax regime under section 115BAC and are eligible to claim such deductions end up paying no income-tax or marginal income-tax though they are capable of paying higher taxes. It has to be kept in mind that our Government also needs regular/consistent inflow of tax, which is one of its major source of revenue, to fund various expenses for the welfare of the country. Hence, in order to ensure payment of reasonable tax by such zero-tax paying/marginal-tax paying entities, the concept of alternate minimum tax has been introduced in the Income-tax Act, 1961.

Chapter XII-BA contains the special provisions for levy of alternate minimum tax in case of persons other than a company¹. Any person other than a company, who has claimed deduction under any section (other than section 80P) included in Chapter VI-A under the heading “C – Deductions in respect of certain incomes” or under section 10AA or investment-linked deduction under section 35AD would be subject to AMT [Section 115JEE(1)].

The provisions of AMT would, however, not be applicable to an individual, HUF, AOPs, BOIs, whether incorporated or not, or artificial juridical person, if the adjusted total income of such person does not exceed ₹ 20 lakh [Section 115JEE(2)].

Individual/ HUF/ AoP/ BoI and artificial juridical person, paying tax under default tax regime under section 115BAC, are also not liable to alternate minimum tax under section 115JC.

Note - At intermediate level, since profit-linked deductions provided under section 80-IA to 80-IE, section 80JJA, 80LA, 80M, 80P and 80PA have been excluded from the scope of syllabus by way of Study Guidelines and computation of total income and tax liability is restricted to individual assessee only, the discussion in relation to AMT in this chapter is limited with respect to deduction under section 10AA, section 35AD and deduction under section 80JJAA, 80QQB & 80RRB only.

Accordingly, where the regular income-tax payable by a person for a previous year computed as per the



normal provisions of the Income-tax Act, 1961 is less than the AMT payable for such previous year, the adjusted total income shall be deemed to be the total income of the person. Such person shall be liable to pay income-tax on the adjusted total income @18.5% plus surcharge, if applicable, and HEC @4% [Section 115JC].

“Adjusted total income” would mean the total income before giving effect to Chapter XII-BA as increased by

- i. the deductions claimed, if any, under section 10AA;
- ii. the deduction claimed under section 35AD, as reduced by the depreciation allowable under section 32, as if no deduction under section 35AD was allowed in respect of the asset for which such deduction is claimed; and
- iii. deduction under any section included in Chapter VI-A under the heading C- Deductions in respect of certain incomes [For Intermediate level, the relevant sections are 80JJAA, 80QQB & 80RRB].

Tax credit for AMT [Section 115JD]

Tax credit is the excess of AMT paid over the regular income-tax payable under the provisions of the Income-tax Act, 1961 for the year. Such tax credit shall be carried forward and set-off against income-tax payable in the later year to the extent of excess of regular income-tax payable under normal the provisions of the Act over the AMT payable in that year. The balance tax credit, if any, shall be carried forward to the next year for set-off in that year in a similar manner.

AMT credit can be **carried forward for set-off upto a maximum period of 15** assessment years succeeding the assessment year in which the credit becomes allowable.

Tax Credit allowable even if Adjusted Total Income does not exceed ₹ 20 lakh in the year of set-off [Section 115JEE (3)]

In case where the assessee has not claimed any deduction under section 10AA or section 35AD or deduction under section 80JJAA, 80QQB & 80RRB in any previous year and the adjusted total income of that year does not exceed ₹ 20 lakh, it would still be entitled to set-off his brought forward AMT credit in that year.

Tax credit not allowable to the assessee paying tax under the default tax regime

A person who is paying tax under the default tax regime under section 115BAC would not be eligible to claim AMT credit.

Step 13 – Examine whether to pay tax under default regime under section 115BAC or pay tax under the optional tax regime as per the regular provisions of the Act

In case of an assessee not having income from business or profession

In case of individuals not having income from business or profession, the total income and tax liability



may be computed every year, both in accordance with default tax regime under section 115BAC and regular provisions of the Act (including provisions relating to AMT, if applicable), in order to determine which is more beneficial and accordingly, decide whether or not to shift out of the default regime under section 115BAC.

In effect, such individual can choose whether or not to exercise the option of shifting out in each previous year. He may choose to pay tax under default regime under section 115BAC in one year and exercise the option to shift out of default tax regime in another year.

In case of an assessee having income from business or profession:

In case of individuals having income from business or profession, the total income and tax liability may be computed, both in accordance with default tax regime under section 115BAC and regular provisions of the Act (including provisions relating to AMT, if applicable), in order to determine which is more beneficial.

Such individual has an option to shift out/opt out of the default tax regime under this section and the option has to be exercised on or before the due date specified under section 139(1) for furnishing the return of income for such previous year and once such option is exercised, it would apply to subsequent assessment years.

Such person who has exercised the above option of shifting out of the default regime for any previous year shall be able to withdraw such option only once and pay tax under the default regime under section 115BAC for a previous year other than the year in which it was exercised.

Thereafter, such person shall never be eligible to exercise option under this section, except where such person ceases to have any business income in which case, option under (i) above would be available.

Step 14 – Credit for advance tax, TDS and TCS

- Tax is deductible at source at the time of payment of salary, rent, interest, fees for professional services, royalty etc.
- The payer has to deduct tax at source at the rates specified in the respective sections.
- Such tax deducted at source has to be reduced by the payee to determine his net tax liability.
- Tax is collectible by the seller in case of certain goods at the rate specified in the respective section. Credit of such tax collection at source is allowable to determine the tax liability.
- The Income-tax Act, 1961 also requires payment of advance tax in instalments during the previous year itself on the basis of estimated income, if the tax payable, after reducing TDS/TCS, is ₹ 10,000 or more.
- Individual is required to pay advance tax in four instalments, on or before 15th June, 15th September, 15th December and 15th March of the financial year.



- Assessee declaring profits under presumptive taxation provisions under section 44AD or under section 44ADA can, however, pay the entire advance tax on or before 15th March of the financial year.
- From the total tax due, deduct the TDS, TCS and advance tax paid for the relevant assessment year to arrive at the tax payable.

$$\text{Tax Payable} = \text{Total tax liability} - \text{TDS} - \text{TCS} - \text{Advance tax paid}$$

Step 15 - Tax Payable/ Tax Refundable

After adjusting the advance tax, tax deducted and collected at source, the assessee would arrive at the amount of net tax payable or refundable. Such amount should be rounded off to the nearest multiple of ₹ 10. The assessee has to pay the amount of tax payable (called self-assessment tax) before or at the time of filing of the return. Similarly, if any refund is due, assessee will get the same after filing the return of income.

Note: Students are advised to read the above steps carefully and follow the given procedure while solving problems on computation of total income and tax liability.

ILLUSTRATION 1

Mr. A, aged 32 years, is employed with XYZ (P) Ltd. on a basic salary of ₹ 50,000 p.m. He has received transport allowance of ₹ 15,000 p.m. and house rent allowance of ₹ 20,000 p.m. from the company for the P.Y. 2023-24. He has paid rent of ₹ 25,000 p.m. for an accommodation in Delhi. Mr. A has paid interest of ₹ 2,10,000 for housing loan taken for the construction of his house in Mumbai. The construction of the house is completed in March, 2024 and his parents live in that house.

Other Information

- Contribution to PPF - ₹ 1,50,000
- Contribution to pension scheme referred to in section 80CCD - ₹ 50,000
- Payment of medical insurance premium for father, who is of the age of 65 - ₹ 55,000
- Payment of medical insurance premium for self and spouse - ₹ 32,000

Compute the total income and tax liability of Mr. A for the A.Y. 2024-25 in the most beneficial manner.

SOLUTION

Computation of total income and tax liability of Mr. A for A.Y. 2024-25 under default tax regime under section 115BAC

| Particulars | ₹ |
|-----------------|---|
| Salaries | |



| | |
|--|------------------|
| Basic Salary [₹ 50,000 x 12] | 6,00,000 |
| Transport allowance [₹ 15,000 x 12] | 1,80,000 |
| HRA received [₹ 20,000 x 12] | 2,40,000 |
| Gross salary | 10,20,000 |
| Less: Standard deduction u/s 16[ia] | (50,000) |
| | 9,70,000 |
| Income from house property | |
| Interest on housing loan | - |
| Gross Total Income | 9,70,000 |
| Less: Deductions under Chapter VI- A | |
| Section 80C | |
| Contribution in PPF | - |
| Section 80CCD | |
| Contribution to pension scheme | - |
| Section 80D | |
| Mediclaim insurance premium for self and parents | - |
| Total Income | 9,70,000 |
| Tax liability | |
| Tax @5% on ₹ 3,00,000 [₹ 6,00,000 - ₹ 3,00,000] | 15,000 |
| Tax @10% on ₹ 3,00,000 [₹ 9,00,000 - ₹ 6,00,000] | 30,000 |
| Tax@15% on ₹ 70,000 [₹ 9,70,000 – ₹ 9,00,000] | <u>10,500</u> |
| Add: Health & Education cess @ 4% | 2,220 |
| Total Tax Liability | 57,720 |

Computation of total income and tax liability of Mr. A for A.Y. 2024-25 under normal provisions of the Act

| Particulars | ₹ |
|------------------------------|----------|
| Salaries | |
| Basic Salary [₹ 50,000 x 12] | 6,00,000 |



| | | |
|--|----------|-----------------|
| Transport allowance [₹ 15,000 x 12] | | 1,80,000 |
| HRA received | 2,40,000 | |
| Less: Least of the following exempt u/s 10(13A) | 2,40,000 | - |
| HRA Received | 2,40,000 | |
| Actual rent paid – 10% of salary [₹ 3,00,000 – ₹ 60,000] | 2,40,000 | |
| 50% of salary | 3,00,000 | |
| Gross salary | | 7,80,000 |
| Less: Standard deduction u/s 16(ia) | | [50,000] |
| | | 7,30,000 |
| Income from house property | | |
| [Annual Value is Nil. Deduction u/s 24(b) for interest on housing loan would be restricted to ₹ 2,00,000, in case of self-occupied property, which would represent loss from house property] | | [2,00,000] |
| Gross Total Income | | 5,30,000 |
| Less: Deductions under Chapter VI-A | | |
| Section 80C | | |
| Contribution to PPF | | 1,50,000 |
| Section 80CCD(1B) | | |
| Own contribution to pension scheme | | 50,000 |
| Section 80D | | |
| Mediclaim insurance premium | | |
| For self and spouse, restricted to | 25,000 | |
| For father, who is a senior citizen, restricted to | 50,000 | |
| | | 75,000 |
| Total Income | | 2,55,000 |
| Tax liability | | |
| Tax @ 5% on ₹ 5,000 [₹ 2,55,000 - ₹ 2,50,000] | | 250 |
| Less: Rebate u/s 87A | | 250 |



Total Tax Liability

-

Since tax liability as per the normal provisions of the Act is lower than the tax liability under the default tax regime under section 115BAC, it would be beneficial for Mr. A to shift out of the default tax regime under section 115BAC for A.Y. 2024-25.

Note: In this case, Mr. A is entitled to exemption u/s 10(13A), benefit of interest on housing loan in respect of self-occupied property and Chapter VI-A deductions, owing to which his total income is reduced by ₹ 7,15,000. His total income under the regular provisions of the Act is less than ₹ 5,00,000, owing to which he becomes entitled to rebate u/s 87A. Hence, in this case, it is beneficial for Mr. A to shift out of the default tax regime under section 115BAC for A.Y. 2024-25.

ILLUSTRATION 2

Mr. Kadam is entitled to a salary of ₹ 40,000 per month. He is given an option by his employer either to take house rent allowance or a rent free accommodation which is owned by the company. The HRA amount payable was ₹ 7,000 per month. The rent for the hired accommodation was ₹ 6,000 per month at New Delhi. Advice Mr. Kadam whether it would be beneficial for him to avail HRA or Rent Free Accommodation. Give your advice on the basis of "Net Take Home Cash benefits". Assume Mr. Kadam exercises the option to shift out of the default tax regime under section 115BAC.

SOLUTION**Computation of tax liability of Kadam under both the options**

| Particulars | Option I – HRA (₹) | Option II – RFA (₹) |
|---|-----------------------|------------------------|
| Basic Salary (₹ 40,000 x 12 Months) | 4,80,000 | 4,80,000 |
| Perquisite value of rent-free accommodation (15% of ₹ 4,80,000) | N.A. | 72,000 |
| House rent Allowance (₹ 7,000 x 12 Months) ₹ 84,000 | | |
| Less: Exempt u/s 10(13A) – least of the following - | | |
| – 50% of Basic Salary ₹ 2,40,000 | | |
| – Actual HRA received ₹ 84,000 | | |
| – Rent paid less 10% of salary ₹ 24,000 | ₹ 24,000 | |
| Gross Salary | 5,40,000 | 5,52,000 |



| | | |
|---|----------|----------|
| Less: Standard deduction u/s 16[ia] | 50,000 | 50,000 |
| Net Salary | 4,90,000 | 5,02,000 |
| | - | - |
| Less: Deduction under Chapter VI-A | | |
| Total Income | 4,90,000 | 5,02,000 |
| Tax on total income | 12,000 | 12,900 |
| Less: Rebate under section 87A - Lower of ₹ 12,500 or income-tax of ₹ 12,000, since total income does not exceed ₹ 5,00,000 | 12,000 | Nil |
| | Nil | 12,900 |
| Add: Health and Education cess@4% | Nil | 516 |
| Tax liability | Nil | 13,416 |
| Tax liability (Rounded off) | Nil | 13,420 |

Cash Flow Statement

| Particulars | Option I – HRA | Option II – RFA |
|--------------------------|----------------|-----------------|
| Inflow: Salary | 5,64,000 | 4,80,000 |
| Less: Outflow: Rent paid | [72,000] | - |
| Tax on total income | Nil | [13,420] |
| Net Inflow | 4,92,000 | 4,66,580 |

Since the net cash inflow under option I [HRA] is higher than in Option II [RFA], it is beneficial for Mr. Kadam to avail Option I, i.e., House Rent Allowance.

**TEST YOUR KNOWLEDGE**

1. Compute the tax liability of Mr. Kashyap (aged 35), having total income of ₹ 51,75,000 for the A.Y. 2024-25. Assume that his total income comprises of salary income, income from house property and interest on fixed deposit. Assume that Mr. Kashyap has exercised the option of shift out of the default tax regime under section 115BAC.



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2. Compute the tax liability of Mr. Gupta (aged 61) under default tax regime, having total income of ₹ 1,02,00,000 for the A.Y.2024-25. Assume that his total income comprises of salary income, income from house property and interest on fixed deposit.
3. Mr. Agarwal aged 40 years and a resident in India, has a total income of ₹ 4,50,00,000, comprising long term capital gain taxable under section 112 of ₹ 55,00,000, short term capital gain taxable under section 111A of ₹ 65,00,000 and other income of ₹ 3,30,00,000. Compute his tax liability for A.Y.2024-25 under the default tax regime and optional tax regime as per the normal provisions of the Act assuming that the total income and its components are the same in both tax regimes.
4. Mr. Sharma aged 62 years and a resident in India, has a total income of ₹ 2,30,00,000, comprising long term capital gain taxable under section 112 of ₹ 52,00,000, short term capital gain taxable under section 111A of ₹ 64,00,000 and other income of ₹ 1,14,00,000. Compute his tax liability for A.Y.2024-25. Assume that Mr. Kashyap has exercised the option of shift out of the default tax regime under section 115BAC.
5. Miss Charlie, an American national, got married to Mr. Radhey of India in USA on 2.03.2023 and came to India for the first time on 16.03.2023. She left for USA on 19.9.2023. She returned to India again on 27.03.2024. While in India, she had purchased a show room in Mumbai on 30.04.2023, which was leased out to a company on a rent of ₹ 25,000 p.m. from 1.05.2023. She had taken loan from a bank for purchase of this show room on which bank had charged interest of ₹ 97,500 upto 31.03.2024. She had received the following cash gifts from her relatives and friends during 1.4.2023 to 31.3.2024:
- From parents of husband ₹ 51,000
 - From married sister of husband ₹ 11,000
 - From two very close friends of her husband (₹ 1,51,000 and ₹ 21,000)
- a) Determine her residential status and compute the total income chargeable to tax along with the amount of tax liability on such income for the A.Y. 2024-25 if she opts out of the default tax regime under section 115BAC.
- b) Would her residential status undergo any change, assuming that she is a person of Indian origin and her total income from Indian sources is ₹ 18,00,000 and she is not liable to tax in USA?
6. Dr. Niranjana, a resident individual, aged 60 years is running a clinic in Surat. Her Income and Expenditure Account for the year ending March 31st, 2024 is as under:

| Expenditure | ₹ | Income | ₹ |
|-------------|---|--------|---|
|-------------|---|--------|---|



| | | | |
|---|-----------|--|-----------|
| To Medicine consumed | 35,38,400 | By Consultation and medical charges | 58,85,850 |
| To Staff salary | 13,80,000 | By Income-tax refund (principal ₹ 5,000, interest ₹ 450) | 5,450 |
| To Clinic consumables | 1,10,000 | By Dividend from units of UTI [Gross] | 10,500 |
| To Rent paid | 90,000 | By Winning from game show on T.V. (net of TDS of ₹ 15,000) | 35,000 |
| To Administrative expenses | 2,55,000 | By Rent | 27,000 |
| To Amount paid to scientific research association approved u/s 35 | 1,50,000 | | |
| To Net profit | 4,40,400 | | |
| | 59,63,800 | | 59,63,800 |

- Rent paid includes ₹ 30,000 paid by cheque towards rent for her residential house in Surat.
- Clinic equipments are:
1.4.2023 Opening W.D.V. - ₹ 5,00,000
7.12.2023 Acquired (cost) by cheque - ₹ 2,00,000
- Rent received relates to residential house property situated at Surat. Gross Annual Value ₹ 27,000. The municipal tax of ₹ 2,000, paid in December, 2023, has been included in "administrative expenses".
- She received salary of ₹ 7,500 p.m. from "Full Cure Hospital" which has not been included in the "consultation and medical charges".
- Dr. Niranjana availed a loan of ₹ 5,50,000 from a bank for higher education of her daughter. She repaid principal of ₹ 1,00,000, and interest thereon ₹ 55,000 during the previous year 2023-24.
- She paid ₹ 1,00,000 as tuition fee (not in the nature of development fees/ donation) to the university for full time education of her daughter.
- An amount of ₹ 28,000 has also been paid by cheque on 27th March, 2024 for her medical insurance premium.

From the above, compute the total income of Dr. Smt. Niranjana for the A.Y. 2024-25 under the default tax regime and optional tax regime as per the normal provisions of the Act.



7. Ms. Purvi, aged 55 years, is a Chartered Accountant in practice. She maintains her accounts on cash basis. Her Income and Expenditure account for the year ended March 31, 2024 reads as follows:

| Expenditure | (₹) | Income | (₹) | (₹) |
|---|-----------|--|-----------|-----------|
| Salary to staff | 15,50,000 | Fees earned: | | |
| Stipend to articled Assistants | 1,37,000 | Audit | 27,88,000 | |
| | | Taxation services | 15,40,300 | |
| Incentive to articled Assistants | 13,000 | Consultancy | 12,70,000 | 55,98,300 |
| | | Dividend on shares of X Ltd., an Indian company (Gross) | | 10,524 |
| Office rent | 12,24,000 | Income from UTI (Gross) | | 7,600 |
| Printing and stationery | 12,22,000 | Honorarium received from Various institutions for Valuation of answer papers | | 15,800 |
| Meeting, seminar and conference | 31,600 | Rent received from residential flat let out | | 85,600 |
| Purchase of car (for official use) | 80,000 | | | |
| Repair, maintenance and petrol of car | 4,000 | | | |
| Travelling expenses | 5,25,000 | | | |
| Municipal tax paid in respect of house property | 3,000 | | | |
| Net Profit | 9,28,224 | | | |
| | 57,17,824 | | | 57,17,824 |

Other Information:

- Allowable rate of depreciation on motor car is 15%.
- Value of benefits received from clients during the course of profession is ₹ 10,500.
- Incentives to articled assistants represent amount paid to two articled assistants for passing CA Intermediate Examination at first attempt.



- iv. Repairs and maintenance of car include ₹ 2,000 for the period from 1-10-2023 to 30-09-2024.
- v. Salary includes ₹ 30,000 to a computer specialist in cash for assisting Ms. Purvi in one professional assignment.
- vi. The travelling expenses include expenditure incurred on foreign tour of ₹ 32,000 which was within the RBI norms.
- vii. Medical Insurance Premium on the health of dependent brother and major son dependent on her amounts to ₹ 5,000 and ₹ 10,000, respectively, paid in cash.
- viii. She invested an amount of ₹ 10,000 in National Saving Certificate.
- ix. She has paid ₹ 70,000 towards advance tax during the P.Y. 2023-24.

Compute the total income and tax payable by Ms. Purvi for the A.Y. 2024-25 in a most beneficial manner.

8. Mr. Y carries on his own business. An analysis of his trading and profit & loss for the year ended 31-3-2024 revealed the following information:
- I. The net profit was ₹ 11,20,000.
 - II. The following incomes were credited in the profit and loss account:
 - a) Income from UTI ₹ 22,000 (Gross)
 - b) Interest on debentures ₹ 17,500 (Gross)
 - c) Winnings from horse races ₹ 15,000 (Gross)
 - III. It was found that some stocks were omitted to be included in both the opening and closing stocks, the value of which were:
 - Opening stock ₹ 8,000.
 - Closing stock ₹ 12,000.
 - IV. ₹ 1,00,000 was debited in the profit and loss account, being contribution to a University approved and notified under section 35(1)(ii).
 - V. Salary includes ₹ 20,000 paid to his brother which is unreasonable to the extent of ₹ 2,500.
 - VI. Advertisement expenses include 15 gift packets of dry fruits costing ₹ 1,000 per packet presented to important customers.
 - VII. Total expenses on car was ₹ 78,000. The car was used both for business and personal purposes. $\frac{3}{4}$ th is for business purposes.
 - VIII. Miscellaneous expenses included ₹ 30,000 paid to A & Co., a goods transport operator in cash on



31-1-2024 for distribution of the company's product to the warehouses.

- IX. Depreciation debited in the books was ₹ 55,000. Depreciation allowed as per Income-tax Rules, 1962 was ₹ 50,000.
- X. Drawings of ₹ 10,000 debited in the books.
- XI. Investment in NSC ₹ 15,000 debited in the books.

Compute the total income of Mr. Y for the assessment year 2024-25 under optional tax regime as per normal provisions of the Act.

9. Balamurugan furnishes the following information for the year ended 31-03-2024:

| Particulars | ₹ |
|------------------------------------|------------|
| Income from textile business | (1,35,000) |
| Income from house property | (15,000) |
| Lottery winning (Gross) | 5,00,000 |
| Speculation business income | 1,00,000 |
| Income by way of salary (Computed) | 2,70,000 |
| Long term capital gain u/s 112 | 70,000 |

Compute his total income, tax liability and advance tax obligations under default tax regime under section 115BAC.

10. Mr. Rajiv, aged 50 years, a resident individual and practicing Chartered Accountant, furnishes you the receipts and payments account for the financial year 2023-24.

Receipts and Payments Account

| Receipts | ₹ | Payments | ₹ |
|--|-----------|---|-----------|
| Opening balance (1.4.2023) Cash on hand and at Bank | 12,000 | Staff salary, bonus and stipend to articled clerks | 21,50,000 |
| Fee from professional services (Gross) | 59,38,000 | Other administrative expenses | 11,48,000 |
| Rent | 50,000 | Office rent | 30,000 |
| Motor car loan from Canara Bank (@ 9% p.a.) | 2,50,000 | Housing loan repaid to SBI (includes interest of ₹ 88,000) | 1,88,000 |



| | | | |
|--|-----------|---|-----------|
| | | Life insurance premium (10% of sum assured) | 24,000 |
| | | Motor car [acquired in Jan. 2024 by A/c payee cheque] | 4,25,000 |
| | | | |
| | | Medical insurance premium [for self and wife][paid by A/c Payee cheque] | 18,000 |
| | | Books bought on 1.07.2023 [annual publications by A/c payee cheque] | 20,000 |
| | | Computer acquired on 1.11.2023 by A/c payee Cheque (for professional use) | 30,000 |
| | | Domestic drawings | 2,72,000 |
| | | Public provident fund subscription | 20,000 |
| | | Motor car maintenance | 10,000 |
| | | Closing balance (31.3.2024) Cash on hand and at Bank | 19,15,000 |
| | 62,50,000 | | 62,50,000 |

Following further information is given to you:

- He occupies 50% of the building for own residence and let out the balance for residential use at a monthly rent of ₹ 5,000. The building was constructed during the year 1997-98, when the housing loan was taken.
- Motor car was put to use both for official and personal purpose. One-fifth of the motor car use is for personal purpose. No car loan interest was paid during the year.
- The written down value of assets as on 1-4-2023 are given below:

| | |
|--|----------|
| Furniture & Fittings | ₹ 60,000 |
| Plant & Machinery | ₹ 80,000 |
| [Air-conditioners, Photocopiers, etc.] Computers | ₹ 50,000 |

Note: Mr. Rajiv follows regularly the cash system of accounting.

Compute the total income of Mr. Rajiv for the A.Y. 2024-25 assuming that he has shifted out of the default tax regime under section 115BAC.



11. From the following details, compute the total income and tax liability of Siddhant, aged 31 years, of Delhi both as per section 115BAC and as per the regular provisions of the Income-tax Act, 1961 for the A.Y.2024-25. Advise Mr. Siddhant whether he should opt for section 115BAC:

| Particulars | ₹ |
|---|----------|
| Salary including dearness allowance | 4,35,000 |
| Bonus | 15,000 |
| Salary of servant provided by the employer | 12,000 |
| Rent paid by Siddhant for his accommodation | 49,600 |
| Bills paid by the employer for gas, electricity and water provided free of cost at the above flat | 11,000 |

Siddhant purchased a flat in a co-operative housing society in Delhi for ₹ 4,75,000 in April, 2016, which was financed by a loan from Life Insurance Corporation of India of ₹ 1,60,000@15% interest, his own savings of ₹ 65,000 and a deposit from a nationalized bank for ₹ 2,50,000 to whom this flat was given on lease for ten years. The rent payable by the bank was ₹ 3,500 per month. The following particulars are relevant:

- Municipal taxes paid by Mr. Siddhant ₹ 4,300 (per annum)
- House Insurance ₹ 860
- He earned ₹ 2,700 in share speculation business and lost ₹ 4,200 in cotton speculation business.
- In the year 2020-21, he had gifted ₹ 30,000 to his wife and ₹ 20,000 to his son who was aged 11. The gifted amounts were advanced to Mr. Rajesh, who was paying interest@19% per annum.
- Siddhant received a gift of ₹ 30,000 each from four friends.
- He contributed ₹ 50,000 to Public Provident Fund.

12. Ramdin, aged 33 years, working as Manager (Sales) with Frozen Foods Ltd., provides the following information for the year ended 31.03.2024:

- Basic Salary ₹ 15,000 p.m.
- DA (50% of it is meant for retirement benefits) ₹ 12,000 p.m.
- Commission as a percentage of turnover of the Company 0.5 %
- Turnover of the Company ₹ 50 lacs
- Bonus ₹ 50,000
- Gratuity ₹ 30,000



- Own Contribution to R.P.F. ₹ 30,000
- Employer's contribution to R.P.F. 20% of basic salary
- Interest credited in the R.P.F. account @ 15% p.a. ₹ 15,000
- Gold Ring worth ₹ 10,000 was given by employer on his 25th wedding anniversary.
- Music System purchased on 01.04.2023 by the company for ₹ 85,000 and was given to him for personal use.
- Two old light goods vehicles owned by him were leased to a transport company against the fixed charges of ₹ 6,500 p.m. Books of account are not maintained.
- Received interest of ₹ 5,860 on bank FDRs on 24.4.2023 and interest of
- ₹ 6,786 (Net) from the debentures of Indian Companies on 5.5.2023.
- Made payment by cheques of ₹ 15,370 towards premium on Life Insurance policies and ₹ 22,500 for Mediclaim Insurance policy for self and spouse.
- Invested in NSC ₹ 30,000 and in FDR of SBI for 5 years ₹ 50,000.
- Donations of ₹ 11,000 to an institution approved u/s 80G and of ₹ 5,100 to Prime Minister's National Relief Fund were given during the year by way of cheque.

Compute his total income and tax payable thereon for the A.Y. 2024-25. Assume that Mr. Ramdin has exercised the option to shift out of the default tax regime under section 115BAC.

13. From the following particulars furnished by Mr. X for the year ended 31.3.2024, you are requested to compute his total income and tax payable for the assessment year 2024-25, assuming that he opts out of the default tax regime under section 115BAC.

- a) Mr. X retired on 31.12.2023 at the age of 58, after putting in 26 years and 1 month of service, from a private company at Mumbai.
- b) He was paid a salary of ₹ 25,000 p.m. and house rent allowance of ₹ 6,000 p.m. He paid rent of ₹ 6,500 p.m. during his tenure of service.
- c) On retirement, he was paid a gratuity of ₹ 3,50,000. He was covered by the payment of Gratuity Act. Mr. X had not received any other gratuity at any point of time earlier, other than this gratuity.
- d) He had accumulated leave of 15 days per annum during the period of his service; this was encashed by Mr. X at the time of his retirement. A sum of ₹ 3,15,000 was received by him in this regard. His average salary for last 10 months may be taken as ₹ 24,500. Employer allowed



30 days leave per annum.

- e) After retirement, he ventured into textile business and incurred a loss of ₹ 80,000 for the period upto 31.3.2024.
- f) Mr. X has deposited ₹ 1,00,000 in public provident fund.

14. Rosy and Mary are sisters, born and brought up at Mumbai. Rosy got married in 1982 and settled at Canada since 1982. Mary got married and settled in Mumbai. Both of them are below 60 years. The following are the details of their income for the previous year ended 31.3.2024:

| S. No. | Particulars | Rosy ₹ | Mary ₹ |
|--------|---|----------|----------|
| 1. | Pension received from State Government | -- | 60,000 |
| 2. | Pension received from Canadian Government | 20,000 | -- |
| 3. | Long-term capital gain on sale of land at Mumbai | 1,00,000 | 1,00,000 |
| 4. | Short-term capital gain on sale of shares of Indian listed companies in respect of which STT was paid | 20,000 | 2,50,000 |
| 5. | LIC premium paid | -- | 10,000 |
| 6. | Premium paid to Canadian Life Insurance Corporation at Canada | 40,000 | -- |
| 7. | Mediclaim policy premium paid by A/c Payee Cheque | -- | 25,000 |
| 8. | Deposit in PPF | -- | 20,000 |
| 9. | Rent received in respect of house property at Mumbai | 60,000 | 30,000 |

Compute the total income and tax liability of Mrs. Rosy and Mrs. Mary for the A.Y. 2024-25 and tax thereon assuming both exercised the option to shift out of the default tax regime.

15. Mr. X, an individual set up a unit in Special Economic Zone (SEZ) in the financial year 2019-20 for production of washing machines. The unit fulfills all the conditions of section 10AA of the Income-tax Act, 1961. During the financial year 2022-23, he has also set up a warehousing facility in a district of Tamil Nadu for storage of agricultural produce. It fulfills all the conditions of section 35AD. Capital expenditure in respect of warehouse amounted to ₹ 75 lakhs (including cost of land ₹ 10 lakhs). The warehouse became operational with effect from 1st April, 2023 and the expenditure of ₹ 75 lakhs was capitalized in the books on that date.



Relevant details for the F.Y. 2023-24 are as follows:

| Particulars | ₹ |
|---|-------------|
| Profit of unit located in SEZ | 40,00,000 |
| Export turnover received in India in convertible foreign exchange on or before 30.9.2024 | 80,00,000 |
| Domestic sales of above unit | 20,00,000 |
| Profit from operation of warehousing facility (before considering deduction under Section 35AD) | 1,05,00,000 |

Compute income-tax (including AMT under Section 115JC) liability of Mr. X for A.Y. 2024-25 both as per section 115BAC and as per regular provisions of the Income-tax Act, 1961 for A.Y. 2024-25. Advise Mr. X whether he should pay tax under default tax regime or normal provisions of the Act.

ANSWERS

1. Computation of tax liability of Mr. Kashyap for the A.Y.2024-25

A. Income-tax (including surcharge) computed on total income of ₹ 51,75,000

| | |
|--------------------------------|--------------------|
| ₹ 2,50,000 – ₹ 5,00,000 @5 | ₹ 12,500 |
| ₹ 5,00,001 – ₹ 10,00,000 @20% | ₹ 1,00,000 |
| ₹ 10,00,001 – ₹ 51,75,000 @30% | <u>₹ 12,52,500</u> |

Total **₹13,65,000**

Add: Surcharge @ 10% ₹ 1,36,500 ₹ 15,01,500

B. Income-tax computed on total income of ₹ 50 lakhs

(₹ 12,500 plus ₹1,00,000 plus ₹ 12,00,000) ₹ 13,12,500

C. Total Income Less ₹ 50 lakhs ₹ 1,75,000

D. Income-tax computed on total income of ₹ 50 lakhs



| | |
|---|--------------------|
| plus the excess of total income over ₹50 lakhs (B + C) | ₹ 14,87,500 |
| E. Tax liability: lower of (A) and (D) | ₹ 14,87,500 |
| Add: Health and education cess @4% | <u>₹ 59,500</u> |
| Tax liability [including cess] | ₹ 15,47,000 |
| F. Marginal Relief (A – D) | ₹ 14,000 |

Alternative method -

| | | |
|---|--------------------|--------------------|
| A. Income-tax [including surcharge] computed on total income of ₹ 51,75,000 | | |
| ₹ 2,50,000 – ₹ 5,00,000@5% | ₹ 12,500 | |
| ₹ 5,00,001 – ₹ 10,00,000@20% | ₹ 1,00,000 | |
| ₹ 10,00,001 – ₹ 51,75,000@30% | <u>₹ 12,52,500</u> | |
| Total | ₹ 13,65,000 | |
| Add: Surcharge@10% | <u>₹ 1,36,500</u> | ₹ 15,01,500 |
| B. Income-tax computed on total income of ₹ 50 lakhs (₹ 12,500 plus ₹ 1,00,000 plus ₹ 12,00,000) | | <u>₹ 13,12,500</u> |
| C. Excess tax payable (A)-(B) | | ₹ 1,89,000 |
| D. Marginal Relief (₹ 1,89,000 – ₹ 1,75,000, being the amount of income in excess of ₹ 50,00,000) | | ₹ 14,000 |
| E. Tax liability (A)-(D) | | ₹ 14,87,500 |
| Add: Health and education cess @4% | | <u>₹ 59,500</u> |
| Tax liability [including cess] | | ₹ 15,47,000 |

2. Computation of tax liability of Mr. Gupta for the A.Y.2024-25 under default tax regime

| | |
|--|----------|
| A. Income-tax [including surcharge] computed on total income of ₹ 1,02,00,000 | |
| ₹ 3,00,000 – ₹ 6,00,000 @5% | ₹ 15,000 |
| ₹ 6,00,001 – ₹ 9,00,000 @10% | ₹ 30,000 |
| ₹ 9,00,001 – ₹ 12,00,000 @15% | ₹ 45,000 |
| ₹ 12,00,001 – ₹ 15,00,000 @20% | ₹ 60,000 |



| | | |
|---|--------------------|--------------------|
| ₹ 15,00,001 – ₹ 1,02,00,000 @30% | <u>₹ 26,10,000</u> | |
| Total | ₹ 27,60,000 | |
| Add: Surcharge @ 15% | <u>₹ 4,14,000</u> | ₹ 31,74,000 |
| B. Income-tax computed on total income of ₹ 1crore (₹ 1,50,000 plus ₹ 25,50,000) | ₹ 27,00,000 | |
| Add: Surcharge@10% | <u>₹ 2,70,000</u> | |
| | | ₹ 29,70,000 |
| C. Total Income Less ₹ 1crore | | ₹ 2,00,000 |
| D. Income-tax computed on total income of ₹ 1 crore plus the excess of total income over ₹ 1 crore (B +C) | | ₹ 31,70,000 |
| E. Tax liability: lower of (A) and (D) | | ₹ 31,70,000 |
| Add: Health and education cess @4% | | <u>₹ 1,26,800</u> |
| Tax liability (including cess) | | <u>₹ 32,96,800</u> |
| F. Marginal Relief (A – D) | | ₹ 4,000 |

Alternative method -

| | | |
|---|--------------------|--------------------|
| A. Income-tax (including surcharge) computed on total income of ₹ 1,02,00,000 | | |
| ₹ 3,00,000 – ₹ 6,00,000 @5% | ₹ 15,000 | |
| ₹ 6,00,001 – ₹ 9,00,000 @10% | ₹ 30,000 | |
| ₹ 9,00,001 – ₹ 12,00,000 @15% | ₹ 45,000 | |
| ₹ 12,00,001 – ₹ 15,00,000 @20% | ₹ 60,000 | |
| ₹ 15,00,001 – ₹ 1,02,00,000 @30% | <u>₹ 26,10,000</u> | |
| Total | ₹ 27,60,000 | |
| Add: Surcharge @ 15% | <u>₹ 4,14,000</u> | ₹ 31,74,000 |
| B. Income-tax computed on total income of ₹ 1 crore [(₹ 1,50,000 plus ₹ 25,50,000) plus surcharge@10%] | | <u>₹ 29,70,000</u> |
| C. Excess tax payable (A)-(B) | | ₹ 2,04,000 |



D. Marginal Relief (₹ 2,04,000 – ₹ 2,00,000, being the amount of income in excess of ₹ 1,00,00,000) ₹ 4,000

E. Tax liability [A]-(D) ₹ 31,70,000

Add: Health and education cess @4% ₹ 1,26,800

Tax liability (including cess) ₹ **32,96,800**

3. Computation of tax liability of Mr. Agarwal for the A.Y.2024-25 under default tax regime

| Particulars | | ₹ |
|--------------------------------------|-----------|-------------|
| Tax on total income of ₹ 4,50,00,000 | | |
| Tax@20% of ₹ 55,00,000 | | 11,00,000 |
| Tax@15% of ₹ 65,00,000 | | 9,75,000 |
| Tax on other income of ₹ 3,30,00,000 | | |
| ₹ 3,00,000 – ₹ 6,00,000 @5% | 15,000 | |
| ₹ 6,00,000 – ₹ 9,00,000 @10% | 30,000 | |
| ₹ 9,00,000 – ₹ 12,00,000 @15% | 45,000 | |
| ₹ 12,00,000 – ₹ 15,00,000 @20% | 60,000 | |
| ₹ 15,00,000 – ₹ 3,30,00,000 @30% | 94,50,000 | 96,00,000 |
| | | 1,16,75,000 |
| Add: Surcharge @15% on ₹ 20,75,000 | 3,11,250 | |
| @25% on ₹ 96,00,000 | 24,00,000 | 27,11,250 |
| | | 1,43,86,250 |
| Add: Health and education cess @4% | | 5,75,450 |
| Tax Liability | | 1,49,61,700 |

Computation of tax liability of Mr. Agarwal for the A.Y.2024-25 under normal provisions of the Act

| Particulars | | ₹ |
|--------------------------------------|--|-----------|
| Tax on total income of ₹ 4,50,00,000 | | |
| Tax@20% of ₹ 55,00,000 | | 11,00,000 |
| Tax@15% of ₹ 65,00,000 | | 9,75,000 |



| | | |
|--------------------------------------|-----------|-------------|
| Tax on other income of ₹ 3,30,00,000 | | |
| ₹ 2,50,000 – ₹ 5,00,000 @5% | 12,500 | |
| ₹ 5,00,000 – ₹ 10,00,000 @20% | 1,00,000 | |
| ₹ 10,00,000 – ₹ 3,30,00,000 @30% | 96,00,000 | 97,12,500 |
| | | 1,17,87,500 |
| Add: Surcharge @15% on ₹ 20,75,000 | 3,11,250 | |
| @25% on ₹ 97,12,500 | 24,28,125 | 27,39,375 |
| | | 1,45,26,875 |
| Add: Health and education cess @4% | | 5,81,075 |
| Tax Liability | | 1,51,07,950 |

4. Computation of tax liability of Mr. Sharma for the A.Y.2024-25 under normal provisions of the Act

| Particulars | | ₹ |
|--------------------------------------|-----------|-----------|
| Tax on total income of ₹ 2,30,00,000 | | |
| Tax@20% of ₹ 52,00,000 | | 10,40,000 |
| Tax@15% of ₹ 64,00,000 | | 9,60,000 |
| Tax on other income of ₹ 1,14,00,000 | | |
| ₹ 3,00,000 – ₹ 5,00,000 @5% | 10,000 | |
| ₹ 5,00,000 – ₹ 10,00,000 @20% | 1,00,000 | |
| ₹ 10,00,000 – ₹ 1,14,00,000 @30% | 31,20,000 | 32,30,000 |
| | | 52,30,000 |
| Add: Surcharge @15% | | 7,84,500 |
| | | 60,14,500 |
| Add: Health and education cess @4% | | 2,40,580 |
| Tax Liability | | 62,55,080 |

5.

- a) Under section 6(1), an individual is said to be resident in India in any previous year, if he/she satisfies any one of the following conditions:



- i. He/she has been in India during the previous year for a total period of 182 days or more, or
- ii. He/she has been in India during the 4 years immediately preceding the previous year for a total period of 365 days or more and has been in India for at least 60 days in the previous year.

If an individual satisfies any one of the conditions mentioned above, he/she is a resident. If both the above conditions are not satisfied, the individual is a non-resident.

Therefore, the residential status of Miss Charlie, an American National, for A.Y.2024-25 has to be determined on the basis of her stay in India during the previous year relevant to A.Y. 2024-25 i.e., P.Y.2023-24 and in the preceding four assessment years.

Her stay in India during the P.Y.2023-24 and in the preceding four years are as under: P.Y. 2023-24

| | |
|--------------------------------------|----------|
| 01.04.2023 to 19.09.2023 | 172 days |
| 27.03.2024 to 31.03.2024 | 5 days |
| Total | 177 days |
| Four preceding previous years | |
| P.Y. 2022-23 [1.4.2022 to 31.3.2023] | 16 days |
| P.Y. 2021-22 [1.4.2021 to 31.3.2022] | Nil |
| P.Y.2020-21 [1.4.2020 to 31.3.2021] | Nil |
| P.Y.2019-20 [1.4.2019 to 31.3.2020] | Nil |
| Total | 16 days |

The total stay of the assessee during the previous year in India was less than 182 days and during the four years preceding this year was for 16 days. Therefore, due to non-fulfillment of any of the two conditions for a resident, she would be treated as non-resident for the A.Y.2024-25.

Computation of total income of Miss Charlie for the A.Y. 2024-25

| Particulars | ₹ | ₹ |
|---|----------|---|
| Income from house property | | |
| Show room located in Mumbai remained on rent from 01.05.2023 to 31.03.2024@ ₹ 25,000/- p.m. | 2,75,000 | |
| Gross Annual Value [₹ 25,000 x 11] [See Note 1 below] | | |
| Less: Municipal taxes | Nil | |



| | | | |
|--|--------|----------|-----------------|
| Net Annual Value (NAV) | | 2,75,000 | |
| Less: Deduction under section 24 | | | |
| 30% of NAV | 82,500 | | |
| Interest on loan | 97,500 | 1,80,000 | 95,000 |
| Income from other sources | | | |
| Cash gifts received from non-relatives is chargeable to tax as per section 56(2)(x), if the aggregate value of such gifts exceeds ₹ 50,000. | | | |
| – ₹ 50,000 received from parents of husband would be exempt, since parents of husband fall within the definition of 'relative' and gifts from a relative are not chargeable to tax. | | Nil | |
| – ₹ 11,000 received from married sister of husband is exempt, since sister-in-law falls within the definition of relative and gifts from a relative are not chargeable to tax. | | Nil | |
| – Gift received from two friends of husband ₹ 1,51,000 and ₹ 21,000 aggregating to ₹ 1,72,000 is taxable under section 56(2)(x) since the aggregate of ₹ 1,72,000 exceeds ₹ 50,000. [See Note 2 below] | | 1,72,000 | 1,72,000 |
| Total income | | | 2,67,000 |

Computation of tax liability by Miss Charlie for the A.Y. 2024-25 under normal provisions of the Act

| | |
|---|-----|
| Particulars | ₹ |
| Tax on total income of ₹ 2,67,000 | 850 |
| Add: Health and Education cess@4% Total tax liability | 34 |
| Total tax liability(rounded off) | 884 |
| | 880 |

Notes:

- Actual rent received has been taken as the gross annual value in the absence of other information [i.e. Municipal value, fair rental value and standard rent] in the question.
- If the aggregate value of taxable gifts received from non-relatives exceed ₹ 50,000 during the year, the entire amount received [i.e. the aggregate value of taxable gifts received] is taxable. Therefore,



the entire amount of ₹ 1,72,000 is taxable under section 56(2)(x).

3. Since Miss Charlie is a non-resident for the A.Y. 2024-25, rebate under section 87A would not be available to her, even though her total income does not exceed ₹ 5 lacs.

b) Residential status of Miss Charlie in case she is a person of Indian origin and her total income from Indian sources exceeds ₹ 18,00,000

If she is a person of Indian origin and her total income from Indian sources exceeds ₹ 15,00,000 (₹ 18,00,000, in her case), the condition of stay in India for a period exceeding 120 days during the previous year and 365 days during the four immediately preceding previous years would be applicable for being treated as a resident. Since her stay in India exceeds 120 days in the P.Y.2023-24 but the period of her stay in India during the four immediately preceding previous years is less than 365 days (only 16 days), her residential status as per section 6(1) would continue to be same i.e., non-resident in India.

Further, since she is not a citizen of India, the provisions of section 6(1A) deeming an individual to be a citizen of India would not get attracted in her case, even though she is a person of Indian origin and her total income from Indian sources exceeds ₹ 15,00,000 and she is not liable to pay tax in USA.

Therefore, her residential status would be non-resident in India for the previous year 2023-24.

6. **Computation of total income of Dr. Niranjana for A.Y. 2024-25 under default tax regime**

| | Particulars | ₹ | ₹ | ₹ |
|-----|--|---|----------|--------|
| I | Income from Salary | | | |
| | Basic Salary (₹ 7,500 x 12) | | 90,000 | |
| | Less: Standard deduction u/s 16(ia) | | 50,000 | 40,000 |
| II | Income from house property | | | |
| | Gross Annual Value (GAV) | | 27,000 | |
| | Less: Municipal taxes paid | | 2,000 | |
| | Net Annual Value (NAV) | | 25,000 | |
| | Less: Deduction u/s 24@30% of ₹ 25,000 | | 7,500 | 17,500 |
| III | Income from profession | | | |
| | Net profit as per Income and Expenditure account | | 4,40,400 | |
| | Less: Items of income to be treated separately | | | |



| | | | | |
|----|--|----------|----------|----------|
| | (i) Rent received (taxable under the head "Income from house property") | 27,000 | | |
| | (ii) Dividend from units of UTI (taxable under the head "Income from other sources") | 10,500 | | |
| | (iii) Winning from game show on T.V. (net of TDS) taxable under the head "Income from other sources" | 35,000 | | |
| | (iv) Income tax refund | 5,450 | 77,950 | |
| | | | 3,62,450 | |
| | Less: Allowable expenditure | | | |
| | Depreciation on clinic equipments | | | |
| | on ₹ 5,00,000@15% | 75,000 | | |
| | on ₹ <u>2,00,000@7.5%</u> | 15,000 | 90,000 | |
| | [On equipments acquired during the year in December 2023, she is entitled to depreciation @50% of normal depreciation, since the same are put to use for less than 180 days during the year] | | | |
| | | | 2,72,450 | |
| | Add: Items of expenditure not allowable while computing business income | | | |
| | (i) Amount paid to scientific | 1,50,000 | | |
| | research association approved u/s 35 (not allowed under default tax regime) | | | |
| | (i) Rent for her residential accommodation included in Income and Expenditure A/c | 30,000 | | |
| | (ii) Municipal tax paid relating to residential house at Surat included in administrative expenses | 2,000 | 1,82,000 | 4,54,450 |
| IV | Income from other sources | | | |
| | (a) Interest on income-tax refund | | 450 | |
| | (b) Dividend from UTI (taxable in the hands of unit holders) | | 10,500 | |
| | (c) Winnings from TV game show (₹35,000 + ₹15,000) | | 50,000 | 60,950 |
| | Gross Total Income | | | 5,72,900 |



| | | | | |
|--|--|--|--|-----------------|
| | Less: Deductions under Chapter VI- A: | | | |
| | (a) Section 80C [Not allowed under default tax regime] | | | Nil |
| | (b) Section 80D [Not allowed under default tax regime] | | | Nil |
| | (c) Section 80E [Not allowed under default tax regime] | | | Nil |
| | Total income | | | 5,72,900 |

Computation of total income of Dr. Niranjana for A.Y. 2024-25 under normal provisions of the Act

| | Particulars | | |
|--|--|----------|-----------------|
| | Gross Total Income as per default tax regime | | 5,72,900 |
| | Less: Items of expenditure allowable while computing business income under normal provisions of the Act | | |
| | 100% deduction is allowable in respect of the amount paid to scientific research association allowable under normal provisions of the Act. | | 1,50,000 |
| | Gross Total Income as per normal provisions of the Act | | 4,22,900 |
| | Less: Deductions under Chapter VI-A: | | |
| | (a) Section 80C – Tuition fee paid to university for full time education of her daughter | 1,00,000 | |
| | (b) Section 80D – Medical insurance premium (fully allowed since she is a senior citizen) | 28,000 | |
| | (c) Section 80E - Interest on loan taken for higher education is deductible | 55,000 | 1,83,000 |
| | Total income | | 2,39,900 |

Notes:

- i. The principal amount received towards income-tax refund will be excluded from computation of total income. Interest received will be taxed under the head “Income from other sources”.
- ii. Winnings from game show on T.V. should be grossed up for the chargeability under the



head "Income from other sources" (₹35,000 + ₹15,000). Thereafter, while computing tax liability, TDS of ₹15,000 should be deducted to arrive at the tax payable. Winnings from game show are subject to tax @30% as per section 115BB.

- iii. Dr. Niranjana would not be eligible for deduction u/s 80GG under normal provisions of the Act, as she owns a house in Surat, a place where she is residing as well as carrying on her profession.

7. Computation of total income and tax payable by Ms. Purvi for the A.Y. 2024-25 under default tax regime under section 115BAC

| Particulars | | |
|--|--------|----------------|
| Income from house property [See Working Note 1] | | 57,820 |
| Profit and gains of business or profession [See Working Note 2] | | 9,20,200 |
| Income from other sources [See Working Note 3] | | 33,924 |
| Gross Total Income | | 10,11,944 |
| Less: Deductions under Chapter VI-A [not allowable under default tax regime] | | - |
| Total Income | | 10,11,944 |
| Total Income (rounded off) | | 10,11,940 |
| Tax on total income | | |
| Upto ₹3,00,000 | Nil | |
| ₹3,00,001 - ₹6,00,000 @5% | 15,000 | |
| ₹6,00,001 - ₹9,00,000 @10% | 30,000 | |
| ₹9,00,001 - ₹10,11,940 @ 15% | 16,791 | 16,791 |
| Add: Health and Education cess @ 4% | | 2,472 |
| Total tax liability | | 64,263 |
| Less: Advance tax paid | | 70,000 |
| Less: Tax deducted at source on dividend income from an Indian company u/s 194 | 1,052 | |
| Tax deducted at source on income from UTI u/s 194K | 760 | 1,812 |
| Tax Payable/ (Refundable) | | (7,549) |



| | | |
|--|--|----------------|
| Tax Payable/ (Refundable) (rounded off) | | (7,550) |
|--|--|----------------|

Computation of total income and tax payable under normal provisions of the Act

| | | |
|---|----------|------------------|
| Particulars | | |
| Gross Total Income | | 10,11,944 |
| [Income under the "Income from house property" "Profits and gains from business or profession" and "Income from other sources" would remain the same even if Ms. Purvi opts out of the default tax regime under section 115BAC] | | |
| Less: Deductions under Chapter VI-A (See Working Note 4 | | 10,000 |
| Total Income | | 10,01,944 |
| Total Income (rounded off) | | 10,01,940 |
| Tax on total income | | |
| Upto ₹2,50,000 | Nil | |
| ₹2,50,001 – ₹5,00,000 @5% | 12,500 | |
| ₹5,00,000 - ₹10,00,000 @20% | 1,00,000 | |
| ₹10,00,000 – ₹10,01,940 @ 30% | 582 | 1,13,082 |
| Add: Health and Education cess @ 4% | | 4,523 |
| Total tax liability | | 1,17,605 |
| Less: Advance tax paid | | 70,000 |
| Less: TDS u/s 194 on dividend | 1,052 | |
| TDS u/s 194K on income from UTI | 760 | 1,812 |
| Tax Payable | | 45,793 |
| Tax Payable (rounded off) | | 45,790 |

Since there is tax refundable under default tax regime under section 115BAC and tax payable under the regular provisions of the Income-tax Act, 1961, it would be beneficial for Ms. Purvi to pay tax under default tax regime under section 115BAC.

Working Notes:

1. Income from House Property



| Particulars | | |
|--|--------|--------|
| Gross Annual Value under section 23(1) | 85,600 | |
| Less: Municipal taxes paid | 3,000 | |
| Net Annual Value (NAV) | 82,600 | |
| Less: Deduction u/s 24@30% of NAV | 24,780 | 57,820 |

Note - Rent received has been taken as the Gross Annual Value in the absence of other information relating to Municipal Value, Fair Rent and Standard Rent.

2. Income under the head "Profits & Gains of Business or Profession"

| Particulars | | |
|---|--------|-----------|
| Net profit as per Income and Expenditure account | | 9,28,224 |
| Add: Expenses debited but not allowable | | |
| (i) Salary paid to computer specialist in cash disallowed u/s 40A(3), since such cash payment exceeds ₹10,000 | 30,000 | |
| (ii) Amount paid for purchase of car is not allowable under section 37(1) since it is a capital expenditure | 80,000 | |
| (iii) Municipal taxes paid in respect of residential flat let out | 3,000 | 1,13,000 |
| | | 10,41,224 |
| Add: Value of benefit received from clients during the course of profession [taxable as business income under section 28(iv)] | | 10,500 |
| | | 10,51,724 |
| Less: Income credited but not taxable under this head: | | |
| (i) Dividend on shares of X Ltd., an Indian company (taxable under the head "Income from other sources") | 10,524 | |
| (ii) Income from UTI (taxable under the head "Income from other sources") | 7,600 | |
| (iii) Honorarium for valuation of answer papers | 15,800 | |
| (iv) Rent received from letting out of residential flat | 85,600 | 1,19,524 |
| | | 9,32,200 |
| Less: Depreciation on motor car @15% [See | | |



| | | |
|-----------------|--|----------|
| Note (i) below] | | 12,000 |
| | | 9,20,200 |

Notes :

- i. It has been assumed that the motor car was put to use for more than 180 days during the previous year and hence, full depreciation @ 15% has been provided for under section 32(1)(ii).

Note: Alternatively, the question can be solved by assuming that motor car has been put to use for less than 180 days and accordingly, only 50% of depreciation would be allowable as per the second proviso below section 32(1)(ii).

- ii. Incentive to articled assistants for passing CA Intermediate examination in their first attempt is deductible under section 37(1).
- iii. Repairs and maintenance paid in advance for the period 1.4. 2024 to 30.9.2024 i.e. for 6 months amounting to ₹1,000 is allowable since Ms. Purvi is following the cash system of accounting.
- iv. ₹32,000 expended on foreign tour is allowable as deduction assuming that it was incurred in connection with her professional work. Since it has already been debited to income and expenditure account, no further adjustment is required.

3. Income from other sources

| | |
|--|--------|
| Particulars | |
| Dividend on shares of X Ltd., an Indian company (taxable in the hands of shareholders) | 10,524 |
| Income from UTI (taxable in the hands of unit holders) | 7,600 |
| Honorarium for valuation of answer papers | 15,800 |
| | 33,924 |

4. Deduction under Chapter VI-A :

| | |
|--|--------|
| Particulars | |
| Deduction under section 80C (Investment in NSC) | 10,000 |
| Deduction under section 80D (See Notes (i) & (ii) below) | Nil |
| Total deduction under Chapter VI-A | 10,000 |

Notes:

Premium paid to insure the health of brother is not eligible for deduction under section 80D, even



though he is a dependent, since brother is not included in the definition of “family” under section 80D.

- Premium paid to insure the health of major son is not eligible for deduction, even though he is a dependent, since payment is made in cash.

8. Computation of total income of Mr. Y for the A.Y. 2024-25

| Particulars | |
|--|-----------|
| Profits and gains of business or profession [See Working Note 1 below] | 11,21,500 |
| Income from other sources [See Working Note 2 below] | 54,500 |
| Gross Total Income | 11,76,000 |
| Less: Deduction under section 80C [Investment in NSC] | 15,000 |
| Total Income | 11,61,000 |

Working Notes:

1. Computation of profits and gains of business or profession

| Particulars | | |
|---|--------|-----------|
| Net profit as per profit and loss account | | 11,20,000 |
| Add: Expenses debited to profit and loss account but not allowable as deduction | | |
| Salary paid to brother disallowed to the extent considered unreasonable [Section 40A(2)] | 2,500 | |
| Motor car expenses attributable to personal use not allowable ($\text{₹}78,000 \times \frac{1}{4}$) | 19,500 | |
| Depreciation debited in the books of account | 55,000 | |
| Drawings [not allowable since it is personal in nature] [See Note (iii)] | 10,000 | |
| Investment in NSC [See Note (iii)] | 15,000 | 1,02,000 |
| | | 12,22,000 |
| Add: Under statement of closing stock | | 12,000 |
| | | 12,34,000 |
| Less: Under statement of opening stock | | 8,000 |



| | | |
|--|--------|-----------|
| Less: Contribution to a University approved and notified u/s 35(1)(ii) is eligible for 100% deduction. Since whole of the actual contribution (100%) has been debited to profit and loss account, no further adjustment is required. | | - |
| | | 12,26,000 |
| Less: Incomes credited to profit and loss account but not taxable as business income | | |
| Income from UTI [taxable under the head "Income from other sources"] | 22,000 | |
| Interest on debentures (taxable under the head "Income from other sources") | 17,500 | |
| Winnings from horse races (taxable under the head "Income from other sources") | 15,000 | 54,500 |
| | | 11,71,500 |
| Less: Depreciation allowable under the Income-tax Rules, 1962 | | 50,000 |
| | | 11,21,500 |

Notes:

- Advertisement expenses of revenue nature, namely, gift of dry fruits to important customers, is incurred wholly and exclusively for business purposes. Hence, the same is allowable as deduction under section 37.
- Disallowance under section 40A(3) is not attracted in respect of cash payment exceeding ₹10,000 to A & Co., a goods transport operator, since, in case of payment made for plying, hiring or leasing goods carriages, an increased limit of ₹35,000 is applicable (i.e. payment of upto ₹35,000 can be made in cash without attracting disallowance under section 40A(3)).
- Since drawings and investment in NSC have been given effect to in the profit and loss account, the same have to be added back to arrive at the business income.
- In point no. 9 of the question, it has been given that depreciation as per Income-tax Rules, 1962 is ₹50,000. It has been assumed that, in the said figure of ₹50,000, only the proportional depreciation (i.e., 75% for business purposes) has been included in respect of motor car.

2. Computation of "Income from Other Sources"

| | |
|------------------------|--------|
| Particulars | |
| Dividend from UTI | 22,000 |
| Interest on debentures | 17,500 |
| Winnings from races | 15,000 |



54,500

9. Computation of total income of Balamurugan for the year ended 31.03.2024

| Particulars | | |
|--|------------|----------|
| Salaries | 2,70,000 | |
| Less: Loss from house property [Cannot be set off against income under any other head] | - | 2,70,000 |
| Profits and gains of business or profession | | |
| Speculation business income | 1,00,000 | |
| Less: Business loss of ₹1,35,000 set-off to the extent of ₹1,00,000 | (1,00,000) | |
| | Nil | |
| Balance current year business loss of ₹35,000 to be set-off against long-term capital gain | | |
| Capital Gains | | |
| Long term capital gain | 70,000 | |

| | | |
|---|----------|----------|
| Less: Balance current year business loss set-off | (35,000) | |
| Long term capital gain after set off of business loss | | 35,000 |
| Income from other sources | | |
| Lottery winnings (Gross) | | 5,00,000 |
| Total Income | | 8,05,000 |

Computation of tax liability for A.Y.2024-25

| Particulars | |
|---|----------|
| On total income of ₹2,70,000 [excluding lottery winning and LTCG] | Nil |
| On LTCG of ₹ 5,000 @20% [balance unexhausted basic exemption limit of ₹30,000 can be adjusted against LTCG taxable u/s 112] | 1,000 |
| On lottery winnings of ₹5,00,000 @ 30% | 1,50,000 |
| | 1,51,000 |
| Add: Health and Education cess @ 4% | 6,040 |



| | |
|---------------------|----------|
| Total tax liability | 1,57,040 |
|---------------------|----------|

The assessee need not pay advance tax since the total income (excluding lottery income) liable to tax is below the basic exemption limit. Further, in respect of lottery income, tax would have been deducted at source @ 30% under section 194B. Since the remaining tax liability of ₹6,040 (₹1,57,040 – ₹1,50,000) is less than ₹10,000, advance tax liability is not attracted.

Note - The first proviso to section 234C(1) provides that since it is not possible for the assessee to estimate his income from lotteries, the entire amount of tax payable (after considering TDS) on such income should be paid in the remaining instalments of advance tax which are due. Where no such instalment is due, the entire tax should be paid by 31st March, 2024. The first proviso to section 234C(1) would be attracted only in case of non-deduction or short-deduction of tax at source under section 194B. In this case, it has been assumed that tax deductible at source under section 194B has been fully deducted from lottery income. Since the remaining tax liability of ₹1,040 (₹1,57,040 – ₹1,50,000) is less than ₹10,000, advance tax liability is not attracted.

10. Computation of total income of Mr. Rajiv for the A.Y.2024-25

| Particulars | | | |
|---|--------|-----------|----------|
| Income from house property | | | |
| Self-occupied | | | |
| Annual value | Nil | | |
| Less: Deduction under section 24(b) | | | |
| Interest on housing loan 50% of ₹88,000 = 44,000 but limited to | 30,000 | | |
| Loss from self-occupied property | | (30,000) | |
| Let out property | | | |
| Annual value (Rent receivable has been taken as the annual value in the absence of other information) | 60,000 | | |
| Less: Deductions u/s 24 | | | |
| 30% of Net Annual Value | 18,000 | | |
| Interest on housing loan (50% of ₹88,000) | 44,000 | 62,000 | (2,000) |
| Loss from house property | | | (32,000) |
| Profits and gains of business or profession | | | |
| Fees from professional services | | 59,38,000 | |



| | | | |
|---|-----------|-----------|------------------|
| Less: Expenses allowable as deduction | | | |
| Staff salary, bonus and stipend | 21,50,000 | | |
| Other administrative expenses | 11,48,000 | | |
| Office rent | 30,000 | | |
| Motor car maintenance (10,000 x 4/5) | 8,000 | | |
| Car loan interest – not allowable (since the same has not been paid and the assessee follows cash system of accounting) | Nil | 33,36,000 | |
| | | 26,02,000 | |
| Less: Depreciation | | | |
| Motor car ₹4,25,000 x 7.5% x 4/5 | 25,500 | | |
| Books being annual publications@40% | 8,000 | | |
| Furniture and fittings@10% of ₹60,000 | 6,000 | | |
| Plant and machinery@15% of ₹80,000 | 12,000 | | |
| Computer@40% of ₹50,000 | 20,000 | | |
| Computer (New) ₹30,000 @ 40% x 50% | 6,000 | 77,500 | 25,24,500 |
| Gross Total income | | | 24,92,500 |
| Less: Deductions under Chapter VI-A | | | |
| Deduction under section 80C | | | |
| Housing loan principal repayment | 1,00,000 | | |
| PPF subscription | 20,000 | | |
| Life insurance premium | 24,000 | | |
| Total amount of ₹1,44,000 is allowed as | | 1,44,000 | |
| deduction since it is within the limit of | | | |
| ₹1,50,000 | | | |
| Deduction under section 80D | | | |
| Medical insurance premium paid | | 18,000 | 1,62,000 |
| Total income | | | 23,30,500 |

11. Computation of total income and tax liability of Siddhant under default tax regime under section 115BAC for the A.Y. 2024-25

| | | |
|-------------|--|--|
| Particulars | | |
|-------------|--|--|



| | | |
|--|---------|----------|
| Salary Income | | |
| Salary including dearness allowance | | 4,35,000 |
| Bonus | | 15,000 |
| Value of perquisites: | | |
| (i) Salary of servant | 12,000 | |
| (ii) Free gas, electricity and water | 11,000 | 23,000 |
| | | 4,73,000 |
| Less: Standard deduction under section 16[ia] | | 50,000 |
| | | 4,23,000 |
| Income from house property | | |
| Gross Annual Value [GAV] [Rent receivable is taken as GAV in the absence of other information] ($\text{₹}3,500 \times 12$) | 42,000 | |
| Less: Municipal taxes paid | 4,300 | |
| Net Annual Value [NAV] | 37,700 | |
| Less: Deductions under section 24 | | |
| (i) 30% of NAV ₹11,310 | | |
| (ii) Interest on loan from LIC @15% of ₹1,60,000 [See Note 2] | ₹24,000 | 35,310 |
| | | 2,390 |
| Income from speculative business | | |
| Income from share speculation business | 2,700 | |
| Less: Loss of ₹4,200 from cotton speculation business set-off to the extent of ₹2,700 | 2,700 | Nil |
| Balance loss of ₹1,500 from cotton speculation business has to be carried forward to the next year as it cannot be set off against any other head of income. | | |
| Income from Other Sources | | |
| (i) Income on account of interest earned from advancing money gifted to his minor son is includible in the hands of Siddhant as per section 64(1A) [Exemption under section 10(32) would not be available] | 3,800 | |
| (ii) Interest income earned from advancing money gifted to wife has to be clubbed with the income of the assessee as per section 64(1) | 5,700 | |
| (iii) Gift received from four friends [taxable under section 56(2)(x) as the aggregate amount received during the year exceeds ₹50,000] | | |



| | | |
|---|----------|-----------------|
| | 1,20,000 | 1,29,500 |
| Gross Total Income | | 5,54,890 |
| Deduction under section 80C [No deduction under Chapter VI-A would be allowed as per section 115BAC(2)] | | Nil |
| Total Income | | 5,54,890 |

| | | |
|--|--|--------|
| Particulars | | |
| Tax on total income [5% of ₹2,54,890 (₹ 5,54,890 - ₹3,00,000)] | | 12,745 |
| Less: Rebate u/s 87A, since total income does not exceed ₹7,00,000 | | 12,745 |
| Tax liability | | Nil |

Computation of total income and tax liability of Siddhant for the A.Y. 2024-25 under normal provisions of the Act

| | | |
|--|--|-----------------|
| Particulars | | |
| Gross total income (as per default scheme) | | 5,54,890 |
| Less: Exemption u/s 10(32) in respect of interest | | |
| income of minor son included in the hands of Siddhant | | 1,500 |
| Gross total income (under the normal provisions of the Act) | | 5,53,390 |
| Less: Deductions under Chapter VI-A | | |
| Under section 80C [Contribution to PPF] | | 50,000 |
| Total Income | | 5,03,390 |

| | | |
|---|--|--------|
| Particulars | | |
| Tax on total income [5% of ₹2,50,000 + 20% of ₹3,390] | | 13,178 |
| Add: HEC @4% | | 527 |
| Tax liability | | 13,705 |
| Tax liability (Rounded off) | | 13,710 |

Since his total income as per the normal provisions of the Act exceeds ₹5,00,000, he would not be eligible for rebate under section 87A.

Since Mr. Siddhant is not liable to pay any tax under default tax regime under section 115BAC, it would be beneficial for him to **not** to exercise the option of shift out of the default tax regime for A.Y.2024-25.



Notes:

1. It is assumed that the entire loan of ₹1,60,000 is outstanding as on 31.3.2024;
2. Since Siddhant's own flat in a co-operative housing society, which he has rented out to a nationalized bank, is also in Delhi, he is not eligible for deduction under section 80GG in respect of rent paid by him for his accommodation in Delhi, since one of the conditions to be satisfied for claiming deduction under section 80GG is that the assessee should not own any residential accommodation in the same place.

12. Computation of Total Income of Mr. Ramdin for the A.Y.2024-25 under normal provisions of the Act

| Particulars | | |
|--|--------|----------|
| Income from Salaries | | |
| Basic Salary (₹15,000 x 12) | | 1,80,000 |
| Dearness Allowance (₹12,000 x 12) | | 1,44,000 |
| Commission on Turnover (0.5% of ₹50 lacs) | | 25,000 |
| Bonus | | 50,000 |
| Gratuity [See Note 1] | | 30,000 |
| Employer's contribution to recognized provident fund Actual contribution [20% of ₹1,80,000] | 36,000 | |
| Less: Exempt [See Note 2] | 33,240 | 2,760 |
| Interest credited in recognized provident fund account @15% p.a. | 15,000 | |
| Less: Exempt upto 9.5% p.a. | 9,500 | 5,500 |
| Gift of gold ring worth ₹10,000 on 25th wedding anniversary by employer [See Note 3] | | 10,000 |
| Perquisite value of music system given for personal use (being 10% of actual cost) i.e. 10% of ₹85,000 | | 8,500 |
| | | 4,55,760 |
| Less: Standard deduction under section 16[ia] | | 50,000 |
| | | 4,05,760 |
| Profits and Gains of Business or Profession | | |



| | | |
|---|--------|-----------------|
| Lease of 2 light goods vehicles on contract basis against fixed charges of ₹6,500 p.m. In this case, presumptive tax provisions of section 44AE will apply i.e. ₹7,500 p.m. for each of the two light goods vehicle (₹7,500 x 2 x 12). He cannot claim lower profit and gains since he has not maintained books of account. | | 1,80,000 |
| Income from Other Sources | | |
| Interest on bank FDRs | 5,860 | |
| Interest on debentures (₹6786 x 100/90) | 7,540 | 13,400 |
| Gross total Income | | 5,99,160 |
| Less: Deductions under Chapter VI-A | | |
| Section 80C | | |
| Premium on life insurance policy | 15,370 | |
| Investment in NSC | 30,000 | |
| FDR of SBI for 5 years | 50,000 | |
| Employee's contribution to recognized provident fund | 30,000 | 1,25,370 |
| Section 80D – Mediclaim Insurance | | 22,500 |
| Section 80G [See Note 4] | | 10,600 |
| Total Income | | 4,40,690 |
| Tax on total income | | |
| Income-tax [5% of ₹1,90,690 (i.e., ₹4,40,690 – ₹2,50,000)] | | 9,535 |
| Less: Rebate u/s 87A, since total income does not exceed ₹5,00,000 | | 9,535 |
| Tax liability | | Nil |
| Less: Tax deducted at source (₹7,540 – ₹6,786) | | 754 |
| Net tax refundable | | 754 |
| Tax refundable (rounded off) | | 750 |

Notes:

1. Gratuity received during service is fully taxable.
2. Employer's contribution in the recognized provident fund is exempt up to 12% of the salary i.e. 12% of [Basic Salary + DA for retirement benefits + Commission based on turnover]



$$= 12\% \text{ of } (\text{₹}1,80,000 + [50\% \text{ of } \text{₹}1,44,000] + \text{₹}25,000)$$

$$= 12\% \text{ of } 2,77,000 = \text{₹}33,240$$

3. An alternate view possible is that only the sum in excess of ₹5,000 is taxable in view of the language of Circular No.15/2001 dated 12.12.2001 that such gifts upto ₹5,000 in the aggregate per annum would be exempt, beyond which it would be taxed as a perquisite. As per this view, the value of perquisite would be ₹5,000. In such a case the Income from Salaries would be ₹4,00,760.

4. Deduction under section 80G is computed as under:

| Particulars | |
|---|--------|
| Donation to PM National Relief Fund (100%) | 5,100 |
| Donation to institution approved under section 80G (50% of ₹11,000) (amount contributed ₹11,000 or 10% of Adjusted Total Income i.e. ₹45,129, whichever is lower) | 5,500 |
| Total deduction | 10,600 |

$$\text{Adjusted Total Income} = \text{Gross Total Income} - \text{Deductions under section 80C and 80D} = \text{₹}5,99,160 - \text{₹}1,47,870 = \text{₹}4,51,290.$$

13. Computation of total income of Mr. X for A.Y.2024-25

| Particulars | | |
|---|----------|----------|
| Income from Salaries | | |
| Basic salary (₹25,000 x 9 months) | | 2,25,000 |
| House rent allowance: | | |
| Actual amount received (₹6,000 x 9 months) | 54,000 | |
| Less : Exemption under section 10(13A) (Note 1) | 36,000 | 18,000 |
| Gratuity: | | |
| Actual amount received | 3,50,000 | |
| Less: Exemption under section 10(10)(ii) (Note 2) | 3,50,000 | - |
| Leave encashment: | | |
| Actual amount received | 3,15,000 | |
| Less : Exemption under section 10(10AA) (Note 3) | 2,45,000 | 70,000 |
| Gross Salary | | 3,13,000 |



| | | |
|--|--|----------|
| Less: Standard deduction under section 16[ia] | | 50,000 |
| Profits and gains of business or profession | | 2,63,000 |
| Business loss of ₹80,000 to be carried forward as the same cannot be set off against salary income | | Nil |
| Gross Total income | | 2,63,000 |
| Less : Deduction under section 80C | | |
| Deposit in Public Provident Fund | | 1,00,000 |
| Total income | | 1,63,000 |
| Tax on total income[Nil, since it is lower than the basic exemption limit of ₹2,50,000] | | Nil |

Notes:

1. As per section 10(13A), house rent allowance will be exempt to the extent of least of the following three amounts:

| | |
|--|----------|
| | |
| (i) HRA actually received (₹6,000 x 9) | 54,000 |
| (ii) Rent paid in excess of 10% of salary (₹6,500 – ₹2,500) x 9 months | 36,000 |
| (iii) 50% of salary | 1,12,500 |

2. Gratuity of ₹3,50,000 is exempt under section 10(10)(ii), being the minimum of the following amounts:

| | |
|--|-----------|
| | |
| (i) Actual amount received | 3,50,000 |
| (ii) Half month salary for each year of completed service [(₹25,000 x 15/26) x 26 years] | 3,75,000 |
| (iii) Statutory limit | 20,00,000 |

3. Leave encashment is exempt upto the least of the following:

| | |
|--|----------|
| | |
| (i) Actual amount received | 3,15,000 |
| (ii) 10 months average salary (₹24,500 x 10) | 2,45,000 |



| | |
|--|-----------|
| (iii) Cash equivalent of unavailed leave calculated on the basis of maximum 30 days for every year of actual service rendered to the employer from whose service he retired [See Note 4 below] | 3,18,500 |
| (iv) Statutory limit | 25,00,000 |

4. Since the leave entitlement of Mr. X as per his employer's rules is 30 days credit for each year of service and he had accumulated 15 days per annum during the period of his service, he would have availed/taken the balance 15 days leave every year.

| | |
|---|--------------------------------|
| Leave entitlement of Mr. X on the basis of 30 days for every year of actual service rendered by him to the employer | = 30 days/year x 26 = 780 days |
| Less: Leave taken /availed by Mr. X during the period of his service | = 15 days/year x 26 = 390 days |
| Earned leave to the credit of Mr. X at the time of his retirement | 390 days |
| Cash equivalent of earned leave to the credit of Mr. X at the time of his retirement | = 390 × ₹24,500/30 = ₹3,18,500 |

14. Computation of total income of Mrs. Rosy and Mrs. Mary for the A.Y.2024-25

| S. No. | Particulars | Mrs. Rosy (Non-resident) | Mrs. Mary (ROR) |
|--------|---|--------------------------|-----------------|
| | | - | - |
| (i) | Salaries Pension recd from State Govt. ₹60,000 Less: Standard deduction u/s 16(ia) ₹50,000 | - | 10,000 |
| | Pension received from Canadian Government is not taxable in the case of a non-resident since it is earned and received outside India | - | - |
| | | - | 10,000 |
| | Income from house property Rent received from house property at Mumbai [assumed to be the annual value in the absence of other information i.e. municipal value, fair rent and standard rent] | 60,000 | 30,000 |



| | | |
|---|-----------------|-----------------|
| Less: Deduction u/s 24(a)@30% | 18,000 | 9,000 |
| | 42,000 | 21,000 |
| Capital gains | | |
| Long-term capital gain on sale of land at Mumbai | 1,00,000 | 1,00,000 |
| Short term capital gain on sale of shares of Indian listed companies in respect of which STT was paid | 20,000 | 2,50,000 |
| | 1,20,000 | 3,50,000 |
| Gross Total Income [(I)+(II)+(III)] | 1,62,000 | 3,81,000 |
| Less: Deductions under Chapter VIA Deduction u/s 80C | | |
| 1. LIC Premium paid | - | 10,000 |
| 2. Premium paid to Canadian Life Insurance Corporation | 40,000 | - |
| 3. Deposit in PPF | - | 20,000 |
| | 40,000 | 30,000 |
| Deduction u/s 80D – Medclaim premium paid | | 25,000 |
| | 40,000 | 55,000 |
| Total deduction under Chapter VI-A is restricted to income other than capital gains taxable under sections 111A & 112 | 40,000 | 31,000 |
| Total income [A-B] | 1,22,000 | 3,50,000 |
| Tax liability of Mrs. Rosy for A.Y.2024-25 | | |
| Tax on long-term capital gains @20% of ₹1,00,000 | 20,000 | |
| Tax on short-term capital gains @15% of ₹20,000 | 3,000 | |
| Tax on balance income of ₹2,000 | Nil | |
| | 23,000 | |
| Tax liability of Mrs. Mary for A.Y.2024-25 | | |
| Tax on STCG @15% of ₹ 1,00,000 [i.e., ₹2,50,000 less ₹1,50,000, being the unexhausted basic exemption limit as per proviso to section 111A] [See Notes 3 & 4 below] | | 15,000 |
| Less: Rebate u/s 87A would be lower of ₹12,500 or tax liability, since total income does not exceed ₹5,00,000 | | 12,500 |
| | | 2,500 |



| | | |
|-----------------------------------|---------------|--------------|
| Add: Health and Education cess@4% | 920 | 100 |
| Total tax liability | 23,920 | 2,600 |

Notes:

- Long-term capital gains on sale of land is chargeable to tax@20% as per section 112.
- Short-term capital gains on transfer of equity shares in respect of which securities transaction tax is paid is subject to tax@15% as per section 111A.
- In case of resident individuals, if the basic exemption limit is not fully exhausted against other income, then, the long-term capital gains u/s 112/short-term capital gains u/s 111A will be reduced by the unexhausted basic exemption limit and only the balance will be taxed at 20%/15%, respectively. However, this benefit is not available to non-residents. Therefore, while Mrs. Mary can adjust unexhausted basic exemption limit against long-term capital gains taxable under section 112 and short-term capital gains taxable under section 111A, Mrs. Rosy cannot do so.
- Since long-term capital gains is taxable at the rate of 20% and short-term capital gains is taxable at the rate of 15%, it is more beneficial for Mrs. Mary to first exhaust her basic exemption limit of ₹2,50,000 against long-term capital gains of ₹100,000 and the balance limit of ₹1,50,000 [i.e., ₹2,50,000 – ₹1,50,000] against short-term capital gains.
- Rebate under section 87A would not be available to Mrs. Rosy even though her total income does not exceed ₹5,00,000, since she is non-resident for the A.Y. 2024-25.

15. Computation of total income and tax liability of Mr. X for A.Y.2024-25 (under default tax regime under section 115BAC)

| Particulars | | |
|---|-------------|-------------|
| Profits and gains of business or profession | | |
| Profit from unit in SEZ | | 40,00,000 |
| Profit from operation of warehousing facility | 1,05,00,000 | |
| Less: Depreciation under section 32 | | |
| On building @10% of ₹65 lakhs (normal depreciation under section 32 is allowable) | 6,50,000 | 98,50,000 |
| Total Income | | 1,38,50,000 |



| Computation of tax liability as per section 115BAC | | |
|--|--|-----------|
| Tax on ₹1,38,50,000 | | 38,55,000 |
| Add: Surcharge@15% | | 5,78,250 |
| | | 44,33,250 |
| Add: Health and Education cess@4% | | 1,77,330 |
| Total tax liability | | 46,10,580 |

Notes:

1. Deductions u/s 10AA and 35AD are **not** allowable as per section 115BAC[2]. However, normal depreciation u/s 32 is allowable.
2. Mr. X is **not** liable to alternate minimum tax u/s 115JC under default tax regime under section 115BAC.

Computation of total income and tax liability of Mr. X for A.Y.2024-25 (under the regular provisions of the Income-tax Act, 1961)

| Particulars | | |
|---|-------------|------------------|
| Profits and gains of business or profession | | |
| Profit from unit in SEZ | 40,00,000 | |
| Less: Deduction u/s 10AA [See Note (1) below] | 32,00,000 | |
| Business income of SEZ unit chargeable to tax | | 8,00,000 |
| Profit from operation of warehousing facility | 1,05,00,000 | |
| Less: Deduction u/s 35AD [See Note (2) below] | 65,00,000 | |
| Business income of warehousing facility chargeable to tax | | 40,00,000 |
| Total Income | | 48,00,000 |
| Computation of tax liability (under the normal/ regular provisions) | | |
| Tax on ₹48,00,000 | | 12,52,500 |
| Add: Health and Education cess@4% | | 50,100 |
| Total tax liability | | 13,02,600 |

Computation of adjusted total income of Mr. X for levy of Alternate Minimum Tax


| | | |
|---|-----------|-------------|
| Particulars | | |
| Total Income [computed above as per regular provisions of income tax] | | 48,00,000 |
| Add: Deduction under section 10AA | | 32,00,000 |
| | | 80,00,000 |
| Add: Deduction under section 35AD | 65,00,000 | |
| Less: Depreciation under section 32 | | |
| On building @10% of `65 lakhs | 6,50,000 | 58,50,000 |
| Adjusted Total Income | | 1,38,50,000 |
| Alternate Minimum Tax@18.5% | | 25,62,250 |
| Add: Surcharge@15% [since adjusted total income > ₹1 crore] | | 3,84,338 |
| | | 29,46,588 |
| Add: Health and Education cess@4% | | 1,17,863 |
| | | 30,64,451 |
| Tax liability u/s 115JC (rounded off) | | 30,64,450 |

Since the regular income-tax payable is less than the alternate minimum tax payable, the adjusted total income shall be deemed to be the total income and tax is leviable @18.5% thereof *plus* surcharge@15% and cess@4%. Therefore, tax liability as per section 115JC is ₹30,64,450.

Since the tax liability of Mr. X under section 115JC is lower than the tax liability as computed u/s 115BAC, it would be beneficial for him **to opt out of the default tax regime under section 115BAC for A.Y. 2024-25**. Moreover, benefit of alternate minimum tax credit is also available to the extent of tax paid in excess over regular tax.

AMT Credit to be carried forward under section 115JEE

| | |
|---|-----------|
| | |
| Tax liability under section 115JC | 30,64,450 |
| Less: Tax liability under the regular provisions of the Income- tax Act, 1961 | 13,02,600 |
| | 17,61,850 |

Notes:

1. Deduction under section 10AA in respect of Unit in SEZ =



Profit of the Unit in SEZ $\times \frac{\text{Export turnover of the Unit in SEZ}}{\text{Total turnover of the Unit in SEZ}}$

$$40,00,000 \times \frac{80,00,000}{1,00,00,000} = 32,00,000$$

2. Deduction@100% of the capital expenditure is available under section 35AD for A.Y.2024-25 in respect of specified business of setting up and operating a warehousing facility for storage of agricultural produce which commences operation on or after 01.04.2009.

Further, the expenditure incurred, wholly and exclusively, for the purposes of such specified business, shall be allowed as deduction during the previous year in which he commences operations of his specified business if the expenditure is incurred prior to the commencement of its operations and the amount is capitalized in the books of account of the assessee on the date of commencement of its operations.

Deduction under section 35AD would, however, **not** be available on expenditure incurred on acquisition of land.

In this case, since the capital expenditure of ₹65 lakhs [i.e., ₹75 lakhs – ₹10 lakhs, being expenditure on acquisition of land] has been incurred in the F.Y.2022-23 and capitalized in the books of account on 1.4.2023, being the date when the warehouse became operational, ₹65,00,000, being 100% of ₹65 lakhs would qualify for deduction under section 35AD.





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