



h. VALUATION OF REAL ESTATE

Q44. Valuation of Real estate - Cost, Price and Value

44.1. The actual expenditure in manufacturing an asset is called as

- a) Cost b) Price c) Value d) Worth

44.2. The amount paid for acquiring ownership is called

- a) Cost b) Price c) Value d) Worth

44.3. Cost plus profit is called as

- a) Value b) Increase cost c) Price d) Worth

44.4. Price is always more than the cost.

- a) Need not be b) Always more c) Always less d) Worth

44.5. An estimate of the price as it ought to be, is called as

- a) Cost b) Value c) Price d) Worth

44.6. Mr. X has spent Rs. 1 crore in constructing a residential building and he offers Rs. 1.15 crores to sell it. The cost is

- a) Rs. 1.075 crores b) Rs. 1.15 crores
c) Rs. 1 crore d) More than 1.5 crores

44.7. Mr. Y purchases a house for Rs. 1.15 crores as against the cost of 1.00 crore as incurred by Mr. X. What is the cost in the hands of Mr. Y.

- a) Rs. 1.15 crores b) Rs. 1.00 crore
c) Rs. 1.075 crores d) above Rs. 1.15 crores

44.8. The tag attached to a product in a shop for the purpose of selling is called as

- a) Cost tag b) Price tag c) Value tag d) Worth tag

44.9. For the purpose of giving loan to a property under mortgage, the bank is directing its values to certify

- a) Price b) Cost c) Value d) Worth

44.10. To construct a new building, Mr. X has applied loan. After the construction is completed, the bank directs the value to certify the

- a) Cost b) Value c) Price d) Worth

44.11. After the construction of his new building, the assessee for the purpose of income tax approaches the valuer and request him to certify the

- a) Value b) Cost c) Price d) Worth

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h. VALUATION OF REAL ESTATE

Q45. Valuation of Real estate - Types of value

45.1. The rental value of the property assessed by the local authority for levy of property tax is called as

- a) Market value
- b) Annual letting value
- c) Book value
- d) Distress value

45.2 The value which can be defined as an estimate of the price the property would realise in the open market under private or public auction is called as

- a) Market value
- b) Auction value
- b) Distress value
- d) Forced sale value

45.3. The written down value of an asset as shown in the books of account is called as

- a) Market value
- b) Depreciated value
- c) Book value
- d) Fair value

45.4. When a property is sold by the owner under distress condition, the sale price is called as

- a) Distress value
- b) Forced sale value
- c) Fair value
- d) Market value

45.5. When a property is sold in the open market under normal conditions, such value is called as

- a) Auction value
- b) Market value
- c) Distress sale value
- d) Forced sale value

45.6. The value of a running business of an industrial or commercial establishment with all its tangible and intangible assets is called as

- a) Investment value
- b) Fair market value
- c) Liquidation value
- d) Going concern value

45.7 When the auction is carried out under order of the court and is also supervised by the court, such value is usually called as

- a) Auction value
- b) Liquidation value
- c) Distress sale value
- d) Fair market value

45.8. When sufficient time is given for auction to liquidate the assets, it is called as

- a) Forced liquidation value
- b) Orderly liquidation value
- c) Distressed sale value
- d) Forced sale value

45.9. When the assets are auctioned as quickly as possible with a very little market exposure and short time, it is called as

- a) Orderly liquidation value
- b) Distressed sale value
- c) Forced liquidation value
- d) Forced sale value

45.10. The estimate value of mortgage loan amount that could be safely advanced by the bank is called as

- a) Forced sale value
- b) Mortgage value
- c) Liquidation value
- d) Distressed sale value

45.11. Replacement cost minus depreciation is called as

- a) Depreciated replacement cost (DRC)
- b) Present market value
- c) Depreciation value
- d) Market value

45.12. It is an estimated value of the property worked out on notional concepts for special purpose, say for purpose of taxation. The value is called as

- a) Notional value
- b) Market value
- c) Tax value
- d) Fair value

45.13. This term in common parlance would mean net money likely to be realised by the owner after the sale of the property. The value is called as

- a) Fair value
- b) Net value
- c) Market value
- d) Realisable value

45.14. The minimum price mentioned in the advertisement for the purpose of auctioning is called as

- a) Advertisement value
- b) Upset value (Reserve value)
- c) Auction value
- d) Fair value

45.15. It is the price expected for a building whose useful span of life is over but is still continued use. It is the value at the end of utility period of the asset without being dismantled.

- a) Salvage value
- b) Scrap value
- c) Junk value
- d) Depreciated value

45.16. It is the value of dismantled materials which has become completely useless for any further use. The value is called as

- a) Depreciation value
- b) Salvage value
- c) Scrap value (Junk value)
- d) Useless value

45.17. It is the value of a property to a speculator who invests in the property with the sale motive of selling the property at a profit within a short time.

- a) Speculative value
- b) Desired value
- c) Future value
- d) Potential value

45.18. Mr. 'X' would like to buy a car with the special registration number 1 or 786 by giving extra amount. This value is called as

- a) Potential value
- b) Desired value
- c) Fair value
- d) Special value

45.19. It is the true value of the property as distinct from the agreement value. A property is purchased for Rs. 50 lakhs but the sale agreement is made for Rs. 25 lakhs. Rs. 50 lakhs is called as

- a) Intrinsic value
- b) Deed value
- c) Agreement value
- d) Stamp duty value

45.20. It is a value of the property estimated in accordance with the provisions of the concerned statute like wealth tax schedule III. The value is called as

- a) Statutory value
- c) Market value

- b) Tax value
- d) Book value

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h. VALUATION OF REAL ESTATE

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Q46. Valuation of Real estate - Basic elements of value - Marketability, utility, scarcity and transferability

46.1. The four essential elements of value are

- a) Utility, scarcity, demand and transferability
- b) Size, area, shape, access
- c) Location, amenities, facilities, services
- d) Engineering aspect, architectural aspect, design, occupation

46.2. No one would like to buy a property if it has no

- a) Utility
- b) Drawing approval
- c) Legal opinion
- d) Tax assessment

46.3. The property has value only if it can be

- a) Transferable
- b) Non - transferable
- c) Non - marketable
- d) Temple property

46.4. A temple property is

- a) Non - transferable
- b) Marketable
- c) Transferable
- d) Non - marketable property

46.5. A temple property is not marketable, yet it has got value. Instead of market value, we may call it as

- a) Notional value
- b) Special value
- c) Religion value
- d) Fair value

46.6. A temple property can be valued by assuming

- a) Hypothetical sale (not actual sale)
- b) Comparable sale
- c) Guideline rate
- d) Prevailing market trend

46.7. If any commodity is available in abundance, it will

- a) Lose its original value
- b) Increase its value
- c) Have no market at all
- d) Not be sold at all

46.8. If there is no demand for a product or no paying capacity to buy a product,

- a) It gains more value
- b) It loses value
- c) The value is stable
- d) It cannot be sold

46.9. The property has a value only if it can

- a) Be transferable
- b) Have drawing approval
- c) Have a title deed
- d) Have proper approach

46.10. In order to possess value, an asset ought to have

- a) Title deed
- b) Utility
- c) Tax assessment
- d) Rent yielding

46.11. The properties which are available in limited quantity and are not in abundance command

- a) Land value
- b) High value
- c) No value
- d) Stable value

46.12. The ownership and possession of the property can be transferred by way of sale, lease, mortgage, will, etc. and hence it has a value. This is called

- a) Transferability
- b) Scarcity
- c) Marketability
- d) Utility

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h. VALUATION OF REAL ESTATE

Q47. Factors affecting valuation - Physical and Economic

47.1. The factors such as local population, employment opportunities, changes in services, trade and commerce, per capital income at district / state level, paying capacity of local residents, trend of city growth are

- a) Micro economic factors
- b) Macro economic factors
- c) Physical factors
- d) Social factors

47.2. Domestic savings, fixed capital formation in construction and real estate sector, flow of capital investments in bank, fixed deposits, shares, debentures, government securities are

- a) Macro economic factors
- b) Micro economic factors
- c) Physical factors
- d) Social factors

47.3. Demand and supply of properties and income fetching properties are called as

- a) Economic factors
- b) Legal factors
- c) Physical factors
- d) Social factors

47.4. State and Central governments, policies of land development, economic & Taxation policies of government, money market situation, recession period in real estate are

- a) Economic factors
- b) Legal factors
- c) Physical factors
- d) Social factors

47.5. Inflation or deflation in nation's economy, availability of money on credit from bank, burden of property tax, employment opportunity are

- a) Economic factors
- b) Legal factors
- c) Physical factors
- d) Social factors

47.6. Land characteristics like size, shape, plot area, frontage, orientations, soil type, topography are

- a) Legal factors
- b) Physical (Technical) factors
- c) Economic factors
- d) Social factors

47.7. Infrastructure facility like roads, water supply, drainage, power supply, telecommunication links are

- a) Legal factors
- b) Physical (Technical) factors
- c) Economic factors
- d) Social factors

47.8. Prominence and placement like main road, by - lane, dead end road, remote area location are

- a) Legal factors
- b) Physical (Technical) factors
- c) Economic factors
- d) Social factors

47.9. Building characteristics like RCC framed structure, further life, age of structure, deterioration, specification of building, workmanship quality, intelligent building & green building concepts, obsolescence, maintenance are

- a) Legal factors
- b) Physical (Technical) factors
- c) Economic factors
- d) Social factors

47.10. Functional aspects like optimum use of inner space with minimum wastage, amenities like swimming pool, garden, lift, security system, intercom facility, health club, children's play area are

- a) Legal factors
- b) Physical (Technical) factors
- c) Economic factors
- d) Social factors

47.11. Environmental aspects like noise, smoke pollution level, sea front, nuisance due to railway track, industries, air port, climatic conditions are

- a) Economic factors
- b) Legal factors
- c) Physical factors
- d) Social factors

47.12. Natural calamity like earth quake prone areas, flooding and cyclone hazards, Tsunami prone area are

- a) Economic factors
- b) Legal factors
- c) Physical factors
- d) Social factors

47.13. Soil condition - Rocky soil, hard muram, black cotton soil, reclaimed soil, filled up ground are

- a) Economic factors
- b) Legal factors
- c) Physical factors
- d) Social factors

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h. VALUATION OF REAL ESTATE

Q48. Factors affecting valuation - Legal and Social

48.1. Rent control act, Urban land ceiling act, Coastal regulations, Ecological restriction are examples for

- a) Legal factors
- b) Economic factors
- c) Social factors
- d) Physical factors

48.2. Transfer of property act with lease provisions, Covenants under lease or conveyance deed, Easement act for licenses, Civil procedure code are examples for

- a) Legal factors
- b) Economic factors
- c) Social factors
- d) Physical factors

48.3. Land acquisition act, Building Bye-laws, Town planning acts, Zoning regulations, Laws governing building construction like development control rules, FSI norms, Open space regulations, etc, Wealth tax, Income tax act are examples for

- a) Legal factors
- b) Economic factors
- c) Social factors
- d) Physical factors

48.4. Law on earth quake resistant building, Reservation under different acts are examples for

- a) Legal factors
- b) Economic factors
- c) Social factors
- d) Physical factors

48.5. Safety distance from industrial belt, hazardous store, etc., height restriction rules near airport area, safety distance from high tension lines, railway tracks, highways, water courses, are examples for

- a) Legal factors
- b) Economic factors
- c) Social factors
- d) Physical factors

48.6. Locality (like poor class, middle class, posh areas); Neighbourhood (like well developed, less developed, slum, cremation ground, dumping ground, nuisance due to community hall); Civic amenities (like proximity of shops, mall, market, hospital, bus stand, railway station) are examples for

- a) Economic factors
- b) Physical factors
- c) Social factors
- d) Legal factors

48.7. Populations (density in area and population growth), Means of communication (railway, roadway or waterways) are

- a) Economic factors
- b) Physical factors
- c) Social factors
- d) Legal factors

48.8. Prestige aspect (prominent location, renowned personality, well known celebrity, famous sport champion, industrialist, politician); Political factor (Linguistic or religious communal unrest) are examples for

- a) Economic factors
- b) Physical factors
- c) Social factors
- d) Legal factors

48.9. Racial habitation (like parsi colony, mohamedan colony, hindu colony, catholic colony), Religious factors (like proximity of temple, church, mosque) are the examples for

- a) Economic factors
- b) Physical factors
- c) Social factors
- d) Legal factors

48.10. Personal factors like Sentimental, Considerations, Belief in vaastu, Liking for specific neighbourhood are the examples for

- a) Economic factors
- b) Physical factors
- c) Social factors
- d) Legal factors

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h. VALUATION OF REAL ESTATE

Q49. Highest and best use, value in use and value in exchange

49.1. It is worth of an asset to specific user and therefore it is subjective and is usually measured by cost of replacing the property less depreciation. It is non market based value. It is called as

- a) Value in exchange
- b) Desired value
- c) Going concern value
- d) Value in use

49.2. It is the price that would tend to prevail in a free, open and competitive market on the basis of an equilibrium, set by forces of demand and supply. Highest and best use or alternative use of the property is also considered while estimating value. We may say it is also Fair market value

- a) Forced sale value
- b) Value in use
- c) Going concern value
- d) Value in exchange

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h. VALUATION OF REAL ESTATE

Q50. Real property - Rights and interests in real estate

Types of ownership in Real estate

50.1. The things which can be physically touched or felt like land, furniture, jewelry are called as

- a) Tangible asset
- b) Intangible asset
- c) Physical asset
- d) Imaginary asset

50.2. The things which cannot be touched but have the right of ownership of non - material things are called

- a) Tangible asset
- b) Intangible asset
- c) Physical asset
- d) Imaginary asset

50.3. Land, building are the examples of

- a) Imaginary asset
- b) Intangible asset
- c) Physical asset
- d) Tangible asset

50.4. Copyrights, goodwill are the examples of

- a) Physical asset
- b) Tangible asset
- c) Intangible asset
- d) Imaginary asset

50.5. Property consisting of land and objects and substances permanently attached to the ground is called

- a) Real property
- b) Unreal property
- c) Imaginary property
- d) Physical property

50.6. Plant and machinery, jewelry are considered as

- a) Immovable property
- b) Movable property
- c) Stable property
- d) Imaginary property

50.7. Valuation is a

- a) Bundle of rights
- b) Bundle of ownership
- c) Bundle of encumbrance
- d) Bundle of legalities

50.8. If a thing can be owned only by one person at a time, it is called as

- a) Partnership
- b) Sole ownership
- c) Association of persons
- d) Trust

50.9. If two or more persons own a thing as in the case of a house or land. It is called

- a) Cooperative society
- b) Proprietorship
- c) Trust
- d) Co-ownership

50.10. It is an example of duplicate ownership which allows the separation of the powers of the management and the rights of management. It is called as

- a) Trust
- b) Association of persons
- c) Partnership
- d) Sole - ownership

50.11. The legal relation between a person and an object denoted as

- a) Ownership
- b) Lease
- c) Tenant
- d) Lessee

50.12. estate is one in which a property is conveyed to a person only for the terms of his life. It is

- a) Leasehold
- b) Life estate
- c) Freehold
- d) Easement

50.13. It is the most complete ownership in real property. It implies absolute ownership. The owner's right is unrestricted in time (till perpetuity). This is called as

- a) Easement
- b) Leasehold
- c) Rented
- d) Freehold

50.14. A freeholder gives out to someone for use for a fixed duration under certain terms and conditions. This is called as

- a) Sale
- b) Rent
- c) Lease
- d) Mortgage

50.15. The use of someone's land without obtaining the title is called as

- a) Lease
- b) Easement
- c) Sub - lease
- d) Ground rent

50.16. The owner of the adjacent premises may use the land owned by his neighbor on a temporary basis is called as

- a) Ground rent
- b) Leasehold
- c) Sub - lease
- d) Easement right

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h. VALUATION OF REAL ESTATE

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Q51. Valuation of Real estate - Annuities, capitalisation, rate of capitalisation, years purchase, sinking fund, redemption of capital, reversionary value

51.1. It is a rate of interest at which the investor is willing to invest his capital to get benefit. It is called

- a) Rate of capitalisation
- b) Capital value
- c) Years purchase
- d) Sinking fund

51.2. If a person deposits Rs. 10,00,000, in a bank as fixed deposit, the bank offers interest at 8% on Fixed deposit. This 8% is called as

- a) Yield rate
- b) Rate of capitalisation
- c) Years purchase
- d) Rate of redemption

51.3. The rate of return expected by the investor for recoupment of capital invested in the property is called as

- a) Rate of sinking fund
- b) Rate of capitalisation
- c) Rate of return
- d) Rate of redemption of capital

51.4. Rate of capitalisation is known as

- a) Years purchase
- b) Accumulative rate of interest
- c) Remunerative rate of interest
- d) Reversion

51.5. Rate of redemption is also called as

- a) Accumulative rate of interest
- b) Remunerative rate of interest
- c) Years purchase
- d) Reversion

51.6. $\frac{\text{Capital value} \times \text{Re. 1}}{\text{Rate of capitalisation}}$ is called as

- a) Years purchase
- b) Reversion
- c) Accumulative rate
- d) Remunerative rate

51.7. The year purchase to receive annuity of Re. 1 at 8% rate of return is

- a) 9
- b) 8
- c) 10
- d) 12.5

51.8. Net Income x Years Purchase gives

- a) Annual value
- b) Reversionary value
- c) Redemption value
- d) Capital value

51.9. The amount that has to be set aside annually by building owner at given rate of interest for the period equal to past age of the building is called

- a) Capital value
- b) Redemption value
- c) Sinking fund
- d) Reversion value

51.10. The formula $\frac{R}{(1 + R)^n - 1}$ indicates for

- a) Simple interest
- b) Compound interest
- c) Annual sinking fund
- d) Annual value

51.11. It is defined as the net annual payment (return on investment) for the capital invested in an immovable property

- a) Annuity
- b) Sinking fund
- c) Capital value
- d) Reversionary value

51.12. Mr. X get a rate of return of 6% from his investment on commercial shop of value 1 crore. What is the annuity?

- a) Rs. 6,00,000
- b) Rs. 50,000
- c) Rs. 10,00,000
- d) Rs. 60,000

51.13. Mr. X invests money in a nationalised bank as fixed deposit. The bank gives 8% as annual interest on fixed deposit. The monthly interest amount Rs. 80,000. What is the fixed deposit amount (Capital value)?

- a) Rs. 1,20,00,000
- b) Rs. 1,00,00,000
- c) Rs. 1,50,00,000
- d) Rs. 1,10,00,000

51.14. Mr. X invests money Rs. 1,50,00,000 in a bank and he gets ever month Rs. 10,000 as monthly interest. What is the rate of interest (Rate of capitalisation)?

- a) 8%
- b) 7%
- c) 6%
- d) 5%

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h. VALUATION OF REAL ESTATE

Q52,53. Valuation of Real estate - Construction and use of Valuation Tables

1. The formula for Amount (A) is

a) $\frac{(1+i)^n - 1}{i}$

b) $\frac{r}{(1+r)^n - 1}$

c) $A = P(1+i)^n$

d) $\frac{1 - \frac{1}{(1+i)^n}}{i}$

2. The formula for Amount of Re. 1 per annum (APA) is

a) $A = P(1+i)^n$

b) $\frac{r}{(1+r)^n - 1}$

c) $\frac{(1+i)^n - 1}{i}$

d) $\frac{1 - \frac{1}{(1+i)^n}}{i}$

3. The formula for Annual Sinking Fund (ASF) is

a) $A = P(1+i)^n$

b) $\frac{(1+i)^n - 1}{i}$

c) $\frac{r}{(1+r)^n - 1}$

d) $\frac{1 - \frac{1}{(1+i)^n}}{i}$

4. The formula for Present value of Re. 1 per annum at Years Purchase is

a) $A = P(1+i)^n$

b) $\frac{(1+i)^n - 1}{i}$

c) $\frac{1 - \frac{1}{(1+i)^n}}{i}$

d) $\frac{r}{(1+r)^n - 1}$

5. The formula for Present value (PV)

- a) $A = P(1 + i)^n$ b) $\frac{(1 + i)^n - 1}{i}$
- c) $\frac{1}{(1 + i)^n}$ d) $\frac{r}{(1 + r)^n - 1}$

6. A leasehold property is normally valued by

- a) Cost approach b) Market approach
- c) None of the above d) Income approach

7. If years purchase (Y.P.) is 12.5, then the rate of return is

- a) 10% b) 6% c) 10% d) 8%

8. If the unexpired period in lease is short, then the lessor's share will be

- a) less b) equal c) depends d) more

9. If the unexpired period is very long, the value of lessee's share will be

- a) less b) depends c) stable d) more

10. The value in the hands of lessor and lessee mainly depends on

- a) Rental income b) Rate of return
- c) Advance received d) Terms & conditions of the deed

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h. VALUATION OF REAL ESTATE

Q55,56. Real estate market and its characteristics, Investment in real estate, Factors influencing demand and Supply schedule in Real estate

1. Investment in immovable properties is considered as
 - a) Sound investment
 - b) Unstable investment
 - c) Not a wise investment
 - d) Wrong investment

2. When compared to the yield rate available for long term investment in Government security, the return of return on investment in real estate is considered as
 - a) Higher
 - b) Lower
 - c) Not preferable
 - d) Same

3. In case of any sale or transfer, getting back the capital invested is
 - a) Not certain
 - b) Certain
 - c) Doubtful
 - d) Not possible at all

4. For owner occupied properties in a developed area, capital appreciation is
 - a) Fairly bad chance
 - b) Fairly good chance
 - c) Worst chance
 - d) No chance

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j. REPORT WRITING

Q87,88. Reports - Quality, Structure and Style

1. What should be the first column of valuation report?
 - a) What is the purpose of valuation?
 - b) Documents perused
 - c) Valuation is undertaken based on the request from
 - d) Name of the owner

2. Writing a valuation report requires
 - a) Technical and communication skill
 - b) High imagination
 - c) Letter from the client
 - d) Good typing

3. A valuation report is to be written
 - a) Only after the valuation is completed
 - b) Before taking up the valuation assignment
 - c) During the process of valuation
 - d) At the time of physical inspection

4. Formatted valuation reports tend to be arbitrary and are not
 - a) Exhaustive
 - b) Detailed
 - c) Brief
 - d) None

5. Writing a report on valuation is the result of instruction from the
 - a) Client
 - b) Advocate
 - c) Auditor
 - d) None

6. While preparing a valuation report, the valuer must satisfy himself that whatever he writes is
 - a) True
 - b) False
 - c) Notional
 - d) Approximate

7. The valuer himself must verify and get satisfied that the evidence and facts stated in the report are
 - a) True and correct
 - b) Notional
 - c) False
 - d) Approximate

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MOCK TEST - PHASE II (Q. No. 44 to 56 & 87,88)

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 - c) Physical factors
 - d) Social factors
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- a) Legal factors
 - b) Economic factors
 - c) Social factors
 - d) Physical factors
10. Locality (like poor class, middle class, posh areas); Neighbourhood (like well developed, less developed, slum, cremation ground, dumping ground, nuisance due to community hall); Civic amenities (like proximity of shops, mall, market, hospital, bus stand, railway station) are examples for
- a) Economic factors
 - b) Physical factors
 - c) Social factors
 - d) Legal factors
11. It is the price that would tend to prevail in a free, open and competitive market on the basis of an equilibrium, set by forces of demand and supply. Highest and best use or alternative use of the property is also considered while estimating value. We may say it is also Fair market value
- a) Forced sale value
 - b) Value in use
 - c) Going concern value
 - d) Value in exchange
12. Land, building are the examples of
- a) Imaginary asset
 - b) Intangible asset
 - c) Physical asset
 - d) Tangible asset

13. estate is one in which a property is conveyed to a person only for the terms of his life. It is
- a) Leasehold
 - b) Life estate
 - c) Freehold
 - d) Easement
14. The owner of the adjacent premises may use the land owned by his neighbor on a temporary basis is called as
- a) Ground rent
 - b) Leasehold
 - c) Sub - lease
 - d) Easement right
15. What is valuation concept of an annuity?
- a) Investment value
 - b) Time value, interest rate, future value
 - c) Reversionary value
 - d) Deferment value
16. What is redemption of capital?
- a) Invested capital amount
 - b) Capital+ accumulative interest recoupment
 - c) Reserve fund
 - d) Capital appreciation
17. What is reversionary value?
- a) Investment value
 - b) Difference of capitalization value and market rent value
 - c) Future Capital value
 - d) Deferment value
18. Rate of redemption is also called as
- a) Accumulative rate of interest
 - b) Remunerative rate of interest
 - c) Years purchase
 - d) Reversion
19. A property fetching a rent belongs to a minor. What is the method to be followed in the hands of the minor?
- a) Cost approach
 - b) Income approach
 - c) Market approach
 - d) Composite rate method

20. A leasehold property is normally valued by
- a) Cost approach
 - b) Market approach
 - c) None of the above
 - d) Income approach
21. The value in the hands of lessor and lessee mainly depends on
- a) Rental income
 - b) Rate of return
 - c) Advance received
 - d) Terms & conditions of the deed
22. How are Rating of bonds done?
- a) MOUD
 - b) SEBI
 - c) CRISIL
 - d) IT Act
23. For owner occupied properties in a developed area, capital appreciation is
- a) Fairly bad chance
 - b) Fairly good chance
 - c) Worst chance
 - d) No chance
24. Reports for income tax valuation should be furnished in
- a) FORM 0-2
 - b) FORM 0-1
 - c) FORM 0-3
 - d) FORM 0-4
25. While preparing a valuation report, the valuer must satisfy himself that whatever he writes is
- a) True
 - b) False
 - c) Notional
 - d) Approximate
26. What should be the first column of valuation report?
- a) What is the purpose of valuation?
 - b) Documents perused
 - c) Valuation is undertaken based on the request from
 - d) Name of the owner
27. The things which can be physically touched or felt like land, furniture, jewelry are called as
- a) Tangible asset
 - b) Intangible asset
 - c) Physical asset
 - d) Imaginary asset

28. A property is a

- a) Bundle of rights
- b) Bundle of ownership
- c) Bundle of encumbrance
- d) Bundle of legalities

29. The four essential elements of value are

- a) Utility, scarcity, demand and transferability
- b) Size, area, shape, access
- c) Location, amenities, facilities, services
- d) Engineering aspect, architectural aspect, design, occupation

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Note :

Correct me if I am wrong

- B. Kanaga sabapathy

**CONTINUING TRAINING PROGRAMME IN VALUATION
OF IMMOVABLE PROPERTIES - LEVEL X**



B. Kanaga sabapathy

**COACHING CLASS FOR REGISTERED VALUERS EXAMINATION
Tiruchirappalli - Phase II**

Q44 :

Answers :	1	-	a	5	-	b	9	-	c
	2	-	b	6	-	c	10	-	a
	3	-	c	7	-	a	11	-	b
	4	-	a	8	-	b			

Q45 :

Answers :	1	-	b	6	-	d	11	-	a	16	-	c
	2	-	b	7	-	b	12	-	a	17	-	a
	3	-	c	8	-	b	13	-	d	18	-	d
	4	-	a	9	-	c	14	-	b	19	-	a
	5	-	b	10	-	b	15	-	a	20	-	a

Q46 :

Answers :	1	-	a	5	-	a	9	-	a
	2	-	a	6	-	a	10	-	b
	3	-	a	7	-	a	11	-	b
	4	-	d	8	-	b	12	-	a

Q47 :

Answers :	1	-	a	5	-	a	9	-	b
	2	-	a	6	-	b	10	-	b
	3	-	a	7	-	b	11	-	c
	4	-	a	8	-	b	12	-	c
							13	-	c

Q48 :

Answers :	1 to 5	-	a	6 to 10	-	c
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Q49 :

Answers :	1	-	a	2	-	b
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Q50 :

Answers :	1	-	a	5	-	a	9	-	d	13	-	d
	2	-	b	6	-	b	10	-	a	14	-	c
	3	-	d	7	-	a	11	-	a	15	-	b
	4	-	c	8	-	b	12	-	b	16	-	d

Q51 :

Answers :	1	-	a	6	-	a	11	-	a
	2	-	b	7	-	d	12	-	a
	3	-	d	8	-	d	13	-	a
	4	-	c	9	-	c	14	-	a
	5	-	a	10	-	c			

Q52 & 53 :

Answers : 1 to 5 - c | 6 to 10 - d

Q55 :

Answers : 1 to 2 - a | 3 to 4 - b

Q87, 88 :

Answers : 1 to 7- a

Mock test :

Answers :	1	-	c		16	-	b
	2	-	b		17	-	b
	3	-	b		18	-	a
	4	-	a		19	-	c
	5	-	a		20	-	d
	6	-	a		21	-	d
	7	-	b		22	-	c
	8	-	c		23	-	b
	9	-	a		24	-	b
	10	-	c		25	-	a
	11	-	b		26	-	a
	12	-	d		27	-	a
	13	-	b		28	-	a
	14	-	d		29	-	a
	15	-	b				

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Correct me if I am wrong.

- B. K.