

# EXAMINATION FOR REGISTERED VALUERS



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## LET US KNOW THE SUBJECT

### EXERCISE - 2

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) Income approach

d) None of the above

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

a) 10%

b) 6%

c) 8%

d) 10%

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

a) less

b)

c) more

d)

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

a) less

b) depends

c) more

d)

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

a) Rental income

b) Rate of return

c) Terms & conditions of the deed

d) Advance received

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