

CIRCULAR N.51

SUBJECT – Rule 32(3) –

Procedure to be observed in estimating rent of building not rented out and yielding no income.

In the explanation below rule 32(3) of the Bombay Public Trusts Rules, 1951, it has been laid down that the Deputy/Assistant Charity Commissioner should estimate the gross annual rent of buildings in cases in which no rateable value has been fixed by a local authority. It will, therefore, be necessary for the Chartered Accountants or auditors, auditing the accounts of public trusts to seek the orders of the Deputy/Assistant Charity Commissioner of the region concerned in these cases. This should be brought to the notice of the auditors, Chartered Accountants or others, whenever necessary.

To calculate the gross annual rent of such buildings, their present or current market value should first be estimated in the usual manner and the gross annual rent should be taken as 5 per cent of this value. Attention in this connection is invited to Circular No.25, dated 16<sup>th</sup> September, 1952, wherein it has been stated that there would be no market value for a temple, the temple with its idol(s) being extracommercium.

Dated : 10<sup>th</sup> April, 1953.

D.R.PRADHAN  
Charity Commissioner, Bombay