

1) The Plots which is connected to main road through a passage is called

- a) Narrow Plots
- b) Rectangular Plots
- c) Ribbon Plots
- d) Tandem Plots

D

2) Who cannot apply for registration as the registered Valuer?

- a) Individual
- b) Company
- c) Societies
- d) Partnership entity

C

3) A Hindu dies leaving behind father and son's daughter's son. They are

- a) Class I heirs
- b) Class II heirs
- c) Class III heirs
- d) Preferential heirs

B

<https://www.gkseries.com/general-knowledge/law-quiz/hindu-law/5-hindu-law-questions-and-answers-for-judicial-services-exam>

4) A factory building has 1200 S.M. built-up area. Plot area is 2000 S.M. Building is 25 years old and total life is 50 years. Replace cost today is Rs.25000 per S.M. Industrial plot is available for Rs.8000 per S.M. Which of the following is the fair sale price (ignoring salvage) for the property?

- a) Rs.46000000
- b) Rs.31000000

- c) Rs.16000000
- d) Rs.18400000

5) An unordered sample size of n can occur in _____

- a) n ways
 - b) one way
 - c) n^2 ways
 - d) $n!$ ways
- D Probably

6) Property is a _____ concept.

- a) Physical
- b) Legal
- c) Technical
- d) Social

B

An inferior good is one for which an increase in income causes

- a) decrease in supply
- b) increase in demand
- c) increase in supply
- d) decrease in demand

D

8) The following legislation makes the Central Government a wide repository of powers in matters relating to control of pollution _____

- a) The Water (Prevention & Control of Pollution) Act, 1974
- b) The Air (Prevention & Control of Pollution) Act, 1981
- c) The Environment (Protection) Act, 1986
- d) Hazardous Wastes (Management & Handling) Rules, 1989

C

9) Which one of these is not a primary sector industry?

- a) Farming.
- b) Dairy.
- c) Fishing.
- d) Textiles.

D

10) Which of the following statements is true related to obligation of insured

- a) To defend the insurer
- b) To indemnify the insurer
- c) To investigate and settle potentially covered claim
- d) Protect the property from further damage

D

11) Sec 112 under transfer of properties act for waiver of forfeiture but where rent is accepted after the institution of a suit to eject the lessee on the ground of forfeiture, such acceptance

- a) is a forfeiture
- b) is not forfeiture
- c) is determination of lease
- d) is transfer of lease

B

probably - Answer should have been "is not a waiver" [112. Waiver of forfeiture.—A forfeiture under section 111, clause (g) is waived by acceptance of rent which has become due since the forfeiture, or by distress for such rent, or by any other act on the part of the lessor showing an intention to treat the lease as subsisting: Provided that the lessor is aware that the forfeiture has been incurred: Provided also that, where rent is accepted after the institution of a suit to eject the lessee on the ground of forfeiture, such acceptance is not a waiver.]

12) When the land is large, the land rate is comparatively _____ rate of small size land

- a) Lower than
- b) Higher than
- c) Same
- d) 60 percent more

A Probably

13) Loss in value from forces external to the property and which is incurable is called _____

- a) Incurable depreciation
- b) Declining Sinking Fund
- c) Economic obsolescence
- d) Functional Deterioration

C

14) In calculating the cost Index numbers for basic cost of construction of an RCC / Load bearing building by CPWD (Central Public Works Department), which of the following item is not given any weightage?

- a) Bricks
- b) Stone Chips
- c) Skilled labour wages
- d) Wooden furniture work in the building

D

_____ is difficult to achieve in Real estate market

- a) Monopolistic Competition
- b) Imperfect competition
- c) Perfect competition
- d) Monopsony competition

A

Which was the first city in India to introduce concept of transferrable Development Rights?

- a) Kolkata
- b) Chennai
- c) Mumbai
- d) Delhi

C

Annual equivalent of Premium Plus Rent actually paid is called _____

- a) Standard Rent
- b) Actual Rent
- c) Acknowledgement Rent
- d) Virtual Rent

D

A tangible asset is one which _____,

- a) can be carried by the owner at all times
- b) produces income for the owner
- c) can be seen and touched
- d) is available in the form of money only

C

19) Adverse changes to demand for the product or services produced by an asset will result into

- a) Physical obsolescence
- b) Functional obsolescence
- c) Economic obsolescence
- d) Legal obsolescence

C

In which of the following case the court has held that if there are more than one valuation of same property, the one which is reasonable and nearer to the correct market value, having due

regard to all the relevant facts and circumstances of the case alone should be accepted

- a) Wenger & Co V/S D.V.O.
- b) R.C. Cooper V/s Union of India
- c) V.C. Ramchandran V/S C.W.T.
- d) Shubhram and others V/S State of Haryana

C

21) Which of the following is not covered under fire floating policy?

- a) Stocks in process blocks
- b) Stocks in godown
- c) Stocks in the open
- d) Stocks in transit

D

22) Under market approach, we can normally value only _____

- a) Religious properties
- b) Leasehold properties
- c) Non-marketable properties
- d) Marketable properties

D

23) In which of the following case the court has for the first time approved of Investment theory of Rent Fixation, by allowing 1.50 percent more return than the return on gilt edged security on value of land and 2.5 percent extra yield on the cost of the building, as fair return to the landlord on his investment in an immovable property?

- a) Jawaji Nagnathan V/S RDO (Adilabad)
- b) Sorab Talati V/S Joseph Michem
- c) R.C. Cooper V/S Union of India
- d) Wenger & Co V/S D.V.O.

B

24) According to Keynes, interest is a payment for:

- a) Use of durable goods
- b) Use of capital
- c) Use of Money
- d) Use of land

C

Value of an object arises out of its ____

- a) Manufacturing
- b) Marketing
- c) Usefulness
- d) Cost

C

Deduction allowable under Income Tax Act on rental income from house property is _____

- a) 15 percent
- b) 30 percent
- c) 25 percent
- d) 20 percent

B

As per indifference curve analysis consumer equilibrium is attained when:

- a) Slope of indifference curve is constant.
- b) Slopes of both indifference curve and income price line are equal.
- c) Slopes of both indifference curve and income price line are opposite.
- d) Both income price line and indifference curve are parallel.

B

28) The reporting should be done keeping in mind

- a) Value's interest

- b) Client's interest
- c) Developer's interest
- d) Fair/Market Value interest

D or A

Which of the following document declares that all of the information submitted to valuer is accurate and that all material information pertaining to the asset has been disclosed to the valuer

- a) Engagement letter
- b) Valuation report
- c) Management representation letter
- d) Quotation for machines

C

31) Estimate of an amount for auction sale is known as _____

- a) Liquidation Value
- b) Salvage value
- c) Net present Value
- d) Replacement Value

A

33) Which of the following is not required to be included in valuation report of a property which is given on lease for a period of 99 years with renewal provision for further 99 years?

- a) Lease rent details for the firm term and details of covenant for rent for 2nd period
- b) Details of the Age of the lessor and lessee
- c) Details of the Buildings constructed on the plot with rent income and outgoings and details of FSI consumed on the plot

d) Date and year of commencement of lease and the years lapsed since commencement

B

34) The average age of 50 students in a bus is 20 years. When the age of conductor is included, the average age is increased by one year the age of the conductor is

a) 71

b) 51

c) 50

d) 58

A

35) Contract of Indemnity is

a) Tripartite

b) Bilateral

c) Multipartite

d) Multilateral

B

36) Is it permissible for landlord to disconnect / cut-off essential service being provided to tenant?

a) Yes

b) No

c) Yes, after notice to tenant

d) Yes, after order from court

B

37) Under Factories Act 1948 when is it required to appoint welfare officers

a) when there are less than 500 workers

b) when there are more than 1000 workers

c) when there are more than 500 workers

d) when there are less than 100 workers

C

Correct Answer is 500 or more workers

38) As per building bye laws, Requirement of parking space depends upon number of users of the building.

- a) number of users of the building
- b) 50 per cent of users of the building
- c) 10 percent of users of the building
- d) 75 per cent of users of the building

39) Upon paying the amount of loss to the insured, the insurer steps into the place of the insured, taking over all his rights is called exercise of _____

- a) Right of reinstatement
- b) Right of Contribution
- c) Right of Subrogation
- d) Right to Salvage

C

40) Normally, _____ is considered as the worth of an asset to a specific user.

- a) Highest and Best Use
- b) Value in Use
- c) Value in Exchange
- d) Market value

C

41) Which one of the following statements is true as per guidelines pertaining to gifts or hospitality as per Companies (Registered Valuers and Valuation) Rules, 2017

- a) Valuer's relative can accept gifts which undermines Valuer's

independence as a valuer

b) Valuer or his/its relative should not accept gifts or hospitality which undermines his/its independence as a valuer

c) Valuer can accept gifts which undermines Valuer's independence as a valuer

d) Valuer can accept hospitality which undermines Valuer's independence as a valuer

B

42) Project's expected monetary loss or gain by discounting all cash outflows and inflows, using required rate of return is classified as?

a) Net Present Value

b) Internal Rate of Return

c) Net Discounted Value

d) Net future value

C Probably

43) Under which of the valuation approach, future cash flows from property will yield to capitalized value of property?

a) Market Approach

b) Income Approach

c) Cost Approach

d) Depreciated Replacement Cost Method

B

44) Which of the following is not recognized model under sales comparison?

a) Adjusted Grid Model

b) Hedonic Model

c) Reversible Analysis Model

d) Weightage Score System Analysis

C

- 45) In perfect competition, an individual firm
- a) has a price elasticity of supply equal to one
 - b) faces unitary elasticity of demand
 - c) has a price elasticity of supply equal to infinity
 - d) faces infinitely elastic demand

D

- 46) Under transfer of property act, term attested me
- a) attested by 2 or more witness
 - b) attested by one witness
 - c) attested by 2 witness only
 - d) no condition prevail

A

- 47) A Gift to two or more donees, of whom one does not accept it is
- a) void as to interest which he would have taken had he accepted.
 - b) valid as to interest which he would have taken had he accepted
 - c) voidable at option of donor
 - d) valid at option of heir

A [Transfer of Property Act, 1882 125. Gift to several of whom one does not accept A gift of a thing to two or more donees, of whom one does not accept it, is void as to the interest which he would have taken had he accepted.]

- 48) Which one of the following is not covered in fire insurance
- a) Raw materials
 - b) Semi-finished goods
 - c) Packing materials
 - d) Goods in transit by rail

D

49) Data obtained by conducting a survey is called

- a) Primary data

- b) Secondary data
- c) Measured data
- d) Regular data

A

50) Linear trend of a time series indicates towards:

- a) Constant rate of growth
- b) constant rate of change
- c) change in geometric progression
- d) change in customs and policy

B

51) When there are fairly recent sales of properties in a similar environmental condition as the subject property and within the area of alleged impacts, the effect of contamination is best estimated

- a) Income capitalisation technique
- b) Sales Comparison
- c) Cost estimation
- d) Discount Cash Flow technique

B

52) Under which of the following circumstances market value only is payable under fire reinstatement value policy?

- a) Insured is unwilling to reinstate
- b) Heavy under insurance
- c) Breach of warranty
- d) Breach of utmost good faith

A

53) Utility means existing and anticipated _____ due to ownership & use of property

- a) Marketability
- b) Scarcity

c) Transferability

d) Benefits

D

54) All agreements are not Contracts but all contracts are _____

a) Agreements

b) Enforceable

c) Void

d) Elements

A

55) Article 32 of the Constitution of India speaks of rights of a citizen of India relating to:

a) Fundamental Rights

b) Legal Rights

c) Statutory Rights

d) None of the above

A

Enforcement of Fundamental rights

56) Cost to produce exact replica of old existing building with similar utility, functions and similar specification is called as

a) Replacement cost

b) Reproduction cost

c) Original cost

d) Historic cost

B

57) Economic year of an enterprise is split into the periodical interval as per

a) Periodicity

b) Matching

c) Going Concern

d) Accrual

A

Under sec 77 of RERA accounts of authority should be audited by

a) any CA

b) Auditor General of India

c) State govt

d) Central govt

A

61) The Weightage to be applied for low lying plots should be _____

a) -50 percent of land rate

b) -25 percent of land rate

c) -30 percent of land rate

d) Deduct earth filling cost

62) Which of the following is fictitious assets:

a) Goodwill

b) Preliminary Exp

c) investments

d) Plant & Machinery

B

63) Induced investment _____ with increase in income and _____ with decrease in income.

a) Decrease, Increase

b) Increase, Decrease

c) Increase, remain same

d) Decrease, Remain Same

B

65) Valuer appearing in court and giving evidence on value is called

_____.

a) expert witness

b) ordinary witness

c) skilled Witness

d) arbitrator witness

A

66) Remediation cost does not include

a) cost of physical clean up

b) continued costs of monitoring

c) continued legal costs

d) operation & maintenance cost

D or C

67) Deflation is a state when:

a) Prices are falling

b) Consistent increase in prices

c) Fall in GDP

d) Collapse of Sensex

A

70) The broad headings under which balance sheet is divided under the revised Schedule VI are

a) liabilities and assets

b) 'equity and liabilities' and 'assets'

c) 'sources of funds' and 'application of funds'

d) 'current' and 'non-current'

B

72) When does corporate insolvency commences?

a) On date of filing an application by operational creditors

b) On date of filing an application by financial creditors

c) on date of admission of the application by adjudicating authority

d) on date of appointment of interim insolvency resolution

professionals

C

73) Which is the most appropriate method of valuation for an income generating commercial asset?

a) Land & Building method

b) Any Method

c) Direct Comparison Method

d) Discounted Cash flow Method

D

74) Which of the following is correct in relation to fire reinstatement value policy

a) Depreciation applies to claim

b) Depreciation and pro-rata average applies to claim

c) Pro-rata average applies

d) Pro-rata average does not apply

B

Pro-rata Average is applied by comparing the sum insured with the cost of reinstatement of the entire property insured as on date of reinstatement. This basis of settlement differs from the basis under

the fire policy where the losses are settled on the basis of market value i.e. making deductions for depreciation, etc.

75) Deterioration of environment is _____ proportional to market value of property.

- a) inversely
- b) directly
- c) not
- d) indirectly

B

76) A Valuer should maintain integrity by being honest, straightforward, and forthright in all professional _____

- a) assignments
- b) work
- c) relationships
- d) duties

C

77) A valuer should not indulge in 'mandate snatching' or 'convenience valuations' in order to cater to the company's needs or client needs because

- a) This is unethical
- b) This is required as per standards
- c) This is required as per guidelines
- d) This is in public interest

C

78) Whoever desires any Court to give judgment as to any legal right or liability dependent on the existence of facts which he asserts, must prove that those facts exist. This is defined as _____

- a) Onus of Proof
- b) Evidence

- c) Experts Opinion
- d) Burden of Proof

D

79) As per Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, under Sec 4 (1) Whenever the Government intends to acquire land for a public purpose at village level, it shall consult

- a) Central Government
- b) Panchayat, Municipality or Municipal Corporation
- c) Police Officer
- d) State Government

B

PESA states in "Sec 4(i) "the Gram Sabha or the Panchayat at the appropriate level shall be consulted before making the acquisition of land in the Scheduled Area as for development projects and before re-settling or rehabilitating persons affected by such projects in the Scheduled Areas; the actual planning and implementation of the projects in the Scheduled Areas shall be coordinated at the State level

80) Decrease in value of the property through wear and tear and deterioration is called as _____

- a) Depreciation
- b) Appreciation
- c) Functional obsolescence
- d) Technical obsolescence

A

81) When the present value of minimum lease payments is approximately equal to the fair value of the lease assets, it is called _____

- a) Finance Lease
- b) Long term Lease
- c) Operating Lease
- d) Short term Lease

82) By which method generally valuation of large plot is carried out when sale instances of large size plots in the locality are not available?

- a) By Sales Comparison Method
- b) By Hypothetical Plotting Scheme
- c) By Hypothetical building Scheme
- d) By adopting rental instances

B

83) Which of the following represents Accumulated sum of Rs.1 per year for 4 years period at 6 percent rate of interest?

- a) $0.06/\{(1+0.06)^4-1\}$
- b) $\{(1+0.06)^4-1\}/0.06$
- c) $\{(1+6)^4-1\}/6$
- d) $\{(1+6)^4+1\}/6$

B

84) A Widow who is willed the use of family home for the rest of her natural life, with provision that title shall pass to children upon her death holds

- a) Easement interest
- b) Life interest
- c) Freehold right
- d) Leasehold right

B

Question and answer at quizlet.com

85) Where lease term is perpetual, value of the Lessors interest will be ___ in comparison with the value of the lessee's interest in te property.

- a) 100 percent more
- b) Lesser
- c) 50 percent more
- d) exactly same

B probably

86) Which out of the following is not a factor that affects demand & supply of real estate?

- a) Economic growth
- b) Interest rate
- c) Increased population
- d) Number of Cars in Household

D

87) Money is:

- a) the same as income
- b) the value of all coins and currency in circulation at a given point of time
- c) anything that is generally accepted as a medium of exchange
- d) backed by Gold in Fort Knox

C

88) Under sec 60 of Indian Succession Act, who can appoint a guardian or guardians for his child during minority

- a) father
- b) mother
- c) uncle

d) friends

A