

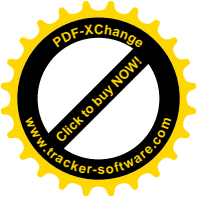


MCQ'S For IBBI

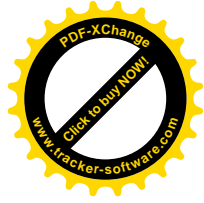
1. What is full form of SEZ?
 1. Secure entry zone
 2. Special entry zone
 3. Secure economic zone
 4. Special economic zone
2. When the result of a combination of two or more assets or interests where the combined value is more than the sum of the separate values is known as -----
 1. Real investment value
 2. Synergistic value
 3. Liquidation value
 4. Hope value
3. A paternal grandmother, on partition between her grandson and between her son and son of a pre deceased is entitle to a share.
 1. Equal to that of her son
 2. Equal to that of he grand son
 3. 1 by 2 of that of her son
 4. 1 by 2 of that of her grand son
4. Onus of proof is a ----- in the evaluation of evidence.
 1. Fact
 2. Principle
 3. Continuous process
 4. One time process
5. Which of the following is not the surrender of lease?
 1. Premature termination of a lease.
 2. Unilaterally terminated by a lessee
 3. Terminated with the consent of the lessor
 4. If it happens post expiry of the lease



6. Under which of the valuation approach, future cash flows from property will yield to capitalized value of property?
 1. Market approach
 2. Income approach
 3. Cost approach
 4. Depreciated Replacement Cost Method
7. Under sec 58 of the Indian Encasements Act the grantor cannot render the property which is
 1. Safe
 2. Unsafe
 3. Dangerous
 4. Unsafe & dangerous
8. Annual Sinking fund to be set aside each year for recouping Rs 1 at the end of 6 years, at 5 percent rate of interest is represented by formula-----
 1. $0.05 / \{((1+0.05)^6)-1\}$
 2. $\{((1+0.05)^6)+1\} / 0.05$
 3. $5 / \{((1+5)^6)+1\}$
 4. $0.05 / \{((1+0.05)^6)+1\}$
9. The important criteria for the selection of the best land in the town is -----
 1. More width of road
 2. Industrial zone
 3. Prime Location and High FSI
 4. Residential Zone
10. 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.
 1. Profit method
 2. Sale comparison method



3. Land & building method
 4. Residue Technique of Development method
11. Which of the following is not a natural attribute of a land, but artificially created by man
1. Benefits
 2. Location
 3. Tenure
 4. frontage
12. Costs due to extra supervisory personnel, additional testing, careful monitoring as well as security is known as
1. Const to operation
 2. Cost to control
 3. Cost to disruption
 4. Cost of construction
13. As per indifference curve analysis consumer equilibrium is attained when:
1. Slope of indifference curve is constant
 2. Slopes of both indifference curve and income price line are equal
 3. Slopes of both indifference curve and income price line are opposite.
14. Which of the following terms is not relevant to valuation of contaminated properties?
1. Environmental stigma
 2. Impared value
 3. Reinstatement value for insurance
 4. Remediation cost
15. Unpaid salary for 340 is to b e provided for the accounts.
1. Bills receivable book
 2. Purchase passbook



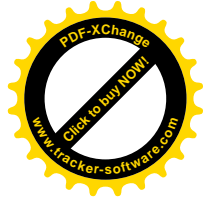
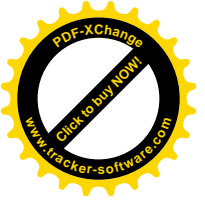
3. Journal proper
 4. Purchase return
16. Opinion expressed on value for the property by the value ads expert witness in a valuation dispute case is ---- to the court.
1. Binding
 2. Not binding
 3. Of No value
 4. In form of advice
17. In perfect competition, an individual firm.
1. Has a price elastically of supply equal to one
 2. Faces unitary elasticity of demand.
 3. Has a price elasticity of supply equal to infinity
 4. Face infinitely elastic demand.
18. Which of the following distinguish Investment in Real estate vis-à-vis other forms of investment.
1. Capital erosion
 2. Redemption of capital
 3. Income generation
 4. Solvency
19. 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 -----
1. Contract of indemnity
 2. Contract of Breach
 3. Contract of Guarantee
 4. Performance of contract
20. Why should valuer maintain proper working papers, while respecting the confidentiality of information acquired during the course of performing professional serves.
1. For production before a regulatory authority



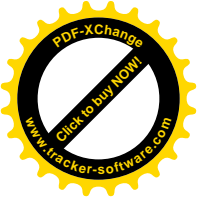
2. For peer review
 3. For using the same for a different valuation assignment in similar industry
21. The standard fire and special perils policy automatically converts works of art for an amount not exceeding.
1. Rs. 5000
 2. Rs.10000
 3. Rs. 20000
 4. Rs. 25000
22. Which out of the following is not a factor that affects uemanu & supply or real estate?
1. Economic growth
 2. Finterest rate
 3. Increased population
 4. Number of cars in Household
23. 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 c\testator, is -----
1. Illegal
 2. Valid
 3. Voidable
 4. void
24. This is capital :
1. Money
 2. Forests
 3. Machinery
 4. trademarks
25. The building cost index is worked out by the CPWD on the basis of -----



1. Rates of building materials and labour in Delhi vis—à-vis rates in city in relevant state
 2. Estimates of building material and labour for the subsequent year as estimated by CPWD
 3. Expected inflation rate as estimated by the finance ministry, Govt. of India.
 4. An index obtained by estimating demand/ supply of housing determined by the Bank of India Reserve
26. Utility means existing and anticipated ----- due to ownership & use of property
1. Marketability
 2. Scarcity
 3. Transferability
 4. benefits
27. Which property does the corporation has a power to acquire
1. Movable
 2. Immovable property
 3. Both movable property & immovable property
 4. Neither movable property & immovable property
28. Acceptance of the valuation report submitted by the valuer in the court does not depend of -----
1. Reasons given by the valuer in the valuation report
 2. The valuer successfully withstanding the test of cross examination.
 3. Age of the value
 4. Substantiating the report by producing supporting instances as proof.
29. The value of the rent Controlled properties will have ----- value than vacant property.
1. 100 percent higher



2. 50 percent higher
 3. Exactly same
 4. lower
30. In case of gift if done dies before acceptance then.
1. Gift is valid
 2. Gift is void
 3. Gift is reduced
 4. Court has to decide
31. In case of ----- of contract the motive (intention) for the breach is immaterial.
1. Breach
 2. failure
 3. Recision
 4. Cancellation
32. Under sec 59 of Indian Succession Act, A person who is ordinarily insane may make a will
1. Never
 2. Every time during insane
 3. During inter may make a will
 4. His heir
33. Gross profit in the contesxt of consequential loss (fife) policy means one of the following.
1. Turnover minus variable and standing changes.
 2. Net profit and cost of production
 3. Net profit and standing charges
 4. Net profit and variable charges
34. A gift to two or more donees, of whom one does not accept it is
1. Void as to interest which he would have taken had he accepted



2. Valid as to interest which he would have taken had he accepted
 3. Voidable at option of donor
 4. Valid at option of heir.
35. When too much money chases too few goods, the resulting inflation is called -----
1. Devflation
 2. Demand-pull inflation
 3. Cost push inflation
 4. stagflation
36. The minimum retention of premium under fire declaration policy is what percent of the annual premium
1. 10 per cent
 2. 25 per cent
 3. 50 percent
 4. 75 per cent
37. ----- refers to a situation where any person or a body corporate is unable to fulfil its financial obligations (often occurring due to several factors such as a decrease in cash flow, losses and other relatd issues)
1. Insolvency
 2. Bankruptcy
 3. Liquidation
 4. Acquisition
38. The mortager in Indian law who had perted with some right of ownership and the right of redemption is a right which he excises by virtue of his.
1. Pecuniary ownership
 2. Residuary ownership
 3. Conctional ownership



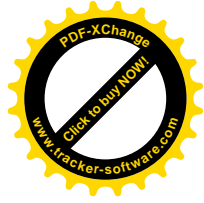
4. possession
39. as per the Indian constitution, the Government must have following branches:
1. the Executive and the Judiciary
 2. the judiciary and the legislature
 3. the Executive, the Judiciary and the legislature
 4. the Judiciary and political
40. which one of the following is defined as Air pollution in the Air (prevention and control of pollution) Act, 1981?
1. Air pollution means the presence in the atmosphere of any air pollutant.
 2. Any change in the composition of the clean atmospheric air is known as air pollution.
 3. 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.
 4. Presence of pollutants causing health problems in the society.
41. Which valuation methodology should be used to calculate the market value of vacant building excluding land?
1. Sales comparable
 2. Depreciated replacement cost.
 3. Income capitalization
 4. Residue Technique
42. Under adjustment grid model, for safe instance premises having ----- positive weightage is considered on safe rate, while comparing with subject premises having standard specification?
1. Normal specification
 2. Superior specification



3. Substandard specification
 4. Deluxe speculation
43. Is it permissible for tenant to carry out repairs of the tenanted premises.
1. No.
 2. Yes, without notice of landlord
 3. Yes, only after notice of landlord and if landlord fails to carry out repairs
 4. Yes but only landlord refuses in writing to carry out repairs.
44. Which of the following is consistent with the law of demand?
1. A decrease in the price of a gallon of milk causes a decrease in the quantity of milk demanded.
 2. An increase the price of a soda causes a decrease in the quantity of soda demanded.
 3. An ncrease in the price of a tape causes an increase the the quantity of tapes demanded.
 4. A decrease n the price of juice causese no change in the quantity of juice demanded.
45. H.A. Sturges formula for determining the number of classes is –
1. $1-3.322*\log N$
 2. $1+33.22*\log N$
 3. $1-33.22*\log N$
 4. $1+3.322*og N$
46. 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
1. Is a forfeiture
 2. Is not forfeiture
 3. Is determination of lease



4. Is transfer of lease
47. Ordinal utility analysis is otherwise known as:
 1. Gossens second law
 2. Cardinality approach
 3. Indifference curve analysis
 4. Rationality approach
48. What will be the present market worth of the factory building excluding foundation cost before fire damage?
 1. Rs. 14000000
 2. Rs. 7700000
 3. Rs. 63 00000
 4. Rs. 70 00000
49. Which of the following statement is true as per fire policy condition on the happening of a loss.
 1. The insures have a right to take possession of the premises where the loss has occurred.
 2. The insured can abandon the damaged property to the insurers.
 3. The insures do not have a right to take possession of the premises where the loss has occurred
 4. The insurers should settle entire cost of reinstatement as estimated by insured consultant without any analysis.
50. Accumulative rate of interest is considered at ----- rate than remunerative rate because higher security for accumulation of capital is needed.
 1. Lower
 2. Higher
 3. Same
 4. Double
51. Interest is paid because:



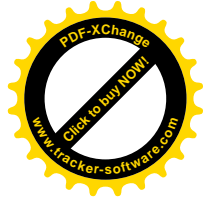
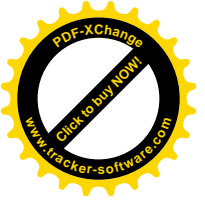
1. Capital is scarce
 2. Capital is productive
 3. Capital is attractive
 4. Capital is surplus
52. Which of the following method of valuation is normally adopted to estimate value of land in the locality where there are absolutely no instances of land sales available.
1. Profit method
 2. Sale comparison method
 3. Land & building method
 4. Residue technique of Development method
53. 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 -----
1. Right of reinstatement
 2. Right of contribution
 3. Right of subrogation
 4. Right to salvage
54. Which one of the following is not essential element of the basic concepts of valuation of immovable property?
1. Scarcity
 2. Transferability
 3. Safety of assets
 4. Utility
55. Saving function explain the relationship between --- and -----
1. Saving, investment
 2. Saving, consumption
 3. Saving, income
 4. Investment, consumption



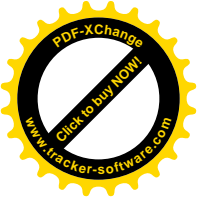
56. Severance of joint family status takes place from the date when the communication.
1. Is received by the first coparcenary
 2. Is received by the last coparcenary
 3. Is received by the karta
 4. Is sent
57. A factory building has 1200 S.M. built-up area. Plot area is 2000 S.M. Building is 25 years old and total life is 50 years. Replacement cost today is Rs. 25000 per S.M. industrial plot is available for Rs. 8000 per S.M. which of the following is the fair sale price (ignoring salvage) for the property?
1. 46000000
 2. 31000000
 3. 16 000000
 4. 18400000
58. Share application money pending allotment (and not due for refund) has to be shown.
1. Under share capital
 2. Under
59. Secular trend is indicative of long-term variation towards:
1. Increase only
 2. Decrease only
 3. Either increase or decrease
 4. Neither increase nor decrease
60. If the correlation between the two variables x and y is negative, the regression coefficient of Y on X is
1. Negative
 2. Not certain
 3. Positive
 4. zero



61. Which one of following does not form part of a valuation report.
1. Purpose of valuation
 2. Information used in analysis
 3. Assumption used in analysis
 4. Professional fees for valuation work
62. Any profit or loss on the sale of sinking depreciation fund investments is transferred to:
1. Profit and loss account
 2. Asset account
 3. Sinking fund a/c
 4. Depreciation account
63. At what rate does the commissioner should acquire the property
1. Rate exceeding approved by standing committee
 2. Any rate prescribed by central government
 3. Rate not exceeding approved by standing committee
 4. Any rate prescribed by state government.
64. In which of the following judgment, supreme court held that the deference between one honest valuation and another may range up to 15 percent?
1. R.C. cooper V/s union of India
 2. K.P. Varghese V/s I.T.O.
 3. C.W.T. V/s P.N. Sikand
 4. Wenger & co v/s D.V.O.
65. Under sec 58 of the Indian Encasements Act the grantor cannot render the property which is
1. Safe
 2. Safe unsafe
 3. Dangerous
 4. Unsafe & dangerous
66. The maximum limit of investment in small scale industry is



1. 0 to 25 lakhs
 2. 25 lakhs to 50 lakhs
 3. 50 lakhs to 1 crore
 4. 25 lakhs to 5 crore
67. A owes B Rs. 1000 payable on 1st December 2017 with interest. On 1st June 2017 A offers to pay the amount with interest up to 1st of June 2017.
1. It is a valid Tender
 2. It is not a valid Tender of performance
 3. It is a legal tender
 4. It is an Illengal Tender
68. Premature termination of lease is major -----factor affecting the value of leasehold property.
1. Physical
 2. Legal
 3. Social
 4. economic
69. Out of all measures of dispassion, the easisest one to calculate is.
1. Variance
 2. Standard deviation
 3. Range
 4. Quartile deviation
70. According to net present value, projects that would be acceptable must have a?
1. Negative net present value
 2. Zeronet present value
 3. Positive net present value
 4. Internal rate of return is positive
71. Lessor has right to -----
1. Receive lease rent for the unexpired period of ease



2. Receive profit rent from the property for the unexpired period of the lease.
 3. Receive lease rent for the economic life of the building.
 4. Receive lease rent for the physical life of the building.
72. Data obtained by conducting a survey is called.....
1. Primary data
 2. Secondary data
 3. Measured data
 4. Regular data
73. Which of the following is not a criterion in determining the highest and best use of land?
1. Physically possible
 2. Legally permissible
 3. Financially feasible
 4. Socially acceptable
74. Which of the following is correct in relation to fire reinstatement value policy?
1. Depreciation applies to claim
 2. Depreciation and pro-rata average applies to claim
 3. Pro-rata average applies
 4. Pro-rata average does not apply
75. Marriage value (also often referred to as synergic value) in valuation basically means.....
1. Extinction of leaseholders interest in the property when the merger takes place
 2. Merger of right of co-owner of property with other co-owner
 3. Increase in the value of the property due to merger of two different interests held by two different persons.



4. Owner's interest in the property which is extinguished at the time of merger.

76. Under sec 63 of the Indian encasements Act th licensee's has rights on revocation which means.

1. He is entitled to a reasonable time to leave the property
2. He has no right to remove any goods from such property
3. He is not entitled for a reasonable time to leave the property.
4. He has not right to keep any goods from such property

77. When price are falling continuously, the phenomenon is called.--

1. Inflation
2. Stagflation
3. Deflation
4. reflation

78. 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 -----

1. Right of reinstatement
2. Right of contribution
3. Right of subrogation
4. Right to salvage

79. Which of the following development control rules have effect on intensity of use of land?

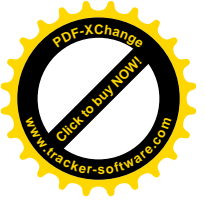
1. zoning
2. floor space index
3. for fire-fighting



4. rules for minimum open space
80. Which of the following is not a criterion in determining the highest and best use of land?
1. Physically possible
 2. Legally permissible
 3. Financially feasible
 4. Socially acceptable
81. Which of these is an example of a transfer payment?
1. Profit
 2. Retirement pension
 3. Rent
 4. Transportation and freight charges
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 3. Increase in the value of the property due to merger of two different interests held by two different persons.
 4. Owner's interest in the property which is extinguished at the time of merger.
83. On which of the following depreciation is provided?
1. Cannot be transferred
 2. Can be transferred
 3. Can be transferred subject to condition
 4. Non transferable
84. Cost of creating a new building having identical utility and performing similar functions as being performed by the existing old asset is called as -----



1. Fixed assets
 2. Current assets
 3. Liquid assets
 4. Fictitious assets
85. The important criteria for the selection of the best land in the town is
1. More width of road
 2. Industrial zone
 3. Prime location and High FSI
 4. Residential zonea
86. Tort is right.
1. In rem
 2. In personam
 3. In recission
 4. In novatin
87. Which one of the following is not the characteristic of real estate market?
1. No free flow of information
 2. It is imperfect market
 3. It is perfect investment market
 4. heterogeneity
88. In which of the following judgment, supreme court held that the difference between one honest valuation and another may range up to 15 percent?
1. R.C. cooper V/s union of India
 2. K.P. Varghese V/s I.T.O.
 3. CW.T. v/s P.N. Siknd
 4. Wenger & co v/s D.V.O
89. An agreement is voidable by the party whose consent is obtained by:



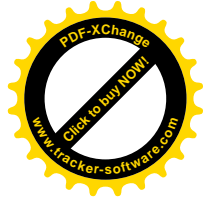
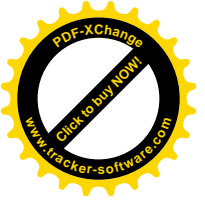
1. Misrepresentation
 2. Fraud
 3. Incomplete information
 4. Wrong information
90. When price are falling continuously, the phenomenon is called.
1. Inflation
 2. Stagflation
 3. Deflation
 4. Reflation
91. When of the following is not a criterion in determining the highest and best use of land?
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 2. Legally permissible
 3. Financially feasible
 4. Socially acceptable
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 2. Merger of right of co-owner of property with other co-owner
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1. Zoning
 2. Floor space index
 3. For fire-fighting
 4. Rules for minimum open space.
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1. He is entitled to a reasonable time to leave the property.
 2. He has no right to remove any goods from such property.
 3. He is not entitled for a reasonable time to leave the property.
 4. He has no right to keep an goods from such property.
98. On which of the following depreciation is provided?
1. Fixed assets
 2. Current assets



3. Liquid assets
 4. Fictitious assets
99. Transaction and events not capable of being expressed in terms of money are not to be recorded in accounting due to.
1. Cannot be transferred
 2. Can be transferred
 3. Can be transferred subject to condition
 4. Non transferable
100. Which of the following is not to be considered while estimating Market value of the property.
1. Utility
 2. Benefits
 3. Transferability
 4. Distress of buyer/ seller
101. Inadequate infrastructure in the locality results in ----- market value of the property .
1. Higher
 2. Lower
 3. Stagnant
 4. 50 percent higher
102. 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.
1. Profit method
 2. Sale comparison method
 3. Land & building method
 4. Residue technique of Development method.
103. In which of the following case, the court approved comparable sales method of valuation for owner occupied portion of he



building and rental method of valuation for tenanted portion of the same building.

1. V.C. Ramchandran V/s C.W.T.
2. Wengr & co v/s D.V.O.
3. Jawajl nagnathan v/s R.D.O. (Acilabad)
4. C.W.T.V/s P.N. Sikand

104. Which of the following statements is true related to obligation of insured on notification of a claim.

1. To defend the insurer
2. To indemnify the insurer
3. To investigate and settle potentially covered claim
4. Ensure that the damage applies to the property

105. Which of the following represents the present value of rupee 1 receivable after 10 years at 5 percent rate of interest?

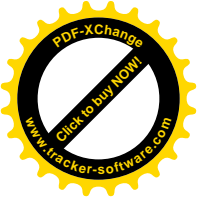
1. $1/(1+5)^{10}$
2. $10/(1+0.05)^{10}$
3. $1/(1+0.05)^{10}$
4. $1/(1+5)^{10}$

106. 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.

1. Is a forfeiture
2. Is not forfeiture
3. Is determination of lease
4. Is transfer

107. Who cannot apply of registration as the registered valuer?

1. Individual
2. Company
3. Societies
4. Partnership entity



108. What is penalty for contravention of the provisions of the environment (protection)Act. 1986?

1. Punishment with imprisonment for a term which may extend to seven years.
2. Fine which may extend to one lakh rupees.
3. Punishment with imprisonment for a term which may eextend to five years and fine hich may extend to seven lakh rupees.
4. Punishment with imprisonment for a term which may extend to seven years and a fine which may extend to one lakh rupees.

109. Cost of creating a new building having identical utility and performing similar function as being performed by the existing old asset is called as -----

1. Replacement cost
2. Reproduction cost
3. Original cost
4. Historic cost.

110. Lessor has right to -----

1. Receive lease rent for the unexpired period of lease
2. Receive profit rent from the property for the unexpired period of the lease.
3. Receive lease rent for the economic life of the building.
4. Receive lease rent for the physical life of the building

111. The mortgager in Indian law who had parted with some right of ownership and the right of redemption is a right which he exerices by vitrtue of his.

1. Pecuniary ownership
2. Residuary ownership
3. Conditional ownership



4. possession

112. Economic life of a RCC roofed load bearing building is normally considered as -----

1. 100 years
2. 50-60 years
3. 40 years
4. 25 years

113. Under what circumstances, tenant can change the user of the tenanted premises.

1. At the whims and fancies of the tenant
2. With consent of the landlord in writing, provided the user is permissible in law.
3. After giving notice to the landlord
4. After permission from local planning authority.

114. Which of the following Acts defines what is a forest offence and what are the acts prohibited inside a reserved forest?

1. The Indian forest Act. 1927
2. The forest (conservation) Act. 1980
3. The wildlife protection Act, 1972
4. The biological diversity Act, 2002.

115. The demand curve demand & supply graph indicated

1. Effect on market supply of a change in the demand for a good or service.
2. Marginal cost of producing and selling different quantities of a good.
3. Quantity of a good that consumers would like to purchase at different prices.
4. Effect of advertising expenditures on the market price of a good.

116. A set of values is said to be relatively uniform if it has -----



1. Negative dispersion
 2. Little dispersion
 3. Zero dispersion
 4. High dispersion
117. An index number is called a simple index when it is computed from
1. Single variable
 2. Multiple variables
 3. Two variables
 4. Three variables
118. On payment being done by a businessman of the installment of insurance of his wife from the business, he will record in the name of account of shop-----
1. Insurance company account
 2. Wife's account
 3. Drawing account
 4. Miscellaneous expenses account
119. What is common in Distress sale & forced sale?
1. Adequate marketing time
 2. Market value
 3. Insufficient marketing time
 4. Private negotiations
120. In a perfectly competitive industry, there are
1. Many buyers and many sellers.
 2. Many sellers, but there might be only one or two buyers.
 3. Many buyers, but there might be only one or two sellers.
 4. One firm that sets the price for the others to follow.
121. 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.



1. Technical factors.
2. Economic factors
3. Social factors
4. Legal factors

122. -----is a situation wherby 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.

1. Bankruptcy
2. Insolvency
3. Liquidation
4. acquisition

123. The probability of all possible outcomes of a random experiment is always equal to.

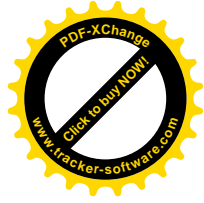
1. One
2. Infinity
3. Zero
4. Two

124. 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 -----

1. Illegal
2. Valid
3. Voidable
4. void

125. Which property does the corporation has a power to acquire.

1. Movable property
2. Immovable property
3. Both movable property & immovable property
4. Neither movable property & immovable property



126. Engagement letter for a valuation assignment is printed in letter head of which of the following firms.

1. Valuation firm
2. Company engaging services of valuer
3. User of valuation work
4. Firm engaged in providing technical services to client

127. This is capital:

1. Money
2. Forests
3. Machinery
4. Trademarks

128. The building cost index is worked out by the CPWD on the basis of -----

1. Rates of building materials and labour in Delhi vis a vis rates in city in relevant state
2. Estimates of building material and labour of the subsequent year as estimated by CPWD
3. Expected inflation rate as estimated by the finance ministry, Govt. of India.
4. An index obtained by estimating demand/ supply of housing determined by the bank of India reserve.

129. Transactions and events not capable of being expressed in terms of money are not to be recorded in accounting due to.

1. Cost concept
2. Materiality concept
3. Realization
4. Money measurement concept

130. Which one of the following is not the characteristic of real estate market?

1. No free flow of information



2. It is imperfect market
 3. It is perfect investment market
 4. heterogeneity
131. The important criteria for selection of the best land in the town is
1. More width of road
 2. Industrial zone
 3. Prime location and High FSI
 4. Residential zone
132. On which of the following depreciation is provided?
1. Fixed assets
 2. Current assets
 3. Liquied assets
 4. Fictitious assets
133. Cost of creating a new building having identical utility and performing similar functions as being performed by the existing old asset is called as -----
1. Replacement cost
 2. Reproduction cost
 3. Original cost
 4. Historic cost
134. Which of these is an example of a transfer payment?
1. Profit
 2. Retirement pension
 3. Rent
 4. Transportation and freight charges
135. Under sec 63 of the Indian encasements act the licensee's has a right on revocation which means.
1. He is entitled to a reasonable time to leave the property
 2. He has no light to remove any goods from such property.



3. He is not entitled for a reasonable time to leave the property.

4. He has no right to keep and goods from such property.

136. Which of the following development control rules have effect on intensity of use of land?

1. Zoning

2. Floor space index

3. For fire-fighting

4. Rules for minimum of open space

137. When price are falling continuously, the phenomenon is called

1. Inflation

2. Stagflation

3. Deflation

4. reflation

138. When price are falling continuously, he phenomenon is called.

1. Inflation

2. Stagflation

3. Deflation

4. Reflation

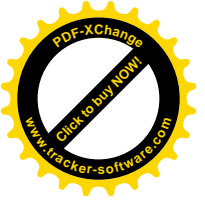
139. Under which of the following circumstances, the valuer should declare the past association with the company.

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.



140. Where rent reserved in an occupational lease is less than the full rental value, it is called -----

1. Acknowledgement rent
2. Head rent
3. Standard rent
4. Virtual rent

141. When does corporate insolvency commence?

1. On date of filing an application by operational creditors.
2. On date of filing an application by financial creditors.
3. On date of admission of the application by adjudication authority
4. On date of appointment of interim insolvency resolution professionals.

142. Right to constitutional remedies is mentioned in

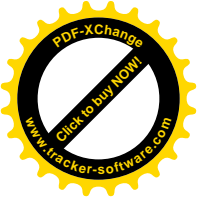
1. Article 21
2. Article 23-24
3. Article 25-28
4. Article 32

143. Which of the following is not a method used to calculate depreciation?

1. Straight Line Method
2. Declining Balance Method
3. Average-of-the year Digits
4. Constant percentage method

144. Where there is frequent fluctuations in stocks/ stock values which of the following provides suitable cover.

1. Fire floating policy
2. Fire policy with Escalation clause
3. Fire Reinstatement value policy
4. Fire Declaration policy



145. An example of variable cost is -----
1. Property taxes
 2. Interest on capital
 3. Direct material cost
 4. Depreciation of machinery
146. According to policy condition of the fire policy ceases cover if the building insured becomes unoccupied for more than-----
1. 15 days
 2. 30 days
 3. 45 days
 4. 60 days
147. Which of the following detail are not required to be included in the valuation report for present day value of an open plot of land?
1. Name of all the owners of the property and with details of share of each co-owner
 2. Available comparable sale instances in the locality during relevant period of valuation.
 3. Details of year of purchase of land and price paid while acquisition.
 4. Analysis of data collection by giving details of weight ages adopted for different factors and adjustment made in sale rate.
148. The three broad types of productive resources are;
1. Money profit and interest
 2. Capital, labour and natural resources
 3. Bond, stock shares and deposits
 4. Technology, human capital and markets
149. Which of the following is not the surrender of lease?
1. Premature termination of a lease
 2. Unilaterally terminated by a lessee



3. Terminated with the consent of the lessor
4. If it happens post expiry of the lease.

150. Secular trend is indicative of long-term variation towards:

1. Increase only
2. Decrease only
3. Either increase or decrease
4. Neither increase nor decrease

151. The property falling in the locality lacking in the infrastructure will ----- the value of the property.

1. Increase
2. decrease
3. Stabilize
4. Have no relation with