

1) What is the main purpose of Land Acquisition under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013

- a) Defence Purpose
- b) Public Purpose
- c) Private Purpose
- d) Government Use

Answer : Public Purpose

2) When The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 come into

- a) 1st October, 2013
- b) 1st Janaury, 2014
- c) 31st December, 2013
- d) 1st April, 2013

Answer : 1st Janaury, 2014

3) The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 has _____ effect

- a) Retrospective
- b) Prospective
- c) Both Retrospective and Prospective
- d) None of Above

Answer : Restrospective

4) The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 replaces which law

- a) Land Revenue Act
- b) Land Holding Act
- c) None of the above
- d) Land Acquisition Act

Answer : Land Acquisition Act

5) Compensation for rural area under would be calculated by multiple market value by _____

- a) Five
- b) Two
- c) Four
- d) Three

Answer : Two

6) For claiming **Compensation for livelihood loser, one has to dependent for _____ Year.**

- a) One
- b) Five
- c) Three
- d) Ten

Answer : Three

7) In case of increase in land value, How much profit will be shred with Original Land Owner

- a) 20 %
- b) 30%
- c) 50%
- d) 40%

Answer : 40%

8) Consent of How Much People is required for Private Project under New Land Acquisition Law

- a) 80%
- b) 50%
- c) 30%
- d) 40%

Answer : 80%

9) Consent of How Much People is required for PPP Project under New Land Acquisition Law

- a) 50%
- b) 20%
- c) 70%
- d) 100%

Answer : 70%

10) Which type of land can't be acquired under New Land Acquisition Law unless it is for defence or emergency caused by natural calamity

- a) Urban Land
- b) Industrial Land
- c) Multi-cropped, irrigated land
- d) None of above

Answer : Multi Cropped Irrigated Land

11) Land should be returned to original owner or the State Land Bank if not used in _____ years for the purpose for which it is acquired

- a) Two
- b) Five
- c) Ten
- d) None of Above

Answer : Five

12) Social Impact Assessment (SIA) has to be carried out in consultation with the representatives of _____

- a) Central Government
- b) State Government
- c) Panchayati Raj Institutions
- d) All of the above

Answer : Panchayati Raj Institutions

13) What is first stage of Land Acquisition

- a) Notification under Section 4
- b) Reference to Court
- c) Social Impact Assessment (SIA)
- d) None of above

Answer : Notification under Section 4

14) Objections are invited from all persons interested in land within _____ days from the date of notification

- a) 120
- b) 60
- c) 30
- d) 45

Answer: 30

15) In the Contract of Sale, there is an implied warranty that:

- a) Seller has a right to sell the goods
- b) The buyer has the right to have and enjoy the quiet possession of goods only.
- c) The goods shall be free from any charge or encumbrance
- d) The buyer has the right to have and enjoy the quiet possession of goods and that the goods shall be free from any charge or encumbrance

Answer : The buyer has the right to have and enjoy the quiet possession of goods and that the goods shall be free from any charge or encumbrance

16) The objections will be valid on one or more of the following grounds:

- a) That the purpose for which the land is proposed for acquisition is not a public purpose.
- b) That the land is not or less suitable than another piece of land for the said purpose. `
- c) That the area under acquisition is excessive.
- d) All of Above

Answer : All of Above

17) Notice will be issued under which Section for filling of Claim

- a) Section 5
- b) Section 7
- c) Section 9
- d) Section 11

Answer : Section 9

18) Collector has to consider which of the following while determine Compensation

- a) Part of the property is proposed for acquisition in such a manner that the remainder depreciates in value.
- b) When the land notified for acquisition has standing crops or trees.
- c) If the person interested has to change his place of residence or business then the excess rent payable for the new premises is also considered for compensation.
- d) All of the Above

Answer : All of the Above

19) Application for the reference to Court under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 should be made with _____Week from the date of declaration of Award

- a) Five
- b) Seven
- c) Ten
- d) Six

Answer : Six

20) According to Rent Control Act apart from Land Owner, who are also considered as Landlord.

- a) Guardian
- b) Trustee
- c) Executor
- d) All of the Above

Answer : All of the Above

21) Who of the following are also considered as Tenant under Rent Control Law in case of deceased Tenant

- a) Son and Daughter
- b) Spouses
- c) Legal Representative
- d) All of the Above

Answer : All of the Above

22) Which of the following can't be reason for Eviction

- a) Non payment of rent
- b) Living with Parents
- c) Tenant has been convicted under any law
- d) Landlord requires the building for his own occupation

Answer : Living with Parents

23) Right to Way exist for which type of property

- a) Movable
- b) Immovable
- c) None of the Above
- d) All of the Above

Answer : Immovable

24) Licence is granted under which Section of the Indian Easement Act, 1882

- a) 95
- b) 43
- c) 52
- d) 34

Answer : 52

25) The Real Estate (Regulation and Development) Act, 2016 come into force from

- a) 1st May, 2016
- b) 1st Janaury, 2016
- c) 1st May, 2017
- d) 1st October, 2016

Answer : 1st May, 2016

26) The following are the main object of The Real Estate (Regulation and Development) Act, 2016 .

- a) imposing certain responsibilities on both promoter and allottees;
- b) establish regulatory oversight mechanism to enforce contracts
- c) establish fast- track dispute resolution mechanism
- d) All of the Above.

Answer : All of the Above

27) As provision of The Real Estate (Regulation and Development) Act, 2016, every registered project should do the following.

- a) Registered under RERA
- b) Open Specific Account Number
- c) Deposite all the money into Specific Account
- e) All of the Above.

Answer : All of the Above

28) Developer can use only _____ of buyer's amount (given as initial amount as per the contract). remaining amount developer has to keep mandatorily in bank account only.

- a) 10%
- b) 20%
- c) 50%
- d) 30%

Answer : 30%

29) Developers has to share details of projects launched in last _____years with status and reason for delay with RERA during Registration

- a) 10
- b) 5
- c) 6
- d) 3

Answer : 5

30) Maximum _____ year extension in case of delay due to no fault of developer under RERA

- a) 5
- b) 4
- c) 2
- d) 1

Answer : 1

31) As per provision of RERA Developer has to execute Sale Deed of Common Area in favour of

- a) Local Municipal Authority
- b) State Government
- c) Residential Welfare Assocation (RWA)
- d) None of the Above

Answer : Residential Welfare Assocation (RWA)

32) Which of the Following are required to get registration under RERA Act

- a) Developer
- b) Broker / Agents
- c) Both of Above
- d) None of Above

Answer : Both of Above

33) Which of the following project required registered with RERA Authority

- a) All Commercial and residential projects including plotted development.
- b) Projects measuring more than 500 sq. mts or 8 units.
- c) Projects without Completion Certificate, before commencement of the Act.
- d) All of the Above

Answer : All of the Above

34) State Real Estate Regulatory Authority has to dispose of Complaint with _____Days

- a) 90
- b) 20
- c) 60
- d) 90

Answer : 60

35) Who will hear Appeal against order passed by State Real Estate Regulatory Authority

- a) State Real Estate Appellant Authority
- b) High Court
- c) Supreme Court
- d) None of the Above

Answer : State Real Estate Appellant Authority

36) Appeal against the order passed by State Real Estate Regulatory Authority should be filled with _____ Days.

- a) 30
- b) 90
- c) 60
- d) 120

Answer : 30

37) The Transfer of Property Act, 1882 applies to-

- a) Movable Property
- b) Immovable Property
- c) Both a and b
- d) Only to testamentary dealings.

Answer : Both a and b

38) The right to alienate the mortgaged property without intervention of the court is available to the mortgagee in the case-

- a) Where the mortgagee is government
- b) Where there is English mortgage
- c) Where there is mortgage by conditional sale
- d) Under both (a) and (b)

Answer : Under both (a) and (b)

39) Under the Transfer of Property Act, 1882, the transfer of property may be made-

- a) Orally
- b) By written document
- c) By written document with its registration
- d) By delivery of property except where transfer is required to be in writing under the law.

Answer : By delivery of property except where transfer is required to be in writing under the law

40) Sale is a transfer of ownership in exchange for

- a) a price paid
- b) promised
- c) part-paid and part promised
- d) All of the Above

Answer : All of the Above

41) The following Properties can be Mortgaged as per Transfer of Property Act

- a) Immovable
- b) Movable
- c) Both of Above
- d) None of the Above

Answer : Immovable

42) Mortgage can be created for the following

- a) payment of money advanced or to be advanced by way of loan,
- b) an existing or future debt
- c) the performance of an engagement
- d) All of the Above

Answer: All of the Above

43) Gift can be made in respect of following Properties

- a) Movable
- b) Immovable
- c) Both a and b
- d) None of the Above

Answer : Both a and b

44) Gift must be accepted

- a) Before the Death of Donor
- b) While Donor is still capable of giving it
- c) None of Above
- d) Both a and b

Answer: Both a and b

45) Charge is created for securing payment of money by_____.

- a) Another
- b) Himself
- c) Both of Above
- d) None of the Above

Answer : Another

46) Lease can be created in respect of following Property

- a) Movable
- b) Immovable
- c) Both of the Above
- d) None of the Above

Answer: Immovable

47) "immovable property" does not include the following

- a) standing timber
- b) growing crops
- c) grass
- d) All of the Above

Answer : All of the Above

48) How many witness is necessary for attestation of documents

- a) One
- b) Two
- c) None
- d) Five

Answer : Two

49) attached to the earth means-

- a) rooted in the earth, as in the case of trees and shrubs
- b) imbedded in the earth, as in the case of walls or buildings
- c) attached to what is so embedded for the permanent beneficial enjoyment of that to which it is attached
- d) All of the Above

Answer : All of the Above

50) Living person includes the following

- a) Company
- b) Association or body of individuals
- c) Both of Above
- d) None of the Above

Answer: Both of the Above

51) Which of the following are recognised as heirs under Muslim law

- a) Sharers
- b) Residuary
- c) Both of the above
- d) None of the Above

Answer : Both of the Above

52) Muslim are bound by Indian Sucession Act, 1925 if immovable properties situated in the following States / Places

- a) West Bengal
- b) Bombay
- c) Chennai
- d) All of the Above

Answer: All of the Above

53) Under Muslim Law Female is eligible for _____ Share as compared to Male

- a) Double
- b) Half
- c) Equal
- d) None of the Above

Answer : Half

54) An Childless Muslim Widow is entitle to _____ Share of Property of decease property

- a) Full
- b) Half
- c) One – Fourth
- d) One – Third

Answer : One – Fourth

55) Father is _____ heirs in case of Male Hindu.

- a) Class I
- b) Class III
- c) Class II
- d) Class IV

Answer : Class II

56) Who exclude the other heirs in case of Male Hindu

- a) Class I
- b) Class III
- c) Class II
- d) Class IV

Answer : Class I

57) Who doesn't have First right on the property of Female Hindu

- a) heirs of her husband
- b) sons
- c) daughters
- d) husband

Answer : heirs of her husband

58) In case of Indian Succession Act, Widow will take _____ Share

- a) One Third
- b) One Half
- c) Full
- d) One Fourth

Answer : One Third

59) Who can issue Succession Certificate under Indian Succession Act

- a) High Court
- b) Sub -Judge
- c) Supreme Court
- d) District Judge

Answer: District Judge

60) Hindu Succession Act Applicable to following

- a) Hindu
- b) Sikh
- c) Jain
- d) All of the Above

Answer : All of the Above

