

FINAL ANSWER KEY

Paper: Kerala Registration Manual and Circular Order - Part I - Paper II
Date of Test 28-11-2020

Question1:-The present Kerala Registration Manual came into being on

- A:-31.12.1969
- B:-01.04.1970
- C:-01.01.1908
- D:-01.01.1966

Correct Answer:- Option-B

Question2:-A Decree relating to immovable property shall be accepted for registration at

- A:-The sub registrar office where the property is situated
- B:-The sub registrar office where the decree was made
- C:-Any sub registrar office
- D:-At the sub registrar office where any of the parties resides

Correct Answer:- Option-B

Question3:-If the original presentation of a document for registration is made at a wrong office and if the mistake is detected before the document is admitted

- A:-The document may be accepted and a memo shall be sent to the proper office
- B:-The document shall be returned with a note
- C:-The document may be accepted and registration shall be refused
- D:-The document may simply be returned without any other action

Correct Answer:- Option-B

Question4:-Points to be ensured before acceptance of a sale of immovable property does not include

- A:-Verifying the party presenting it is entitled to present
- B:-Certification of jurisdiction for accepting the document
- C:-Verification of title of executants over the property
- D:-Verifying that a true copy of the document is also accompanied

Correct Answer:- Option-C

Question5:-Which of the following is true when a document is executed by 10 persons

- A:-All of them must subscribe their signature in all sheets
- B:-All of them need to subscribe their signature in last sheet only
- C:-Only anyone of them need to subscribe his signature in all sheets
- D:-All of them need to subscribe their signature in last sheet and any one of them or all of them should sign in all other sheets also

Correct Answer:- Option-D

Question6:-A document signed by an attorney can sign

- A:-as if he were the principal
- B:-as the attorney of so and so only
- C:-either as principal or as attorney
- D:-both as principal and as attorney

Correct Answer:- Option-B

Question7:-Copies of deposition recorded by Registering Officers can be given

- A:-to anyone who applies for it
- B:-to the connected parties only
- C:-to anyone at the discretion of the Registering Officer
- D:-to anyone who obtains order in this regard from the District Registrar

Correct Answer:- Option-B

Question8:-Plain impression may be accepted in the case of

- A:-Men
- B:-Women
- C:-Both men and women
- D:-It cannot be accepted at all

Correct Answer:- Option-B

Question9:-Thumb impression in the impression register shall be taken under the supervision of

- A:-Registering Officer
- B:-Office Attendant
- C:-Junior Superintendent/Head Clerk
- D:-The parties can do themselves; no supervision is needed

Correct Answer:- Option-A

Question10:-What to do when the impression taken is faint?

- A:-Leave as it is; nothing more to do
- B:-Score the impression and take another clear impression
- C:-Keep the faint impression as it is and take another clear impression
- D:-Mask the impression by pasting a piece of plain paper and take another impression in the same column

Correct Answer:- Option-C

Question11:-Covering letters with which the documents are presented by messengers for registration

- A:-Shall be treated as power of attorney
- B:-Shall not be treated as power of attorney; but must be filed in the file of powers of attorney
- C:-Shall be treated as a miscellaneous record
- D:-Shall be returned to the party presented the document

Correct Answer:- Option-B

Question12:-The endorsement regarding presentation and admission of execution, if made at the same time, shall be signed by the Registering Officer

- A:-together
- B:-separately
- C:-either separately or together as per the convenience of the officer
- D:-need not be signed at all

Correct Answer:- Option-B

Question13:-The prefix assigned to the serial number when the document is impounded is

- A:-I
- B:-R
- C:-T
- D:-P

Correct Answer:- Option-D

- Question14:-When another officer is entrusted to examine the parties at his residence on behalf of the registering officer, he is called
A:-Commission
B:-Executor
C:-Examiner
D:-Officer in Charge
Correct Answer:- Option-A
- Question15:-A rectification deed is to be registered in
A:-Book I
B:-Book III
C:-Book IV
D:-Book in which the original deed is registered
Correct Answer:- Option-D
- Question16:-The fee to be levied for sending a memo of a document rectifying another document in Book III or IV registered in another office is
A:-Rs. 50
B:-Rs. 100
C:-Rs. 200
D:-No fee
Correct Answer:- Option-D
- Question17:-Which one of the following is not an immovable property
A:-Hereditary Allowance
B:-Right of Government to levy tolls
C:-Right of ferry
D:-Staiding Timber
Correct Answer:- Option-D
- Question18:-Which one of the following is a movable property
A:-Fruit upon trees
B:-An easement right
C:-A right to collect and remove leave from trees for a certain period
D:-Claim of maintenance
Correct Answer:- Option-A
- Question19:-Lease of fisheries is to be registered in
A:-Book I
B:-Book II
C:-Book III
D:-Book IV
Correct Answer:- Option-A
- Question20:-Contract for cutting and removing trees is to be registered in
A:-Book I
B:-Book II
C:-Book III
D:-Book IV
Correct Answer:- Option-D
- Question21:-Which one of the following is not a compulsorily registrable document
A:-Gift
B:-Lease for 6 months
C:-Lease for 6 years
D:-Transfer of court decree of value more than 100
Correct Answer:- Option-B
- Question22:-Cancellation of will
A:-is compulsorily registrable
B:-is optionally registrable
C:-should not be registered
D:-is not permitted
Correct Answer:- Option-B
- Question23:-The legal declaration of the intentions of the testator with respect to his property which he desires to be carried into effect after his death is
A:-Settlement
B:-Power of Attorney
C:-Will
D:-Annuity
Correct Answer:- Option-C
- Question24:-A and B enter into an agreement for the division in equal shares of property of the value Rs. 1,000. A takes property worth Rs. 800 and pay Rs. 300 in cash to B who takes property worth Rs. 200. What is the value of separated share in this
A:-800
B:-300
C:-200
D:-500
Correct Answer:- Option-D
- Question25:-Fee for private attendance shall be levied
A:-before proceeding to the residence
B:-after returning from the residence
C:-at the place of residence
D:-no separate fee is to be levied
Correct Answer:- Option-A
- Question26:-Documents returned by post shall be recorded thus in
A:-Despatch Register
B:-Account B
C:-Account C
D:-Account E
Correct Answer:- Option-D
- Question27:-When the presentant and claimant are different and the presentant is alive, the document shall be returned to
A:-Presentant
B:-Claimant
C:-Either claimant or presentant
D:-Witness

Correct Answer:- Option-A

Question28:-How many days can a document be kept in the office within which it can be issued without levying safe custody fee?

- A:-One month
- B:-10 days
- C:-15 days
- D:-No limit

Correct Answer:- Option-C

Question29:-Which statement among the following is not true with respect to an application for attendance at private residence?

- A:-Application must be stamped with Court Fee or Rs. 10
- B:-Any number of persons entitled for exemption may present a single application for attendance at the same residence
- C:-The application may be presented by anyone authorised by the applicant
- D:-Application shall be registered in the petition register

Correct Answer:- Option-A

Question30:-Private Attendance Report shall be forwarded by a Sub Registrar to

- A:-District Registrar
- B:-Deputy Inspector General of Registration
- C:-Inspector General of Registration
- D:-Joint Inspector General of REgistration

Correct Answer:- Option-A

Question31:-If no deed is accepted at the private residence, the application fee realised for private attendance

- A:-shall be refunded at once
- B:-shall not be refunded
- C:-shall be adjusted against another application
- D:-shall be refunded on approval of Inspector General of Registration

Correct Answer:- Option-B

Question32:-Sanctioning authority to refund the excess fee levied is

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

Correct Answer:- Option-C

Question33:-The daily account which shows the total collection under each account and the total cash balance at the close of the day is

- A:-Account A
- B:-Account D
- C:-Account H
- D:-Account G

Correct Answer:- Option-D

Question34:-The daily account which shows the consolidated number of documents admitted, application for copies and encumbrance certificates etc. is

- A:-Account A
- B:-Account D
- C:-Account H
- D:-Account G

Correct Answer:- Option-D

Question35:-The number of accounts to be maintained in Registrar's Office which are commonly known as District Accounts is

- A:-3
- B:-4
- C:-5
- D:-8

Correct Answer:- Option-B

Question36:-The officer who has not been appointed as Collector for the purpose of section 31 of Kerala Stamp Act (Adjudication of Stamp Duty) is

- A:-Personal Assitant to District Collector
- B:-Revenue Divisional Officer
- C:-District Registrar
- D:-Tahsildar

Correct Answer:- Option-D

Question37:-Which of the following document should not be destroyed under any circumstance?

- A:-Sale Deed
- B:-Will
- C:-Power of Attorney
- D:-Mortgage

Correct Answer:- Option-B

Question38:-Safe custody fee shall be levied in respect of unclaimed

- A:-Documents
- B:-Encumbrance certificates
- C:-Certified copies
- D:-All of the above

Correct Answer:- Option-A

Question39:-What action should a registering officer take when the document is presented but the executant doesn't appear within the prescribed period of four months from the date of execution?

- A:-Report to the District Registrar
- B:-Return the document
- C:-Refuse registration
- D:-Ask the presentant to remit fine for condoning the delay

Correct Answer:- Option-C

Question40:-The book in which a brief record of each day's proceedings in respect of a pending document is made is known as

- A:-Book II
- B:-Minute Book
- C:-Register of Impounded Documents
- D:-Book V

Correct Answer:- Option-B

Question41:-Order of Refusal of Registration is to be entered in

- A:-Minute book
- B:-Book II
- C:-Book IV

D:-Book V

Correct Answer:- Option-B

Question42:-A search for documents executed by or in favour of a specified person or family is known as

A:-Single Search

B:-General Search

C:-Survey search

D:-Family search

Correct Answer:- Option-B

Question43:-Application for search or copy are ledged in

A:-Account A

B:-Account D

C:-Account E

D:-EC Register

Correct Answer:- Option-B

Question44:-When an application for more than one copy of the same document is made

A:-Search fee is to be levied for each copy

B:-Twice the search fee is required

C:-Single search fee is enough for all the copies

D:-Search fee is not required

Correct Answer:- Option-C

Question45:-A copy of a document impounded for being not duly stamped, but not registered yet,

A:-shall be granted to the representative of presentant

B:-shall be granted to the executant

C:-shall be granted to the claimant

D:-shall not be granted to anyone until it is registered

Correct Answer:- Option-D

Question46:-The key of the Record Room should ordinarily be in the custody of

A:-Sub Registrar

B:-Head Clerk/Junior Superintendent

C:-Office Attendant

D:-Any of the above

Correct Answer:- Option-A

Question47:-The register to be kept in Registration Office, in which every register volumes, File Book I and Thumb impression register shall be entered with date of completion and dates of examination, is known as

A:-Permanent Record Register

B:-Temporary Record Register

C:-Ledger

D:-Register of Priced Forms and Stationery

Correct Answer:- Option-C

Question48:-Ledger is

A:-a permanent record

B:-a temporary record

C:-a transferable record

D:-a permanent record until the inspection of Registrar

Correct Answer:- Option-A

Question49:-Destruction of temporary records shall be made before

A:-15th of April each year

B:-15th of January each year

C:-31st of March each year

D:-31st of December each year

Correct Answer:- Option-A

Question50:-A Sub Registrar shall address a District Officer of another department

A:-Directly

B:-Through Registrar

C:-Through Inspector General of Registration

D:-Directly with the permission of Registrar

Correct Answer:- Option-B

Question51:-The final order of the Registrar in appeals, applications and enquiries shall be filed in Registration Office in

A:-File of Appeal Orders and Judgements

B:-Book I - File Volume

C:-File of correspondence with courts

D:-Power of Attorney File

Correct Answer:- Option-A

Question52:-An appeal against an order of refusal to register

A:-needs to be stamped with necessary Court Fee

B:-need not be stamped

C:-needs to be stamped only on the direction of the Registrar

D:-needs stamp only if appeal is admitted

Correct Answer:- Option-B

Question53:-Each sub Registry Office shall be inspected by the Registrar

A:-Once in a year

B:-Twice a year

C:-in every quarter

D:-as and when a retirement takes place

Correct Answer:- Option-B

Question54:-Who shall be required to effect maintenance of office building hired for the use of the department?

A:-Owner

B:-Department

C:-Public Works Department

D:-Finance Department

Correct Answer:- Option-A

Question55:-Who is empowered to sanction and confirm auction sale of fallen and dead trees standing in registration office compound?

A:-Forest Department

B:-Pubic Works Department

C:-Inspector General of Registration
D:-Government

Correct Answer:- Option-C

Question56:-Authority to issue non-availability of suitable building for hiring a private building is

A:-Executive Engineer of PWD
B:-Assistant Executive Engineer of PWD
C:-Superintending Engineer of PWD
D:-Rent control court

Correct Answer:- Option-A

Question57:-The register which records the turnover of work of each day in respect of each staff is known as

A:-Personal Register
B:-Account G
C:-Work Diary
D:-Running Note

Correct Answer:- Option-C

Question58:-Impression need not be described with the name of finger when impression of

A:-finger other than left thumb is taken
B:-left thumb is taken
C:-right thumb is taken
D:-toe is taken

Correct Answer:- Option-B

Question59:-The addition of the presentant need not be endorsed in the presentation portion of a document

A:-if the registering officer desires so
B:-if the presentant requests so
C:-when presentation is made on the orders of registrar
D:-when executant himself presents the document

Correct Answer:- Option-D

Question60:-A memo received regarding cancellation deed of a previously registered will is to be filed in

A:-Book III
B:-Memo File Volume
C:-File of appeal orders and judgements
D:-Book II

Correct Answer:- Option-C

Question61:-Which date must be considered to include an entry regarding a document in Encumbrance Certificate

A:-Execution Date
B:-Presentation Date
C:-Registration Date
D:-Date on which the document is indexed

Correct Answer:- Option-C

Question62:-Translation of power of attorney written in language not known to registering officer presented for attestation shall be filed in

A:-File of appeal orders and judgements
B:-Power of attorney file
C:-Translation file
D:-File volume

Correct Answer:- Option-B

Question63:-So far as a registered company is concerned who can sign and admit execution of the document

A:-Managing Director of the company
B:-Senior Director of the company
C:-Any Director of the company
D:-None of these

Correct Answer:- Option-C

Question64:-The dispatch of every copy of memorandum shall be entered date war in

A:-Account D
B:-Account C
C:-Account B
D:-Account A

Correct Answer:- Option-D

Question65:-In a Sub Registrar office the Account E shall be maintained by

A:-Sub Registrar
B:-Junior Superintendent
C:-Dispatch Clerk
D:-Office Attendant

Correct Answer:- Option-A

Question66:-When does an amalgamated sub registrar can proceed to a private residence outside his jurisdiction in connection with the registration of a document

A:-If the property of document lying in his jurisdiction
B:-If amalgamated sub registrar is in charge of district registrar, who is absent from head quarters on tour, leave or inspection
C:-If the sub registrar of that sub district requested to do so
D:-If the amalgamated sub registrar is of the view that it is feasible and good

Correct Answer:- Option-B

Question67:-A Refund register shall be maintained in each office in

A:-Form 57
B:-Form 13
C:-Form 33
D:-Form 34

Correct Answer:- Option-C

Question68:-When should the articles of furniture be verified with furniture register in a Sub Registrar Office

A:-In April each year
B:-Every six month of each year
C:-1st September of each year
D:-Every 2 years

Correct Answer:- Option-A

Question69:-Who can legally present a document for registration in which a minor is the claimant?

A:-Document Writer who prepared the document

- B:-Power of Attorney holder of minor
- C:-Minor's legal guardian/representative
- D:-Mother of minor

Correct Answer:- Option-C

Question70:-Has the principal any right to present and admit the execution of a document if he had already appointed an agent thereof

- A:-Principal has no right to present the document
- B:-Power of Attorney holder has no right
- C:-Only Agent have the right
- D:-Principal has the right to present and admit the execution

Correct Answer:- Option-D

Question71:-In which form is the furniture register maintained in registrar's office

- A:-Form No. 54
- B:-Form No. 57
- C:-Form No. 19
- D:-Form No. 17

Correct Answer:- Option-B

Question72:-How many pages are there in book III?

- A:-500 pages
- B:-120 pages
- C:-100 pages
- D:-None of these

Correct Answer:- Option-B

Question73:-The endorsement of refusal on the document shall be in the language

- A:-In which the document is written
- B:-In which the translation thereof, is presented
- C:-In which the document is written or a translation thereof, is presented
- D:-In regional language only

Correct Answer:- Option-C

Question74:-The sealed covers containing will shall be preserved in the

- A:-Store room in nearest Treasury Offices
- B:-Record room in registrar's office
- C:-In the fire-proof box in Registrar's office
- D:-Personal custody of Registrar

Correct Answer:- Option-C

Question75:-In Registration Manual which order deals with Adjudication of proper stamp

- A:-Order No 396
- B:-Order No 288
- C:-Order No 420
- D:-Order No 387

Correct Answer:- Option-D

Question76:-Documents accepted for registration but returned unregistered at the request of the party presenting them is noted in

- A:-Impound Register
- B:-Book II
- C:-Minute book
- D:-Book V

Correct Answer:- Option-C

Question77:-Deposition taken in a will enquiry shall be made in

- A:-Deposition book
- B:-Loose sheets
- C:-The will itself
- D:-Copying sheet purchased for this purpose

Correct Answer:- Option-B

Question78:-A sub registrar has accepted and registered an optionally registrable deed. State your comments

- A:-The action of sub registrar is wrong, he should not have registered the deed
- B:-The sub registrar shall be ratified with his action by intimating the fact to District Registrar
- C:-The sub registrar should have taken the opinion of the district registrar before such action
- D:-Sub Registrar's action is correct. There is no objection to register any documents of any kind, of which the registration is optional

Correct Answer:- Option-D

Question79:-Which of the following is not an immovable property?

- A:-The interest of a tenant on land
- B:-A charge on immovable property
- C:-The right of management of Hindu Temple
- D:-An easement right

Correct Answer:- Option-C

Question80:-Which of the following offices maintains Register Book V?

- A:-Office of Inspector General of Registration
- B:-Office of the Deputy Inspector General of Registration
- C:-Sub Registrar Office
- D:-None of the above

Correct Answer:- Option-D

Question81:-Defects or errors discovered in endorsement after it has been closed and authentication shall be rectified by

- A:-altering the original endorsement
- B:-by means of a footnote
- C:-making a fresh endorsement
- D:-cannot be rectified

Correct Answer:- Option-B

Question82:-Every sub registrar shall prepare a list of volume to be bound or re-bound in his office and forward to the Registrar

- A:-Before 15th January
- B:-Before 1st April
- C:-Before 15th September
- D:-Before 1st November

Correct Answer:- Option-A

Question83:-In a Sub Registrar Office, who shall examine each volume before and after binding so as to ensure that the pages are intact.

- A:-Sub Registrar

- B:-Office Attendant
 - C:-The Head Clerk/Senior Clerk
 - D:-Special officer designated for the purpose
- Correct Answer:- Option-C

Question84:-The Office Order book is maintained in

- A:-Form 7
 - B:-Form 17
 - C:-Form 34
 - D:-There is no prescribed form
- Correct Answer:- Option-D

Question85:-What is the chief objective of the Inspection of a Registration office?

- A:-To keep control of a subordinate office
 - B:-To ensure the proper maintenance of valuable records
 - C:-To punish the subordinates
 - D:-To check the efficiency of the subordinates
- Correct Answer:- Option-B

Question86:-State whether the dumb and mute are prevented from the execution of a document

- A:-Court order required
 - B:-Registrar's permission required
 - C:-Not prevented if they are able to know the consequences of their act
 - D:-Prevented from the execution
- Correct Answer:- Option-C

Question87:-The tour programme of registrar is in

- A:-Form 51
 - B:-Form 52
 - C:-Form 34
 - D:-Form 7
- Correct Answer:- Option-B

Question88:-Which of the following is examined fully and exhaustively by the registrar during inspection?

- A:-Book I
 - B:-Book IV
 - C:-Book III
 - D:-None of the above
- Correct Answer:- Option-C

Question89:-Every sub registry office in the state shall be inspected by the Inspector General of Registration at least

- A:-Once in a year
 - B:-Once in a five years
 - C:-Once in three years
 - D:-Once in two years
- Correct Answer:- Option-A

Question90:-Records relating to punishments shall be preserved for

- A:-Permanently
 - B:-100 years
 - C:-40 years
 - D:-30 years
- Correct Answer:- Option-C

Question91:-A will may be deposited by

- A:-The testator only
 - B:-The testator and his duly constituted attorney
 - C:-The testator and his major sons
 - D:-The testator, his spouse and children
- Correct Answer:- Option-B

Question92:-A document shall be presented within

- A:-4 months from the date of execution
 - B:-120 days from the date of execution
 - C:-4 months from purchase of stamp
 - D:-120 days from purchase of stamp
- Correct Answer:- Option-A

Question93:-Attendance at private residence shall be made

- A:-At anytime as desired by the registering officer
 - B:-At anytime at the request of the applicant
 - C:-Out office hours and holidays between sunrise and sunset
 - D:-Only on holidays
- Correct Answer:- Option-C

Question94:-Which of the following is a Registering Officer conducting a will enquiry **not supposed to** investigate?

- A:-Whether the testator is dead
 - B:-Whether the person presenting the will is entitled to do so
 - C:-Whether the testator distributes his properties to all his successors
 - D:-Whether the will was executed by the testator
- Correct Answer:- Option-C

Question95:-Errors and omissions made in a document by a party can be remedied

- A:-by making necessary alterations in the document
 - B:-by means of a footnote in the document regarding correction
 - C:-by executing a fresh deed cancelling the original one
 - D:-by executing a rectification deed
- Correct Answer:- Option-D

Question96:-Administration of oath while examining a person is

- A:-compulsory in all circumstances
 - B:-optional at the choice of the party
 - C:-as per the discretion of Registering Officer
 - D:-not absolutely necessary
- Correct Answer:- Option-D

Question97:-Thumb impression of witness

- A:-must be taken always

- B:-shall be taken if he permits
- C:-shall be taken if Registering Officer desires so
- D:-should not be taken at all

Correct Answer:- Option-C

Question98:-When a person admits his signature to a document, but states that some material portion has, since its execution, been altered fraudulently, the

- A:-shall register the document
- B:-shall refuse registration
- C:-shall refer the case to the Registrar
- D:-shall return the document

Correct Answer:- Option-B

Question99:-Impression from private residence shall be taken in

- A:-spare impression sheets
- B:-impression book
- C:-document only
- D:-deposition book only

Correct Answer:- Option-A

Question100:-A document signed by a Government Officer who is exempted from personal appearance is presented through a messenger with a covering letter signed by an authorised subordinate officer for the executant. The Registering Officer shall

- A:-accept the document for registration
- B:-return the document
- C:-refuse registration
- D:-shall seek confirmation before registration

Correct Answer:- Option-A