SOLUTION 2

TAX YEAR 2026-27

OLD REGIME

1 April 2026 to 31 March 2027 · Income-tax Act, 2025

Case 13.4 · Shri Nikhil Deshpande · Mumbai

The regime, the Act and the dates

The answer at (A20) is Yes. The option under section 202(4) of opting out of the default regime has been exercised, so income-tax is charged at the rates in Paragraph A of Part I-B of the First Schedule to the Finance Act, 2026. The workbook calls it the Alternative (old) regime; the two names mean the same thing.

The return is furnished on 25 July 2027. The due date is 31 July 2027, so the return is within time and no interest and no fee follows from the date of furnishing.

INCOME FROM SALARIES		
Salary for the year, in the gross amount — basic salary, dearness allowance, every allowance and the bonus; Working note 1 [sections 15 and 16]	₹ 32,03,000	
Less: house rent allowance — the least of the three limits; Working note 3 [Schedule III, Table Sl. No. 11; Rule 279]	₹ 3,91,200	
Less: children education allowance — ₹ 3,000 a month for each of his two children [Schedule III, Table Sl. No. 13; Rule 280(2), Sl. No. 7]	₹ 72,000	
Less: hostel expenditure allowance — ₹ 9,000 a month for the one child in a hostel [Schedule III, Table Sl. No. 13; Rule 280(2), Sl. No. 8]	₹ 1,08,000	
Less: conveyance allowance — the ₹ 60,000 spent in the performance of his duties [Schedule III, Table Sl. No. 12; Rule 280(1)(d)]	₹ 60,000	
Less: uniform allowance — the ₹ 18,000 spent on the uniform [Schedule III, Table Sl. No. 12; Rule 280(1)(g)]	₹ 18,000	
Net salary	₹ 25,53,800	
Less: standard deduction — ₹ 50,000, or the salary, whichever is less [section 19(1), Table Sl. No. 2]	₹ 50,000	
Less: tax on employment paid to the Municipal Corporation of Greater Mumbai [section 19(1), Table Sl. No. 1]	₹ 2,500	
Income chargeable under the head "Salaries"		**₹ 25,01,300**
INCOME FROM HOUSE PROPERTY		
Property 1 — Bandra West, Mumbai — let out		
Gross rent received or receivable for the year [section 21(1)]	₹ 8,40,000	
Less: taxes paid to the local authority during the year [section 21(7)(b)]	₹ 42,000	
Annual value	₹ 7,98,000	
Less: thirty per cent of the annual value [section 22(1)(a)]	₹ 2,39,400	
Less: interest on the home loan of ₹ 45,00,000 from ICICI Bank Limited, Home Loan Account No. 602405018734, borrowed to acquire it — allowed in full, the house being let out [section 22(1)(b)]. The principal repaid is not deducted here; it is a payment under section 123	₹ 3,25,000	
Income from property 1		**₹ 2,33,600**
Property 2 — Dundahera, Ghaziabad — let out		
Gross rent received or receivable for the year [section 21(1)]	₹ 4,80,000	
Less: taxes paid to the local authority during the year [section 21(7)(b)]	₹ 24,000	
Annual value	₹ 4,56,000	

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Less: thirty per cent of the annual value [section 22(1)(a)]	₹ 1,36,800	
Less: interest on the home loan of ₹ 28,00,000 from Axis Bank Limited, Home Loan Account No. 920020047812365, borrowed to acquire it — allowed in full, the house being let out [section 22(1)(b)]. The principal repaid is not deducted here; it is a payment under section 123	₹ 2,10,000	
Income from property 2		**₹ 1,09,200**
Total of the two properties		₹ 3,42,800
Income chargeable under the head "Income from house property"		**₹ 3,42,800**
INCOME FROM OTHER SOURCES		
Interest credited to the savings bank accounts [section 92]	₹ 19,000	
Interest on fixed deposits, in the gross amount before the tax deducted	₹ 2,20,000	
Interest received on an income-tax refund	₹ 13,200	
Dividend on listed equity shares, in the gross amount — declared and paid on 28 May 2026, so period (i) — 1 April 2026 to 15 June 2026 [section 92(2)(a)]	₹ 1,60,000	
Sums of money received without consideration from three persons who are not relatives — ₹ 15,000, ₹ 11,000 and ₹ 25,000. Their total of ₹ 51,000 exceeds ₹ 50,000, so the whole of it is income; Working note 2 [section 92(2)(m)(i)]	₹ 51,000	
The ₹ 1,00,000 from his mother's brother — a relative, so not income [section 92(3)(a), with section 92(5)(g)(i)(D)]	Nil	
Gross income from other sources	₹ 4,63,200	
Income chargeable under the head "Income from other sources"		**₹ 4,63,200**
GROSS TOTAL INCOME [section 122(10)]		**₹ 33,07,300**
DEDUCTIONS FROM GROSS TOTAL INCOME — Chapter VIII		
Life insurance premia ₹ 66,000, provident fund ₹ 72,000, tuition fees of his two children ₹ 42,000 and the principal of the two home loans repaid ₹ 2,00,000 — ₹ 3,80,000 in all, itemised in Schedule XV below, restricted to the statutory ceiling. The boarding and lodging charges are not tuition fees [section 123]	₹ 1,50,000	
Health insurance — himself and his family ₹ 25,000; his parents, both senior citizens, ₹ 47,000 and their preventive health check-up ₹ 5,000 in cash, together restricted to ₹ 50,000; Working note 4 [section 126]	₹ 75,000	
Interest on the education loan for his wife's M.B.A.; the ₹ 42,000 on the loan for his brother's B.Tech. is allowed under no section; Working note 5 [section 129]	₹ 78,600	
Contribution to the Lok Kalyan Party by UPI. The ₹ 10,000 paid in cash is not allowed: the section allows only contributions made otherwise than in cash [section 137]	₹ 40,000	
Interest on savings accounts — ₹ 19,000 claimed, restricted to the statutory ceiling [section 153]	₹ 10,000	
Donations — the whole ₹ 25,000 to the National Defence Fund, and one-half of the ₹ 60,000 cheque to the Sankalp Shiksha Foundation, which is within the qualifying limit of ₹ 2,95,370; the ₹ 5,000 in cash gets nothing; Working note 6 [section 133]	₹ 55,000	
Total of the deductions allowed		**₹ 4,08,600**
TOTAL INCOME, rounded off to the nearest multiple of ten rupees [section 516]		**₹ 28,98,700**
TAX ON THE TOTAL INCOME		
On the first ₹ 2,50,000 — Nil [Paragraph A of Part I-B of the First Schedule to the Finance Act, 2026]	Nil	

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On the next ₹ 2,50,000 — 5 per cent	₹ 12,500	
On the next ₹ 5,00,000 — 20 per cent	₹ 1,00,000	
On the balance of ₹ 18,98,700 — 30 per cent	₹ 5,69,610	
Tax payable on the total income		**₹ 6,82,110**
Less: rebate — nil, the total income being past ₹ 5,00,000 [section 156]		₹ 0
Tax after rebate		₹ 6,82,110
Add: health and education cess at four per cent [section 2 of the Finance Act, 2026]		₹ 27,284
TOTAL TAX AND CESS		**₹ 7,09,394**
INTEREST, TAXES PAID, AND THE AMOUNT PAYABLE OR REFUNDABLE		
Memorandum: assessed tax — the total tax and cess, less the credit for tax deducted at source of ₹ 5,84,800 [section 424]	₹ 1,24,594	
Memorandum: advance tax — the challans of Schedule IT deposited on or before 31 March 2027 [sections 404 to 408]	₹ 1,15,000	
Memorandum: self-assessment tax — the challan deposited after 31 March 2027. It is not advance tax and does not count towards the ninety per cent [section 266]	₹ 9,590	
Add: interest for default in the payment of advance tax — NOT COMPUTED. Interest under sections 423 to 425 is ignored in this paper [section 424]		₹ 0
Add: interest for deferment of advance tax — NOT COMPUTED. Interest under sections 423 to 425 is ignored in this paper [section 425]		₹ 0
Add: fee for a return furnished after the due date — nil, the return having been furnished on 25 July 2027, within the due date of 31 July 2027 [section 428(a)]		₹ 0
Total tax, fee and interest, rounded off [section 516]		**₹ 7,09,390**
Less: advance tax paid — Schedule IT [sections 404 to 408]	₹ 1,15,000	
Less: self-assessment tax paid — Schedule IT [section 266]	₹ 9,590	
Less: tax deducted from salary — Schedule TDS [section 392]	₹ 5,30,000	
Less: tax deducted from the interest on fixed deposits — Schedule TDS [section 393(1), Table Sl. No. 5(ii)]	₹ 22,000	
Less: tax deducted from the dividend — Schedule TDS [section 393(1), Table Sl. No. 7]	₹ 16,000	
Less: tax deducted from the rent of Property 1 by the tenant, an individual having no tax deduction account number — Schedule TDS [section 393(1), Table Sl. No. 2(i)]	₹ 16,800	
Total taxes paid		**₹ 7,09,390**
AMOUNT PAYABLE — nil: the taxes paid meet the liability exactly [section 266]		**Nil**

The three figures to check

Total income ₹ 28,98,700 Total tax, fee and interest ₹ 7,09,390 Amount payable Nil

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Working notes

Working notes 1 and 2 — the salary and the gifts — are with Solution 1; they hold for this solution too.

Working note 3 — house rent allowance [Schedule III, Table Sl. No. 11; Rule 279]

Salary for the purpose — basic salary ₹ 16,80,000 and the half of the dearness allowance that enters retirement benefits ₹ 1,68,000 [Rule 279(2)(b)]		**₹ 18,48,000**
(a) The allowance actually received [Rule 279(1)(a)]	₹ 6,00,000	
(b) Rent paid ₹ 5,76,000, less one-tenth of the salary ₹ 1,84,800 [Rule 279(1)(b)]	₹ 3,91,200	
(c) Fifty per cent of the salary, Mumbai being one of the eight places [Rule 279(1)(c), Table Sl. No. 1]	₹ 9,24,000	
Exempt — the least of (a), (b) and (c)		**₹ 3,91,200**
Taxable — the rest of the allowance		₹ 2,08,800

The whole year is one relevant period [Rule 279(2)(a)]: the flat, the rent, the allowance and the salary did not change. He owns a flat at Bandra, but he does not live in it; the condition of Sl. No. 11 is only that the accommodation he occupies is not owned by him. The landlady's PAN is with the employer, the rent being above ₹ 1,00,000 a year.

Working note 4 — health insurance and check-up [section 126]

Payment	Paid	Limit	Allowed
Himself, his wife and their two children — premium, by net banking	₹ 25,000	₹ 25,000 [section 126(2)(a)]	₹ 25,000
His parents — premium, by cheque	₹ 47,000		
His parents — preventive health check-up, in cash	₹ 5,000	₹ 5,000 for check-ups [section 126(3)]; cash allowed [section 126(9)(a)]	
His parents, together	**₹ 52,000**	**₹ 50,000 — senior citizens [section 126(2)(b), with section 126(8)(a)]**	**₹ 50,000**
Total	**₹ 77,000**		**₹ 75,000**

No one in his family is a senior citizen — he is 48 and his wife 45 — so their limit stays at ₹ 25,000. Whether his parents depend on him does not matter: only "family", the spouse and dependant children, carries that word [section 126(10)(b)].

Working note 5 — interest on the education loans [section 129]

The loan for his wife's M.B.A. was taken from HDFC Bank Limited, a banking company and so a financial institution [section 129(3)(b)]; the M.B.A. is higher education [section 129(3)(c)] and his wife a relative [section 129(3)(e)]. He began paying the interest in 2023-24, so the eight years of section 129(2) run to 2030-31; with no ceiling, the whole ₹ 78,600 is allowed. The Axis Bank loan is for the B.Tech. of his brother, who is not a relative — only the spouse, the children and a student of whom he is the legal guardian are [section 129(3)(e)]: its interest of ₹ 42,000 gets no deduction.

Working note 6 — donations [section 133]

Gross total income		**₹ 33,07,300**
Less: the deductions under the other provisions of the Chapter — sections 123 ₹ 1,50,000, 126 ₹ 75,000, 129 ₹ 78,600, 137 ₹ 40,000 and 153 ₹ 10,000		**₹ 3,53,600**
Adjusted gross total income [section 133(7)(a)]		**₹ 29,53,700**
Qualifying limit — ten per cent of it [section 133(2)]	₹ 2,95,370	
Donations subject to the limit — the cheque to the Sankalp Shiksha Foundation [section 133(1)(b)(ii)]; the ₹ 5,000 in cash is out [section 133(5)]	₹ 60,000	
The lower of the two — the donation is within the limit	₹ 60,000	
Fifty per cent of it		₹ 30,000
Add: the National Defence Fund — the whole, with no qualifying limit [section 133(1)(a)(i)]		₹ 25,000
Deduction under section 133		**₹ 55,000**

Section 133 is worked last, because its limit is fixed on the adjusted gross total income — what is left after every other deduction of the Chapter. The deduction for the Foundation rests on the information it furnishes, which the ARN identifies [section 133(6)].

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Schedule XV and the deduction sheets of this solution

Schedule XV — section 123: the payments, with their policy or document numbers

Sl. No.	Nature of payment	Amount eligible for deduction u/s 123	Policy number or Document Identification number
1	Life insurance premium	₹ 42,000	LIC/2011/005862
2	Life insurance premium	₹ 24,000	TAIA/2018/447193
3	Contribution to provident fund	₹ 72,000	PF/TDS/2026-27/ND/0052197
4	Tuition fees — first child	₹ 21,000	PRS/2026-27/00817
5	Tuition fees — second child	₹ 21,000	SVS/2026-27/02164
6	Housing loan repaid — Property 1	₹ 1,18,000	602405018734
7	Housing loan repaid — Property 2	₹ 82,000	920020047812365
	Total of the payments	**₹ 3,80,000**	
	Deduction allowed — restricted to the statutory ceiling [section 123]	**₹ 1,50,000**	

Section 126 — the S-126 sheet: senior citizen in the family? No; either parent a senior citizen? Yes

Part of the sheet	Insurer	Policy number	Amount
Self & Family — (i) Health Insurance	ICICI Lombard General Insurance Company Limited	ICL/2023/H518236	₹ 25,000
Parents including Senior Citizen — (i) Health Insurance	Care Health Insurance Limited	CHI/2022/SC40918	₹ 47,000
Parents including Senior Citizen — (ii) Preventive Health Checkup			₹ 5,000
Eligible amount of deduction			**₹ 75,000**

Section 129 — the S-129-132 sheet

Loan from	Bank · loan account	Sanctioned on · loan · outstanding	Purpose	Interest u/s 129
Bank	HDFC Bank Limited · 89120004517326	18/02/2023 · ₹ 15,00,000 · ₹ 7,46,200	Wife's M.B.A.	₹ 78,600

Section 133 — the S-133 sheet

Part	Donee	PAN of the donee	Cash	Other mode	Total	Eligible
A	National Defence Fund	AAAGN0009F	₹ 0	₹ 25,000	₹ 25,000	₹ 25,000
D	Sankalp Shiksha Foundation · ARN AAETS5417MF2026000458	AAETS5417M	₹ 0	₹ 60,000	₹ 60,000	₹ 30,000
E	**Donations (A + B + C + D)**		**₹ 0**	**₹ 85,000**	**₹ 85,000**	**₹ 55,000**

Section 137 — the S-137 sheet: Lok Kalyan Party, PAN AAAAL7392J

Sl.	Date	Cash	Other mode	Total	Eligible	Reference · IFSC
1	02/10/2026	₹ 0	₹ 40,000	₹ 40,000	₹ 40,000	UPI 627514839201 · HDFC0001234
2	26/01/2027	—	—	—	—	Cash — refused by the sheet, not entered
	Total	**₹ 0**	**₹ 40,000**	**₹ 40,000**	**₹ 40,000**	

These sheets are filled because (A20) is Yes; under (A20) No the workbook allows none of them. Every payment is entered at its full amount, save cash the sheets refuse — above ₹ 2,000 under section 133, and any amount under section 137 — which gets no deduction.

Advocate Dr. S. B. Rathore

The two solutions of this case, side by side

What moves when (A20) moves, and nothing else does

The facts of the case do not change with the regime. What changes is what the Act allows against them: the exemption of the house rent, children education, hostel and uniform allowances [section 202(2)(a)(i) and (ii)], the standard deduction of section 19(1), the tax on employment, the whole of Chapter VIII, the slab table, and the rebate of section 156. The conveyance allowance, the two houses and the income from other sources — the gifts included — come out the same under both.

Nothing on this page is needed in order to work the case. A student sitting the practical works one regime at a time and never turns to it. It is for the revision class afterwards, and for the teacher.

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Particulars	Solution 1 NEW regime (A20) = No	Solution 2 OLD regime (A20) = Yes
Income from salaries	₹ 30,68,000	₹ 25,01,300
Income from house property	₹ 3,42,800	₹ 3,42,800
Income from other sources	₹ 4,63,200	₹ 4,63,200
Gross total income	₹ 38,74,000	₹ 33,07,300
Deductions allowed under Chapter VIII	—	₹ 4,08,600
TOTAL INCOME	₹ 38,74,000	₹ 28,98,700
Tax on the total income	₹ 7,42,200	₹ 6,82,110
Health and education cess	₹ 29,688	₹ 27,284
TOTAL TAX AND CESS	₹ 7,71,888	₹ 7,09,394
Interest for default in advance tax [section 424] — not computed, ignored in this paper	—	—
Total tax, fee and interest	₹ 7,71,890	₹ 7,09,390
Advance tax paid	₹ 1,15,000	₹ 1,15,000
Self-assessment tax paid	₹ 9,590	₹ 9,590
Tax deducted at source	₹ 5,84,800	₹ 5,84,800
Total taxes paid	₹ 7,09,390	₹ 7,09,390
AMOUNT PAYABLE	₹ 62,500	Nil
REFUND DUE	—	—

Which regime costs this assessee less

For Shri Nikhil Deshpande the cheaper of the two is the OLD regime — he should answer Yes at (A20) and opt out of the default regime — by ₹ 62,494 of tax and cess. It is the exemptions that win it: ₹ 5,89,200 more of his salary is exempt there, and Chapter VIII allows ₹ 4,08,600; the lower slabs of the new regime do not make up for them.

Advocate Dr S. B. Rathore

Points this case is built to test

- A cousin is not a relative; a mother's brother is. The three gifts from persons who are not relatives come to ₹ 51,000 — past ₹ 50,000 — so all of it is income. A birthday or Diwali is no exempt occasion.
- He owns a let-out flat in Mumbai and still gets the house rent exemption, because the flat he lives in is not his; only the half of the dearness allowance that enters retirement benefits counts as salary for it.
- The default regime keeps the conveyance allowance and nothing else of the five; the old regime keeps all five, each to its own limit. Medical, city compensatory and entertainment allowances are taxable in full in both.
- Interest on a let-out house goes to section 22(1)(b) in full; the principal repaid is a section 123 payment. Boarding and lodging are not tuition fees.
- Section 126: the parents need not be dependants; being senior citizens they raise the limit to ₹ 50,000; the check-up may be paid in cash.
- Section 129 asks for a loan from a financial institution or an approved charitable institution, for the higher education of himself or a relative — the spouse, a child, or a student of whom he is the legal guardian; a brother is none of these.
- Cash kills a donation of more than ₹ 2,000 under section 133 and any contribution at all under section 137; section 133 is worked last, on the adjusted gross total income.

Working the case in the workbook

Both solutions can be checked in the ITR-1 SAHAJ workbook: fill one copy with (A20) at No and another with (A20) at Yes, from Part B of the question. Everything else is entered alike in both; these are the entries that differ.

Field or sheet	Solution 1 — (A20) No	Solution 2 — (A20) Yes
(A20) — opt out of the default regime?	No	Yes
B1(ii) — allowances exempt, from the drop-down	One line: the Schedule III, Sl. No. 12 line for the allowances the default regime keeps — conveyance ₹ 60,000	Two lines: Sl. No. 12 — ₹ 78,000 (conveyance ₹ 60,000 and uniform ₹ 18,000); Sl. No. 13 — ₹ 1,80,000 (children education ₹ 72,000 and hostel ₹ 1,08,000)
Sch-HRA — feeds the house rent allowance row of B1(ii)	Not used: no exemption under this regime	Mumbai · ₹ 6,00,000 · rent ₹ 5,76,000 · basic ₹ 16,80,000 · DA ₹ 1,68,000 — exempt ₹ 3,91,200
B1(iv)(c) — professional tax	Left at nil — not deductible under this regime	₹ 2,500
B1(v) — income under "Salaries", and column (3) of TDS1 (Form 130)	₹ 30,68,000	₹ 25,01,300
S-123, S-126, S-129-132, S-133 and S-137	Not filled: Chapter VIII is not allowed	Filled as above — eligible ₹ 1,50,000, ₹ 75,000, ₹ 78,600, ₹ 55,000 and ₹ 40,000
Part C — section 153	Not allowed	₹ 19,000 entered; ₹ 10,000 allowed
Total income · total tax, fee and interest · balance	₹ 38,74,000 · ₹ 7,71,890 · payable ₹ 62,500	₹ 28,98,700 · ₹ 7,09,390 · nil

Note. Interest under sections 423, 424 and 425 is NOT COMPUTED in this paper. The rows remain on the form, because they are on the notified return, but nothing is worked out against them. In practical life the interest is charged, and the return of a real assessee would carry it.

Advocate Dr. S. B. Rathore