

PROVISIONAL ANSWER KEY

Paper: The Indian Registration Act Part I (Paper I)
Date of Test 03-11-2022

Question1:-'Endorsement' is defined in the Registration Act 1908 under

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

Correct Answer:- Option-C

Question2:-When did the Registration Act of 1908 come into force?

- A:-1 January 1908
- B:-1 January 1909
- C:-1 November 1956
- D:-1 January 1956

Correct Answer:- Option-B

Question3:-Which of the following documents is not compulsory registrable?

- A:-lease of immovable property for a term of 2 years
- B:-instrument of gift
- C:-will
- D:-contract for the sale of immovable property with the value of one hundred rupees and upwards

Correct Answer:- Option-C

Question4:-"No documents shall be accepted for registration unless it is accompanied by a true copy thereof"

- A:-Section 19A(1)
- B:-Section 19A(2)
- C:-Sec 25
- D:-Section 30

Correct Answer:- Option-A

Question5:-The registering officer not to register an instrument transferring land including flat/apartment if it is not accompanied by a valuation certificate issued by the competent authority under sec 28B of the Kerala Stamp Act 1959 is mentioned in

- A:-Section 29
- B:-Rule 30(B)
- C:-Rule 31
- D:-Sec 31

Correct Answer:- Option-B

Question6:-Which among the following is the correct time for presenting documents

- A:-Within one month from the date of execution
- B:-Within four months from the date of execution
- C:-Within 120 days from the date of execution
- D:-Within three months from the date of execution

Correct Answer:- Option-B

Question7:-_____ may be presented for registration at any time

- A:-Settlement
- B:-Partition
- C:-Will
- D:-Mortgage

Correct Answer:- Option-C

Question8:-Which section of Registration Act 1908 mentions every person presenting any documents shall affix his passport size photograph and fingerprints to the document

- A:-Sec 32 (A)
- B:-Sec 33
- C:-Sec 30
- D:-Sec 33 (A)

Correct Answer:- Option-A

Question9:-Safe custody fee for a certified copy if the delay is within 30 days

- A:-Rs. 55/-
- B:-Rs. 110/-
- C:-Rs. 210/-
- D:-None of the above

Correct Answer:- Option-A

Question10:-The registration fee for a sale deed with an extent of 6 Ares and consideration of Rs. 9,50,000/- (The fair value of the land is Rs. 1,50,000/- per are)

- A:-Rs. 19000
- B:-Rs. 18000
- C:-Rs. 9000
- D:-Rs.9500

Correct Answer:- Option-A

Question11:-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

Question12:-Copies of entries in Book I and II shall be given to

- A:-Executant only
- B:-Claimant only
- C:-Authorized agents
- D:-All persons applying for such copies

Correct Answer:- Option-D

Question13:-Reason for refusal to register a document is recorded in

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

Correct Answer:- Option-B

Question14:-All fees for the registration of documents under Registration Act shall be payable on

- A:-the presentation of such documents
- B:-after registration
- C:-within one month from presentation
- D:-Within one month after registration

Correct Answer:- Option-A

Question15:-_____ ink shall alone be used for preparing the true copy in manuscript

- A:-Black ink only
- B:-Black ink or blue black
- C:-Red
- D:-Green

Correct Answer:- Option-B

Question16:-A registering officer shall not use the seal in authenticating

- A:-Encumbrance certificates
- B:-Certified copies
- C:-Wills
- D:-Gehan

Correct Answer:- Option-D

Question17:-Section 60 of Registration act 1908 deals with

- A:-Time of presentation of documents
- B:-Safe custody fee
- C:-Refusal
- D:-Certificate of registration

Correct Answer:- Option-D

Question18:-Which among the following is a permanent record?

- A:-File of translation
- B:-EC register
- C:-Application of certified copy
- D:-Application of encumbrance certificate

Correct Answer:- Option-A

Question19:-Power of Inspector General to remit fines is mentioned in

- A:-Section 70
- B:-Section 71
- C:-Section 80
- D:-Section 81

Correct Answer:- Option-A

Question20:-After filing a true copy of the content of a deposited sealed cover on proper application, the registrar shall

- A:-return the original will to the claimants
- B:-re-deposit the original will
- C:-destruct the original will
- D:-none of the above

Correct Answer:- Option-B

Question21:-Which among the following persons are not entitled to present a will?

- A:-testator of will
- B:-claimant
- C:-agent of a testator
- D:-none of the above

Correct Answer:- Option-C

Question22:-Which of the following statement is not correct?

The registering officer, before registration shall

- A:-enquire whether or not such document was executed by the person by whom it purports to have been executed
- B:-satisfy himself as to the identity of the persons appearing before him and alleging that have they executed the document
- C:-in the case of any person appearing as a representative, assignee or agent, satisfy himself of the right of such person so to appear
- D:-All of the above

Correct Answer:- Option-D

Question23:-Where the delay in presentation of a document does not exceed four month, the registrar may direct that, on payment of a fine not exceeds

- A:-five times the amount of the proper registration fee
- B:-two times the amount of the proper registration fee
- C:-ten times the amount of the proper registration fee
- D:-amount equal to the original registration fee

Correct Answer:- Option-C

Question24:-Section 28 of Registration Act 1908 deals with

- A:-time of presentation of document
- B:-registration or acceptance for deposit at private residence
- C:-place for presenting document related to land
- D:-none of the above

Correct Answer:- Option-C

Question25:-The registers shall be in the forms presented in

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

Correct Answer:- Option-A

Question26:-The seals shall always remain in the personal custody of

- A:-JS/HC
- B:-Registering officer
- C:-Office attendant
- D:-Senior most clerk

Correct Answer:- Option-B

Question27:-When a registering officer find himself temporarily unprovided with the prescribed seal, which of the following is not correct?

- 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:-Registration should be proceed without seal

D:-None of the above

Correct Answer:- Option-C

Question28:-Returns of lands acquired under the Land Acquisition Act is filed in

A:-Book I

B:-Book II

C:-Book III

D:-Book IV

Correct Answer:- Option-A

Question29:-Which is not a movable property under the Registration Act?

A:-Standing timber

B:-Growing crops

C:-Juice in trees

D:-Fisheries

Correct Answer:- Option-D

Question30:-Which section of Registration Act 1908 deal with the documents in language not understood by the registering officer?

A:-Sec 20

B:-Sec 18

C:-Sec 19

D:-Sec 21

Correct Answer:- Option-C

Question31:-Every attendance of a private residence by a sub registrar shall be reported to the registrar within

A:-One week

B:-2 days

C:-24 hours

D:-10 months

Correct Answer:- Option-C

Question32:-Registration fee for ratification deed is assessed as per the

A:-I(t)

B:-I(s)

C:-I(k)

D:-VI(1)

Correct Answer:- Option-A

Question33:-Among the following, the registration of which type of document is optional

A:-Instrument of gift

B:-Leases of immovable property for a term not exceeding 1 year

C:-Leases of immovable property reserving an yearly rent

D:-Instruments purporting or operating to effect a contract offer the sale of immovable property of the value of Rs. 100 and upwards

Correct Answer:- Option-B

Question34:-_____ shall be deemed to be commonly used languages in the Kerala State

A:-Tamil and canarese

B:-English and Malayalam

C:-Malayalam only

D:-None of the above

Correct Answer:- Option-B

Question35:-Each days proceedings 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 day of registration shall be recorded in

A:-Book I

B:-Book II

C:-Account A

D:-Minute book

Correct Answer:- Option-D

Question36:-Calculate the fee for registration of a sale deed with an extent of 8 are (fair value of the land is Rs. 60,000/Are)

A:-Rs. 4800

B:-Rs. 6000

C:-Rs. 9600

D:-Rs. 12000

Correct Answer:- Option-C

Question37:-The term 'Representative' used in the Registration Act 1908 includes

A:-Guardian of a minor

B:-Curator of an idiot or lunatic

C:-Administrators and heirs of a deceased person

D:-all of the above

Correct Answer:- Option-D

Question38:-Register of thumb impressions shall be in the form prescribed in

A:-Appendix I

B:-Appendix II

C:-Appendix III

D:-Appendix IV

Correct Answer:- Option-D

Question39:-Which rule describe the archiving of the images of scanned documents?

A:-Rules 237

B:-Rules 236

C:-Rules 235

D:-Rules 234

Correct Answer:- Option-A

Question40:-Data record or generated, image or sound stored, received or sent in an electronic form or microfilm or computer generated microfiche are generally called

A:-Information

B:-Electronic record

C:-Software

D:-None of the above

Correct Answer:- Option-B

Question41:-The register shall inspect each subregistry office

A:-Once in a each official year

- B:-Twice in each official year
- C:-Thrice in a year
- D:-None of the above

Correct Answer:- Option-B

Question42:-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

Question43:-Which of the following books and files shall not be filed permanently

- A:-Register of Wills and Authorities to adopt
- B:-Record of reasons for refusal to register
- C:-File of translations
- D:-Application for certified copy

Correct Answer:- Option-D

Question44:-Cancellation of registered documents in certain cases is dealt with

- A:-Section 83A
- B:-Section 82
- C:-Section 85
- D:-Section 87

Correct Answer:- Option-A

Question45:-Memoranda of registered documents required for transmission under the provision of section 64 to 67 of the act shall be prepared in the form prescribed in

- A:-Appendix II
- B:-Appendix III
- C:-Appendix VI
- D:-Appendix VIII

Correct Answer:- Option-D

Question46:-A search fee shall not be levied for the grant of a copy of document

- A:-admitted to registration but not transcribed into the register
- B:-presented but not yet admitted to registration
- C:-the registration of which has been refused
- D:-all of the above

Correct Answer:- Option-D

Question47:-Inspection report of registrar contains

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

Correct Answer:- Option-B

Question48:-Which chapter of Registration Rules (Kerala) 1958 deals with sealed covers containing wills

- A:-Chapter XIV
- B:-Chapter X
- C:-Chapter XII
- D:-Chapter VII

Correct Answer:- Option-A

Question49:-Page numbers shall be assigned by _____ by means of a numbering machine immediately after the document is admitted for registration

- A:-Head clerk/Junior Superintendent
- B:-Office attendant
- C:-Registering Officer
- D:-Clerk

Correct Answer:- Option-C

Question50:-Communications received from officers of other departments intimating the cancellation, modification or rectification of transactions evidenced by papers previously filed is filed in

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

Correct Answer:- Option-A

Question51:-Rule 110 deals with

- A:-The endorsement of partial registration and partial refusal
- B:-Languages
- C:-Time of presentation
- D:-None of the above

Correct Answer:- Option-A

Question52:-The time limit for deposition of a will

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

Correct Answer:- Option-D

Question53:-Fee for deposit for 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

Question54:-As per registration rules (Kerala) in which of the following sub districts Tamil is a common language

- A:-Peerumadu
- B:-Devikulam
- C:-Chittoor
- D:-All the above

Correct Answer:- Option-D

Question55:-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

Question56:-Documents written in pencil or in any ink other than blue or black ink shall be inadmissible for registration. Which of the following is exempted?

- A:-Mortgage
- B:-Settlement
- C:-Wills presented for registration after the deaths of the testator
- D:-Power of attorney

Correct Answer:- Option-C

Question57:-Which among the following are exempted from appearance at registration office?

- A:-A person who by reason of bodily infirmity is unable without risk or serious inconvenience to appear at the registration office
- B:-A person in jail under civil or criminal process
- C:-Persons exempted by law from personal appearance in court
- D:-All of the above

Correct Answer:- Option-D

Question58:-Which part of Registration Act 1908 deals with the deposition of wills?

- A:-Part V
- B:-Part IX
- C:-Part XI
- D:-Part XII

Correct Answer:- Option-B

Question59:-The registration fee for a duplicate of a document presented for registration, along with original document is

- A:-Rs. 210
- B:-Rs. 500
- C:-Rs. 250
- D:-Rs. 525

Correct Answer:- Option-A

Question60:-Maximum fee for a deed of rectification of a mortgage previously registered

- A:-Rs. 210
- B:-Rs. 500
- C:-Rs. 250
- D:-Rs. 525

Correct Answer:- Option-D

Question61:-What will be the fee for encumbrance certificate for a period from 1/8/1985 to 26/4/2022, if the property belongs to A and B separately?

- A:-Rs. 520
- B:-Rs. 1025
- C:-Rs. 1040
- D:-Rs. 540

Correct Answer:- Option-B

Question62:-A true copy was ready for delivery on 10/1/2022. What will be its safe custody fee, if it is delivered on 10/3/2022.

- A:-Rs. 110
- B:-Rs. 55
- C:-Rs. 210
- D:-Rs. 165

Correct Answer:- Option-A

Question63:-What is the fee for unvalued agreement?

- A:-500/-
- B:-250/-
- C:-210/-
- D:-105/-

Correct Answer:- Option-C

Question64:-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 a consideration of 5,00,000/-

- A:-Rs. 1,000
- B:-Rs. 210/-
- C:-Rs. 105/-
- D:-Rs. 800/-

Correct Answer:- Option-D

Question65:-What is the registration fee for a lease deed for an average annual rent of Rs. 50,000 for a period of 5 years and 60,000 for the next 5 years?

- A:-Rs. 1100
- B:-Rs. 2200
- C:-Rs. 4400
- D:-Rs. 1320

Correct Answer:- Option-A

Question66:-What is the fee for filing a translation under section 19 of Registration Act of 1908?

- A:-Rs. 525
- B:-Rs.105
- C:-Rs. 210
- D:-Rs. 250

Correct Answer:- Option-B

Question67:-Fee for application to registering officer to accept a document for registration, at his office on a holiday on the ground of special urgency is

- A:-Rs. 525
- B:-Rs. 105
- C:-Rs. 1050
- D:-Rs. 250

Correct Answer:- Option-C

Question68:-Fee for revocation of a will, executed by two testators

- A:-Rs. 525

B:-Rs. 105
C:-Rs. 1050
D:-Rs. 1000

Correct Answer:- Option-C

Question69:-Fee for memorandum under section 64, 65, 66 and 67 for each copy required

A:-Rs 55
B:-Rs 100
C:-Rs 105
D:-Rs 210

Correct Answer:- Option-A

Question70:-For the services of a hammannee, a fee of Rs. 5 shall be paid. This amount is to be paid to

A:-Registering officer
B:-Office attendant
C:-Hammannee
D:-None of the above

Correct Answer:- Option-C

Question71:-What is the cost of a copying sheet?

A:-Rs 3/sheet
B:-Rs. 5/sheet
C:-Rs. 7/sheet
D:-Rs. 10/sheet

Correct Answer:- Option-D

Question72:-Calculate the fee for filing a Gehan of agricultural loan of Rs. 1,50,000

A:-Rs. 3,000
B:-Rs. 1,500
C:-Rs. 500
D:-None of the above

Correct Answer:- Option-B

Question73:-What is the fee for a petition presented to a registering officer for withdrawing a document from registration?

A:-Rs. 55
B:-Rs. 105
C:-Rs. 100
D:-Rs. 50

Correct Answer:- Option-A

Question74:-Fee for deposit of a sealed cover purporting to contain a will

A:-Rs. 100
B:-Rs. 500
C:-Rs. 1000
D:-Rs. 1050

Correct Answer:- Option-D

Question75:-In the case of a lease, where the rent is fixed and no premium is paid for a period of 22 years, the fee is assessed on

A:-On the total sum payable under the lease
B:-On twice the amount of average annual rent
C:-On the three times the amount of the average annual rent reserved
D:-On four times the amount of the average annual rent reserved

Correct Answer:- Option-C

Question76:-Mr. X authorize, his son to sell a property of 5 are (fair value 10,000/- are). Calculate the fee for registering that power of attorney

A:-Rs. 210
B:-Rs. 1000
C:-Rs. 500
D:-Rs. 80

Correct Answer:- Option-A

Question77:-What is the fee for registration of a will executed by 2 testators?

A:-Rs. 500
B:-Rs. 1000
C:-Rs. 1050
D:-Rs. 550

Correct Answer:- Option-C

Question78:-The declaration of trust related to immovable property is registered in

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

Correct Answer:- Option-A

Question79:-The certificate of registration shall be added by the registering officer only after the document has been copied and indexed and the entry compared

A:-Rule 100
B:-Rule 95
C:-Rule 78
D:-Rule 108

Correct Answer:- Option-D

Question80:-Fee for application for cancellation of a power of attorney

A:-Rs. 210
B:-Rs. 105
C:-Rs. 250
D:-Rs. 525

Correct Answer:- Option-B

Question81:-Fine for delay in presentation of a document when the delay does not exceed one week after the expiration of the time allowed

A:-A fine equal to registration fee
B:-A fine equal to twice the registration fee
C:-A fine equal to five times the registration fee
D:-None of the above

Correct Answer:- Option-A

Question82:-Find for delay in presentation, when a document is presented for registration with two duplicates shall be calculated for

- A:-One document only
- B:-For original and one duplicate
- C:-For original and two duplicate
- D:-None of the above

Correct Answer:- Option-A

Question83:-Which chapter of registration rules Kerala 1958 deals with power of attorney?

- A:-Chapter V
- B:-Chapter VIII
- C:-Chapter X
- D:-Chapter XII

Correct Answer:- Option-C

Question84:-Calculate the registration fee for a lease deed for 12 years if the monthly rent is fixed at Rs. 7,000/- for the first six years and 8000 for the next 6 years

- A:-Rs. 900/-
- B:-Rs. 3600/-
- C:-Rs. 1800/-
- D:-Rs. 2700/-

Correct Answer:- Option-B

Question85:-Mr. A execute a power of attorney (For selling immovable property) worth Rs. 5,00,000. In favor of his son. What will be the registration fee?

- A:-105/-
- B:-500/-
- C:-250/-
- D:-210/-

Correct Answer:- Option-D

Question86:-When a search is made on the application of a public officer of the Kerala state in connection with his official duties

- A:-Rs. 100
- B:-Rs. 200
- C:-Rs. 250
- D:-No fee shall be charged

Correct Answer:- Option-D

Question87:-No fee shall be charged in respect of encumbrance certificate granted in connection with

- A:-Loans under the Kerala State Aid to Industries Act
- B:-Loans under cashew plantations (Financial assistance) scheme
- C:-Loans under small scale industries aid scheme
- D:-All of the above

Correct Answer:- Option-D

Question88:-The registers shall be maintained in accordance with instructions of _____

- A:-State Government
- B:-Inspector general of registration
- C:-District registrar
- D:-None of the above

Correct Answer:- Option-B

Question89:-A will or authority to adopt presented for registration by any other person entitled to present it shall be registered if the registering officer is satisfied

- A:-That the will or authority was executed by the testator or donor
- B:-That the testator or donor is dead
- C:-That the person presenting the will or authority is under section 40 entitled to present the same
- D:-All of the above

Correct Answer:- Option-D

Question90:-Names and additions of all persons executing and of all persons claiming under every document of which a true copy or a memorandum filed in Book I is indexed in

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

Correct Answer:- Option-A

Question91:-Power of registering officer to administer oath and record of substance of statements are dealt with

- A:-Section 53
- B:-Section 63
- C:-Section 73
- D:-Section 83

Correct Answer:- Option-B

Question92:-Documents except _____ remaining unclaimed in any registration office for a period exceeding two years may be destroyed

- A:-Settlement
- B:-Will
- C:-Sale
- D:-Power of attorney

Correct Answer:- Option-B

Question93:-Which among the following are the reasons for refusal of registration

- A:-If the description of property is insufficient to identify it
- B:-If the document is unaccompanied by a copy or copies of any map or plan which it contains
- C:-If it is presented after the prescribed time
- D:-All the above

Correct Answer:- Option-D

Question94:-Fee for a private attendance in hospital is

- A:-Rs. 210
- B:-Rs. 500
- C:-Rs. 105
- D:-Rs. 250

Correct Answer:- Option-C

Question95:-In which book, the authority to adopt deed is registered

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

D:-Book IV

Correct Answer:- Option-C

Question96:-When a page in a register book shows signs of crumbling or an entry signs of fading

A:-With the previous sanction of the registrar, the register books be recopied

B:-It can be corrected

C:-Can be destroyed with the pre sanction of the register

D:-It can be preserved as such

Correct Answer:- Option-A

Question97:-In the event of a document being registered in a wrong register book which of the following is not correct?

A:-The registration shall stand

B:-The registrar will direct that the requisite particulars regarding this document should be entered in the appropriate place in the indexes

C:-Corresponding notes shall be entered in the entry in the wrong book as well as in the indexes relating there to

D:-The registration shall be void

Correct Answer:- Option-D

Question98:-Capturing data including images on the electronic storage media, as may be prescribed by the inspector general of registration with the intention of preserving the same for a long periods is known as

A:-Access

B:-Resource

C:-Archival

D:-None of these

Correct Answer:- Option-C

Question99:-Who among the following will be enquiry officer in an application for cancellation of registered document

A:-District Registrar

B:-Deputy Inspector General of Registration

C:-Sub registrar

D:-None of the above

Correct Answer:- Option-B

Question100:-Penalty for incorrectly endorsing, copying, translating or registering documents with intent to injure shall be punishable with imprisonment for a term which may be extend to

A:-Two years

B:-Five years

C:-Seven years

D:-Ten years

Correct Answer:- Option-C