

FINAL ANSWER KEY

Paper: The Indian Registration Act Part I (Paper I)
Date of Examination 31-10-2019

Question1:-Which among the following is not a reason for refusal of a document by a registering officer?

- A:-The date of execution is not stated in the document
- B:-The description of property is insufficient to identify it
- C:-The document is presented by a person who has no right to present it
- D:-The presented document is a will executed ten months before date of presentation

Correct Answer:- Option-D

Question2:-_____ is any enquiry officer as per section 83 A(1) of the Registration act, 1908.

- A:-District Collector
- B:-District Registrar
- C:-Sub Registrar
- D:-Deputy Inspector General of Registration

Correct Answer:- Option-D

Question3:-Maximum Fee to be levied under safe custody of a document is

- A:-Rs. 200
- B:-Rs. 100
- C:-Rs. 300
- D:-Rs. 500

Correct Answer:- Option-A

Question4:-Which section of the Registration Act 1908 deals with the establishment of the office of the Registrar and the office of the Sub Registrar?

- A:-Section 7(1)
- B:-Section 8(2)
- C:-Section 5(1)
- D:-Section 10(2)

Correct Answer:- Option-A

Question5:-The registration fee for a general power of attorney executed by a person in favour of his daughter in law for executing a sale deed with extend 2 Ares and consideration Rs. 1 lakh is (The fair value of the land is Rs. 1,50,000/Are)

- A:-Rs. 480
- B:-Rs. 6,000
- C:-Rs. 2,000
- D:-Rs. 200

Correct Answer:- Option-A

Question6:-Calculate the registration fee for a lease deed for 10 years if the monthly rent fixed for first five years is Rs. 2,500 and that fixed for the next five years is Rs. 3,000

- A:-Rs. 6,600
- B:-Rs. 660
- C:-Rs. 1,320
- D:-Rs. 200

Correct Answer:- Option-B

Question7:-Calculate the registration fee for a resolution of partnership if the value of partnership property is Rs. 1 lakh

- A:-Rs. 500
- B:-Rs. 1,000
- C:-Rs. 2,000
- D:-Rs. 2,500

Correct Answer:- Option-A

Question8:-The registration fee for will executed by two testators is

- A:-Rs. 200
- B:-Rs. 100

C:-Rs. 1,000

D:-Rs. 500

Correct Answer:- Option-C

Question9:-Safe custody fee for a document for 105 days is

A:-Rs. 200

B:-Rs. 150

C:-Rs. 100

D:-Rs. 50

Correct Answer:- Option-B

Question10:-The fee to be levied for an application for encumbrance certificate for a period from 01.07.1981 to 30.06.2018 is

A:-Rs. 435

B:-Rs. 485

C:-Rs. 260

D:-Rs. 460

Correct Answer:- Option-D

Question11:-Fee for certified copy of a document comprising of 20 pages in a volume is

A:-Rs. 250

B:-Rs. 200

C:-Rs. 500

D:-None of these

Correct Answer:- Option-A

Question12:-_____ ink shall alone be used for preparing the true copy in manuscript.

A:-Red

B:-Black ink or blue-black

C:-Blue

D:-Green

Correct Answer:- Option-B

Question13:-Page numbers shall be assigned by _____ by means of a numbering machine immediately after the document is admitted to registration.

A:-Office attendant

B:-Copying clerk

C:-The registering officer

D:-Scribe licensee

Correct Answer:- Option-C

Question14:-It shall not be necessary for the Registrar of a High court to appear in person or by agent at any registration officer in any proceeding connected with the registration of any instrument executed by him or in his favour, in his official capacity, to sign as provided in section 58. Which section of the Registration Act 1908 deals such cases?

A:-Section 88(1)

B:-Section 57

C:-Section 58(1)

D:-Section 59

Correct Answer:- Option-A

Question15:-Which one of the following includes data, text, images, sound, voice, codes, computer programmes, software and databases or microfilm or computer generated microfiche?

A:-Function

B:-Computer resource

C:-Information

D:-Computer System

Correct Answer:- Option-C

Question16:-State the rule which deals with issue of receipt in the format shown in Appendix-X of the registration rules (Kerala)

A:-Rule 230

B:-Rule 232

C:-Rule 235

D:-Rule 236

Correct Answer:- Option-B

Question17:-A Registering Officer shall not use the seal in authenticating

A:-The certificate endorsed on a registered document

B:-Powers of attorney attested

C:-Certified copies

D:-Gehan

Correct Answer:- Option-D

Question18:-The Register of Thumb Impressions shall be in the form prescribed in

A:-Appendix X

B:-Appendix VI

C:-Appendix VII

D:-Appendix IV

Correct Answer:- Option-D

Question19:-Fee for a petition presented to a registering officer for withdrawing a document from registration is

A:-Rs. 1,000

B:-Rs. 100

C:-Rs. 50

D:-Rs. 200

Correct Answer:- Option-C

Question20:-The declaration of trust related to immovable property is registered in

A:-Book IV

B:-Book II

C:-Book I

D:-Book V

Correct Answer:- Option-C

Question21:-Section 52 of the Registration Act 1908 refers to

A:-Refusal

B:-Certificate of registration

C:-Will

D:-Duties of registering officers when document is presented

Correct Answer:- Option-D

Question22:-Private attendance fees has to be levied for presentation and admission of execution of two documents by an exempted person A and one document by another exempted person B at the same private residence. A is not a party to the document presented and executed by B. How many private attendance fees shall be levied?

A:-One

B:-Three

C:-Two

D:-One or Two at the discretion of the registering officer

Correct Answer:- Option-C

Question23:-A registering officer issued a copy of a receipt on the ground that the original was lost.

A:-Action of the Sub Registrar is right

B:-A registering officer shall not issue copy of a receipt in any circumstance

C:-The Registering officer shall report the matter to IG of Registration and further action can be taken on the basis of it

D:-The Registering officer shall report the matter to the Registrar and further action can be taken on the basis of it

Correct Answer:- Option-B

Question24:-When did Registration Act 1908 come into force

A:-January 1908

B:-January 1909

C:-May 1908

D:-August 1908

Correct Answer:- Option-B

Question25:-In the case the nominee dies before taking back a document after registration, the sub registrar can return it to

A:-Representative or Representatives of the nominee only

B:-Any executants of the document

C:-The document cannot be returned at all

D:-Either to the presentant or to the representative or representatives of the deceased person

Correct Answer:- Option-D

Question26:-The certificate of encumbrance of property shall be in the form prescribed in

A:-Appendix X

B:-Appendix VII

C:-Appendix VIII

D:-Appendix V

Correct Answer:- Option-B

Question27:-Memorandum under sections 64, 65, 66, 67 shall be in the form prescribed in

A:-Appendix X

B:-Appendix VI

C:-Appendix VIII

D:-Appendix V

Correct Answer:- Option-C

Question28:-Under which section of Registration act, a person desiring to inspect entries in book Nos. 1 and 2 and the indexes relating to book No. 1 can make the search themselves on payment of prescribed fees

A:-Section 57

B:-Section 50

C:-Section 69

D:-Section 42

Correct Answer:- Option-A

Question29:-A fixed fee of Rs. _____ shall be levied for an enquiry under section 41(2) regarding wills presented for registration.

A:-100

B:-50

C:-10

D:-20

Correct Answer:- Option-B

Question30:-Section 68 of the Registration act deals with

A:-Power of Inspector General to remit fines

B:-Power of registrars to control Sub Registrars

C:-Procedure where document relates to land in several districts

D:-Procedure where document related to land in several sub districts

Correct Answer:- Option-B

Question31:-A fixed fee of Rs. _____ shall be levied for any application for transfer of revenue registry presented to a registering officer along with documents involving mutation of names in revenue records.

A:-Rs. 10

B:-Rs. 50

C:-Rs. 100

D:-Rs. 20

Correct Answer:- Option-B

Question32:-What is the term of Imprisonment as punishment for incorrectly endorsing, copying, translating, or registering document with intent to injure as per Registration Act, 1908?

A:-Imprisonment for a term which may extend to seven years

B:-Imprisonment for a term which may extend to five years

C:-Imprisonment for a term which may extend to six months

D:-Imprisonment for a term which may extend to three months

Correct Answer:- Option-A

Question33:-The fee for an application to Registering officer to accept a document for registration at his office on a holiday on the ground of urgency is

A:-Rs. 100

B:-Rs. 200

C:-Rs. 1,000

D:-Rs. 500

Correct Answer:- Option-C

Question34:-In every registration office, a register shall be maintained to show all document registered or refused registration which has been lying unclaimed for over _____ days.

A:-30 days

B:-15 days

C:-14 days

D:-45 days

Correct Answer:- Option-B

Question35:-Each sub registry office shall be inspected by the Registrar _____ in each official year, unless the special reasons the Inspector General orders otherwise.

A:-Three times

B:-Twice

C:-Once

D:-No such condition exists

Correct Answer:- Option-B

Question36:-How many types of registers of records shall be maintained in all Sub Registrar Offices?

A:-One

B:-Two

C:-Three

D:-Four

Correct Answer:- Option-B

Question37:-The particulars to be included in the description of territorial division required by section 21 are listed in

A:-Rule 23

B:-Section 23

C:-Rule 129

D:-Rule 150

Correct Answer:- Option-A

Question38:-Which among the following shall be preserved permanently?

A:-EC Register

B:-EC Application files

C:-File of translations

D:-Certified copy application register

Correct Answer:- Option-C

Question39:-No registering officer shall be liable to any suit, claim or demand by reason of anything in good faith done or refused in his official capacity. This is specified in

A:-Section 86

B:-Rule 86

C:-Section 84

D:-Rule 177

Correct Answer:- Option-A

Question40:-Movable property has been defined in the Registration Act 1908 under

A:-Section 2(5)

B:-Section 2(10)

C:-Section 2(9)

D:-Section 2(7)

Correct Answer:- Option-C

Question41:-Which of the following type of documents does not require true copy for registration?

A:-Lease

B:-Release

C:-Duplicates presented along with original document

D:-Re registration

Correct Answer:- Option-C

Question42:-The fee for a search for 29 years made on the application of a public office in Kerala for public purpose is

A:-Rs. 110

B:-Rs. 250

C:-Rs. 260

D:-Fee is not required

Correct Answer:- Option-D

Question43:-The triplicate copies of backed up CDs filled with images of scanned documents shall be sent to _____ in the first weeks in January, April, July and October every year for preservation.

A:-The District Registrar concerned

B:-Inspector General of Registration

C:-The Government

D:-None of the above

Correct Answer:- Option-B

Question44:-Previous sanctions of Inspector General shall be obtained for the refund of any collections other than those referred to in

A:-Rule 207

B:-Rule 213

C:-Rule 209

D:-Rule 214

Correct Answer:- Option-C

Question45:-The application of encumbrance certificate is in

A:-Form No. 21

B:-Form No. 19

C:-Form No. 20

D:-Form No. 23

Correct Answer:- Option-C

Question46:-What is the registration fee for the presentation of an appeal under section 72 against the order of a sub registrar refusing to register a document?

A:-Rs. 50

B:-Rs. 250

C:-Rs. 200

D:-Rs. 25

Correct Answer:- Option-A

Question47:-Memorandums relating to book 3 and book 4 are filed in a

A:-Memo file of book 1 in the office

B:-Correspondence file in the office

C:-File of appeal, order and judgement

D:-None of the above

Correct Answer:- Option-C

Question48:-Which chapter of registration rules (Kerala) deals with Books and Forms?

A:-Chapter IV

B:-Chapter V

C:-Chapter VI

D:-Chapter II

Correct Answer:- Option-A

Question49:-Which chapter of registration rules (Kerala) deals with Prosecutions?

- A:-Chapter XIV
- B:-Chapter XV
- C:-Chapter XXVI
- D:-Chapter XXIX

Correct Answer:- Option-C

Question50:-Fees remaining unrefunded on documents refused registration on returned unregistered for a period of _____ from the date on which they become refundable, shall be held to have lapsed to Government.

- A:-6 months
- B:-3 months
- C:-1 year
- D:-2 years

Correct Answer:- Option-D

Question51:-The indexes of documents registered in the sub registry of Manjeswar shall be prepared

- A:-In Malayalam only
- B:-Both in Malayalam and canarese
- C:-Both in Malayalam and English
- D:-None of the above

Correct Answer:- Option-B

Question52:-The language used by any registering officer to write endorsements on documents commonly is

- A:-Any language
- B:-Malayalam
- C:-English
- D:-The language in which the document is prepared or translation filed

Correct Answer:- Option-D

Question53:-The names and addition of a party who is required to sign in the endorsements but who is not able to do so shall be written by

- A:-Any other family member of the party
- B:-Any other party who signs in the endorsement
- C:-The document writer who prepared the document
- D:-Registering officer himself

Correct Answer:- Option-D

Question54:-Indexes to book V are mentioned in rule

- A:-102
- B:-153
- C:-149
- D:-141

Correct Answer:- Option-B

Question55:-Which of the following deals with the additional endorsement to be made in duplicate or duplicates of a document?

- A:-Section 67
- B:-Rule 147
- C:-Section 42
- D:-Rule 109

Correct Answer:- Option-D

Question56:-Every attendance at a private residence by a registrar shall be reported to the Inspector General of Registration within

- A:-2 days
- B:-24 hours
- C:-1 week
- D:-None of the above

Correct Answer:- Option-B

Question57:-_____ may make rules for all purposes connected with the filing of true copies of documents in the appropriate books under the Registration Act, 1908.

- A:-The IG of Registration
- B:-The State Government
- C:-The DIG (licensing)
- D:-None of the above

Correct Answer:- Option-B

Question58:-Different forms of the oath or affirmations to be made before a registering officer by a deponent at his option are described in

- A:-Rule 178
- B:-Rule 187
- C:-Rule 195
- D:-Rule 98

Correct Answer:- Option-A

Question59:-Registration fee to be levied for a Gehan valued 5 lakh is

- A:-Rs. 5,000
- B:-Rs. 10,000
- C:-Rs. 1,000
- D:-None of these

Correct Answer:- Option-D

Question60:-Register of non testamentary documents relating to immovable property is otherwise known as

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

Correct Answer:- Option-D

Question61:-Which among the following is not preserved permanently?

- A:-Deposition book
- B:-File of translations
- C:-Account A
- D:-File of appeal, orders and judgements and orders of Court

Correct Answer:- Option-C

Question62:-Who among the following is not authorised to present a document?

- A:-The person executing the document
- B:-The person claiming the document
- C:-The representative of a person
- D:-The document writer

Correct Answer:- Option-D

Question63:-Which among the following needs the signature of a document writer?

- A:-Application for a certified copy
- B:-Application for an encumbrance certificate
- C:-A Gehan document
- D:-A partition deed

Correct Answer:- Option-D

Question64:-Which section of the Registration Act does deal with optionally registrable documents?

- A:-Section 17
- B:-Section 18
- C:-Section 21
- D:-Section 64

Correct Answer:- Option-B

Question65:-The time limit prescribed for the presentation of a document is

- A:-1 month

- B:-6 months
- C:-4 months
- D:-No time limit

Correct Answer:- Option-C

Question66:-The register of deposits of wills kept in the office of registrar is called as _____.

- A:-Book 2
- B:-Book 3
- C:-Book 4
- D:-Book 5

Correct Answer:- Option-D

Question67:-Rate of co-execution fee to be levied for a single document is

- A:-Rs. 50
- B:-Rs. 100
- C:-Rs. 200
- D:-Rs. 1,000

Correct Answer:- Option-B

Question68:-How much fee shall be levied for mortgage deed of Rs. 2 lakh executed in favour of a housing co-operative society?

- A:-Rs. 4,000
- B:-Rs. 1,000
- C:-Rs. 2,000
- D:-500

Correct Answer:- Option-C

Question69:-Registration fee for a sale of Rs. 525460 is

- A:-Rs. 10,510
- B:-Rs. 10,509
- C:-Rs. 10,511
- D:-Rs. 10,520

Correct Answer:- Option-A

Question70:-Registration fee for ratification deed is assessed as per article _____ of table of registration fees.

- A:-I (t)
- B:-I (a) (1)
- C:-I (h)
- D:-X

Correct Answer:- Option-A

Question71:-Among the following the registration of which type of document is optional

- A:-Adoption deed
- B:-Lease deed for 4 years
- C:-Gift deed of Rs. 20,000
- D:-Partition deed

Correct Answer:- Option-A

Question72:-A sub registrar sold 80 copying sheets to a document writer. The fee to be levied from him is

- A:-Rs. 240 + GST
- B:-Rs. 80 + GST
- C:-Rs. 800 + GST
- D:-Rs. 400 + GST

Correct Answer:- Option-C

Question73:-State the rule that deals with endorsement to be made on a will opened from sealed cover under section 45 of registration act.

- A:-Rule 94(1)
- B:-Rule 67
- C:-Rule 57

D:-Rule 162

Correct Answer:- Option-A

Question74:-Registration Rules (Kerala) is made as required by section _____ of the Registration Act, 1908.

A:-69

B:-78

C:-81

D:-33

Correct Answer:- Option-A

Question75:-Certain documents executed by or in favour of government are exempted from the purview of Registration Act. They are mentioned in

A:-Section 90

B:-Section 89(A)

C:-Section 86

D:-Section 49

Correct Answer:- Option-A

Question76:-The Registration fee to be levied for a rectification deed which rectifies a sale deed registered in 01.01.2015 is (The consideration in the sale deed is Rs. 15,000)

A:-Rs. 1,000

B:-Rs. 100

C:-Rs. 500

D:-Rs. 300

Correct Answer:- Option-D

Question77:-The Registration fee to be levied for a ratification deed which ratifies a sale deed registered in 01.01.2010 is (The consideration in the sale deed is Rs. 20,000)

A:-Rs. 500

B:-Rs. 200

C:-Rs. 400

D:-Rs. 100

Correct Answer:- Option-C

Question78:-Calculate the registration fee for a sale deed with consideration Rs. 10 lakh proposed to present in Pattam sub registrar office, if the properties transacted through the deed situate in Chala sub district and Pattam sub district in Thiruvananthapuram district. A total of 5 copying sheets are used

A:-Rs.20,100

B:-Rs. 20,180

C:-Rs. 20,130

D:-Rs. 20,380

Correct Answer:- Option-B

Question79:-Fee for application for revocation of a power of attorney is

A:-Rs. 100

B:-Rs. 2

C:-Rs. 10

D:-None of these

Correct Answer:- Option-A

Question80:-Fee for complete refusal to register a document is

A:-Rs. 10

B:-Rs. 50

C:-Rs. 20

D:-100

Correct Answer:- Option-D

Question81:-In exercise of the powers conferred by section _____ of the Indian Registration Act 1908, the Government of Kerala made Indian Registration (Filing of true copies) rules, 1967.

A:-89-A

B:-56

C:-72

D:-82

Correct Answer:- Option-A

Question82:-In the case of Sub Registrar Offices that function from 10 a.m. to 5 p.m documents shall not be accounted for registration after _____.

A:-5 p.m.

B:-4.30 p.m.

C:-4 p.m.

D:-3.30 p.m

Correct Answer:- Option-D

Question83:-A sub registrar refused a document to register on ground of denial of execution. The party concerned applied to the registrar to establish his right to have the document registered within 30 days after making the order of denial. Procedure to be adopted by Registrar when such an application is received is described in

A:-Section 81, 82, 83

B:-Rule 180, 181, 182

C:-Section 74, 75, 76

D:-Rule 145, 146, 147

Correct Answer:- Option-C

Question84:-The search under section 57 for entries in book no. 3 and 4 shall be made by _____.

A:-Office attendant

B:-Clerks

C:-JS/Head Clerk

D:-Registering Officer

Correct Answer:- Option-D

Question85:-Which section gives the procedure on presenting a document in a language unknown to Registering Officer?

A:-Section 60

B:-Section 61

C:-Section 62

D:-Section 63

Correct Answer:- Option-C

Question86:-As per Article _____ of table of fees a fee of Rs. 200 shall be levied for a duplicate registered along with original document.

A:-1(r) (1)

B:-1(r) (2)

C:-1(t)

D:-1(u)

Correct Answer:- Option-A

Question87:-Cancellation of a will is a document of testamentary character. It shall be registered in

A:-Book No. 4

B:-Book No. 2

C:-Book No. 3

D:-Book No. 5

Correct Answer:- Option-C

Question88:-The language in which an encumbrance certificate is prepared normally is Malayalam. But on the request of an applicant it may be issued in

A:-Kannada

B:-Tamil

C:-English

D:-Encumbrance certificate shall not be prepared in any other language

Correct Answer:- Option-C

Question89:-Every sub registrar shall perform the duties of his office under the control of the Registrar in whose district the office of sub registrar is situated. This is described in

A:-Rule 31

B:-Section 31

C:-Rule 68

D:-Section 68

Correct Answer:- Option-D

Question90:-A second thumb impression of executants of a document is taken in the thumb impression register

A:-When the claimant demands for such action

B:-When the first impression is not clear

C:-When the registering officer desires to do so

D:-Second thumb impression shall not be taken in any circumstances

Correct Answer:- Option-B

Question91:-Stamp vendors endorsement of a document is in a language not understood by the registering officer. He shall

A:-register the document after obtaining permission of the IG of registration

B:-register the document after obtaining permission of the registrar

C:-refuse to register the document

D:-ask the party to file a true translation of the endorsement

Correct Answer:- Option-D

Question92:-What are the languages that are deemed to be commonly used in the kerala state for preparing documents?

A:-English and Malayalam

B:-Malayalam and Tamil

C:-Malayalam, Tamil and Canarese

D:-Malayalam and Canarese

Correct Answer:- Option-A

Question93:-An attested power of attorney is produced by an agent with a document presented for registration and the power of attorney is written in a language not commonly used in the District. The Registering officer demanded a true translation of the power in a language commonly used in the District. The translation shall be certified to be a true translation and shall be signed by

A:-The Executant

B:-The Presentant

C:-The Village officer concerned

D:-The Thahasildar concerned

Correct Answer:- Option-B

Question94:-Registration of which of the following types of documents is compulsory

A:-A certificate of sale granted to the purchaser of a property sold by public auction by a civil or revenue officer

B:-Wills

C:-A composition deed

D:-A lease of immovable property for any term exceeding one year

Correct Answer:- Option-D

Question95:-Rule 176 of the Registration rules (Kerala) deals with

A:-Certificate of encumbrance

B:-Transmission of memoranda and copies

C:-Subsidiary index

D:-Production of register books in courts

Correct Answer:- Option-D

Question96:-The name and signature of _____ of the document shall be added at the bottom of every page of true copy in the space provided therefor in between the body of the document and the signature of officers who compare the true copy.

A:-The presentant

B:-The document writer

C:-The claimant

D:-The executant

Correct Answer:- Option-A

Question97:-The registration fee for deposit of a sealed cover purporting to contain a will is

A:-Rs. 1,000

B:-Rs. 100

C:-Rs. 500

D:-Rs. 250

Correct Answer:- Option-A

Question98:-The prescribed fee for a document has not been paid by the presentant of a document. The sub registrar shall

A:-Accept the document but shall not register it till required fee is levied

B:-Refuse registration

C:-Impound it and forward it to District Registrar

D:-Complete registration and return the document

Correct Answer:- Option-B

Question99:-A sub registrar has to assess the required registration fee of an exchange deed. He has to assess it on the basis of

A:-Property of greater extent

B:-Property of smaller extent

C:-Property of greater value

D:-Property of smaller value

Correct Answer:- Option-C

Question100:-At stations where there is a treasury the daily collections shall be remitted to the treasury _____.

A:-On the same day

B:-Every succeeding day

C:-On every Saturday

D:-Once in every three days

Correct Answer:- Option-B