

PROVISIONAL ANSWER KEY

Paper: 022 - The Indian Registration Act
Date of Test 18-05-2023

- Question1:-'Movable property' is defined in sec _____ of Registration Act 1908
A:-Sec 2 (6)
B:-Sec 2(9)
C:-Sec 3(9)
D:-Sec 4(6)
Correct Answer:- Option-B
- Question2:-Which of the following documents of which registration is not compulsory
A:-Instrument of gift of immovable property
B:-Lease of immovable property for a term exceeding one year
C:-Power of attorney relating to immovable property of the value of one hundred rupees and upwards
D:-Will
Correct Answer:- Option-D
- Question3:-Which section of registration Act deals with documents in language not understood by registration officer?
A:-Sec 19
B:-Sec 25
C:-Sec 30
D:-Sec 10
Correct Answer:- Option-A
- Question4:-Time of presentation of documents is
A:-Within 120 days from the date of its execution
B:-Within four months from the date of execution
C:-Within one month from the date of execution
D:-None of the above
Correct Answer:- Option-B
- Question5:-Wills may be presented for registration
A:-Within four months from the date of its execution
B:-Within 120 days from the date of its execution
C:-Within three months from the date of its execution
D:-At any time
Correct Answer:- Option-D
- Question6:-Which of the following statement regarding the persons to present document for registration
A:-By Claimant or executant
B:-The representative or assignee of claimant or executant
C:-All the above
D:-Neither 1 or 2
Correct Answer:- Option-C
- Question7:-Compulsory affixing of photo graoh is dealt within
A:-Sec 30
B:-sec 25
C:-Sec 32A
D:-Sec 35
Correct Answer:- Option-C
- Question8:-Which among the following is kept in the office of the registrar
A:-Book II
B:-Book III
C:-Book IV
D:-Book V
Correct Answer:- Option-D
- Question9:-A registering officer shall not use the seal in authenticating
A:-Gehan
B:-Encumbrance certificate
C:-Certified copy
D:-Wills
Correct Answer:- Option-A
- Question10:-The seals shall always remain in the personal custody of
A:-Registering Officer
B:-JS/HC
C:-Senior Clerk
D:-Office Attendant
Correct Answer:- Option-A
- Question11:-Which of the following documents of which registration is compulsory
A:-Instruments of gift of immovable property
B:-Leases of immovable property for a term exceeding one year
C:-Power of Attorney relating to immovable property of the value of one hundred and above
D:-All the above
Correct Answer:- Option-D
- Question12:-An instrument transferring land including flat/Apartment must be accompanied by a valuation certificate is mentioned in
A:-Sec 29
B:-Rule 30 B
C:-Rule 31
D:-Sec 31
Correct Answer:- Option-B
- Question13:-Safe custody fee for a document if the delay is within 30 days
A:-Rs. 55/-
B:-Rs. 110/-
C:-Rs. 210/-
D:-Rs. 120/-
Correct Answer:- Option-A
- Question14:-Documents presented for registration to be accompanied by true copies thereof
A:-Sec 19A

B:-Sec 20A

C:-Sec 45

D:-Sec 50

Correct Answer:- Option-A

Question15:-Where there are several persons executing a document at different times, such documents may presented for registration and re registration

A:-Within four months from the date of first execution

B:-Within four months from the date of each execution

C:-At any time

D:-None of the above

Correct Answer:- Option-B

Question16:-Any Registrar may in his discretion receive and register any document, which might be registered by any sub registrar subordinate to him

A:-Sec 30B

B:-Sec 35

C:-Sec 15

D:-Sec 32

Correct Answer:- Option-A

Question17:-Which of the following persons can present a document for registration

A:-Executant

B:-Claimant

C:-Agent duly authorised by power of attorney

D:-All the above

Correct Answer:- Option-D

Question18:-Which part of Registration Act 1908 deals with presenting wills and authorities to adopt

A:-Part I

B:-Part III

C:-Part VIII

D:-Part X

Correct Answer:- Option-C

Question19:-Register of deposit of wills shall be kept in

A:-Sub registry office

B:-District Registrar Office

C:-IG Office

D:-All the above

Correct Answer:- Option-B

Question20:-The names and addition of all persons executing every will shall be indexed

A:-Index I

B:-Index II

C:-Index III

D:-Index IV

Correct Answer:- Option-C

Question21:-Sub registrar refusing to register a document shall make an order of refusal and record his reasons for refusal in

A:-Book I

B:-Book II

C:-Book III

D:-Book IV

Correct Answer:- Option-B

Question22:-Part XII of registration 1908 deals with

A:-Presentation of documents

B:-Wills and Authorities to adopt

C:-Refusal to register

D:-None of the above

Correct Answer:- Option-C

Question23:-Sec 83 A deals with

A:-Cancellation of registered documents in certain cases

B:-Recovery of registration fee

C:-Power of IG to remit fines

D:-None of the above

Correct Answer:- Option-A

Question24:-After filling a true copy of the content of a deposited sealed cover on proper application, the registrar shall

A:-Return the original will to the claimant

B:-Destruct the original will

C:-Re deposit the original will

D:-1 or 3

Correct Answer:- Option-C

Question25:-Every attendance of a private residence by a sub registrar shall be reported to the registrar within

A:-Two days

B:-5 days

C:-24 hours

D:-None of the above

Correct Answer:- Option-C

Question26:-_____ shall be deemed to be commonly used languages in Kerala State

A:-Malayalam only

B:-Malayalam and English

C:-Tamil and Canarese

D:-English and Tamil

Correct Answer:- Option-B

Question27:-Which of the following is correct

A:-No non testamentary document relating to immovable property shall be accepted for registration unless it contains a description of such property sufficient to identify the same

B:-No non testamentary document containing a map or plan of any property comprised there in shall be accepted for registration unless it is accompanied by a true copy of the map or plan

C:-Both 1 and 2

D:-None of the above

Correct Answer:- Option-C

Question28:-Procedure on admission and denial of execution of a document is dealt with

- A:-Sec 35
- B:-Sec 45
- C:-Sect 45A
- D:-Sec 90

Correct Answer:- Option-A

Question29:-Which of the following persons are exempted from appearance at registration office?

- A:-A person who by reason of bodily infirmity is unable without risk
- B:-A person in Jail under civil or criminal process
- C:-Persons exempt by law from personal appearance in court
- D:-All the above

Correct Answer:- Option-D

Question30:-Memoranda relate to immovable property are filed in

- A:-Book I
- B:-Book II
- C:-Book III
- D:-Book IV

Correct Answer:- Option-A

Question31:-Sec 47 of registration Act deals with

- A:-Effect on non registration of documents required to be registered
- B:-Time from which registered document operates
- C:-Withdrawal of sealed cover deposited
- D:-None of the above

Correct Answer:- Option-B

Question32:-If a registering officer find himself temporarily unprovided with the prescribed with the previous seal

- A:-Registration shall nevertheless proceed as usual
- B:-Such documents as have been transcribed shall remain in his custody until the seal can be affixed to the registration certificate
- C:-Both (1) and (2)
- D:-None of the above

Correct Answer:- Option-C

Question33:-Returns of lands acquired under the land acquisition act shall be fixed

- A:-Book I
- B:-Book II
- C:-Book III
- D:-Book IV

Correct Answer:- Option-A

Question34:-If the stamp vendors endorsement on a document is in a language not understood by the registering officer,

- A:-The registering officer may insist to produce the endorsement in commonly used language
- B:-The party concerned shall be required to file a translation
- C:- (1) or (2)
- D:-None of the above

Correct Answer:- Option-B

Question35:-A document shall not be accepted if transmitted by post

- A:-Rule 27
- B:-Rule 32
- C:-Rule 29iii
- D:-Rule 30iii

Correct Answer:- Option-C

Question36:-Every copy of a map or plan accompanying a document shall be attested by the signature of ____

- A:-The person executing the document
- B:-Duly authorised agent of executant
- C:-Claimant
- D:-Both (1) and (2)

Correct Answer:- Option-D

Question37:-Each days proceeding in respect of every document on which a presentation endorsement has been made and which is neither admitted to registration nor refused registration on the days of presentation shall be entered in

- A:-Account A
- B:-Minute book
- C:-Book I
- D:-Book IV

Correct Answer:- Option-B

Question38:-One side of the paper on which the document is written shall be left blank to admit of the prescribed endorsements and certificates being entered. This may be relaxed in the case of

- A:-Documents executed on behalf of the central or state government
- B:-Wills presented for registration after the death of the testator
- C:-Both (1) and (2)
- D:- (2) only

Correct Answer:- Option-C

Question39:-Fine for delay in presentation of a document, when the delay exceeds one week, but does not exceed one calendar month

- A:-A fine equal to the registration fee
- B:-A fine equal to twice registration fee
- C:-A fine equal five times the registration fee
- D:-A fine equal to ten times the registration fee

Correct Answer:- Option-B

Question40:-Translation of power of attorney presented for attestation if it is written in a language not commonly used in the district shall be certified by

- A:-Executant
- B:-Claimant
- C:-Presentant
- D:- (1) or (2)

Correct Answer:- Option-C

Question41:-Rule 30A deals with

- A:-Affixing of photograph and impression
- B:-Valuation certificate for flat-apartment

- C:-Filling of translation
 - D:-None of the above
- Correct Answer:- Option-A

Question42:-Attendance at private residence is dealt in ____ Kerala registration rules 1958.

- A:-Chapter IV
 - B:-Chapter VI
 - C:-Chapter VII
 - D:-Chapter IX
- Correct Answer:- Option-D

Question43:-Persons exempt by law from personal appearance in court are

- A:-Women, who according to the customs and manners of the country, ought not to be compelled to appear in public
 - B:-Persons of rank specifically exempted by the government
 - C:-Both (1) and (2)
 - D:-None of the above
- Correct Answer:- Option-C

Question44:-If a document is presented for registration under a special power of attorney the power shall be retained and filed in the office

- A:-Rule 58
 - B:-Rule 45
 - C:-Rule 60
 - D:-Rule 68
- Correct Answer:- Option-A

Question45:-Rule 94(1) describes

- A:-The power to make rules
 - B:-Endorsement to be made on a will opened from sealed cover
 - C:-Receipts for documents
 - D:-Scanning of documents
- Correct Answer:- Option-B

Question46:-Which of the following is/are movable property as per the Registration Act

- A:-Growing crops
 - B:-Standing Timber
 - C:-Fruit upon trees
 - D:-All the above
- Correct Answer:- Option-D

Question47:-Each sub registry office shall be inspected by the registrar ____ in an official year.

- A:-Once
 - B:-Twice
 - C:-Thrice
 - D:-None of the above
- Correct Answer:- Option-B

Question48:-Which among the following is miscellaneous register?

- A:-Book I
 - B:-Book II
 - C:-Book III
 - D:-Book IV
- Correct Answer:- Option-D

Question49:-Table of registration fee came into force in

- A:-1908
 - B:-1958
 - C:-1978
 - D:-1956
- Correct Answer:- Option-C

Question50:-Deposit of Wills is dealt with ____ of the The Registration Act 1908.

- A:-Part IX
 - B:-Part V
 - C:-Part X
 - D:-Part VIII
- Correct Answer:- Option-A

Question51:-Fee for ratification deed is assessed as per article

- A:-VI (i)
 - B:-I(t)
 - C:-VI (ii)
 - D:-I
- Correct Answer:- Option-B

Question52:-Copies of entries in Book II shall be given to

- A:-Executant
 - B:-Claimant
 - C:-Agent
 - D:-All person applying for such copies
- Correct Answer:- Option-D

Question53:-Fee for registration of documents under registration Act shall be payable on

- A:-The presentation of documents
 - B:-Within one month from registration
 - C:-Within four months from registration
 - D:-None of the above
- Correct Answer:- Option-A

Question54:-Which among the following is a permanent record?

- A:-EC register
 - B:-Application of EC
 - C:-Application for CC
 - D:-File of translation
- Correct Answer:- Option-D

Question55:-Wills sent by post to a registering Officer are not presented for registration or deposited within the meaning of the registration Act

- A:-Rule 81A
- B:-Rule 93(1)

C:-Rule 84

D:-Rule 72(1)

Correct Answer:- Option-B

Question56:-Application for cancellation of registered document under section 83 A f Registration Act shall be made to the IG of registration in the form prescribed in

A:-Appendix V

B:-Appendix VII

C:-Appendix XI

D:-Appendix XV

Correct Answer:- Option-C

Question57:-When a page in a register book shows signs of crumbling or an entry signs of fading the page or entry shall with previous sanction be copied

A:-Rule 120A

B:-Rule 220

C:-Rule 221

D:-Rule 140

Correct Answer:- Option-B

Question58:-Gaining entry into, instructing or communicating with the logical arithmetical or memory function resources of a computer is known as

A:-Archival

B:-Network

C:-Access

D:-Data

Correct Answer:- Option-C

Question59:-Rule 235 of Registration Act deals with

A:-Scanning of documents

B:-Return of documents

C:-Indexing

D:-None of the above

Correct Answer:- Option-A

Question60:-Registration of which type of document is optional

A:-Leases of immovable property for a term not exceeding one year

B:-Exchange of properties

C:-Instrument of Gift

D:-Power of Attorney

Correct Answer:- Option-A

Question61:-Every year in _____ a list of all unclaimed documents which are to be destroyed in the succeeding year shall be published in the gazette.

A:-January

B:-April

C:-September

D:-December

Correct Answer:- Option-C

Question62:-Fee for deposit of sealed cover is assessed as per

A:-Article VI(1)

B:-Article XI(1)

C:-Article X

D:-Article V(1)

Correct Answer:- Option-A

Question63:-The residence of a Registering Officer shall be within a distance of ____ from his office

A:-8 kms

B:-10 kms

C:-4 kms

D:-12 kms

Correct Answer:- Option-C

Question64:-Fee for service of a Hammamnee is to be paid to

A:-Government

B:-Registrar

C:-Hammamnee

D:-None of the above

Correct Answer:- Option-C

Question65:-Fine for Delay in presentation of a document with three duplicate shall be calculated for

A:-One document only

B:-Original and one duplicate

C:-Original and two duplicates

D:-Original and three duplicates

Correct Answer:- Option-A

Question66:-Which of the following document remaining unclaimed in any registration office for a period exceeding two years may be destroyed

A:-Will

B:-Sale

C:-Both (1) and (2)

D:-None of the above

Correct Answer:- Option-B

Question67:-Penalty for incorrectly endorsing a document with intent to injure shall be punishable with imprisonment for a term which may extend to

A:-Two years

B:-Five years

C:-Seven years

D:-Ten years

Correct Answer:- Option-C

Question68:-Who among the following will be enquiry officer for cancellation of registered documents?

A:-District registrar

B:-DIG

C:-Sub Registrar

D:-None of the above

Correct Answer:- Option-B

Question69:-Chapter XIV of registration rules deals with

- A:-Sealed cover containing wills
 - B:-Power of Attorney
 - C:-Wills and Authorities to adopt
 - D:-Enforcement of appearance of executants
- Correct Answer:- Option-A

Question70:-A will can be deposited within

- A:-Three months from the date of execution
 - B:-Four months from the date of execution
 - C:-One months from the date of execution
 - D:-No time limit
- Correct Answer:- Option-D

Question71:-Price of a filing sheet is

- A:-Rs. 5
 - B:-Rs. 10
 - C:-Rs. 15
 - D:-Rs. 50
- Correct Answer:- Option-B

Question72:-Calculate the copying fee for a document having 13 pages

- A:-Rs. 225
 - B:-Rs. 330
 - C:-Rs. 345
 - D:-Rs. 210
- Correct Answer:- Option-A

Question73:-Fee for adoption deed is calculated as per article

- A:-XI
 - B:-V
 - C:-IX
 - D:-XIX
- Correct Answer:- Option-B

Question74:-Calculate the fee for Exchange of Two properties having an extent of 5 Are with a market value 150000 and 7 are with a market value 170000 (Fair value 120000 and 130000 respectively)

- A:-Rs. 3400
 - B:-Rs. 5000
 - C:-Rs. 3000
 - D:-Rs. 6400
- Correct Answer:- Option-A

Question75:-Which chapter of Registration Rules (Kerala) 1958 deals with prosecutions

- A:-X
 - B:-XXV
 - C:-XXVI
 - D:-XV
- Correct Answer:- Option-C

Question76:-Calculate the fee for registration of a sale deed with an extent of 12 are having a market value of Rs. 50000. (Fair value of the land is Rs. 45000 are)

- A:-Rs. 10,800
 - B:-Rs. 12,000
 - C:-Rs. 4,500
 - D:-Rs. 5,000
- Correct Answer:- Option-B

Question77:-Calculate the fee for registration of a lease deed in which rent is fixed as Rs. 5,000 per month on the first year with an increase of 20% in each year for four years

- A:-Rs. 1,657
 - B:-Rs. 3,224
 - C:-Rs. 6,442
 - D:-Rs. 6,487
- Correct Answer:- Option-A

Question78:-A gives a settlement of half right in a 10 are property to his son and its half right to his daughter in law. Market value of the property is Rs. 50000 and its fair value is Rs. 62000

- A:-Rs. 12,400
 - B:-Rs. 18,600
 - C:-Rs. 9,300
 - D:-Rs. 6,200
- Correct Answer:- Option-C

Question79:-Fee for a lease for a period of 15 years

- A:-2% of total sum
 - B:-2% of annual average rent
 - C:-2% of twice the amount of AAR
 - D:-4 times the annual average rent
- Correct Answer:- Option-C

Question80:-Fee for a deed of ratification of a mortgage deed of Rs. 200000 previously registered shall be

- A:-Rs. 525
 - B:-Rs. 210
 - C:-Rs. 4,000
 - D:-Rs. 1,000
- Correct Answer:- Option-A

Question81:-Fee for filing a translation is

- A:-Rs. 525
 - B:-Rs. 210
 - C:-Rs. 100
 - D:-Rs. 105
- Correct Answer:- Option-D

Question82:-Calculate the fee for registration of a will in which a father and mother gives 10 ares of property each to their son

- A:-Rs. 525
- B:-Rs. 500

C:-Rs. 1000

D:-Rs. 1050

Correct Answer:- Option-D

Question83:-Fee for registration of an adoption deed is

A:-Rs. 1,050

B:-Rs.525

C:-Rs. 210

D:-None of the above

Correct Answer:- Option-A

Question84:-A lease having a monthly rent of Rs. 1600 for 9 months is surrendered after seven months. Calculate the registration fee

A:-Rs. 288

B:-Rs. 525

C:-Rs. 210

D:-Rs. 224

Correct Answer:- Option-A

Question85:-Registration fee for cancellation of a sale deed of Rs. 100000 is

A:-Rs. 2,000

B:-Rs. 2,210

C:-Rs. 210

D:-Rs. 500

Correct Answer:- Option-C

Question86:-Fee for attesting a special power is

A:-Rs. 525

B:-Rs. 250

C:-Rs. 100

D:-Rs. 105

Correct Answer:- Option-D

Question87:-Calculate the registration fee for an agreement relating to deposit of title deed for Rs. 250000

A:-Rs. 2,500

B:-Rs. 250

C:-Rs. 5,000

D:-Rs. 1,000

Correct Answer:- Option-B

Question88:-Fee for withdrawal of sealed cover is assessed as per article

A:-VI(2)

B:-XV(2)

C:-XIV(B)

D:-V(2)

Correct Answer:- Option-A

Question89:-Calculate the fee for an encumbrance certificate for a period from 01.05.1980 to 30.04.2022

A:-Rs. 105

B:-Rs. 265

C:-Rs. 655

D:-Rs. 395

Correct Answer:- Option-C

Question90:-Fee for a petition presented to a registering officer for withdrawing a document from registration is

A:-Rs. 500

B:-Rs. 250

C:-Rs. 110

D:-Rs. 55

Correct Answer:- Option-D

Question91:-Fee for registering a charitable society under the societies registration Act

A:-Rs. 500

B:-Rs. 1,000

C:-Rs. 2,000

D:-Rs. 250

Correct Answer:- Option-B

Question92:-Fee for revocation of a will is assessed as per article

A:-V(1)

B:-X(1)

C:-V(3)

D:-I(V)

Correct Answer:- Option-C

Question93:-The registration fee for a document of housing loan of Rs. 180000 through housing Co operative society

A:-Rs. 1,800

B:-Rs. 3,600

C:-Rs. 500

D:-Rs. 1,000

Correct Answer:- Option-A

Question94:-Fee for attendance in jail is

A:-Rs. 105

B:-Rs. 500

C:-Rs. 250

D:-Rs. 525

Correct Answer:- Option-A

Question95:-Previous sanction of Inspector General of Registration shall be obtained for the refund of any collection other than those referred in

A:-Rule 108

B:-Rule 209

C:-Rule 185

D:-Rule 118

Correct Answer:- Option-B

Question96:-Which chapter of registration rule kerala deals with preservation and destruction of records?

A:-Chapter X

B:-Chapter XV

C:-Chapter XXVIII

D:-Chapter XX

Correct Answer:- Option-C

Question97:-Registration fee for a gehan valued Rs. 200000 is

A:-Rs. 1,000

B:-Rs. 2,000

C:-Rs. 4,000

D:-None of the above

Correct Answer:- Option-D

Question98:-The Registrar shall record the results of his inspection in _____ parts.

A:-One

B:-Two

C:-Three

D:-Four

Correct Answer:- Option-B

Question99:-A fixed fee of Rs. _____ shall be levied for an appeal under sec 72 or application under sec 73 against the orders of a sub registrar refusing to register a document

A:-Rs. 100

B:-Rs. 500

C:-Rs. 250

D:-Rs. 55

Correct Answer:- Option-D

Question100:-When did the registration Act came into being?

A:-1 January 1909

B:-1 April 1909

C:-1 January 1908

D:-1 April 1908

Correct Answer:- Option-A