

PROVISIONAL ANSWER KEY

Paper: The Indian Registration Act Part I (Paper I)
Medium of Question: English
Date of Examination: 22-02-2019

Question1:-Calculate the registration fee for a surrender of lease if the registration fee levied for the original lease deed registered on 01.01.2000 was Rs. 680.

- A:-Rs. 1,360
- B:-Rs. 680
- C:-Rs. 200
- D:-None of these

Correct Answer:- Option-B

Question2:-Calculate the registration fee for a lease deed for 10 years if the monthly rent fixed for first five years is Rs. 3000 and that fixed for the next five years is Rs. 4,000.

- A:-Rs. 8,400
- B:-Rs. 840
- C:-Rs. 1,680
- D:-Rs. 200

Correct Answer:- Option-B

Question3:-Calculate the Registration Fee for a sale deed with consideration Rs. 5 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 6 copying sheets are used.

- A:-Rs. 10,110
- B:-Rs. 10,190
- C:-Rs. 10,140
- D:-Rs. 10,390

Correct Answer:- Option-B

Question4:-An encumbrance certificate is applied for properties which lie in three different villages. Search has to be made for the period from 02.03.1988 to 02.10.2018. The search fee to be levied is

- A:-Rs. 275
- B:-Rs. 285
- C:-Rs. 825
- D:-Rs. 550

Correct Answer:- Option-C

Question5:-The record of reasons for refusal to register kept in all registration offices is known as

- A:-Book 1
- B:-Book 2
- C:-Book 3
- D:-Book 4

Correct Answer:- Option-B

Question6:-In Exercise of the powers conferred by section ----- of the Registration Act 1908, The Government of Kerala prescribe the table of fees payable for the registration of documents, searching registers etc.

- A:-69(2)
- B:-78
- C:-54
- D:-32

Correct Answer:- Option-B

Question7:-Who shall issue orders for the effective implementation of registration of documents through computer system including the procedure to be followed?

- A:-Sub Registrar
- B:-District Registrar
- C:-IG of Registration
- D:-Govt. of Kerala

Correct Answer:- Option-C

Question8:-Who shall be the custodian of seal in a Registering Office?

- A:-Office attendant
- B:-Clerks
- C:-JS/Head Clerk
- D:-Registering Officer

Correct Answer:- Option-D

Question9:-The Registers shall be in the form prescribed in

- A:-Appendix X
- B:-Appendix VI
- C:-Appendix VII
- D:-Appendix I

Correct Answer:- Option-D

Question10:-The application fee for a single search is

- A:-Rs. 10
- B:-Rs. 20
- C:-Rs. 25
- D:-Rs. 50

Correct Answer:- Option-A

Question11:-Immovable property is defined under ----- of the Registration Act 1908.

- A:-Section 2(1)
- B:-Section 2(2)
- C:-Section 2(6)
- D:-Section 2(7)

Correct Answer:- Option-C

Question12:-Rule 57 of the Registration rules Kerala deals with

- A:-Will
- B:-Enforcement of appearance of executants and witnesses
- C:-Authorities to adopt
- D:-Power of Attorney

Correct Answer:- Option-D

Question13:-Private attendance fees has to be levied for presentation and admission of execution of three 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:-Two
- B:-Three
- C:-One
- D:-One or three at the discretion of the registering officer

Correct Answer:- Option-A

Question14:-Rule 94 (1) describes

- A:-Endorsement to be made on a will opened under section 45 of Registration Act from sealed cover
- B:-The power to make rules under Registration Act
- C:-Different forms of the oath or affirmations to be made before a registering officer by a deponent at his option
- D:-Duties of registering officers when document is presented

Correct Answer:- Option-A

Question15:-A registering officer issued a duplicate of a receipt to a party

- A:-Can be done after obtaining permission of the Inspector General of registration
- B:-It can be done at the discretion of the registering officer
- C:-Can be done after obtaining permission of the registrar
- D:-Registering officer shall not issue copy of receipt at any circumstances

Correct Answer:- Option-D

Question16:-Which of the following can be inspected and viewed by any one after applying and paying the required fee

- A:-Book I, II, III, IV
- B:-Book I, II and index I, II
- C:-Book I, III, IV
- D:-Book I, II, III

Correct Answer:- Option-B

Question17:-Different types of copies and returns that are filed in file book of book I are described in

- A:-Section 16
- B:-Rule 16
- C:-Rule 80
- D:-Section 80

Correct Answer:- Option-B

Question18:-Which is not a movable property under The Registration Act?

- A:-Standing timber
- B:-Growing crops
- C:-Fruit upon trees
- D:-Right to ways

Correct Answer:- Option-D

Question19:-Page numbers shall be assigned to true copy of the document admitted to registration. Who shall assign the page numbers?

- A:-Office attendant
- B:-Copying clerk
- C:-The scribe licensee
- D:-The registering officer

Correct Answer:- Option-D

Question20:-The certificate showing list of documents executed by or in favour of a person shall be in the form prescribed in

- A:-Appendix X
- B:-Appendix VII
- C:-Appendix VIII
- D:-Appendix V

Correct Answer:- Option-B

Question21:-Who will arrange for the supply of books and forms required for use on proper indents from the subordinate offices?

- A:-DIG of Registration
- B:-District Registrar
- C:-IG of Registration
- D:-The Government

Correct Answer:- Option-C

Question22:-If the stamp vendor's endorsement on a document is in a language not understood by the registering officer, then

- A:-The registering officer shall refuse to register the document
- B:-The party concerned shall be informed to file a translation
- C:-The registering officer shall register the document as stamp vendor's endorsement on a document is not considered as part of the document
- D:-The registering officer shall impound the document

Correct Answer:- Option-B

Question23:-Which of the following type of documents is registered in book III

- A:-Lease deed
- B:-deposit of wills
- C:-Power of attorney
- D:-Authority to adopt

Correct Answer:- Option-D

Question24:-Inspection reports of registrar contains

- A:-One part
- B:-Two part
- C:-Three part
- D:-Four part

Correct Answer:- Option-B

Question25:-Registration fee for a sale of Rs. 1,25,310 is

- A:-Rs. 2,508
- B:-Rs. 2,506
- C:-Rs. 2,510
- D:-Rs. 2,507

Correct Answer:- Option-A

Question26:-Registration fee for revocation of will is assessed as per article ----- of table of registration fees.

- A:-I
- B:-V(3)
- C:-VII(2)
- D:-I(k)

Correct Answer:- Option-B

Question27:-The registering officer shall maintain a subsidiary index to index No. ----- in the form printed in Appendix — VI in order to show at a glance all transactions affecting each survey number or sub division.

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

Correct Answer:- Option-B

Question28:-A fixed fee of Rs. ----- shall be levied for attendance at private residents.

- A:-Rs. 1,000
- B:-Rs. 100
- C:-Rs. 500
- D:-Rs. 1,250

Correct Answer:- Option-C

Question29:-A fixed fee of Rs. ----- shall be levied for an application claiming remission or refund.

- A:-Rs. 10
- B:-Rs. 50
- C:-Rs. 100
- D:-Rs. 20

Correct Answer:- Option-D

Question30:-Documents destroyable under section 85 of Registration Act, 1908 shall be destroyed ----- in a year.

- A:-Three times
- B:-Twice
- C:-Once
- D:-No such condition exists

Correct Answer:- Option-C

Question31:-When a document the registration of which has been refused is destroyed a note recording its destruction shall be recorded in

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

Correct Answer:- Option-B

Question32:-When a page in a register book shows signs of crumbling or an entry signs of fading, the page or entry shall be recopied with the previous sanction of

- A:-Registrar
- B:-IG of Registration
- C:-DIG of Registration
- D:-The Government

Correct Answer:- Option-A

Question33:-To whom should The District Registrar submit the report of private attendance?

- A:-Deputy IG of Registration
- B:-Joint IG of Registration
- C:-IG of Registration
- D:-Amalgamated sub registrar

Correct Answer:- Option-C

Question34:-A document was registered in a wrong register book due to over sight of a sub registrar

- A:-The registration shall be cancelled under section 83 A
- B:-The document has to be registered again in the right register book
- C:-The registration stands
- D:-None of the above

Correct Answer:- Option-C

Question35:-Which chapter of registration rules (Kerala) deals with registering officers?

- A:-Chapter II
- B:-Chapter V
- C:-Chapter VI
- D:-Chapter II

Correct Answer:- Option-A

Question36:-Which chapter of registration rules (Kerala) deals with Registration of documents through computer system

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

Correct Answer:- Option-C

Question37:-As a general rule Index nos. I, II, III, IV shall be prepared in

- A:-Malayalam
- B:-Malayalam or English
- C:-Malayalam, Thamil or Kannada
- D:-Malayalam, English, Thamil or Kannada

Correct Answer:- Option-A

Question38:-The registration fee for a general power of attorney executed by a person in favour of his son in law for executing a sale deed with extend 5 Ares and consideration Rs. 2 lakh is (The fair value of the land is Rs. 50,000/Are)

- A:-Rs. 400
- B:-Rs. 5,000
- C:-Rs. 4,000
- D:-Rs. 200

Correct Answer:- Option-A

Question39:-The fee to be levied for an application for encumbrance certificate for a period from 01.07.1980 to 30.06.2017 is

- A:-Rs. 435
- B:-Rs. 485
- C:-Rs. 260
- D:-Rs. 460

Correct Answer:- Option-D

Question40:-Fee for certified copy of a document comprising of 16 pages in a volume is

- A:-Rs. 230
- B:-Rs. 200
- C:-Rs. 460
- D:-None of these

Correct Answer:- Option-A

Question41:-Fee for application to registering officer to accept a document for registration at his office on a holyday on the ground of special urgency is

- A:-Rs. 100
- B:-Rs. 500
- C:-Rs. 1000
- D:-200

Correct Answer:- Option-C

Question42:-Each Sub registry Office shall be inspected by the Registrar ----- in each official year, unless for special reasons the Inspector General orders otherwise.

- A:-Three times
- B:-Twice
- C:-Once
- D:-No such condition exists

Correct Answer:- Option-B

Question43:-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 executant
- B:-The document writer
- C:-The claimant
- D:-The presentant

Correct Answer:- Option-D

Question44:-All blank spaces unnecessarily left by parties in the true copy shall be ruled across and figures shall be assigned whenever necessary

- A:-At the time of comparison
- B:-at the time of presentation
- C:-at the time of admission of execution
- D:-at the time of registration

Correct Answer:- Option-A

Question45:-In which of the following cases true copy shall be obtained a fresh

- A:-Wills deposited in the district registrar's office
- B:-A document refused registration is re-presented under section 72, 75, 77
- C:-Duplicates of original documents when such duplicates are presented along with the original
- D:-Power of attorney presented for attestation only

Correct Answer:- Option-B

Question46:-The application for a single search is in

- A:-Form No. 21
- B:-Form No. 19
- C:-Form No. 20
- D:-Form No. 23

Correct Answer:- Option-B

Question47:-In the case of cancellation or revocation deed the maximum fees decided is Rs. 200. Which article in the table of fees is related to this?

- A:-I(u)
- B:-I(t)
- C:-I(s)
- D:-I(q)

Correct Answer:- Option-A

Question48:-Adoption deed is registered in

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

Correct Answer:- Option-D

Question49:-If any person admits execution of a document presented for registration, but denies the receipt in whole or in part of the consideration recited therein

- A:-Registration shall be refused
- B:-Registration shall be completed only after the person admits the receipt of such consideration
- C:-Registration shall not be refused but a note of denial shall be made in the endorsement
- D:-The document will be impounded

Correct Answer:- Option-C

Question50:-The rule dealing with the endorsement for partial registration and partial refusal of a document is

- A:-143
- B:-29
- C:-149
- D:-110

Correct Answer:- Option-D

Question51:-Duties of registering officer when document is presented is described in

- A:-Rule 227
- B:-Rule 221
- C:-Rule 52
- D:-Section 52

Correct Answer:- Option-D

Question52:-Which among the following is miscellaneous register?

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

Correct Answer:- Option-A

Question53:-The section of Registration Act, 1908 which describes the necessity of attaining no objection certificate issued by an officer authorised by state government for registering documents involving transfer of property belonging to Government of Kerala.

- A:-Section 11
- B:-Section 71(3)
- C:-Section 78(2)
- D:-Section 56

Correct Answer:- Option-B

Question54:-The section which describes withdrawal of sealed cover containing will deposited with any registrar is

- A:-Section 32
- B:-Section 40
- C:-Section 24
- D:-Section 44

Correct Answer:- Option-D

Question55:-The year in which the table of registration fees which is in force came in to effect is

- A:-1978
- B:-1976
- C:-1974
- D:-1972

Correct Answer:- Option-A

Question56:-Indian registration (Filing of true copies) rules came into effect in

- A:-2001
- B:-1908
- C:-1958
- D:-1967

Correct Answer:- Option-D

Question57:-The part in Registration Act that deals with deposit of will is

- A:-Part IX
- B:-Part IV
- C:-Part VII
- D:-Part III

Correct Answer:- Option-A

Question58:-Affixing photograph and finger print of presentant in a document is under

- A:-Section 56
- B:-Section 32 A
- C:-Section 12
- D:-Section 72

Correct Answer:- Option-B

Question59:-A Sub registrar sold 50 copying sheets to a document writer. The fee to be levied from him is

- A:-Rs. 150 + GST
- B:-Rs. 50 + GST
- C:-Rs. 500 + GST
- D:-Rs. 250 + GST

Correct Answer:- Option-C

Question60:-District registrar accepts and registers a document registrable in book I under

- A:-Section 30(1)
- B:-Section 18
- C:-Section 58
- D:-Section 47

Correct Answer:- Option-A

Question61:-Calculate the registration fee for a resolution of partnership if the value of partnership property is Rs. 2 lakh.

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

Correct Answer:- Option-A

Question62:-The Registration fee to be levied for a rectification deed which rectifies a sale deed registered in 01.01.2000 is (The consideration in the sale deed is Rs. 10,000)

- A:-Rs. 1,000
- B:-Rs. 100
- C:-Rs. 500
- D:-Rs. 200

Correct Answer:- Option-D

Question63:-The Registration fee to be levied for a ratification deed which ratifies a sale deed registered in 01.04.2008 is (The consideration in the sale deed is Rs. 22,000)

- A:-Rs. 500
- B:-Rs. 200
- C:-Rs. 440
- D:-Rs. 100

Correct Answer:- Option-C

Question64:-The registration fee for Will executed by three testators is

- A:-Rs. 200
- B:-Rs. 100
- C:-Rs. 1,500
- D:-Rs. 500

Correct Answer:- Option-C

Question65:-Safe custody fee for a document for 100 days is

- A:-Rs. 200
- B:-Rs. 150
- C:-Rs. 100
- D:-Rs. 50

Correct Answer:- Option-B

Question66:-Time limit prescribed to present or deposit a will is

- A:-1 month
- B:-6 months
- C:-4 months
- D:-No time limit

Correct Answer:- Option-D

Question67:-Which of the following type of document is optionally registrable

- A:-Instruments which create any right on immovable property
- B:-Instruments which create any right on movable property
- C:-Instrument of gift of immovable property
- D:-Lease of immovable property for a term exceeding one year

Correct Answer:- Option-B

Question68:-Which of the following records shall not be preserved permanently

- A:-Deposition book

- B:-File of power of attorney
C:-Account A
D:-File of appeal, orders and judgements and orders of court
Correct Answer:- Option-C
- Question69:-If any person admitting the execution of a document refuses to endorse the same
A:-The Registering officer shall not register it
B:-The Registering officer shall nevertheless register it and no other action has to be taken
C:-The Registering officer shall nevertheless register it but shall at the same time endorse a note of such refusal
D:-The Registering officer shall report the matter to the Registrar and further action can be taken on the basis of Registrar's decision
Correct Answer:- Option-C
- Question70:-Documents remaining unclaimed in any registration office for a period exceeding two years may be destroyed. An exemption to this is
A:-Adoption deed
B:-Power of Attorney
C:-Will
D:-There is no exemption
Correct Answer:- Option-C
- Question71:-The holidays to be observed in registration offices are the holidays notified by
A:-Sub Registrar
B:-District Registrar
C:-IG of Registration
D:-The Government
Correct Answer:- Option-D
- Question72:-A Registrar shall report to -----, whenever he leaves his headquarters.
A:-DIG of Registration
B:-District Registrar
C:-IG of Registration
D:-The Government
Correct Answer:- Option-C
- Question73:-The total number of sections in Registration Act, 1908 is
A:-94
B:-104
C:-86
D:-98
Correct Answer:- Option-A
- Question74:-What is the term of Imprisonment as punishment for making false statements, delivering false copies or translations, false personation and abetment, as per Registration Act, 1908?
A:-Imprisonment for a term which may extend to five years
B:-Imprisonment for a term which may extend to three months
C:-Imprisonment for a term which may extend to six months
D:-Imprisonment for a term which may extend to seven years
Correct Answer:- Option-D
- Question75:-Which one of the following is a compulsorily registrable document?
A:-Lease deed for a period of 9 months
B:-Sale deed of Rs. 2,000
C:-Power of Attorney
D:-Will
Correct Answer:- Option-B
- Question76:-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
- Question77:-A document which was executed out of India is presented for registration. It can be accepted for registration without fine
A:-Within 3 months from the date of execution
B:-Within 3 months from the date of arrival of the document in India
C:-Within 4 months from the date of arrival of the document in India
D:-No time limit is fixed
Correct Answer:- Option-C
- Question78:-A sub registrar sent a registered document from registrar office to the presentant by post
A:-If the party demands for such action
B:-If the document writer requests the registering officer in writing
C:-Registered documents shall not be returned by post at all
D:-Registered documents may be returned to the presentant by post at his own risk and his expense subject to certain conditions
Correct Answer:- Option-D
- Question79:-The residence of a registering officer shall be within a distance of ----- from his office.
A:-9 Km
B:-1 Km
C:-8 Km
D:-4 Km
Correct Answer:- Option-D
- Question80:-Section 85 of the Registration Act deals with
A:-Destruction of unclaimed documents
B:-Publication of fees
C:-Suite in case of order of refusal by registrar
D:-Procedure after registration of documents relating to land
Correct Answer:- Option-A
- Question81:-How many days are available to any person claiming under a document to apply to registrar where sub registrar refuses to register the document on ground of denial of execution?
A:-7 days
B:-14 days
C:-30 days
D:-none of the above
Correct Answer:- Option-C
- Question82:-The registration fee for partial revocation of a will by one testator if the will is executed by three testators is
A:-Rs. 500
B:-Rs. 100
C:-Rs. 300
D:-Rs. 1,500
Correct Answer:- Option-A
- Question83:-At stations where there is a treasury the daily collections shall be remitted to the treasury
A:-Every succeeding day
B:-On the same day
C:-On every Saturday
D:-Once in every three days
Correct Answer:- Option-A
- Question84:-Sample forms of endorsements and certificates under sections 52, 58, 59, 60 of registration act shall be in the form prescribed in
A:-Appendix X
B:-Appendix VI
C:-Appendix VII
D:-Appendix V
Correct Answer:- Option-D
- Question85:-Copies of memoranda of registered instruments received in any sub registrar office under sections 64 to 67 of Registration Act, 1908 shall be filed in
A:-Book III
B:-Book II
C:-Book I

D:-Book IV

Correct Answer:- Option-C

Question86:-In which of the following cases true copy shall not be obtained

A:-A document refused registration is re-presented under section 72, 75, 77

B:-Documents presented for re-registration under section 23-A or 24

C:-Power of attorney presented for attestation only

D:-A document presented in a wrong office is presented in the proper office with reference to rule 188 of the kerala registration rules

Correct Answer:- Option-C

Question87:-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

Question88:-Registration fee for attesting a general power of attorney is assessed as per article ----- of table of registration fees.

A:-XI (1) (c)

B:-XII (3)

C:-XVII

D:-VII (2)

Correct Answer:- Option-D

Question89:-As per registration rules (Kerala), in which of the following sub district Kannada is a common language

A:-Thrikkaripur

B:-Rajapuram

C:-Peerumedu

D:-Devikulam

Correct Answer:- Option-A

Question90:-Rule 41 of Registration rules (Kerala) deals with

A:-Single search

B:-Minute book

C:-Certified copy

D:-Encumbrance certificate

Correct Answer:- Option-B

Question91:-The fee for filing a translation of power of attorney produced by an agent with a document presented for registration when the power of attorney is written in a language not commonly used in the district is

A:-Rs. 100

B:-Rs. 50

C:-Rs. 500

D:-Rs. 20

Correct Answer:- Option-C

Question92:-What is the fee for filing a translation under section 19 of Registration Act, 1908?

A:-Rs. 100

B:-Rs. 150

C:-Rs. 250

D:-Rs. 20

Correct Answer:- Option-A

Question93:-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 74, 75, 76

B:-Rule 180, 181, 182

C:-Section 81, 82, 83

D:-Rule 145, 146, 147

Correct Answer:- Option-A

Question94:-The rule that describes cases for which search fee shall not be levied for the grand of a copy of a document is

A:-Rule 172

B:-Rule 182

C:-Section 152

D:-Rule 162

Correct Answer:- Option-D

Question95:-As per the Registration Act, 1908 "India" is defined as

A:-Whole territory of India

B:-The territory of India excluding the states of Sikkim and Jammu and Kashmir

C:-The territory of India excluding the state of Jammu and Kashmir

D:-Whole states and union territories of India

Correct Answer:- Option-C

Question96:-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 the 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

Question97:-The registration fees to be calculated for a lease deed for an average annual rent Rs. 30,000 for a period of 13 years is

A:-For Rs. 30,000 X3

B:-For Rs. 30,000 X2

C:-For Rs. 30,000 X1

D:-For Rs. 30,000 X4

Correct Answer:- Option-B

Question98:-The Inspector General of Registration shall not take any notice of an application for refund of excess fee collected at the time of presentation of a document if presented after ----- from the date of the levy of the fees.

A:-8 months

B:-6 months

C:-3 months

D:-1 month

Correct Answer:- Option-B

Question99:-When did Registration Act 1908 came into force

A:-January 1909

B:-January 1908

C:-May 1908

D:-August 1908

Correct Answer:- Option-A

Question100:-Minor has been defined in the Registration Act 1908 under

A:-Section 2(5)

B:-Section 2(10)

C:-Section 2(8)

D:-Section 2(7)

Correct Answer:- Option-C