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| 1 | Cost is |
| A | Amount required for to transfer an asset |
| B | Amount required for to create or reproduce or built an asset |
| C | Amount required for to sale an asset |
| D | Amount required for to purchase or sale an asset |
| 2 | Cost and Price are |
| A | Fact |
| B | Imaginary |
| C | Virtual |
| D | Virtual & Imaginary |
| 3 | Price is |
| A | amount of money agreed by buyers for the transfer of real estate |
| B | amount of money agreed by sellers for the transfer of real estate |
| C | amount of money agreed upon by buyers and sellers for the transfer of real estate |
| D | None of above |
| 4 | Value is |
| A | Fact |
| B | Rupees |
| C | Always greater than price |
| D | Estimation |
| 5 | Valuation is |
| A | the amount representing an opinion or estimate of value |
| B | the amount representing an estimation of cost |
| C | the amount representing an opinion or estimate of profit |
| D | the amount representing an opinion or estimate of gross income |
| 6 | Real Property is |
| A | Loss and profit inherent in the ownership |
| B | Benefits, and rights inherent in the ownership |
| C | Interests, benefits, and rights inherent in the ownership |
| D | All of above |
| 7 | Indication of value by converting future cash flows to a single current capital value is called |
| A | Cost Approach |
| B | Market Approach |
| C | Income Approach |
| D | None of above |
| 8 | Element of Highest & Use are |
| A | Income, Profit, Loss & Value |
| B | Legal, Physical, Financial & Economic |
| C | Permissible, Opportunity & Productivity |
| D | Legal, Physical, Loss & Value |
| 9 | Out of following, which is not basic element of value? |
| A | Marketability |
| B | Utility |
| C | Transferability |
| D | Profitability |
| 10 | The written down value of an asset as shown in books of account of the owner is called |

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| A | Fair Value |
| B | Book Value |
| C | Market Value |
| D | Salvage Value |
| 11 | The value obtained in auction of the property belonging to a person who is dangerous to civilization is called |
| A | Fear Value |
| B | Fair Value |
| C | Market Value |
| D | All of above |
| 12 | Out of following, which is not element of Market Value? |
| A | Willing buyer and a willing seller |
| B | An arm's length transaction |
| C | Proper marketing |
| D | Under compulsion |
| 13 | Out of following, which is an economic factor that affects value of property? |
| A | Building Characteristics |
| B | Land Characteristics |
| C | Taxation Policies of Government |
| D | Transfer of Property Act |
| 14 | Out of following, which is not a physical (technical) factor that affects value of property? |
| A | Building Characteristics |
| B | Land Characteristics |
| C | Infrastructure Facility |
| D | Transfer of Property Act |
| 15 | Fair Market Value may be called... |
| A | Value in Use |
| B | Value in Exchange |
| C | Value at Disposal |
| D | Value as Going Concern |
| 16 | Mr. A & Mr. B are occupied a property under joint ownership. If Mr. B gets death than rights and interest of Mr. B under joint ownership will passed to... |
| A | Remain to Mr. B |
| B | Mr. A |
| C | Successor of Mr. B |
| D | Successor of Mr. A |
| 17 | Mr. X (landlord / lessor) & Mr. Y (lessee) have entered into lease agreement of a property for 10 years. So, Mr. Y has... |
| A | Ownership of property for 10 years |
| B | Right to use of property for 10 years |
| C | Right to sale of property for 10 years |
| D | Right to mortgage of property for 20 years |
| 18 | In transaction of lease, sandwich Interests is belongs to... |
| A | Lessor |
| B | Lessee |
| C | Sub-lessee |
| D | All of above |
| 19 | In easement, the property that enjoys the benefits of the easement is referred to as... |

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| A | Easement |
| B | Easement Appurtenant |
| C | Dominant Tenement |
| D | Servient Tenement |
| 20 | Appraisers should to see if an easement is present and how it may affect value. |
| A | Search title |
| B | Refer deed |
| C | Search lease agreement |
| D | None of above |

Valuation of Real Estate

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