

1. 1980 Forest (Conservation) Act for
  - a. **Restrict de-reservation of Forest**
  - b. Restrict development of wild life
  - c. Restrict entry of forest
  - d. Stop activity
2. Property never contaminated located in area of contaminated is
  - a. Contaminated
  - b. **Suspected**
  - c. Remediated
  - d. Adjacent properties
3. Management environment main legislative in India
  - a. Factories Act
  - b. **Environment protection**
  - c. Water
  - d. Air
4. Costs extra supervision testing monitoring etc is
  - a. **Control**
  - b. Operation
  - c. Construction
  - d. Destruction
5.  $S/Y =$ 
  - a. APC
  - b. **APS**
  - c. MPC
  - d. MPS
6.  $C/Y =$ 
  - a. **APC**
  - b. APS
  - c. MPC
  - d. MPS
7.  $\Delta C / \Delta Y =$  **MPC**
8.  $\Delta S / \Delta Y =$  **MPS**
9. Burden of proof upon a person who has to prove the and which
  - a. **will shift**
  - b. Never shift
  - c. May shift
  - d. May (or) may not shift
10. Sec 58 Indian enactment act the grant control tender the property which is
  - a. Safe
  - b. Un safe
  - c. Danger
  - d. **Un safe and danger**

11. A gift to two or more donors of whom one does not accept it
  - 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
12. What is the
  - a. Water act 1974
  - b. Air act 1981
  - c. Environment act 1986
  - d. **Water less act 1977**
13. Amortization refers to
  - a. Tangible assets
  - b. **Intangible assets**
  - c. Liquidation assets
  - d.
14. A project is profitable when?
  - a. **IRR is greater than discount rate**
  - b. IRR is less than discount rate
  - c. IRR = 0
  - d. IRR = discount rate reach etc
15. Valuer know environmental factors for report
  - a. Develop skills
  - b. Remain silent
  - c. Not do work
  - d. **Appoint environmental expert**
16. Mobile pollution
  - a. Car
  - b. Bike
  - c. Mining
  - d. **Smoking Tobacco**
17. After identification and analyses steps who are involved
  - a. Seller
  - b. Valuer
  - c. Expert consultants
  - d. **Seller, Valuer and Expert consultants**
18. Not significant of contamination?
  - a. Serious injury
  - b. Fail building
  - c. **Death of person**
  - d. Change in ecological system
19. The value of rent controlled properties will have
  - a. High market value

- b. Low market value
  - c. **Very low market value**
  - d. Both low and high
20. In the following which one give short term loan?
- a. Agricultural
  - b. SBI
  - c. **Commercial bank**
  - d.
21. As per Indian values std the term is not used for market value
- a. **Sale prize**
  - b. Willing seller
  - c. An amount in exchange
  - d. Date of valuation
22. What is effective date of valuation
- a. Might be current date
  - b. May not be current date
  - c. Might be post date
  - d. **May be current date or post date**
23. Which is air pollutant?
- a. CO<sub>2</sub>
  - b. **Carbon monoxide**
  - c. Nitrous oxide
  - d. SO<sub>2</sub>
24. Architect Fees covered under police
- a. **3%**
  - b.
  - c.
  - d.
25. As per marginal productivity theory of was labor are
- a. **Marginal productivity of labor**
  - b.
  - c.
  - d.
26. For individual capital gain for
- a. **20%**
  - b. 30%
  - c. 40%
  - d. 50%
27. For company capital gain tax
- a. 20%
  - b. 30%
  - c. **40%**

- d. 50%
28. Capitalization rate can be Established in based on
- a. **Market rent date**
  - b.
  - c.
  - d.
29. Subsidence central under Standard fire and special policy means?
- a. **Substance of part at site on which the property stands**
  - b. Which the property stands
  - c.
  - d.
30. In case of gift of donors dies before of accept once
- a. Gift of valid
  - b. **Gift of void**
  - c. Gift reduced
  - d. Grant has decided
31. Which is quality of valuation terms?
- a. Letter transmitted
  - b. **Valuation assumption**
  - c. Term reference
  - d. Consultancy
32. A from maximizes profit is
- a. MRP = wrong rate
  - b. MRP = APP
  - c. **MRP is rising**
  - d. Non
33. Which of the following does not affects demand of real estate
- a. In and out migration
  - b. Lower interest take of housing plan
  - c. **Consumers confidante**
  - d. Paying capacity of purchases
34. Aircraft damage is not correct?
- a. Damage by aircraft
  - b. Damage by other aerial devices
  - c. **Damage e by pressure waves**
  - d. Damage e by other space devices satellite device.
35. Conserved in fire policy
- a.
  - b.
  - c.
  - d. **Stock in transport /transit**
36. Depreciation scheduler

- a. **Schedule – II**
  - b. Schedule –
  - c. Schedule –
  - d. S
37. Which depreciation most commonly used
- a. **Constant % rate**
  - b.
  - c.
  - d.
38. Commercial bank not related
- a. **Issuing paper money**
  - b.
  - c.
  - d.
39. Highest interested rate
- a.
  - b. **FD**
  - c.
  - d.
40. Switch yard transformer done to control valuer is
- a. Input side
  - b. Output side
  - c. **Automobile adjust for (or) Automobile control**
  - d.
41. Tempering in metals
- a. **To reduce hardness**
  - b. To reduce toughness
  - c. To reduce ductility
  - d. To increase strength
42. 5M not related to
- a. Material
  - b. Machine
  - c. **Motion**
  - d. Method
43. When NSE (National stock Exchange) was was formed?
- a. **In 1992 in Mumbai**
  - b.
  - c.
  - d.
44. Not true stigma
- a. Intangible
  - b. May not be measure

- c. **Off the market phenomenon**
  - d. May not be measure
45. Algae in river how
- a. Oxygen in water
  - b. Nutrients
  - c. **Sunlight and nutrients**
  - d. Sunlight
46. Who tell government on matter at forest conversation?
- a. **Advisory committee**
  - b. Secretary minister of forest
  - c. Chief minister of forest
  - d. Advisor minister of forest
47. Purchase of property lies in which concept
- a. **Demand side**
  - b. Supply side
  - c. Exchange
  - d. Bargain
48. Cost represents \_\_\_\_\_ side of transaction
- a. Exchange
  - b. Demand
  - c. **Supply**
  - d. Bargain
49. The value of rent controlled property will have
- a. High market value
  - b. **Low market value**
  - c. Lowest market value
  - d. Same market value
50. A Capital is \_\_\_\_\_
- a. **Money**
  - b. Machine
  - c. Entrepreneur
  - d. Labor
51. Which is not hirable
- a. Labor
  - b. Machine
  - c. Capital
  - d. **Entrepreneur**
52. Which is not mobile air pollute
- a. Tobacco smoking
  - b. **Mining**
  - c. Gas used as fuel in car
  - d. None of the above

53. Valuer in case above collect as
- Real value**
  - Objective value
  - Market value
  - None of the above
54. Which is correct
- Mean > median > mode**
  - Median > mode > mean
  - Mode > mean > median
  - None of the above
55. By Benefit approach method this property is not value
- Dams**
  - Bridge
  - Highways
  - Cinema theatre
56. As per cinema building bye law
- 1 Toilet for 100 person and 1 Urinals for 75**
  - 1 Toilet for 100 person and 2 Urinals for 75
  - 2 Toilet for 100 person and 2 Urinals for 75
  - None of the above
57. A
- IRR > Discount rate**
  - 
  - 
  -
58. S/Y
- MPS
  - APS**
  - APC
  -
59. Amortization refers to?
- Tangible assets
  - Intangible assets**
  - 
  -
60. The ratable value is a term by
- Income tax officer
  - Bank Manager
  - Local municipal authorities**
  - Value
61. Which one is correct with respect to condominium ownership?
- Beneficial ownership

- b. Co – ownership
  - c. Owning a portion of multiunit building**
  - d. Time share ownership
62. Vertical Interest is above
- a. Legal concept of space above land
  - b. Legal concept of space below land
  - c. Both (a) and (b)**
  - d. None of the above
63. A fraction of a whole property is to be values such a building fraction is classifies as
- a. Investment property
  - b. Non – Marketable
  - c. Service property**
  - d. None
64. When it is expects that the property value weir rise which one is correct?
- a. Increase the capitalization rate
  - b. Increase the remunerative rate
  - c. Down the capitalization rate**
  - d. Down the remunerative rate
65. Ab into means?
- a. Legally invalid from the beginning**
  - b.
  - c.
  - d.
66. Which is one – Dimensions graphical representation
- a.
  - b. Histogram**
  - c. Scatter
  - d.
67. Who will fix the fee structure in comparatives act valuation
- a.
  - b. Bank fee structure**
  - c. Values
  - d.
68. Who is not eligible to register as requester valuer in companies act?
- a. Individual
  - b. Company
  - c. Partnership form
  - d. Govt employee**
69. A gift to B before B accepts the gift a passes away what will happen to gift?
- a. Void**
  - b. Valid
  - c. Court will decide



- d. Legal he will decide
70. Legal quart ion for minor
- Father
  - Mother**
  - Uncle
  -
71. ----- of the control act right upon the indemnity holder to recover costs expenses and amount paid under the terms of contract
- S – 126
  - S – 124
  - S – 125
  - S – 136**
72. Which of the following are not real estate characteristics?
- No perfect flow information
  - Heterogeneity
  - Imperfect market
  - Perfect market**
73. Which of the following comes under transfer payment?
- Rent
  - Profit
  - Retirement pension**
  - Transportation charges
74. The land with high F S I and the land with low F S I in which the land value is high/
- High F S I Land**
  - Low F S I Land
  - Same F S I Land
  - Equal F S I Land
75. N A B A R D was introduces in the year?
- 1982**
  - 1992
  - 1972
  - 1952
76. Burden of proof of loss upon a person which has to prove the facts and which
- Will Shift**
  - Never Shift
  - May Shift
  - May or May not shift
77. Management environment main legislative in india
- Factories act
  - Environment protection**
  - Water
  - Air

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- Control**
  - Operation
  - Construction
  - Destruction
79. Valuer Known environmental factors for report
- Develop skill
  - Remain silent
  - Not do work
  - Appoint environmental expert**
80. What is the environmental act not connected to control and protect?
- Water act 1974
  - Air act 1981
  - Environmental act 1986
  - Water cess act 1977**
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  - Intangible asset**
  - Liquidation asset
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  - Valuer
  - Expert
  - Seller, Valuer and expert consultation
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- Sale value**
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  - An amount in exchange
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  - May not current date
  - Might be past date

- d. **May be current date or past date**
87. Which is a air pollutant?
- CO2
  - Carbon monoxide**
  - Nitrous Oxide
  - SO2
88. Architecture fees covered under policy
- 3%**
89. As per marginal productivity theory of labour are
- Marginal Productivity of Labour**
90. Capital amount paid once in order to receive an annuity of Rs. 1 for a specific period of time at the specified rate if interest is called
- Net amount
  - Capital
  - Years purchase
  - Capital Value
91. As per sec 70 under transfer of act. the natural accession is addition to the security and becoming incorporated it are subject to
- Redemption
  - Not redemption
  - Accession**
  - Accretion
92. As per IBC. 2016. an application against the decision of the liquidator rejecting the claim of a creditor may he made to
- The Insolvency and Bankruptcy Board of India
  - The National Company law Tribunal
  - The committee of creditors
  - The Debt Recovery Tribunal
93. Which of the following economic activity is not in the tertiary sector?
- Banking
  - Bee-keeping**
  - Teaching
  - Working in a call centre
94. In which of the following methods of depreciation. the depreciated replacement cost of the building is directly obtained from the formula itself
- Written down value method**
  - Straight line method
  - Constant percentage method
  - Sinking fund method
95. An ownership flat A with 80 S.M areas is in building in by lane. Similar flat B in similar building but located on main road in recently sold at Rs. 95,000 per S.M. If weightage for location is considering at 20%, which of the following will be the fair sake price of the flat

- a. 7600000
  - b. 9120000
  - c. **6080000**
  - d. 500000
96. Which of the following denotes the dividend declared by the directors two annual general meeting
- a. Proposed dividend
  - b. Final dividend
  - c. **Interim dividend**
  - d. Unpaid dividend
  - e.
97. Secular trend is indicative of long-term variation towards
- a. Increase only
  - b. Decrease only
  - c. **Either increase or decrease**
  - d. Neither increase nor decrease
98. The property falling in the locality lacking in the infrastructure will — the value of the property
- a. Increase
  - b. decrease
  - c. Stabilize
  - d. **Have no relation with**
99. Demand curve shifts right wards when
- a. **There is increase in price**
  - b. There is increase in income
  - c. There is a decrease in price substitute goods
  - d. There is a decrease in price of complementary goods
100. Which of the following investment is having constrains of liquidity
- a. long term Govt. securities
  - b. **immovable property**
  - c. share and stocks
  - d. Bank FDs
101. The meaning of legder is
- a. To make posting in the ledger from the book of original entry journal
  - b. To carry forward the balance of accounts in the next year
  - c. **The book of final accounts**
  - d. Memorandum book
102. As per sec 60A under transfer of act where a mortgagor is entitled to redemption he may require the mortgage, instead of re transferring the property to assign the mortgage debt and transfer the mortgaged property to such third person as the mortgagor may direct than the mortgagee
- a. Shall not be bound to assign and transfer accordingly
  - b. **Shall be bound to assign and transfer accordingly**
  - c. Is bound if the mortgagor assets

- d. Shall not be bound to assign
103. GDP at factor cost exceeds GDP at market price
- When the factor income from abroad is negative
  - When depreciation on fixed capital exceeds income in investment
  - When direct tax exceeds indirect tax
  - When subsidies exceeds indirect tax**
104. Supply and demand is considered as \_\_\_\_\_ aspect affecting the value of the property
- A physical
  - A social
  - A economic**
  - A legal
105. Capital amount paid once to order to receive an annuity of Rs. 1 for a specific period of time at the specific rate of interest is called \_\_\_\_\_
- Net amount
  - Capital
  - Year of purchase
  - Capitalized Value**
106. If income elasticity of demand is very low it shows that the commodity is
- A necessity
  - A luxury**
  - Has little importance in total budget
  - Could be either necessity or a luxury
107. Investment in real estate enjoys the benefits of \_\_\_\_
- Perfect competition
  - Capital appreciation**
  - Divisibility of holding
  - Easy liquidity
108. As per right to fair compensation and transparency in land acquisition rehabilitation and resettlement act under sec 10 (3) if government acquires multi crop irrigated land than
- Less value amount of land
  - No cultivable wasteland shall be developed for agriculture purposes
  - A less area cultivable wasteland shall be developed for agriculture purposes
  - And equivalent area of cultivable wasteland shall be developed for agriculture purpose**
109. As per company act 2013 any scheme of corporate debt restructuring under sec 230 (1) (2) (3) must include a valuation report in respect of the share and the property and all assets, tangible, movable and immovable of the company by \_\_\_\_\_
- A registered valuer**
  - State government
  - An auditor report is sufficient
  - Reserve Bank of India guideline is sufficient
110. The factor which is not to be considered when applying the residual method of valuation is \_\_\_\_\_

- a. Anticipated price by sale of the finished property
  - b. Cost of development project
  - c. Profit motive of the developer
  - d. **Social benefit of the project**
111. Estimate of an amount for auction sale known as \_\_\_\_
- a. **Liquidation value**
  - b. Salvage Value
  - c. Net present Value
  - d. Replacement value
112. Which cannot be said as Criteria Air Pollution ?
- a. Carbon di oxide
  - b. Carbon monoxide
  - c. Nitrogen Oxides
  - d. Sulpur oxide
113. Inadequate infrastructure in the locality results in \_\_\_\_ market value of the property
- a. Higher
  - b. **Lower**
  - c. Stagnant
  - d. 50 percentage higher
114. No person shall construct any building with its plint
- a. Less than 40 C.Mts
  - b. Less than 45 C.Mts
  - c. Less than 55 C.Mts
  - d. Less than 35 C.Mts
115. A property fetches a leaseholder Rs 30,000 per annum The rent fixed to the paid to the superior landlord is Rs. 16,000 per annum 11 freeholder expects a return of 8 percent, then the leaseholder should expect a rate as indicated below so that he makes a reasonable profit
- a. 0.09
  - b. **0.07**
  - c. 1
  - d. 0.01
116. Value of an property depends upon the future \_\_\_\_ that can be derived out of it
- a. **Benefit**
  - b. Demand
  - c. Simply
  - d. Cost
117. The W.D.V of an asset after three years of depreciation on the reducing balance method 10 percent p.a. is Rs. 36.450. What was its original value?
- a. Rs. 40,000
  - b. **Rs. 50,000**
  - c. Rs. 45.000
  - d. Rs. 70,250

118. When there are only few sellers of the commodity. the market is called
- Monopoly
  - Duopoly
  - Oligopoly**
  - Monopsony
119. The combined phenomenon of stagnation and inflation is called
- Demandpull Inflation
  - Cost push inflation
  - Money inflation
  - Stagflation**
120. Engagement letter for valuation assignment is printed in letter head of which of the following firms
- Valuation firm
  - Company engaging services of valuer**
  - User of valuation work
  - Firm engaged in providing technical services to client
121. This is capital
- Money
  - Forests
  - Machinery**
  - Trademarks
122. The building cost index is worked out by the CPWD on basis of \_\_\_\_\_
- Rates of building materials and labour in Delhi vis a vis in rates in city in relevant state**
  - Estimates of building material and labour of the subsequent year as estimated by CPWD
  - Expected inflation rate as estimated by the finance ministry. Govt. of India.
  - An index obtained by estimating demand/ supply of housing determined by the bank of India reserve
123. Transactions and events not capable of being expressed in terms of money are not to be recorded in accounting due to
- Cost concept
  - Materiality concept**
  - Realization
  - Money measurement concept
124. Which one of the following is not the characteristic of real estate market?
- No free flow of information
125. A set of value is said to be relatively uniform if it has \_\_\_\_\_
- Negative dispersion
  - Little dispersion
  - Zero dispersion
  - High dispersion**
126. An index number is called a simple index when it is computed from
- Single variable

- b. Multiple variables
  - c. Two variables
  - d. Three variables
127. On payment being done by a businessman of the instalment of insurance of his wife from the business, he will record in the name of account of shop \_\_\_\_\_
- a. Insurance company account
  - b. Wife's account
  - c. **Drawing account**
  - d. Miscellaneous expenses account
128. What is common in Distress sale & forced sale?
- a. Adequate marketing time
  - b. Market value
  - c. **Insufficient marketing time**
  - d. Private negotiations
129. In a perfectly competitive industry, there are
- a. **Many buyers and many sellers.**
  - b. Many sellers, but there might be only one or two buyers.
  - c. Many buyers, but there might be only one or two sellers.
  - d. One firm that sets the price for the others to follow.
130. Rent control Act, Transfer of property Act, development control rules and building Bye/laws, and laws governing the land are \_\_\_\_\_ which affect the value of property.
131. What is full form of SEZ
- a. Secure entry zone
  - b. Special entry zone
  - c. Secure economic zone
  - d. **Special economic zone**
132. When the result of a combination of two or more assets or inter where the combined value is more than the sum of the values is known as \_\_\_\_\_
- a. Real investment value
  - b. **Synergistic value**
  - c. liquidation value
  - d. Hope value
133. A paternal Grandmother, on partition between her grandson and between her son and son of a pre deceased is entitled to a share
- a. Equal to that of her son
  - b. Equal to that of her and son
  - c.  $\frac{1}{2}$  of that of her son
  - d.  $\frac{1}{2}$  of that of her grand son
134. Onus of proof is \_\_\_\_\_ in the evaluation of evidence
- a. Fact
  - b. Principle
  - c. Continuous process



- d. One time process
135. Which of the following is not the surrender of lease?
- Premature termination of a lease
  - Unilaterally terminated by a lessee
  - Terminated with the consent of the lessor
  - If it happens post expiry of the lease**
- 136.
- lower
  - Higher
  - Same Rate as lending rate of bank as
  - Interest rate of his own choices
137. Which measures of dispersion has a differed unit other than the unit of measurement of values
- Variance
  - Range
  - Mean Deviation
  - Standard Deviation
138. In \_\_\_\_\_ there is no such privity between the parties
- Contract
  - Kart
  - Tender
  - Agreement
139. Which after following acts defines what is a forest offend and what are the act prohibited inside a reserved forest
- Indian Forest act 1927
  - The forest conservation act 1980
  - Wild life protection act 1972
  - Biological diversity act 2002
140. Nominal GDP is Measured in \_\_\_\_\_ prices
- Base Year
  - Current year
  - 1980
  - 2000
141. Share application money which is due for refined in the event of over subscription has to Of present on due
- Under share capital
  - Under other non-current liabilities
  - Under current liability
  - Separate line item as party share holder funds
142. For a good Classification the clan should be Exhaustive & \_\_\_\_\_
- A Mutually inclusive
  - Mutually exclusive

- c. Open ended
  - d. Of unequal width
143. Is Permissible for land lord to disconnect / cut off essential service being provided to tene
- a. Yes
  - b. No
  - c. Yes after notice to tenant
  - d. Yes after order from court
144. Value of an object arises out of its
- a. Manu faction
  - b. Marletion
  - c. Use fullness
  - d. Cost
145. 1A trial balance contains the balance of
- a. Only personal & Real account
  - b. Only real and nominal account
  - c. Only nominal & personal Account
  - d. All Account
146. Depreciation does not affect\_\_\_\_\_
- a. Plant and machinery
  - b. **Land**
  - c. Coal Mines
  - d. Oil reserves
147. Which of these is one of the cause of Inflation
- a. Increase in public expenditure
  - b. Deficit Finance
  - c. Increase in administrative price
  - d. All the three
148. Article 14 of the constitution of India protects the right of the equality be form the law
- a. citizen of india only
  - b. All person in the country
  - c. Advit citizen only
  - d. Children only
149. Values would adopt rate of capitalization If income flow is safe od secured
150. Appropriate method of valuation for income generating commercial asses.
- a. Land & Building
  - b. Any method
  - c. Direct comparison
  - d. **Discounted cash flow**
151. Debit note issued are used to prepare
- a. Sales return book
  - b. Purchase return book
  - c. Sale book

- d. Purchase book
152. A lock out in a factory for a month
- Irregular movement
  - Cyclic Variation
  - Seasonal Variation
  - Secular trend
153. Discrepancies between sample estimate & Poply Parameter
- Human Error
  - Formula Error
  - Non Sampling
  - Sampling Error
154. Sum insured insured under debris removal add on cover cannot exceed \_\_\_\_\_ of the total suMunder fire policy
- 2.5 %
  - 10%
  - 15 %
  - 20 %
155. Under Sec 63. Transfer of act , the mortgaged upon redemption
- .
  - .
156. Under Sec 118 transfer of act , 2 person mutually transfer the ownership of one thir ownership of another , Neither thing or both think bring money only the transactor A
- A transfer
  - Exchange
  - Lease
  - Eviction
157. Which year RBI Found?
- 1945
  - 1947
  - 1935 (accordance with the provisions or the Reserve Bank of India Act. 1935)**
  - 1953
158. Architects fees under Standard Fire & Special Perth Policy
- 1%
  - 2%
  - 3 % (Architects, Surveyors and Consulting Engineers' Fees up to 3 % of the claim amount )**
  - 4 %
159. Deficit In Sinking Fund
- Capital Reserve A/C
  - General Reserve A/C
  - Reserve Capital A/C
  - Profit & Loss A/C**
160. Occur Before a loss under cons equation loss ( Fire) Become payable

- a. insured perils must occur
  - b. Property is damaged by insured perils
  - c. Insured's Business is affected
  - d. Insured Perils must occur property is damaged by Insured perils & its needs interrupted /affected
161. FSI Permissibility on the plot is more as compared to the plot with less FSI, The Plot with less FSI fetch then the land rate of plot with less FSI
- a. **Higher**
  - b. Lesser
  - c. Same
  - d. Haft
162. Court concealers \_\_\_\_\_ as more accurate method of estimating cost of con!
- a. Book value method
  - b. Flat rate method
  - c. Cost index
  - d. Detailed Quantity Methods
163. When was NABARD Constructed
- a. 1947
  - b. 1969
  - c. 1975
  - d. 1982
164. Under which or the valuation approach, future cash flows from property yield to capitalized value of property?
- a. Market approach
  - b. **Income approach**
  - c. Cost approach
  - d. Depreciated Replacement Cost Method 7
165. Under sec 58 of the Indian Encasements Act grantor cannot render the property which is
- a. Safe
  - b. Unsafe
  - c. Dangerous
  - d. **Unsafe & dangerous**
166. 8. Annual Sinking fund to be set aside each year for recouping its 1 at the end of 6 years, at 5 percent rate of interest is represented by formula-----
- a.  $0.05 / \{(1+0.05)^6 - 1\}$
  - b.  $\{(1+0.05)^6 - 1\} / 0.05$
  - c.  $5 / \{(1+0.05)^6 - 1\}$
  - d.  $0.05 / (1+0.05)^6 + 1$
167. The important criteria for the selection of the best land in the town is
- a. More width of road
  - b. Industrial zone

- c. **Prime Location and High FSI**
  - d. Residential Zone
168. Which of the following method of valuation is normally adopted to estimate value of land in the locality where there are absolutely no instances of land sales available.
- a. Profit method
  - b. Sale comparison method
  - c. Lund & building method
  - d. **Residue Technique of Development method**
169. Which of the following is not a natural attribute of a land, but artificially created by man
- a. **Benefits**
  - b. Location
  - c. Tenure
  - d. frontage
170. Costs due to extra supervisory personnel. additional testing, careful monitoring as well as security is known as
- a. Const to operation
  - b. **Cost to control**
  - c. Cost to disruption
  - d. Cost of construction
171. 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. 1
172. Which of the following terms is not relevant to valuation of contaminated properties?
- a. Environmental stigma
  - b. Impared value
  - c. **Reinstatement value for insurance**
  - d. Remediation cost
173. Unpaid salary for 340 is to b e provided for the accounts.
- a. Bills receivable book
  - b. Purchase passbook
  - c. Journal proper
  - d. Purchase return
174. Opinion expressed on value for the properly by the value ads expert witness in a valuation dispute case - - to the court
- a. Binding
  - b. Not binding
  - c. Of No value
  - d. In form of advice
175. In perfect competition, an individual firm.
- a. Has a price elastically of supply equal to one
  - b. Faces unitary elasticity of demand.

- c. Has a price elasticity of supply equal to infinity
  - d. Face infinitely elastic demand.
176. Which of the following distinguish Investment in Real estate vis a vis other forms of investment.
- a. Capital erosion
  - b. Redemption of capital
  - c. Income generation
  - d. Solvency
177. A contract by which on party promises to save the other from loss caused to him by the conduct of the promisor himself or by conduct of any other person is called a ----
- a. 1. Contract of indemnity
  - b. **Contract of Breach**
  - c. Contract of Guarantee
  - d. Performance of contract
178. Why should valuer maintain proper working papers, while respecting the confidentiality of information acquired during the course of performing professional serves.
- a. For production before a regulatory authority
  - b. . For peer review
  - c. For using the same for a different valuation assignment in similar industry
179. The standard fire and special perils policy automatically covers works of art for an amount not exceeding
- a. Rs. 5000
  - b. **Rs.10000**
  - c. Rs. 20000
  - d. Rs. 25000
180. Which out of the following is not a factor that arrests demand and supply or real estate?
- a. Economic growth
  - b. Interest rate
  - c. Increased population
  - d. **Number of cars in Household**
181. Under sec 61 of Indian succession Act, A will or any part of a will, which has been caused by fraud and which takes away the free agency of the testator, is \_\_\_\_\_
- a. Illegal
  - b. Valid
  - c. Voidable
  - d. void
182. This is capital
- a. Money
  - b. Forests
  - c. **Machiney**
  - d. trademarks
183. The building cost index is worked out by the CPWD on the basis
- a. Rates of building materials and labour in Delhi vis a-vis rates in city in relevant state

- b. Estimates of building material and labour for the subsequent year as estimated by CPWD
  - c. Expected inflation rate as estimated by the finance ministry, Govt. of India.
  - d. An index obtained by estimating demand/ supply of .mil housing determined by the Bank of India Reserve 2
184. Utility means existing and anticipated \_\_\_\_ due to ownership & use of property
- a. Marketability
  - b. Scarcity
  - c. Transferability
  - d. **benefits**
185. Which property does the corporation has a power to acquire
- a. Movable
  - b. **Immovable property**
  - c. Both movable property & immovable property
  - d. Neither movable property & immovable property
186. Acceptance of the valuation report submitted by the valuer in the court does not depend of-----
- a. Reasons given by the valuer in the valuation report
  - b. The valuer successfully withstanding the test of cross examination.
  - c. **Age of the value**
  - d. Substantiating the report by producing supporting instances as proof
187. The value of the rent Controlled properties will have \_\_\_\_\_ value than vacant property
- a. 100 percent higher
  - b. 50 percent higher
  - c. Exactly same
  - d. lower
188. In case of gift if done dies before acceptance then.
- a. gift is valid
  - b. gift is void
  - c. gift is reduced
  - d. Court has to decide
189. In case of \_\_\_\_\_ contract the motive (intention) for the breach is immaterial
- a. **Breach**
  - b. failure
  - c. Recession
  - d. Cancellation
190. Under sec 59 of Indian Succession Act, A person who is ordinarily insane may make a will
- a. . Never
  - b. Every time during insane
  - c. During inter may make a will
  - d. His heir
191. Gross profit in the context of consequential loss (fire) policy means one of the following
- a. Turnover minus variable and standing charges.
  - b. Net profit and cost of production

- c. **Net profit and standing charges**
  - d. Net profit and variable charges
192. 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 will have taken had he accepted
  - c. Voidable at option of donor
  - d. Valid at option of heir.
193. When too much money chases too few goods. the resulting inflation is called
- a. Deflation
  - b. **Demand-pull inflation**
  - c. Cost push inflation
  - d. stagflation
194. The minimum retention of premium under fire declaration policy is what percent of the annual premium
- a. 10 per cent
  - b. 25 per cent
  - c. 50 percent
  - d. 75 per cent
195. refers to a situation where any person or a body corporate is unable to fulfill its financial obligations (often occurring due to several factors such as a decrease in cash flow, losses and other related issues)
- a. Insolvency
  - b. Bankruptcy
  - c. Liquidation
  - d. Acquisition
196. The mortgager in Indian law who had parted with some right of ownership and the right of redemption is a right which he exercises by virtue of his
- a. Pecuniary ownership
  - b. **Residuary ownership**
  - c. Connectional ownership
  - d. possession
197. as per the Indian constitution, the Government must have branches
- a. the Executive and the Judiciary
  - b. the judiciary and the legislature
  - c. the Executive, the Judiciary and the legislature
  - d. the Judiciary and political
198. which one of the following is defined as Air pollution in the Air (prevention and control of pollution) Act, 1981?
- a. **Air pollution means the presence in the atmosphere of any air pollutant.**
  - b. Any change in the composition of the clean atmospheric air is known as air pollution.



- c. Air pollution means the presence of one or more air contaminants in the atmosphere in such concentration and having such characteristics that exposure is injurious to public health or welfare.
  - d. Presence of pollutants causing health problems in the society.
199. Which valuation methodology should be used to calculate the market value of vacant building excluding land?
- a. Sales comparable
  - b. **Depreciated replacement cost.**
  - c. Income capitalization
  - d. Residue Technique
200. Under adjustment grid model, for safe instance premiers having — positive weightage is considered on safe rate, while comparing with subject premises having standard specification?
- a. Normal specification
  - b. Superior specification
  - c. **Substandard specification**
  - d. Deluxe speculation
201. Is it permissible for tenant to carry out repairs of the tenated premises.
- a. No.
  - b. Yes, without notice of landlord
  - c. Yes, only after notice of landlord and if landlord fails to carry out repairs
  - d. Yes but only landlord refuses in writing to carry out repairs.
202. Which of the following is consistent with the law of demand?
- a. A decrease in the price of a gallon of milk causes a decrease in the quantity of milk demanded.
  - b. An increase the price of a soda causes a decrease in the quantity of soda demanded.
  - c. An increasc in the price of a tape causes an increase the the quantity of tapes demanded
  - d. A decrease n the price of juice causese no change in the quantity of juice demanded.
203. H. A. Sturges formula for determining the number of classes is
- a.  $1-3.322*\log N$
  - b.  $1+33.22*\log N$
  - c.  $1-33.22s\log N$
  - d.  $1-1-3.322*\log N$
204. Sec 112 under transfer of 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. It is transfer of lease
205. Ordinal utility analysis is otherwise known as:
- a. Gossens second law
  - b. Cardinality approach
  - c. **Indifference curve analysis**

- d. Rationality approach
206. What will be the present mark worth of the factory building excluding foundation cost before fire damage'
- Rs. 14000000
  - Rs. 7700000
  - Rs. 63 00000
  - Rs. 70 00000
207. Which of the following statement is true as per fire policy condition on the happening of a loss.
- The insures have a right to take possession of the premises where the loss has occurred.
  - The insured can abandon the damaged property to the insurers.
  - The insures do not have a right to take possession of the premises where the loss has occurred**
  - The insurers should settle entire cost of reinstatement as estimated by insured consultant without any analysis.
208. Accumulative rate of interest is considered at \_\_\_ rate than remunerative rate because higher security for accumulation of capital is needed.
- Lower**
  - Higher
  - Same
  - Double
209. Interest is paid because:
- capital is scarce
  - Capital is productive**
  - Capital is attractive
  - Capital is surplus
210. Which of the following method of valuation is normally adopted to estimate value of land in the locality where there are obsoluted no instances of land sales available
- Profit method
  - Sale comparison method
  - Land & building method
  - Residue technique of Development method**
211. Upon paying the amount of loss to the insured, the insurer steps into the place of the insured, taking over all his right is called exercise of \_\_\_\_\_
- Right of reinstatement
  - Right of contribution
  - Right of subrogation**
  - Right to salvtage
212. Which one of the following is not essential element of the basic concepts of valuation of immovable property?
- Scarcity
  - Transferability
  - Safety of asset

- d. Utility
213. Saving function explain the relationship between \_\_\_ and \_\_\_\_
- Saving, investment
  - Saving, consumption
  - Saving, income**
  - Investment, consumption
214. Severance of joint family status takes place from the date when the communication
- Is received by the last coparcenary
  - Is received by the last coparcenary
  - Is received by the karta**
  - Is sent
215. factory building has 1200 S.M. built-up area. Plot arc is 2000 S.M. Building is 25 years old and total life is 50 years. Replacement cost today is Its. 25000 per S.M. industrial plot is available for Rs. 8000 per S.M. which of the following is the fair sale price (ignoring savage) for the property?
- 46000000
  - 31000000
  - 16000000
  - 18400000
216. Share application money pending allotment (and not de for refund) has to the shown.
- Under share capital
  - Under
217. Secular trend is indicative of long-term variation towards:
- Increase only
  - Decrease only
  - Either increase or decrease**
  - Neither increase nor decrease
218. If the correlation between the two variables x and y is negative, the regression coefficient of Y on X is
- Negative**
  - Not certain
  - Positive
  - Zero
219. Which one of following does not form part of a valuation report
- Purpose of valuation
  - Information used in analysis
  - Assumption used in analysis**
  - Professional fees for valuation work
220. Any profit or loss on the sale of sinking depreciation fund investments is transferred to:
- Profit and loss account
  - Asset account
  - Sinking fund a/c
  - Depreciation account

221. At what rate does the commissioner should acquire the property
- Rate exceeding approved by standing committee
  - Any rate prescribed by central government
  - Rate not exceeding approved by standing committee**
  - Any rate prescribed by state government.
222. In which of the following judgment, supreme court held that the deference between one honest valuation and another may range up to 15 percent?
- R.C. cooper V/s union of India
  - K.P. Varghese V/s I.T.O.**
  - C.W.T. V/s P.N. Sikand
  - Wenger & co v/s D.V.O.
223. Under sec 58 of the Indian Encasements Act the grantor cannot render the property which is
- Safe
  - Safe unsafe
  - Dangerous
  - Unsafe & dangerous**
224. The maximum limit of investment in small scale industry is
- 0 to 25 lakh
  - 25 to 50 lakh
  - 50 lakh to 1 cr**
  - 25 lakh to 5 cr
225. A owes It Rs. 1000 payable on 1st December 2017 with interest on 1<sup>st</sup> June 2017 A offers to pay the amount with interest up to 1 of June 2017
- It is a valid lender
  - It is not a valid Tender tender performance**
  - Is a illegal tender
  - It is an illegal
226. Premature termination of lease is major factor affecting the value of leasehold property
- Physical
  - Legal
  - Social
  - economic**
227. Out of all measures of dispassion the easisest one to calculate is.
- Variance
  - Standard deviation
  - Range
  - Quartile deviation
228. According to net present value, projects that would be acceptable must have a?
- Negative net present value
  - Zeronet present value**
  - Positive net present value
  - Internal rate of return is positive

229. Lessor has right to -----
- Receive lease rent for the unexpired period of case**
  - Receive profit rent from the property for the unexpired period of the lease.
  - Receive lease rent for the economic life of the building
  - Receive lease rent for the physical life of the building
230. Data obtained by conducting a Surrey is called \_\_\_\_
- Primary data**
  - Secondary data
  - Measured data
  - Regular data
231. Which of the following is not\_a criterion in determining highest and best use of land?
- Physically possible
  - Legally permissible
  - Financially feasible
  - Socially acceptable**
232. Which of the following is correct in relation to fire reinstatement value policy?
- Depreciation applies to claim
  - Depreciation and pro-rata average applies to claim
  - Pro-rata average applies**
  - Pro-rata average does not apply
233. Marriage value (also often retied to as synergic value) in valuation basically means
- Extinction of leaseholders interest in the property when the merger takes place
  - Merger of right of co-owner of property with ob they co-owner
  - Increase in the value of the property due to merger of two different interests held by to different persons.**
  - Owner interest in the property which is extinguished at the time of merger
234. Under sec 73 of the Indian easement act the licencsee's has rights on revocation which means
- He is entitled to a reasonable time to leave the property**
  - He has no right to remove any goods from such property
  - He is not entitled dor reasonable time to leave the property
  - He has not right to keep any goods from such property
235. When price are falling continuously, the phenomenon is called.—
- Inflation
  - Stagflation
  - Deflation**
  - Reflation
236. Upon paying the amount of loss to the insured, the insurer steps into the place of the insured, taking over all his right is called exercise of \_\_\_\_
- Right of reinstatement
  - Right of contribution
  - Right of subrogation**
  - Right to salvage

237. Which of the following development control rules have effect on intensity of use of land?
- zoning
  - floor space index**
  - for fire-fighting
  - rules for minimum open space
238. Which of the following is not a criterion in determining the highest and best use of land?
- Physically possible
  - Legally permissible
  - Financially feasible
  - Socially acceptable**
239. Which of these is an example of a transfer payment?
- Profit
  - Retirement pension**
  - Rent
  - Transportation and freight charges
240. Marriage value (Also often referred to as Synergic value) in valuation basically means
- Extinction of leaseholder's interest in the property when the merger takes place
  - Merger of higher of co-owner of property with other co-/ owner
  - Increase in the value of the property due to merger of two different interests held by two different persons.**
  - Owner's interest in the property which is extinguished at the time of merger
241. On which of the following depreciation is provided?
- Cannot be transferred
  - Can be transferred**
  - Can be transferred subject to condition
  - Non transferable
242. Cost of creating a new building having identical utility and performing similar functions as being performed by the existing old asset is called as \_\_\_\_\_
- Fixed assets**
  - Current assets
  - Liquid assets
  - Fictitious assets
243. The important criteria for the selection of the best land in the town is \_\_\_\_\_
- More width of road
  - Industrial zone
  - Prime location and FSI high**
  - Residential zone
244. Tort is right.
- In rem**
  - In personam
  - In rescission
  - Innovation

245. Which one of the following is not the characteristic of real estate market?
- No free flow of information
  - It is imperfect market
  - It is perfect investment market**
  - heterogeneity
246. In which of the following judgment, supreme court held that the difference between one honest valuation and another may range up to 15 percent?
- R.C. cooper V/s union of India**
  - K.P. Varghese V/s I.T.O.
  - CW.T. v/s P.N. Siknd
  - Wenger & co v/s D.V.0
247. An agreement is voidable by the party whose consent is obtained by
- Misrepresentation
  - Fraud**
  - Incomplete information
  - Wrong information
248. When price are falling continuously the phenomenon is called
- Inflation
  - Stagflation
  - Deflation**
  - Reflation
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  - Socially acceptable
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  - Merger of right of co-owner of property with other co-owner
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  - Owner's interest in the property which is extinguished at the time of merger.
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- Profit
  - Retirement pension**
  - Rent
  - Transportation and fright charges.
252. Under sec 61 of Indian succession Act, A will or any part of a will, which has been caused by fraud and which takes away the free agency of the testator, is \_\_
- Illegal
  - Valid
  - Voidable

- d. **void**
253. upon paying the amount of loss to the insured, the insurer steps into the place of the insured, taking over all his right is called exercise of
- Right of reinstatement
  - Right of contribution
  - Right of subrogation**
  - Right to salvage
254. Which of the following development control rules have effect on intensity of use of land?
- Zoning
  - Floor space index**
  - For fire-lighting
  - Rules for minimum open space.
255. Under sec 63 of the Indian Encasements Act the Licensee's has a rights on revocation which means.
- He is entitled to a reasonable time to leave the property.**
  - He has no right to remove any goods from such property.
  - He is not entitled for a reasonable time to leave the Property.
  - has no right to keep an goods from such property.
256. On which of the following depreciation is provided?
- Fixed assets**
  - Current assets
  - Liquid assets
  - Fictitious assets
257. On Transaction and events not capable of being expressed in terms of money are not to be recorded in accounting due to\_\_\_\_\_ -
- Cannot he transferred
  - Can be transferred**
  - Can be transferred subject to condition
  - Non transferable
258. Which of the following is not to be considered while estimating Market value of the property
- Utility
  - Benefits
  - Transferability**
  - Distress of buyer/ seller
259. Inadequate infrastructure in the locality results in\_\_\_\_\_ market value of the property
- Higher
  - Lower**
  - Stagnant
  - 50 percent higher
260. Which of the following method of valuation is normally adopted to estimate value of land in the locality whit there arc absolutely no instances of land sales available.
- Profit method



- b. Sale comparison method
  - c. land & building method
  - d. **Residue technique of Development method.**
261. In which of the following case, the court approved comparable sales method of valuation for owner occupied portion of the building and rental method of valuation for tenanted same building portion
- a. I. V.C. Ramchandran Vs C.W.T
  - b. **Wengr & co v/s D.V.O.**
  - c. Jawaji nagnathan v/s R.D.O. (Acilahad)
  - d. C.W.T.V/s P.N. Sikand
262. Which of the following statements is true related to obligation of Insured on notification of a claim.
- a. To defend the insurer
  - b. To indemnify the insurer
  - c. **To investigate and settle potentially covered claim**
  - d. Ensure that the damage applies to the property
263. Which of the following represents the present value of rupee 1 receivable after 10 years at 5 percent rate of interest?
- a.  $1/(1+5)^{10}$
  - b.  $10/(1+0.05)^{10}$
  - c.  **$1/(1+0.05)^{10}$**
  - d.  $1/(1+5)^{10}$
264. Set 112 under transfer of 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
265. Who cannot apply of registration as the registered valuer?
- a. Individual
  - b. Company
  - c. **Societies**
  - d. Partnership entity
266. What is penalty for contravention of the provisions of the environment (Protection)
- a. Punishment with imprisonment for a term which may extend to seven years.
  - b. Fine which may extend to one lakh rupees
  - c. Punishment with imprisonment for a term which may extend to five years and fine may extend to seven lakh rupees.
  - d. **Punishment with imprisonment for a term which may extend to seven years and a fine which may extend to one lakh rupees**

267. Cost of creating a new building having identical utility and performing similar function as being performed by the existing old asset is called as \_\_\_\_\_
- Replacement cost**
  - Reproduction cost
  - Original cost
  - Historic cost.
268. Lessor has right to \_\_\_\_\_
- Receive lease rent for the unexpired period of lease**
  - Receive profit rent from the property for the unexpired period of the lease
  - Receive lease rent for the economic life of the building.
  - Receive lease rent for the physical life of the building
269. The mortgager in Indian law who had parted with some right of ownership and the right of redemption is a right which he exercises by virtue of his
- Pecuniary ownership
  - Residua ownership
  - Conditional ownership**
  - possession
270. Economic life of a RCC roofed load bearing building is normal considered as \_\_\_\_\_
- 100 years
  - 50-60 years**
  - 40 years
  - 25 years
271. Under what circumstances, tenant can change the user of the tenanted premises.
- At the whims and fancies of the tenant
  - With consent of the landlord in writing, provided the user is permissible in law.**
  - After giving notice to the landlord
  - After permission from local planning authority.
272. Which of the following Acts defines what is a forest offence and what are the acts prohibited inside a reserved forest?
- The Indian forest Act. 1927
  - The forest (conservation) Act. 1980
  - The wildlife protection Act. 1972
  - The biological diversity Act. 2002.**
273. The demand curve demand & supply graph indicated
- Effect on market supply of a change in the demand for a good or service.**
  - Marginal cost of producing and selling different quantities of a good.
  - Quantity of a good that consumers would like to purchase at different prices.
  - Effect of advertising expenditures on the market price of a good.
274. A set of values is said to be relatively uniform if it has \_\_\_\_\_

- a. Technical factors
  - b. Economic factors
  - c. Social factors
  - d. Legal factors
275. \_\_\_\_\_ is a situation whereby a court of competent jurisdiction has declared a person or other entity insolvent having passed appropriate orders to resolve it and protect the rights of the creditors.
- a. Bankruptcy
  - b. Insolvency
  - c. **Liquidation**
  - d. Acquisition
276. The probability of all possible outcomes of a random experiment is always equal to.
- a. **One**
  - b. Infinity
  - c. Zero
  - d. Two
277. Under sec 61 of Indian succession Act, A will or any part of a will, which has been caused by fraud and which takes away the free agency of the testator is
- a. Illegal
  - b. Valid
  - c. Voidable
  - d. **void**
278. Which property does the corporation has a power to acquire
- a. Movable property
  - b. Immovable property
  - c. **Both movable property & immovable property**
  - d. Neither movable property & immovable property
- 279.
- a. **It is imperfect market**
  - b. It is perfect investment market
  - c. heterogeneity
280. The important criteria for selection of the best land in the town is
- a. More width of road
  - b. Industrial zone
  - c. **Prime location and High FSI**
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281. on which of the following depreciation is provided?
- a. **Fixed assets**
  - b. Current assets
  - c. Liquid assets

- d. Fictitious assets
282. Cost of creating a new building having identical utility and performing similar functions as being performed by the existing old asset is called as \_\_\_\_
- Replacement cost**
  - Reproduction cost
  - Original cost
  - Historic cost
  - Under sec 63 of the Indian encasements act the licensee's has a right on revocation which means.
    - He is entitled to a reasonable time to leave the property**
    - He has no light to remove any goods from such property.
283. Under which of the following circumstances, the valuer should declare the past association with the company
- In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transation.**
  - In case if valuer has shares in the company being valued.
  - In case if valuer has shares in competitor of company being valued
  - In case if valuer has carried out valuation of assets similar to assets being valued.
284. Where rent reserved in an occupational lease is less than the full rental value, it is called \_\_\_\_ -
- Acknowledgement rent
  - Head rent**
  - Standard rent
  - Virtual rent
285. When does corporate insolvency commence?
- On date of filing an application by operational creditors.
  - On date of filing an application by financial creditors.
  - On date of admission of the application by adjudication authority**
  - On date of appointment of interim insolvency resolution professionals.
286. Right to constitutional remedies is mentioned in
- Article 21
  - Article 23-24
  - .Article 25-28
  - Article 32**
287. Which of the following is not a method used to calculate depreciation?
- Straight Line Method
  - Declining Balance Method
  - Average-of-the year Digits**
  - Constant percentage method
288. Where there is frequent fluctuations in stocks/ stock value which of the following provides suitable cover
- Fire floating policy**
  - Fire policy with Escalation clause

- c. Fire Reinstatement value policy
  - d. Fire Declaration policy
289. An example of variable cost is \_\_\_\_
- a. Property tax
  - b. Interest on capital
  - c. **Direct material cost**
  - d. 4. Deprecation of machinery
290. According to policy condition of the fire policy ceases cover if the building insured becomes unoccupied for more than \_\_\_\_\_
- a. 15 days
  - b. **30 days**
  - c. 45 days
  - d. 60 days
291. Which of the following details are not required to be included in the valuation report for present day value of an open plot of land?
- a. **Name of all the owners of the property and with details of share of each co-owner**
  - b. Available comparable sale instances in the locality during relevant period of valuation.
  - c. Details of year of purchase of land and price paid while acquisition.
  - d. Analysis of data collection by giving details of weight ages adopted for different factors and adjustment made in sale rate.
292. The three broad types of productive resources are:
- a. Money profit and interest
  - b. **Capital, labour and natural resources**
  - c. Bond, stock shares and deposits
  - d. Technology, human capital and markets
293. Which of the following is not the surrender of lease?
- a. Premature termination of a lease
  - b. Unilaterally terminated by a lessee
294. \_\_\_\_ refers to a situation where any person or a body corporate is unable to fulfill its financial obligations/often occurring due to several factors such as a decrease in cash flow, losses and other issues
- a. Insolvency
  - b. Bankruptcy
  - c. Liquidation
  - d. Acquisition
295. Whenever there is a provision to the effect that the court shall presume a fact the court \_\_\_\_, it is compelled to take the fact as provided i.e it shall have to presume the fact
- a. Can exercise its discretion
  - b. Cannot exercise its discretion
  - c. May exercise its discretion
  - d. Will exercise its discretion
296. Indifference curve analysis consumer equilibrium

- a. slope of indifference curve is constant
  - b. **Slope of both indifference curve and income price line are equal**
  - c. Slope of both indifference curve and income price line are opposite
  - d. both indifference curve and income price line parallel
297. Cost approach is useful mainly for valuing
- a. Marketable properties
  - b. **Non Marketable properties Non Investment property**
  - c. Properties which are ready for redevelopment
  - d. Going concern business
298. All the property value created by the \_\_\_\_\_ of the future benefits the property will provided
- a. Competition
  - b. Contribution
  - c. **Substitution**
  - d. Anticipation
299. A statistical population may consist of \_\_\_\_\_ -- number of items
- a. **Infinite**
  - b. Finite
  - c. InFinite or Finite
  - d. Neither Infinite nor Finite
300. Value is an estimation of \_\_\_\_\_
- a. Price+profit
  - b. **Price**
  - c. Cost
  - d. Offer amount
301. Capital amount paid once in order to receive an annuity of Rs.1 for a specified period of time at the specific rate of interest is called \_\_\_\_\_--
- a. Net amount
  - b. Capital
  - c. Years purchase
  - d. **Capitalized value**
302. If income elasticity of demand is very low it shows that the commodity is\_
- a. A necessity
  - b. A **luxury**
  - c. Has little importance in total budget
  - d. Could be either necessity or a luxury
303. Investment in real estate enjoys the benefits of
- a. Perfect competition
  - b. **Capital Appreciation**
  - c. Divisibility of holding
  - d. Easy liquidity
304. As per Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act under sec 10 (3) if Government acquires multi-crop irrigated land than

- a. Less value amount of land
  - b. No cultivable wasteland shall be developed for agricultural purposes
  - c. A less area cultivable wasteland shall be developed for agricultural purposes
  - d. **And equivalent area of cultivable wasteland shall be developed for agricultural purposes**
305. As per the companies act 2013 any scheme of corporate debt restructuring under Sec 230(2)(1)(c)(v) must include a valuation report in respect of the shares and the property and all assets, tangible and Intangible, movable and immovable, of the company by
- a. **A registered valuer**
  - b. State government
  - c. An Auditor's report is Sufficient
  - d. Reserve bank of India guidelines is sufficient

### EXAM QUESTION

1. In the adjustment grid model, negative weightage for specifications are considered for \_\_\_\_\_
  - a. Normal Specification
  - b. **Inferior Specification**
  - c. Superior Specification
  - d. Deluxe Specification
2. In case of either \_\_\_\_\_, either outflow of resource settle the obligation is not probable or the amount to be paid to settle the liability cannot be measured with sufficient reliability
  - a. Liability
  - b. Provision
  - c. **Contingent liabilities**
  - d. **Contingent assets**
3. Moving along an indifference curve the
  - a. **Marginal rate of substitution for a good increase more the good is consumed**
  - b. Marginal rate of substitution is constant
  - c. Marginal rate of substitution is equal to zero
  - d. Consumer does not prefer one consumption price another
4. Indifference curves are convex, or bowed toward the origin, because
  - a. each indifference curve represents a constant, but different level of utility.
  - b. **of diminishing marginal utility: the consumption of an additional unit of a good generates a smaller increase in total utility than the previous unit consumed.**
  - c. they are not allowed to intersect one another.
  - d. they are downward sloping.
5. Which of the following is the investment property?
  - a. **Building a factory**
  - b. Depositing money in bank
  - c. Buying shares in stocks exchange
  - d. Depositing money in housing society
6. Under transfer of property act sec 53 the term means

- a. Subsequent creditor only
  - b. Creditor at time of assignment
  - c. Both creditor at time of assignment or Subsequent creditor only
  - d. Subsequent debtor only
7. Index number reveal the state of \_\_\_
- a. Inflation
  - b. Deflation
  - c. **Inflation and deflation**
  - d. Neither Inflation nor deflation
8. Which of the following statement is true
- a. The indemnity period is to be selected by insur\_\_\_
  - b. The period of indemnity may vary from 6 months to 6 years
  - c. The period of indemnity is to be selected by the insur\_\_\_ within 2 years
  - d. The period of indemnity is to be selected by the insur\_\_\_ and period of indemnity may vary from 3 months to 3 years
9. If quantity demanded is completely unresponsive in price, demand is\_\_\_
- a. Inelasticity
  - b. Unit elastic
  - c. Elastic
  - d. **Perfect inelastic**
10. Which of the following is not required to be included in valuation report of a property which is given on lease period of 99 years with renewal provision for further 99 years?
- a. Lease rent details for first term and details covenant in second term
  - b. Details of age of lessor and lessee
  - c. Details of building construction on the plot rent income and outgoing and details of FSI consumer of the plot
  - d. Date an year of commencement of lease period years lapse from commencement
11. Which of the following represents the Years Purchase (Present worth of annuity) for Re. 1 per year after 10 years period at 1 percent rate of interest?
- a.  **$\{ 1 - ( 1 / (1+0.07) ^{10} ) \} / 0.07$**
  - b.  $0.07 / \{ 1 - (1 / (1\pm 0.07) ^{10} ) \}$
  - c.  $0.07 / (1+0.07) ^{10}$
  - d.  $1 / (1+0.07)^{10}$
12. In case of Usufructuary mortgage the mortgagee is possession and has a right to enjoy the rent and property
- a. **until debt is paid**
  - b. till contract is rescinded
  - c. until debt is not paid
  - d. till contract is not rescinded
13. The average of two regression coefficients is always than or equal to the correlation coefficient is called \_\_\_



- a. magnitude property
  - b. fundamental property
  - c. signature property
  - d. mean property
14. The Working capital is
- a. fixed assets - fixed liabilities
  - b. **Current assets - current liabilities**
  - c. assets-capital
  - d. current assets + current liabilities
15. After estimating the value as if unimpaired, the in income approach is determining the direct cost due to contamination, in this step what determined by the valuer and environment
- a. Determine the cost of remediation only
  - b. Determine the stigma factor based on losses only
  - c. Prepare the valuation brief
  - d. Determine the cost of remediation and based o provable losses
16. According to the theory wherein the risk bearing is the function of the entrepreneur , profit reward for
- a. Risk bearing and uncertainty
  - b. Risk bearing and innovation
  - c. Innovation
  - d. Risk bearing
17. Which is the most appropriate method of valuation income generating commercial assest
- a. Land and building method
  - b. Any method
  - c. Direct comparison method
  - d. **Discount cash flow**
18. Under which valuation approach, future cash from property will yield to capitalized value of property
- a. **Income approach**
  - b. Market approach
  - c. Cost approach
  - d. Depreciated replacement cost
19. Which bank enjoys monopoly of note issuing
- a. NABARD Bank
  - b. Commercial bank
  - c. Central bank
  - d. **None of the above**
20. Question of onus of proof when both parties lead
- a. True
  - b. False
  - c. May vary
  - d. Need not be

21. An agreement is enforceable by law is a
- Illegal
  - Contract**
  - Affidavit
  - Agreement
22. The depreciation is an expense accruing:
- From the consumption of some readily consumable assets
  - From the use of fixed assets
  - From the use of various services
  - From use of current assets
23. The total cost is generally considered
- fixed costs and average cost
  - fixed cost and marginal cost
  - marginal cost and average cost
  - fixed costs and variable casts
24. according to which of the following concept fixed assets are depreciated over their usefull life rather than over a short term period on expectation of early liquidation?
- Most concept
  - Cost concept
  - Going concern
  - Time period concept
25. Which of the following need not to be form of the valuation report fully tenant property is offered for sale by the user report?
- Prevalent the cost of construction in the locality**
  - Total rent receivable from the property
  - Details of the total life of the period of which rental income flow will continue
  - Details of all outgoings and prevalent rate of capitalization in market for the similar property in the locality
26. Annual sinking fund to be set aside each year for recouping Rs.1 at the end of 6 years at 5% rate of interest is represented by formula\_\_\_\_\_
- $0.05/\{(1+0.05)\wedge 6\}-1$
  - $\{(1+0.05)\wedge 6\}-1/0.05$
  - $5/\{(1+5)\wedge 6\}-1$
  - $0.05/\{(1+0.05)\wedge 6\}+1$
27. Value of the property sold under compelling situation other than legal dues is called \_\_\_\_
- Breakup value
  - Distress value**
  - Forced sale value
  - Fair value
28. Accounting for partial recovery from Mr.C of an amount of Rs. 2,000 earlier written of as bad debt

- a. Journal book(general journal)
  - b. Sale book
  - c. Purchase book
  - d. Cash book
29. Index numbers can be used for \_\_\_\_\_
- a. Difference prices
  - b. **Forecasting**
  - c. Fixed prices
  - d. Constant prices
30. Which of the following represents median?
- a. **Fiftieth percentile**
  - b. First quartile
  - c. Third quartile
  - d. Sixth decline
31. The highest and best use is \_\_\_\_\_
- a. **Use which will produce the greatest net return over a given period of time**
  - b. Synonymous with value in use
  - c. Always its present existing use
  - d. Continued use with minimum net return
32. According to net present value projects that would be acceptable must have a?
- a. Negative net present value
  - b. Zero net present value
  - c. **Positive net present value**
  - d. Internal rate of return is positive
33. Which one is considered as stationary source of air pollution?
- a. Light duty gasoline-powered cars
  - b. **Mining**
  - c. Tobacco smoking
  - d. Trucks
34. Price discrimination is possible in:
- a. Perfect market
  - b. **Monopoly**
  - c. Monopolistic competition
  - d. Oligopoly
35. The method of depreciation widely used by chartered accountant for taxation purpose is called as \_\_\_\_\_
- a. Sinking fund method
  - b. Straight line method
  - c. Constant percentage method
  - d. **Written down value method**
36. Nominal GDP is measured in\_ prices
- a. Base year

- b. **Current year**
  - c. 1980
  - d. 2000
37. The rent mutually agreed between the owner and the tenant is called as
- a. Excessive rent
  - b. Standard rent
  - c. Head rent
  - d. **Contractual rent**
38. The depreciated replacement cost of the building to the new owner is called as \_\_\_ to him
- a. **Price**
  - b. Historic cost
  - c. Original cost
  - d. Value
39. The mines act, 1952 includes
- a. Requirement for ensuring the health and safety and welfare of workers in coal and oil mines only
  - b. **Requirement for ensuring the health and safety and welfare of workers in coal , metal and mines only**
  - c. Requirement for ensuring the health and safety and welfare of workers in coal only
  - d. Requirement for ensuring the health and safety and welfare of workers in metal mines only
40. According factory act welfare officer appointment must be at
- a. **If workers are more than 500 members**
41. According factory act safety officer appointment must be at
- a. **If workers are more than 1000 members**
42. Sec 60 under transfer of act affirms a right of redemption
- a. In some particular mortgage
  - b. **In all mortgage**
  - c. Not in single mortgage
  - d. In some pledge
43. Determination of the price that would be equitable between a lessor and a lessee for either the permanent transfer of the lease assets or the cancelation of the lease liability is known as \_\_\_
- a. Investment value
  - b. Synergic value
  - c. **Equitable value**
  - d. Liquidation value
44. In case when owner's right which is imperfect and it can be subsequently made perfect on equilibrium made perfect on fulfillment of certain condition it is called
- a. Co- ownership
  - b. Concurrent ownership
  - c. Duplicate ownership
  - d. **Contingent ownership**

45. Under sec 65 of India succession act , who can make privileged wills
- Mariner being at sea only
  - An airman only
  - Director of company
  - Both marine and airman**
46. What does the demand curve indicate?
- Effect on market supply of a change in the demand for goods or service**
  - Marginal cost of producing and selling different quantities of goods
  - Quantity of goods that consumer would like to purchase at different prices
  - Effect of advertising expenditure on the market price of goods
47. Which of the following statement is true related to obligation of insured on notification of a claim
- To defend the insurer
  - To indemnify the insurer
  - To investigate and settle potentially covered claim**
  - Ensure liability for the damage is covered by the policy
48. Out of the following which is a fictitious assets
- Preliminary expenses
  - Goodwill**
  - Patents
  - Debentures
49. Land cannot be sold bought or exchange in real estate market similar way as that other commodities
- True statement
  - False statement**
  - Partially false
  - Incorrect statement
50. Which of the following is economic factors affecting valuation of the subject property
- Frontage
  - Rent fetching capacity**
  - Repair cost
  - Neighborhood user
51. Contract of indemnity is
- Tri-parties
  - Bilateral**
  - Multiparty
  - Multilateral
52. When a person 's estate is under court custody for decree he is \_\_\_\_\_ from entering into a contract to sell it
- Capable
  - Eligible
  - Disqualified**

- d. Qualified
53. A notice under sec 111 of transfer of property act can waived
- by express or implied consent of the person to whom it is given**
  - by implied consent of the person to whom it is given
  - by express consent of the person to whom it is given
  - by notice from either party
54. a study based on complete enumeration is known as \_\_\_\_
- sample survey
  - census survey**
  - pilot
  - trial survey
55. which of the following economic principle is not required to be considered for the conventional valuation of the property?
- Demand**
  - Price
  - Utility
  - Cost

Which of the following statement is true under fire insurance policy

- Escalation clause applies to Building and Machinery only
- Escalation clause applies to fluctuation stocks
- Escalation clause applies to Building and Machinery and fluctuation stocks only
- Escalation clause not applies to Building and Machinery only

Which of the following is provided to the valuer for the work under taken by him

- Gits
- Hospitality
- Out of Pocket expenses
- Remuneration

AS per the companies act 2013 sec 192[2], the notice for approval of the resolution by the company or holding company in general meeting u/s [1] shall include the particulars of the arrangement along with the value of the assests

- Involved in arrangement duly calculated by a auditor
- Involved in such arrangement duly calculated by a liquidator
- Involved in such arrangement duly calculated by a registered valuer
- Involved in such arrangement duly calculated by a Insolvency resolution professional

Lessee under which lessor given a open land in lease for the construction of building is

- Occupational lease
- Sublease
- Building lease

4. Lessor for the life

Year purchase for Rs 1 for 10 years for a period of 7 %

1.  $(1 - (1/(1+0.07)^{10})) / .07$  correct

A building 1200 sm built in plot 2000 sm building 25 years old & total life is 50 years , replacement vcost is 25000 per sm , plot value is 8000 per sm which of the following fair value

- 1 46000000
- 2 31000000
- 3 16000000
- 4 18400000

Which one of the following action needed to be Carried out by valuer being investigations by the Registration authority

- 1 Valuer need not appear
- 2 Valuer need has appear
- 3 Valuer need not required to appear and coordinate
- 4 Valuer should appear co – operate

Which of the following is not Special Purchaser under market value norms

Foreign Purchaser

Relative of the Property owner

Owner of the adjacent property

Any company of which the property owner [ seller ] a director

Cost centre is

- 1 Unit of product or service in relation to which costs are ascertained
- 2 Amount of expenditure attributable to activity
- 3 A Production or service location, function ,activity item and equipment for which cost are accumulated
- 4 A centre for which an individual budget is drawn up.

Induce investment \_\_\_\_\_ with increase in the income & \_\_\_\_\_ with decrease in income

- 1 Decrease, Increase
- 2 Increase Decrease,
- 3 Decrease, remain same
- 4 Increase, remain same

Basic Assumption of Richard Ian theory of rent.

Fertility

Continuity

Operation returns cultivation of land.

Land Point of the society.- surplus

A statistical population may consist of \_\_\_\_\_ number of Items

- 1 Infinite.
- 2 Finite
- 3 Finite or Infinite
- 4 Neither finite nor infinite

A decline / drop in GNP Means

- 1 Inflation
- 2 Deflation
- 3 Stagflation
- 4 recession

A machine was purchased 1<sup>st</sup> of April 2007 for Rs 500000 & 1<sup>st</sup> of Oct 2007 for Rs 200000 calculate dep @ 20% p a on WDV method for the year ended 31 /03/2008

2. Rs 100000
3. Rs 140000
4. Rs 40000
5. Rs 120000

Every tenant shall pay rent within the fixed by the contract or in absence of any such contract by the

1. Month to month
2. Year by year
3. Every quarter
4. Every fortnight

Characteristics of the Hazardous substance

1. Irritability
2. Thermal inactivity
3. Capability of heating
4. Toxicity

In adequate infrastructure in the locality results in----- market value of the property.

1. Higher



2. Lower
3. 3. Stagnant
4. 4. 50 percent higher

Under which of the following circumstances, the valuer should declare the past association with the company.

1. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction.
2. In case if valuer has shares in the company being valued
3. In case if valuer has shares in competitor of company being valued.
4. In case if valuer has carried out valuation of assets similar to assets being valued.

Sec 76 As per IBC 2016, an application against the decision of the liquidator rejecting the claim of a creditor may be made to.

1. The insolvency and Bankruptcy board of India.
2. The National company law tribunal.
3. the committee of creditors.
4. the debt recovery tribunal.

Which of the following method is reliable

Detailed Estimate

Cost index

Flat rate

Reinstatement method

The demand of for the wheat from farm A is perfectly Elastic because

Perfect competition to what from other firms

Perfect Substitute to wheat from other firms

Normal Goods

Inferior goods

A lease agreement shows the lessees pays the repairing charges in addition to the lease rent, such a lease is called

Full repair lease

Occupational lease

Life lease

Building lease

Which of the following the transfer payment

Profit

Retirement benefit

Rent

Transportation freight charges

Which one is the Fixed assets

Assets which are benefit to the operations of the firm is likely to extend beyond the accounting year

Assets taken at the beginning of the year

Assets which are finance by bank

Immovable assets like land and building

Type of survey

Technical survey

Counter survey

Pilot survey

Trail Survey

Demand and supply curve quantity of the goods available is normally plotted align

Y axis

X axis

Z axis

None

With respect to the WDV method which of the following

The amount of depreciation and the rate of depreciation decrease every year

Amount of depreciation & rate of Depreciation increases every year

The amount of depreciation keeps increasing every year which the rate of dep keeps increasing

The amount of depreciation decreases

Which of the following is need not to be valuation report if fully property is offered for sale by the use of the report?

Prevalent cost of constructn in the locality

Total rent receivable

Details above the total life period for which the rental income will continue

Details of o/g and prevalent rate of capitalisation in the market for similar property in the locality

As per the LARRA Govt shall ensure the Social impact assessment study report prepared and made available in

3

6

9

12

As per the LARRA Govt shall ensure the Social impact assessment study report prepared and made available in

Local language

any language  
English  
No publication

Supply and demand is considered as the \_\_\_\_\_ as per affecting the value of the property

Physical  
Social

Economic

Legal

The Interest , benefits ,and rights interested in the real estate is known as

Real estate  
Land

Real properties

Land and improvements

Holding gains in relation to stocks should not be used for the payment of dividends , which of the following principals is involved in this

Consistency  
Cost  
Maternity

Realization.

Money is what it does who said it

Crothers  
Robertson

Walker

Marshall

Who advises the Govt on any matter connected with the conservation of forest

Advisory committee

Principal secretary , Govt India , Minister of forest  
Advisor , GOI Minster of forest

Which of the following will not effect vale of the land

Noise  
Pollution

Prone to flooding

Prime location

An agreement which is enforceable by law at the option of the One or more parties there to but no at the option of others is

Voidable contract

Vaile contract

Law full contract

Enforceable contract

Under the contract of guarantee the person who is guarantees id known as

Principal creditor

Creditor

Promise

Surety

In Weightage s adopted for the transaction under the sale comparison methods may

Change for locality to locality

Be constant every where

Change from purpose to purpose

Depends on the Purchase price

1. Property stands in the name of mother(expired). Partition among husband and sons
  - a, Equal share
  - b. Half share to father & the rest equal among sons**
  - c. 1/3 to father & the rest equal among sons
2. Money what money does walker
3. 5 a rupee received today can be invested now to earn interest .this can result in a higher value in future is called as.  
A.benifit cost B. oppurtunity cost **C.investment cost** D.market cost
4. Which has got more value 3/4 quertile  
A 25 percent B) 50 C)**75** D) 0 percent
5. Reproduction cost replacement cost are not same
6. Family Partion between 2sons and father how A eaqual to all, B half share to father and half to sons equal share
7. If frontage 9 to 15mt is **narrow plot.**
8. If frontage is 20 to 30mt.ideal **width plot.**
9. If it is greater than 30 mts is called as **wider frontages**

10. or residential plots.if frontage is less than 9 mts.is called as.

- A. **very narrow plot**    B.narrow plot    C.ideal width    D.wider frontage

11. the extra f.s.i area allotted for premises is called as

- a.built.area  
b.limited.common area.and facilitated area  
c.super.built.area  
d.**fungible floor area**

**12.** The weightage score method is applicable to

- A. market approach  
B. income approach  
**C. both a and b**  
D. cost approach

13. Hindu dies leaving behind father and sons daughters son. 1)class I 2) classII 3)Class III

**4) Prerational heir**

14. Void agreement is void ab initio but void contract is \_\_\_\_\_.

- 1) **void ab initio** 2)not void ab initio 3) voidable contract 4) valid

15. Who is not a special purchaser of property among the following:

- 1 foreign purchaser  
2 relative of the seller  
3 owner of the adjoining plot  
4 **Director of the company**

16. Type of valuation done not taking the measurements, this valuation is known as

- a.plinth area valuation,  
b.Cost index valuation, **c. Symbolic valuation,**  
d.non of the above

\*For plinth area and cost index both required measurements

17. The weightage score method is applicable to.

- A.market approach.    B.income approach.    C.both a.and b.    **D.cost approach**

18. 4.the area inside the premises or attached to premises in exclusive possession of the owner to open sky terrace attached to flat is called as.

- A.carpet area.    **B. independent area.**    C.utility area    D. built up floor area

19. The weightage score method is applicable to.

- A. market approach    B. income approach.    **C. both a. and b**    D. cost approach

20. who can be government consultant for valuation

- a. **NEERI (National environmental engineering research)**
- b. Gujari institute of civil engineering and architects
- c. Collages awarding diploma in engineering
- d. Engineering colleges affiliated to university
- e.

**21. who is the chairman of national borad for wild life?**

- a. **Prime Minister**
- b. President of India
- c. Chief justice of India
- d. Person appointed by the central Govt.

**22 State of the statement given below is correct**

- a. **People generally feel that life related risk are imminent**
- b. Religious beliefs interference with the purchase of life insurance
- c. People are always keen to buy insurance
- d. Life insurance cannot be denied to anyone at any time

**23.** annual amount of gross is Rs. 1,20,000 what should be the sum insured under consequential loss (fire) policy for an indemnity period of 24 months

- a. Rs. 60,000
- b. Rs 90,0000
- c. Rs 1,20,000
- d. **Rs 2,40,000**

**23A.** annual amount of gross is Rs. 1,20,000 what should be the sum insured under consequential loss (fire) policy for an indemnity period of 24 months

- a. Rs. 60,000
- b. Rs 90,0000
- c. **Rs 1,20,000**
- d. Rs 2,40,000

**24.** turnover is Rs.20 lakh cost of production Rs.14 lakh fixed overhead Rs. 4 lakh Net profit Rs.2 Lakh which is the correct sum insured for a consequential loss (fire) policy?

- a. Rs.10lakh
- b. **Rs 18 lakh**
- c. Rs 2 lakh
- d. Rs. 6 lakh

25. turnover is Rs.10 lakh cost of production Rs.7 lakh fixed overhead Rs. 2 lakh Nwhat is net profit for a consequential loss (fire) policy?

- a. Rs.1 lakh
- b. Rs 3 lakh
- c. Rs 5 lakh
- d. **Rs. 8 lakh**

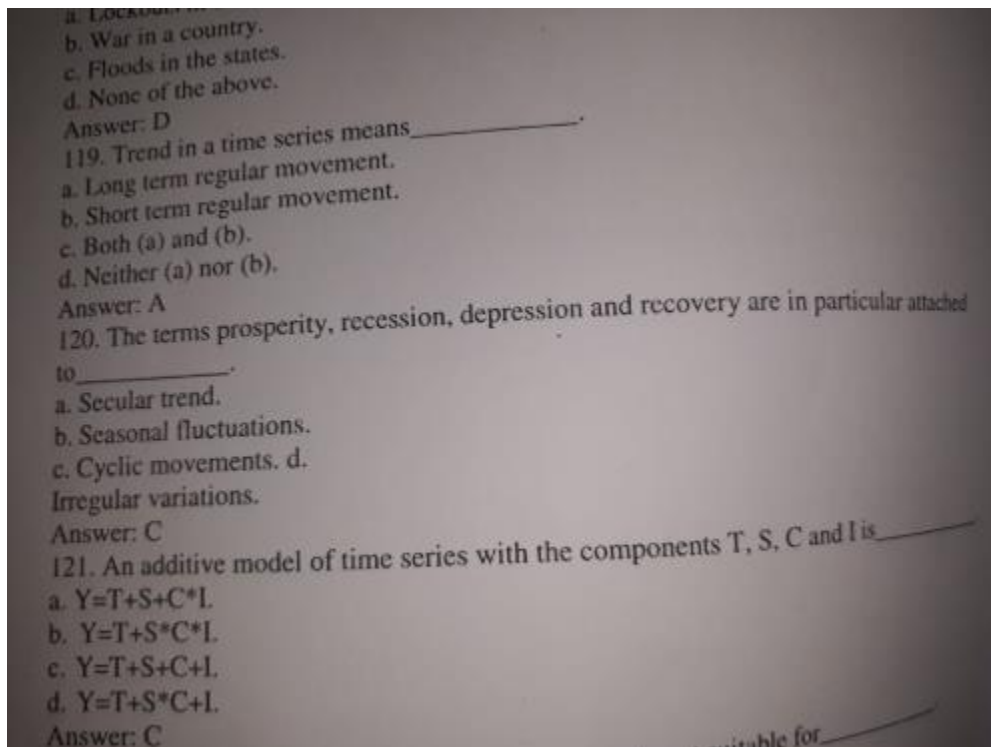
26.a new partnership may be formed by the following person

- a. One major and all other minors
- b. One minor and minimum two other majors
- c. **Minimum majors and minor only admitted to the benefits of firm**
- d. One minor and another minor

27. The issue of fraudulent asset valuation is included in —  
Ethics in compliance/finance/marketing/production

29.Trend in a time series means \_\_\_\_\_

- a. **Long term regular movement**
- b. Short term regular movement
- c. Both A and B
- d. Neither A nor B



29A. the term prosperity , recession, depression and recovery are in particular attached to \_\_\_\_\_

- a. Secular trend
- b. Seasonal fluctuations

c. **Cyclic movement**

d. Irregular variation

29B. an additive model of time series with components T,S,C and I is\_\_

a.  $Y = T+S+C*I$

b.  $Y = T+S*C*I$

c.  **$Y = T+S+C+I$**

d.  $Y = T+S*C+I$

30. the mean of 1,2,3,4,5 is\_\_\_\_\_

a. 1

b. 2

c. **3**

d. 4

e. 5

30A. A measure of \_\_\_\_\_ gives a single representative value for a set of usually unequal value

a. Dispersion

b. **Central tendency**

c. Variation

d. Relation

31. A time series consist of \_\_\_\_

a. Two components

b. Three components

c. **Four components**

d. Five components

31A. the general decline in sales of cotton cloths is attached to the component of the time series is \_\_\_\_

a. Secular trend

b. Cyclic variation

c. **Seasonal Variation**

d. All of the above

32. Median usually lies between\_\_

a. **Mean and mode**

b. Mean and G.M

c. Mean and H.M

d. G.M and H.M

32A. Statistics considers

a. A single item

b. A set of items

c. **Either a single item or a set of items**

d. Neither a single item nor a set of items

33. Scatter diagram of the variant value (X,Y) give the identical

a. Functional relationship

b. Regression model

c. **Distribution of errors**



- d. None of the above
34. Voluntary transfer of possession from one person to another is called as
- a. Ownership
  - b. Delivery
  - c. **Gift**
  - d. License
35. A mate's receipt (given by the servant/mate of the captain of a ship) is a
- a. Document of title to goods
  - b. Document showing title to goods
  - c. **Acknowledgement for receipt of goods**
  - d. Instrument of transfer
36. The sales of goods act, 1930 governs the transfer of property in
- a. **Movable property**
  - b. Immovable property
  - c. Both Immovable property and Movable property
  - d. All type of properties .
37. Distinguish absorption costing from marginal costing
- a. Prime cost and project overheads
  - b. **Both product and non-production cost**
  - c. Two more options
38. Simple random sampling with replacement of the same sampling unit may be including in the sample
- a. **Only once**
  - b. Only twice
  - c. More than ones
  - d. Zero
39. Section 54 of easement act the grant of licence may
- a. Express only
  - b. Implied only
  - c. **Express and implied**
  - d. Oral only
40. In 99 years perpetuity lease is to be extended another 99 years
- a. **Details of age of lessor and lessee**
  - b. Improvement and extra FSI used
  - c. Date of the year of commencement
  - d. Date of start first year

41. Fire consequential loss policy pays the insurer
- Net profit
  - Standing charges
  - Increase cost of work
  - All the above**
42. **in perfect competition the elasticity of demand for the product of a single firm is**
- Infinite because many other firms produce identical product
  - 0 because many other produces identical product
  - 0 because many other produce a unique product**
  - Infinite because the firm produced a unique produc
  - e.
43. **C**
44. a valuer should act without conflict and interest coercion or under influence of any party
- This is not requirement of valuer
  - This is in public interest**
  - This is proof
  - It bring higher value of assets
45. Under marginal productivity theory reward for labour is determined by
- Owner
  - Government
  - Labour
  - Marginal product**
46. Cost of disturbance experienced during the remediation stage is
- Cost of contract
  - Cost to public liability
  - Cost of distribution
  - Cost to operation**
47. if demand is unitary elastic a 25% increase in price will result in
- 25% change in total revenue
  - No change in quantity demanded
  - 1% decrease in quantity demand
  - 25% decrease in quantity demanded**
48. when the mortgagor's right to redeem accrues the mortgagee has a right to enforce
- His security**
  - His interest
  - His cash
  - His debt
  - e.

49. if the seller agrees to supply all the goods produced by him to a certain buyer and to nobody else and the buyer also, in turn undertake to accept the whole of the quantity the agreements is

- a. Void agreement
- b. Souls agreement
- c. Illegal agreement**
- d. None of these

51. Q. In case of minor, who can appoint a guardian or guardians?

**1. Father**

2. Mother

3. Uncle

4. Relatives

**Child Custody Under Muslim Law.**

Under Muslim personal law, the right to a **child's** custody is given solely to a **mother** unless she is seen as an unfit **guardian**. This is called the right of hizanat and can be enforced against any person including the **father**.

**7.3.3 Testamentary guardian (s.60) –**

A father, whatever his age may be, may by Will appoint a guardian or guardians for his child during minority.

52. While Road widening the collector will

- 1. **Acquire Marsh land**
- 2. Acquire extra land

53. If salary for worker RS.700/month and extra RS.5/- for each production

- A. fixed cost
- B. A step fixed cost
- C. variable cost
- D. semi variable cost**

54. Under SURFAESI ACT 2002 The reports are taken by

- 1. Registered valuer 34 ab**
- 2. Approved valuer

55. Need not be consider highest and best use

- A. **Continued inferior use**
- B. Modify existing use
- C. conversion to alternative use
- D. partial or total demolition use sub

56. In Perfect Competition in an Industry

1. All firms producing identical goods
2. Many firms producing identical goods
3. Many firms producing Different goods
4. All the firms are selling at same time

57. Deflation deficit Budget

- Reduces in tax
- Contribute tax
- Increase in Public expenditure
- Environmental Contamination

58. Source of document or Vocher for recovering entries in Sales book

1. Invoice received
2. Invoice sent
3. Credit note sent
4. Debt note sent

59. Due to ----- of properties in real estate market condition of perfect competition are almost absent

**Homogeneity**

- Hetrogenity
- Lack of demand
- Unstable condition

60. Q) Tiny Industry is \_\_\_\_?

- a) **0 to 25 Lakh**
- b) 25 to 50 Lakh
- c) 50 Lakh to 1 cr
- d) 1 cr to 2 cr

61. Mid value is ----- of the high and low value.

Addition

Subtract

**Average**

Multiple

62. Under age 5 yrs, Indian easement act, the grant of a licence may be

- A. express only
- B. implied only

C. Express or implied

D. **oral only**

63. When both parties lead evidence or have entered into evidence, then

A. there can be a question of burden of proof

B. There can be a no question of burden of proof

C. There may be question of burden of proof

D. **burden of proof is always there**

64. Positive assertion of the statement not warranted by the information

A. Commitment

B. **Fraud**

C. Mis-representation

D. breach

65. Q: Many Palace s converted to hotels. This is

1) **Functional obsolescence**

2) Physical obsolescence

3) Social obsolescence

4) EconomIcal obsolescence

66. Which language the environmental Impact Assessment Notified,

a) English.

b) Local language.

**c) Both**

d) none of the above

67. Return of unutilized land to the land owner after \_ years in laar act.

a. 2years b. 3years c. 4years **d. 5.years**

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

A. Distress value

B. Fair value

**C. forced liquidity value**

D. market value

(note:- but in same question.if.they mention that the time is fair enough or sufficient to go for auction then it is treated as orderly liquidation value and other things remain same)

69. X purchases property for 2500000 lakhs after 5 yrs valuer will suggest to sell it for 35 lakhs and property will be sold for 35 lakhs. What is 35 lakhs

Cost

**Price**

Estimated value

Purchase value

I Constructed a flat and paid Rs 40 lakhs to the Contractor for labour and Material. Then I Requested the Valuer Nirmala Madam to give Valuation Report. She gave the Value of Rs 46,00,000/- . I Sold the property for Rs 45 lakhs to Sreedhar.

Now:

Cost = Rs 40 lakhs
price = Rs 45 lakhs
Estimated Value = Rs 46 lakhs

Sreedhar paid Brokerage of Rs 2 lakhs to purchase this property and also 2.5 lakhs for Registration charges.

Now:

Purchase price = Rs 45 + 2
= Rs 47 lakhs
Purchase Value = 47 lakhs + 2.5 lakhs
= 49 lakhs

70. Which peril is not covered under standard fire policy

1. Impact damage

2. STFI

**3. Earthquake,** 4. Fire

71. Commercial bank is not related to

**Issuing paper money**

Receiving receipt

Issuing loans

Credit control

72. Which of the fg is closed for public movement under wildlife protection act

Sanctuary

National park

**Reserved forest**

73. Under fire policy for consequential losses sum insured is taken from

Net profit

Standing charges

**Net profit + standing charges**

Gross profit

74. Powers of forest officer

Dereservation of forests

Construction of dams & canals

Restriction of visitors

75. The suggestion as a fact of that which is not true by one who doesn't believe it to be true

**Fraud**

Misrepresentation

Misleading, Mistake

76. Valuer should be fair & honest in his approach because

His clients request

His RVO request to

**His ethics request it**

Creditors request it

77. Change in demand curve doesn't happen because of

change in price

Change in income

Change in price of substitutes

**Change of consumers interest**

78. Consumer surplus is related to

Indifference curve

Law of diminishing utility

Maximum consumer satisfaction

**Demand supply curve**

79. Contract without free consent

Valid

Void

Voidable

**Illegal**

80. Aggrement is void and void contract is

A) void

B) valied

C) enforceable

D) essential element

\*Contract is legally enforceable agreement when it is void it is not enforceable

\*Agreement is void contract initially is void but after the necessary interpretation it can enforce

81. Section 54 of Easement act the grant of Licence may

Express only

Implied only

**Express and Implied**

Oral only

82. Project is Profitable in case when

**IRR IS Greater** than Discount rate **wrong**

IRR IS Less than Discount rate

**IRR=0**

IRR = Discount rate

83. When the Mortgager right to redeem accrues the Mortgage has a right to enforce

**His Security**

His interest

His cash

His debt

84. Which constitution has inspired the Indian concept of rule of law , parliamentary system & law making procedure

US constitution

**British**

Canadian

Russian

85. Primary duty & obligation of valuer not include

A. Integration & fairness

B. professional competence & due care

C. Confidentiality

**D. Take gift & hospitality**

86. Grant land is--- safe, **unsafe**, Danger, unsafe and danger

87. Value opinion can be made for

a. Any date in the part

b. Any date in future

c. Any effective date

**d. All of the above**

88. Purchase of book is used to record.

**a. All purchase of good**

b. All credit purchase



- c.all purchase of goods
- d.all credit purchase of assets

89. as gujarat case he did this method of valuation is arbitrary and artificial instead of that which method of valuation is accepted in case of huge plot area to be value

- a. **Plotting scale method**
- b. Sales comparision methos
- c. Net profit method
- d. TDR ,ethod
- e.
- f.

89B. this case does come under

- a. **Market approach and sale comparision**
- b. Cost approach
- c. Income approach
- d. Market approach
- e. 1b 2a

90. In a minor case. What happens if the minor dies

- A. Case will be dismissed.
- B. Case can be continued with their legal administrators.**
- C. Case may be continued with the concerned of their co legal heirs

90. A mobile phone purchased 50000, salavage value 10000, total phone life 60000 hours, usage lfe 20000/- depreciation? Ans and explain

91. A mobile phone purchased 50000, salavage value 10000, total phone life 60000 hours, usage lfe 20000/- depreciation? Ans and explain

91A. the word statistics is used as\_\_\_\_\_

- a. Singular
- b. Plural
- c. Singular and plural**
- d. None of the above

92. in calculating the index number for basis cost construction of an RCC load bearing building CPWD the following items are not given any weightage

- a. Bricks
- b. Stone chips
- c. Skilled labour wages
- d. Internal wood work in the bulding**

93. cost inflation index as on 2011 is 100. Cost inflation index on 2005 is 117 and cost inflation index on 2018 is 272

95. Valuer 'A' gives valuation report for property of 'B' and he sells the property to 'C' through a broker 'D'. Who is not a witness to the court

- a. **Valuer A**
- b. Broker D
- C. Seller A
- D. Purchaser C

96. Indian polity executive subordinate to the

a. judiciary

**B. legislative**

C. election commissioner

Union public service commission

96. X agrees to let house for Rs. 450/- to Y after 'C' death but X dies before

Y. The transfer of amount (not able to recall, something like this)

A. Illegal

B. Valid

**C. Void**

D. Can approach court

97. Sec 70 TP act the natural accretions addition to the security and belong incorporated it to subject to

A. Redemption

B. Not redemption

**C. Accession**

d. accretion

98. Does not affect demand

A. In migration/out migration

**B. Low interest rate**

C. Paying capacity

D. Customer confidence

99. Perfect competition of elasticity of demand

0, 1, -1, zero

100. Premium means

Repair cost

Refundable deposit amount

Annual lease rent

**Non refundable price**

101. Value of property sold under compelling situation other than legal dues is clear

Breaker up value

**Distress value**

Force sale value

Fair value

102. Which are the 2value ingredients of a marketable non invested property

Liquidity and marketability

Liquidity and utility

**Utility and marketability**

No marketability and liquidity

103. Property is a \_\_\_ concept

Physical

**Legal**

Technical

Social

104. Ramp is provided in the building for

Mentally handicapped

Blind person s

**Physically handicapped**

Normal humans

105. These are rents except

Differential rent

Scarey rent

**Mobility rent**

Location rent

106. A mine is purchased for rs 2.5 Lacs the mining if 5 lac tonnes can be done in first year .5 tonnes are extracted what is the depreciation

10% , 15%, 17.5 per, 5 per

107. Which is not out going

House rent

House hold expenses

**Stamp duty paid**

Electricity bill

108. Public sector means

**By Govt**

By people

Industry

109. Short term credit is given by

Agri bank

**Commercial bank**

Industrial bank

Non if the above

Long-term and Short-term Loans

Commercial banks grant loans for different periods-long, short and medium term for different purposes.

(1) Short-term loans

Short term loans are granted by banks to meet the working capital needs of business. The working capital needs refer to financial needs for such purposes as, purchase of raw materials, payment of wages, electricity bill, taxes etc. Such loans are granted by banks to its borrowers to be repaid within a short period of time not exceeding 15 months.

Short term loans are normally granted against the security of tangible assets like goods in stock, shares, debentures, etc. The rate of interest charged on short term loans ranges from 12% to 18% p.a

When shopping for short-term loans, it is important to look at factors such as interest rates, maturity, credit limit, late charges, and other fees that may apply. Before entering into a loan contract, make sure you have sufficient income to meet your financial obligations. Unless you need money for cases of emergency (hospitalization and medical bills), it is better to look for other options of financing. In the long run, finding a better paid job or getting that promotion make more sense than living on credit.

Financial institutions offer short-term loans to companies, colleges, businesses, and individual borrowers, providing them with financing to be repaid over a short period of time - usually less than one year. However, there are short-term loans with terms of about three years depending on the loaned amount and the contract signed by the lender and borrower.

Short-term loans come in a variety of types and have a short period of maturity. Colleges can offer short-term loans to students as a way to help finance their studies. These loans have to be repaid in about 60 days or so depending on the terms set by the respective institution. The maturity date will depend on many factors such as the amount of money borrowed and the financial situation of the student.

110. Which of the following is correct

**Money is capital**

Human skills input

Entrepreneur is part of labour input

111. Under real estate builder is liable for the structural defect from the date of possession  
2, 5, 10, 15
112. Compensation for land acquisition for corporation is paid by  
Talisdhar  
Central govt  
**State govt**  
**Commissioner**
113. Statement that valuers are not interested will appear in one of the sections of report  
Declaration  
Conclusion  
Assumption  
**Summary**
114. Rera approved project min booking amount -10%
115. Rent discounting in capital gain -30%
116. When our Constitution came into effect  
**26jan 1950**  
28jan 1950  
27jan1950
117. Under which method of depreciation for machines depreciation cannot become zero  
Machine hour method  
Straight line method  
Sinking fund method
118. Unit hour refers to  
A. Cost per electricity bill  
B. Cost of one machine hour
119. a person who is not an Indian citizen is an alien. Construct subject to certain restrictions are  
a. Void  
b. Unenforceable  
**c. Valid**  
d. Invalid
- 119A. which of the following persons do not fall under the category of insane?  
a. Drunkards  
**b. Lunatics**  
c. Idiots  
d. Blind person
- 119B. what does section 17 of the Indian contract act

- a. Coercion
- b. Undue influence
- c. Fraud
- d. Mistake

120. What is the minimum bathroom & toilet requirement for dwelling house

- A. 1-1**
- B. 2-1
- C. 1-2
- D. 2-2

121. out of several methods of cost estimating simplest method is

- a. Book value method
- b. Cost index methos
- c. Detailed estimated method
- d. Flat rate method**

122. Which of the following is not insured under standard fire and special perils policy

- A.goods in factories
- B.goods in open
- C.goods in transit rail/road,**
- D.goods in godwon

123. Which of the following is not impact damage covered standards fire and special perils visible physical damage by direct contact with

- A. Any road vehicles
- B.any animal
- C.any rail vehicals
- D.insured's own forklift on the premises**

124. Which is more susceptible to spontaneous combustion

- a. Groundnut
- B.copra cake
- C.dyes and chemical
- D. All the above**

125. Wife dies leaving the property

- a. **Whole property will be taken wholly by her husband**
- b. Inherited property given back to her father and mother
- c. 25% will be taken byt husband
- d. Husband will not take any share'

126. Under which schedule the depreciation is calculated

- Schedule 1
- Schedule 2**

Schedule 3

**Depreciation Calculation as Per Schedule II of Companies Act, 2013**

i) Comparison of depreciation as per Schedule II of CA, 2013 and Schedule XIV of CA, 1956 ii) Transitional effect of Schedule II iii) Depreciation Rate year wise based on the useful life/balance useful life. Companies Act 2013 has brought a lot of challenges for all companies, more for the private companies. There are certain provisions

127A. PERT stands

**a. Project execution in relative terms**

127B. the most important objective of value engineering involves

- a. Reduction of project time
- b. Compromise on quality without any delay
- c. Reduce cost without compromising on quality**

127C. the area of the window is correlated on quality

- d. 8% to 10% of floor area**
- e. 30% to 40% of floor area
- f. 15 % to 20% of floor area
- g. None of the above

127D. the rebound hammer test involves measurement of hardness of

- h. Taking about 15 spots
- i. Take the mean of all the reading of 15 spots**
- j. Conduct test on smooth uniform face
- k. All of the above

128. As per bye laws **Car park space**

Open car parking = 18 sqm

Covered = 23 sqm

Basement = 28 sqm

129. Agreement without consideration is declared

**Void**

Valid

Free consent

Enforceable

130. Difference between disposable income and consumption is

**Saving**

Expenditures

Both

None of above

131. Which is not the a characteristic of real estate market

- No free flow of information
- It is imperfect market
- It is perfect investment market
- Heterogeneity**

132. The air craft damage due to

- 1) aircrafts
- 2) aliens flying objects
- 3) Rocket
- 4) Pressure waves**

133. What is "RECIDING" IN Contract

134. Total age of building 4 years. After four years the depreciated value is equal to 24% of the cost. Find out the % of depreciation (near to answer) by WDV method?  
24%, 25%, 30%, 35%

135. Trial balance method is also known as

- GROSS TRIAL
- NET TRIAL**
- SIMPLE TRIAL
- TRIAL BALANCE

136. For insurance purpose which cost to be used.

- a. book cost
- b. reproduction cost
- c. replacement cost, d. **depreciated cost**

137. Q) Having the Hazardous Substance will be punishable under which act?

- a) The water (prevention control of pollution) Act 1974
- b) The water (prevention & control of pollution) Cess act, 1977
- c) **Environment Protection act 1986**

138. In order to estimate net present value of the building Basic amount to be considered

- Historical cost**
- Book value
- Written down value
- Replacement cost

139. The ratable value is a term used by

- Income tax officer
- Bank Manager
- Local municipal authority**



Valuer

140. S/Y=

a.APC

**b.APS**

c.MPC

d.MPS

141. % of ventilation in living rooms

**10%**, 20%, 30%, 40%

142. Most relevant method of valuation is

Detailed estimated method

Cost index method

**Plinth area method**

143. Flow of income in perpetuity years purchase fig would

Decrease with decrease in rate of interest

**Increase with decrease in rate of interest**

144. Which is not affected due to extreme value

Average

Mean

**Range**

145. Which government policy which controls the no. of peoples living in that area.

A. FAR

**B. Zoning**

C. Floor space index.

146. under the heading valuation valuer is expected to not discuss on

a. Approach valuation

b. Analysis of data

**c. Estimation of fair market value**

d. Social and economic factor

147. A registered valuer is required to carry out valuation of assets, net worth of a firm or its liabilities as required under the Companies Act, 2013.

As part of efforts to put in place a robust regulatory mechanism for registered valuers, the corporate affairs ministry has come out with draft rules for such entities.

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

"A valuer should communicate in writing with a prior valuer if there is knowledge of any prior valuer having been appointed before accepting the assignment," according to the draft rules.

Besides, the ministry has suggested that a valuer as well as his or her relative should not accept gifts or hospitality which undermines or affects the independence as a valuer.

"A valuer should not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person, intending to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself," it noted.

The Insolvency and Bankruptcy Board of India (IBBI) would be the registration authority for the valuers.

Among others, IBBI would conduct an examination to test the knowledge, practical skills and ethics of individuals in respect of valuation.

The draft rules would be open for comments till June 27.

A registered valuer would carry out valuation in respect of any property, stocks, shares, debentures, securities or goodwill or any other assets or net worth of a company or its liabilities, as per chapter XVII of the Companies Act. This chapter pertains to registered valuers.

## CHAPTER XVII REGISTERED VALUERS

247. Valuation by registered valuers.— (1) Where a valuation is required to be made in respect of any property, stocks, shares, debentures, securities or goodwill or any other assets (herein referred to as the assets) or net worth of a company or its liabilities under the provision of this Act, it shall be valued by a person having such qualifications and experience and registered as a valuer in such manner, on such terms and conditions as may be prescribed and appointed by the audit committee or in its absence by the Board of Directors of that company.

(2) The valuer appointed under sub-section (1) shall,—

- (a) make an impartial, true and fair valuation of any assets which may be required to be valued;
- (b) exercise due diligence while performing the functions as valuer;
- (c) make the valuation in accordance with such rules as may be prescribed; and
- (d) not undertake valuation of any assets in which he has a direct or indirect interest or becomes so interested at any time during or after the valuation of assets.

(3) If a valuer contravenes the provisions of this section or the rules made thereunder, the valuer shall be punishable with fine which shall not be less than twenty-five thousand rupees but which may extend to one lakh rupees:

Provided that if the valuer has contravened such provisions with the intention to defraud the company or its members, he shall be punishable with imprisonment for a term which may extend to one year and with fine which shall not be less than one lakh rupees but which may extend to five lakh rupees.

(4) Where a valuer has been convicted under sub-section (3), he shall be liable to—

- (i) refund the remuneration received by him to the company; and
- (ii) pay for damages to the company or to any other person for loss arising out of incorrect or misleading statements of particulars made in his report.

148. "A valuer should not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person, intending to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself," it noted.

147. valuer should not offer gift to

- a. **To public servant**
- b. To relative
- c. To owner of property
- d. To client

148. average fixed cost is obtained

- a.  $TC/Q$
- b.  **$TFC/Q$**
- c.  $TVC/Q$
- d. None

149. who will fix the fee structure in companies act valuation

- a. **Wealth tax structure**
- b. Bank fee structure
- c. Company who assign work

150. Following is true under the Fire insurance policy

**1) Escalation clause applies to building and Machinery**

2) Escalation clause applies to fluctuating Stock

3) Escalation clause applies to building and Machinery and fluctuating Stocks

4) Escalation clause does not apply to building and Machinery

151.  $NNP = GNP - \text{Depreciation}$

152. when three coins are tossed what is the probability of getting maximum no. of head

- a.  $1/8$  ( $1/2 * 1/2 * 1/2$ )

153. Upon paying the amount of loss to the insured, the insurer step into the place of the insured, taking over all his rights . It is called exercise of \_\_\_\_\_

- a. Right to Reinstatement
- b. Right to Contribution
- c. **Right of Subrogation**
- d) Right to Salvage

154. Which is not Hirable

- a. Labour
- b. Supply Side
- c) Machine
- d) **Entrepreneur**

155. Which is not a Mobil air pollutant

- a. Tobacco smoking
- b) **Mining**
- C) Gas used as fuel in car
- d) Motor Cycle

156. The land with High FSI and Land with low FSI in which the land value is more

- a. **HIGH FSI**
- b. Low FSI

157. The entry to the plot is through a passage from the road

- a) **Tandeem**
- b) Narrow

158. Cost of machine Rs.1,00,000, Scrap Value Rs.10,000, Life of machine 4 yrs, what will be the amount of depreciation **Rs 22500.00**

158. 140Smt built up area, income 1,10,000/month, 4% rate of capitalization, society maintenances 2000/3months what is the market value **Rs 3,28,000.00**

159. Market approach basically operates on the **Substitution**

160. Tort law is nothing but **REM**

161. Expectation of people about likely fall in price of real estate in near future results in  
a. **Stable market**, sellers' market, buyers' market, none

162. The estimate of the value of a running business in open market with its all tangible and intangible assets is called as  
a) Market value b) Speculative value C) **Going concern value** d) breakup value

163. If the owner's right which is imperfect is made perfect on fulfilment of certain conditions is called  
a. Co ownership b) concurrent ownership c) Duplicate ownership  
a) Contingent ownership  
b)

164. SEZ was formed on  
a. 1947 b) 1991 c) **2000** d) 2011

165. Lease with building \_\_\_\_\_ lease  
a. **Occupation lease** b. Building lease c. Residual lease

166. If liability for a claim under fire policy is disclaimed by the insurer, the insured has to file a suit in court of law within how many months of the date of disclaimer **12 months**

167. The minimum retention of premium under fire declaration policy is what % of the annual premium  
a. 10% b. 25% **c.50%** d.75%

**168.** Where the two persons mutually transferred the of one thing for the ownership of another neither thing or both things being money only, the transaction is known as **Exchange**

169. Escalation clause added to the fire policy allow automatic regular increase not exceeding what % in sum insured throughout the term of the policy \_\_\_\_\_  
a.5% , 10% , 50%, **25%**

170. Nominal GNP measures gross output of an economy at **current prices**, Real GNP measures gross output

of an economy at BASE year

171. A Hindu women owning the property, before the formation of act is called as

1. Self earned property
2. Ancestral property

171.

**14.09 Historic Cost :** It is the actual cost of construction in terms of money as actually spent by the owner, in erecting a building on the plot. It is the first time cost of acquisition of building as distinguished from cost to the subsequent purchasers. This actual cost is inclusive of cost of labour and cost of building materials and it also includes cost of all works and services like civil, plumbing and electrical works. This actual cost may or may not include contractor's profit. If building is erected under self supervision and by giving labour contract, actual building cost does not include contractor's profit which varies from 10% to 25% or even more in some of the special projects.

**14.10 Original Cost :** To distinguish between cost to first owner and cost to subsequent owners, accountants have coined this word 'Original cost'. In fact both Historic Cost and Original Cost are actual cost to the owner but both are not same. If cost of building in 1990 is Rs.5 lacs to the first owner, and it is sold for Rs. 15 lacs in year 2012 to the new (Second) owner, Rupees Five lacs is Historic Cost of the building and Rupees Fifteen lacs is Original Cost to the second owner. To distinguish between the actual cost to the first owner of building (Cost when first constructed) and actual cost to the second owner of building (Price paid for existing building), the words Historic Cost and Original Cost are used respectively. Original cost in reality is the Depreciated Replacement Cost of the building or market value of the building to the new owner of the building. However, for the purposes of taking the amounts on balance sheet, word 'Original Cost' is generally adopted by the accountants instead of 'Actual Cost' or 'Historic Cost'.

172. Provisions of Transfer of Property Act shall be applicable—

- (A) Where property is transferred in execution of decree of the Court
- (B) Where the property of insolvent vests in Receiver by the order of the Court
- (C) Where the property is transferred by the act of parties**
- (D) To intestate succession

173. 2. How many types of mortgages are there in Section 58 of Transfer of Property Act?

- (A) Four
- (B) Five
- (C) Six**
- (D) Even

1. Humid condition suitable industry
  - a. Automobile
  - b. Steel
  - c. **Cotton**
2. Ultrasonic machining best suitable for
  - a. Sintering steel and carbide
  - b. Sintering steel and glass
  - c. Sintering steel and glass, carbide
3. Assumption in law of demand
  - a. There is no change in the supply
4. Indifference curve customer/consumer moves towards
  - a. Highest indifference
  - b. Lowest indifference
  - c. Low indifference
  - d. Low income
5. Below which act related to the industry
  - a. Minimum wages
  - b. Bonus Act
  - c. Payment wages act
6. Highest and best use method
  - a. **Legal factor, economic factor, physical factor and functional factor**
7. Company act depreciation schedule
  - a. **Schedule II**
8. In closed economy
  - a.  $GDP=GNP$
  - b.  $GDP>GNP$
  - c.  $GDP<GNP$
  - d. **GDP not equal to GNP**
9. If A pays Rs.5000 to income tax from firm account shows in the
  - a. Income tax A/c
  - b. Bank A/c
  - c. Company A/c
  - d. Expenses A/c
10. NABARAD constructed in **1982**
11. Green revolution started in **1961** in india
12. Right to property (In constitution)
13. Indirect expenses
  - a. **Legal expenses**
14. Burden of proof (Remember the definition of May be presumed, Can be presumed and Shall be presumed)
15. Under SARFAESI act notification valid \_\_\_ days

16. If a register valuer have accept the employment offer in ABC Pvt Ltd company the surrender of the register valuation certificate to RVO is
- Compulsory**
  - Not a compulsory but voluntary
  - No need to surrender
17. Difference between the ordinary liquidation and distress liquidation?
- Marketing timing factor**
18. Below which is umbrella act
- Air act
  - Water act
  - Water cess act
  - Environmental act
19. Under which act is not a punishable
- Air act
  - Water act
  - Water cess act
  - Environmental act
20. Under which act is not a pollution control act
- Air act
  - Water act
  - Water cess act
  - Environmental act
21. If valuation of property carried out which is affected by pollution contamination then valuation involved professions are
- Valuer and environment expert**
  - Only Valuer
  - Only Environmental expert
22. Cost to cure means\_\_\_
23. The value will be straight forward because of
- Not interest by valuer
  - Not interest by client
  - May be interest by client as well as valuer
24. Value in use word best suitable
- Market Value
  - Auction value
25. To arrive year of machine following documents used
- Maintenance record**
  - Model
  - Capacity
  - Manufacturer
26. Investment Non Marketable property
- Owner occupied**

- b. Temple
  - c. Town hall
  - d. Cinema hall
27. Off balance sheet assets are
- a. Assets under repair
  - b. Assets not in use
28. Rated capacity means **max. capacity**
29. Part, fraction and whole valuation concepts\_\_\_\_\_
30. Item treated as plant and machinery
- a. Road
  - b. Building walls
  - c. **Insulation wall**
  - d. Underground tank
31. Machine after useful life value of machine is
- a. Salvage value
  - b. Scrap value
32. Reasons for pitfall of DCF techniques
33. IndAs No\_\_ for property
- a. **16**
34. Stamp duty case study
- a. **Duncase case**
35. If lessor obligations
- a. Transfer title to lessee
  - b. Pay rentals to lessor
  - c. Supplier deliver the machine
36. Lessee pays rent then account retain in
- a. The expenses in lessee A/c
  - b. Income in lessor A/c
  - c. Maintenance of M/c in lessee account
37. According to sales of goods act items not belong below
- a. Grass
  - b. Growing grass
  - c. Vehicel
  - d. **Land**
  - e. Crop
38. Hull insurance covers \_\_\_\_\_
39. Payments of valuer according to
- a. **Wealth tax act**
  - b. Incone tax act
  - c. Client-Valuer agreement
  - d. As per Bank payment norms