

9/24/2020

MCQ QUESTIONS

CONTRACT & ACCOUNTS

TOUR2TECH

TOUR2TECH

UNIT – 1

Q.1) In government the construction, activities carried out by

- a) **Contractor**
- b) PWD
- c) Site engineer
- d) None

Q.2) Different branches of PWD are:

- a) Irrigation department
- b) Public health department
- c) Electricity department
- d) **All of these**

Q.3) PWD stands for

- a) Private Work Department
- b) **Public Work Department**
- c) Personal Work Department
- d) None

Q.4) Assistant executive engineer works under executive engineer

- a) **True**
- b) False

Q.5) How many circles of Superintending engineer works under the chief engineer?

- a) 3
- b) **4**
- c) 2
- d) 6

Q.6) Under which circle of a superintending engineer, executive engineer works

- a) 4
- b) **3**
- c) 2
- d) 1

Q.7)is the administrative head of the department

- a) Site engineer
- b) Junior engineer
- c) **Chief engineer**
- d) Superintending engineer

Q.8) Which of the following is the function of the chief engineer

- a) To give administrative approval
- b) Acceptance of tender
- c) Sanction to deposit work
- d) **all of the above**

Q.9) Who of the following is responsible for the execution of work in his circle?

- a) Junior engineer
- b) Chief engineer
- c) **Superintending engineer**
- d) None

Q.10) Arrange payment of store and material is the function of

- a) Junior engineer
- b) Chief engineer
- c) **Superintending engineer**
- d) None

Q.11) Function of executive engineer

- a) Inspect sub-divisional office once in a year
- b) Maintenance of an account
- c) Keep a close watch on expenditure
- d) **All of these**

Q.11) Function of executive engineer

- a) Inspect sub-divisional office once in a year
- b) Maintenance of an account

c) Keep a close watch on expenditure

d) **All of these**

Q.12) Function of an assistant engineer is

a) Execution of work

b) Carry out a field survey

c) **Submit the monthly report to progress of work**

d) None

Q.13) Functions of junior engineer are

a) Carry out the field survey

b) Taking the measurement of all work

c) Maintain attendance of daily worker

d) **All of these**

Q.14) For any execution of work which of the following acceptance is necessary to take?

a) Technical sanction

b) Administrative approval

c) **Both a & b**

d) None

Q.15) The formal acceptance with respect to cost, and work is called

a) Technical sanction

b) **Administrative approval**

c) Both a & b

d) None

Q.16)means the sanction of detailed estimate, design, rates, and cost of work

a) Administrative approval

b) **Technical sanction**

c) Formal acceptance

d) None

Q.17) Technical sanction valid for

- a) 3 years
- b) 4 years
- c) **5 years**
- d) 10 years

Q.18) The government gives the power of sanction to chief engineer up to

- a) 25 lack
- b) 30 lack
- c) **Full power**
- d) None

Q.19) The government gives the power of sanction to superintending engineer upto

- a) Full power
- b) 30 lack
- c) **25 lack**
- d) None

Q.20) Budget is prepared bydepartment

- a) Government
- b) PWD
- c) **Finance**
- d) None

Q.21) Budget provision are made in year plan

- a) **5**
- b) 4
- c) 3
- d) 2

Q.22) Methods used in PWD for carrying out works is

- a) Contract method
- b) Departmental method

c) **Both a & b**

d) None

Q.23) Which of the following is the contract method?

a) Rate list method

b) Day's work method

c) **Item rate method**

d) Piece work method

Q.24) item plus fixed percentage method ismethod

a) **Contract method**

b) Departmental method

c) None

Q.25) Which of the following is the departmental method?

a) Days' work method

b) Employing labours on daily wages

c) Unit price method

d) **Both a & b**

Q.26) Advantages of the item rate method are

a) Quality of work is assured

b) It allows extra work

c) Economical as the contractor

d) **All of these**

Q.27) Which method is suitable for government work like building, road, etc

a) **Item rate method**

b) Percentage rate method

c) Rate list method

d) None

Q.28) Percentage rate method is suitable for.....work

- a) Government
- b) **Private**
- c) Both
- d) None

Q.29) In the percentage rate method two or more contractor can quote the same percentage

- a) **True**
- b) False
- c) None

Q.30) classification of percentage rate method is

- a) Cost plus percentage rate
- b) Cost plus fixed fee
- c) Cost plus variable fee
- d) **All of these**

Q.31) Rate list method is suitable for work

- a) Government
- b) Private
- c) **Petty**
- d) None

Q.32) List of petty workers are kept in office of

- a) Superintending Engineer
- b) Junior Engineer
- c) **Executive Engineer**
- d) None

Q.33) Piece work method is suitable for

- a) Government work
- b) Private work
- c) Petty work
- d) **Maintenance and repair of work**

Q.34) In piece work method agreement made on A1 form forbasis

- a) Item rate
- b) Cost
- c) Percentage
- d) None

Q.35) In piece work method agreement made on A2 form for.....basis

- a) Item rate
- b) Cost
- c) Percentage
- d) None

Q.36) Days work method is suitable for

- a) Decorative work
- b) Artistic work
- c) Special work
- d) All of these

Q.37) The attendance of total number of labour employed is maintained in muster roll form no

- a) 20
- b) 21
- c) 30
- d) 15

Q.38) In which method the basis of payment will be the actual quantity of work?

- a) Rate list method
- b) Piece work method
- c) Days' work method
- d) None

Q.39) In piece work method valuation of work is not on the basis of the quantity of work done by petty workers

- a) True
- b) False

UNIT – 2

Q.1) Each agreement is not necessarily a contract

- a) true
- b) false

Q.2) means a person which makes an agreement for execution of work , supply of the material

- a) Site engineer
- b) Contractor
- c) Manager
- d) None

Q.3) Objects of contract

- a) To execute work by experienced person
- b) To do work as per specification
- c) To use latest machinery and equipment
- d) All of these

Q.4) What is requirement for valid contract

- a) Attested by witness
- b) Subject matter
- c) Contract in writing
- d) All of these

Q.5) what are the types of engineering contract?

- a) Lump sum contract
- b) Demolition contract
- c) Target contract
- d) All of these

Q.6) Lump sum contractor suitable for?

- a) Work executed by government
- b) When number of items are limited

- c) Emergency work
- d) None

Q.7) In lump sum contract total cost of project is known before completion of work

- a) **True**
- b) False

Q.8) Advantages of lump sum contract is

- a) Progress of work is fast
- b) Detailed measurement of work is not required
- c) Owner need not require to appoint staff to maintain accounts
- d) **All of these**

Q.9) Which of the following method is suitable for small work?

- a) Target contract
- b) **Lump sum contract**
- c) Percentage rate contract
- d) All of these

Q.10) When contractor quote higher rates higher tendering will not be possible

- a) True
- b) **False**

Q.11) Item rate contract is also called as

- a) Percentage rate contract
- b) Labour contract
- c) **Unit price contract**
- d) None

Q.12) Item rate contract is suitable for

- a) Small work
- b) Work executed by government
- c) Building, road, bridge
- d) **Both b & c**

Q.13) In Item rate contract profit or loss is more

- a) True
- b) **False**

Q.14) Percentage rate method is suitable for

- a) Government work
- b) **Private work**
- c) Both
- d) None

Q.15) Advantages of percentage rate contract is

- a) It allows extra items
- b) Scrutiny of tender is simple
- c) No scope for contractor to submit unbalanced tender
- d) **All of these**

Q.16) which of the following method having final cost of work is not known before completion of work?

- a) Lump sum contract
- b) Percentage rate contract
- c) Cost plus percentage rate contract
- d) **Both b & c**

Q.17) Cost plus percentage rate contract is suitable for

- a) Difficult foundation condition
- b) Construction of expensive structure
- c) Small work
- d) **Both b & c**

Q.18) In which type of contract owner agrees to pay contractor the actual cost of work plus certain fixed amount as his fee

- a) Lump sum contract
- b) Labour contract
- c) **Cost Plus fixed fee contract**
- d) None

Q.19) In labour contract contractor quotes rates for all items of work only for labour not for material

a) True

b) False

Q.20) Advantages of labour contract

a) Economical

b) Quality of work is not assured

c) Material stored by department

d) All of these

Q.21) Target contract is combination of

a) Fee contract and demolition contract

b) Cost plus percentage and cost plus variable fee contract

c) Negotiated and lump sum contract

d) None

Q.22) In target contract, contract document is not necessary at the time of signing the agreement

a) True

b) False

Q.23) Target contract is suitable for

a) Private work

b) Government work

c) Small work

d) None

Q.24) Negotiated contract is suitable for work

a) Where time is important

b) Has to complete at short notice

c) PWD work

d) Both a & b

Q.25) Advantages of negotiated contract is

- a) Reliable contractor is suitable for work
- b) Efficient contractor is suitable for work
- c) No dispute between parties
- d) **All of these**

Q.26) In Cost plus Fee contract profit is depend upon _____

- a) Material
- b) Labour
- c) **Competition of work**
- d) All of these

Q.27) In which of the following contract open competition is exist?

- a) Negotiated
- b) **Target**
- c) Percentage rate
- d) None

Q.28) Contractor classified in how many classes?

- a) 5
- b) 9
- c) **7**
- d) 2

Q.29) Financial status of class I contractor is

- a) Upto 25 lack
- b) Upto 1 crore
- c) **No limit**
- d) None

Q.30) Financial status of class II is?

- a) **Upto 3 crore**
- b) No limit

- c) Upto 25 lack
- d) Upto 1 crore

Q.31) Up to 1 crore is the financial status of

- a) Class I
- b) Class II
- c) **Class III**
- d) Class IV

Q.32) Financial status of class IV is?

- a) **Upto 50 lack**
- b) Upto 1 crore
- c) Upto 25 lack
- d) No limit

Q.33) Financial status of class V is?

- a) Upto 1 crore
- b) Upto 25 lack
- c) **Upto 15 lack**
- d) None

Q.34) which of the following class having financial status upto 5 lack?

- a) Class I
- b) Class II
- c) Class V
- d) **Class VI**

Q.35) Financial status of class VII is?

- a) Upto 1 crore
- b) **Upto 2 lack**
- c) Upto 3 lack
- d) None

Q.36) for registration of contractor which document should be submit?

- a) Proof of financial status
- b) Solvency certificate
- c) Registration fee
- d) **All of the above**

Q.37) BOT means

- a) Built Operate Technique
- b) Building Operation Technique
- c) **Built Operate Transfer**
- d) None

Q.38) objectives of BOT are

- a) To release burden on public budget
- b) To encourage private investment
- c) To promote foreign investment
- d) **All of these**

Q.39) In BOT what is the role of government?

- a) Release funds
- b) Prepare drawing
- c) Prepare estimate
- d) **Both b & c**

Q.40) which of the following is BOT?

- a) Mumbai-Pune-ex-press highway
- b) Pune-Nashik highway
- c) Nagpur express highway
- d) **All of these**

Unit – 3

1. Schedule B consist

- a) Approximate estimate quantity
- b) Rate per unit
- c) The amount of each item
- d) all of these

2. Schedule A showing

- a) Details of materials supplied to contractor by PWD
- b) Description of items
- c) Both a & b
- c) None

3. B2 contract form is for

- a) piece work % rate
- b) Piece work item rate
- c) Percent rate tender for contract
- d) For supply of material

4. B1 contract form is for

- a) piece work % rate
- b) Piece work Item rate
- c) Percent rate tender for contract
- d) For supply of material

5. A2 contract form is for

- a) piece work % rate
- b) Piece work Item rate
- c) Percent rate tender for contract
- d) For supply of material

6. A1 contract form is for

- a) piece work % rate
- b) Piece work Item rate

- c) Percent rate tender for contract
- d) For supply of material

7. How many form of contract

- a) 3
- b) 4
- c) 2
- d) None

8. Time limit mentioned in tender notice not including rainy season

- a) True
- b) False

9. Which of the following is tender document

- a) Index
- b) Form of contract
- c) Specification
- d) all of these

10. In corrigendum tender notice which part is changed

- a) Name of work
- b) Time period of work
- c) Time period of accepting tender notice

11. When any fraud is detected

- a) Rejection of all tenders
- b) Rejection of lowest tender
- c) Corrigendum to tender
- d) None

12. What are the reason to reject the lowest tender?

- a) Earnest money is not enclosed along with tender
- b) If any page is removed from document
- c) Tender is not signed by contractor
- d) All of above

13. Validity period ranges from.....days

- a) 30 to 60
- b) 30 to 50
- c) **30 to 90**
- d) None

14. Validity periods depend upon

- a) Importance of work
- b) Amount involved
- c) Time of completion
- d) **All of above**

15. The validity period is starts before the tender is submitted

- a) True
- b) **False**

16. Additional performance security is charge only if the accepted bid value isof the estimate value of tender

- a) 50%
- b) **80%**
- c) 90%
- d) 30%

17. If contractor fails to full fill works as per terms and condition, security deposit is returned to contractor after _____ months

- a) **3**
- b) 5
- c) 6
- d) None

18. Security deposit varies from.....

- a) 3 to 10 %
- b) 5 to 15%
- c) 2 to 5%
- d) **5 to 10%**

19. Security deposit is deposited before acceptance of tender

- a) True
- b) **False**

20. The amount of earnest money depends upon _____

- a) Time period
- b) Security deposit
- c) **Estimated cost**
- d) All of above

21. Earnest money isof estimated cost is

- a) **1 to 2%**
- b) 2 to 3%
- c) 1 to 4%
- d) None

22. In PWD which authority invite tender?

- a) Junior engineer
- b) **Executive engineer**
- c) Chief engineer
- d) None

23. Tender notice includes

- a) Name of work
- b) Estimated cost
- c) Time limit
- d) **All of above**

24. Negotiated tender is costly method

- a) **True**
- b) False

25.tender is not suitable for specialized job

- a) Global
- b) Local
- c) **Open**
- d) Limited

26. Which tender is invited for construction of Airport, underwater construction, express highway

- a) Open tender
- b) Local tender
- c) Limited tender
- d) **Global tender**

27. In.....tender, tender notice is published in local newspaper.

- a) Global
- b) **Local**
- c) Open
- d) Limited

28. The various types of tender are:

- a) Open tender
- b) Local tender
- c) Limited tender
- d) **all**

29. Why tender is necessary?

- a) **To execute work within specified time**
- b) To minimize cost of project
- c) To reduce expensive work
- d) None

30.is defined as an offer in writing for execution of certain specified work

- a) Contract
- b) **Tender**
- c) Tender document
- d) None

Unit – 4

1. Form no 23 known as

- a) Indent
- b) Invoice
- c) **Measurement book**
- d) Bills

2. Measurement book is responsible for measurement of

- a) **Construction work done**
- b) Work done by labour
- c) Amount claim for work
- d) None

3. When there is no advance outstanding against the contractor and intermediate payment is to be made then which form is to be used?

- a) **Yellow final bill C**
- b) While running account bill C
- c) Final bill
- d) None

4. Which of the following form is used for payment of measured works or supplies

- a) Final bill
- b) Running account bill B
- c) **Final bill B**
- d) None

5. White running account bill B is used for

- a) Single payment
- b) Advance payment
- c) **Secure advance payment**
- d) None

6. White running account bill A is used for

- a) Single payment
- b) Secure advance payment
- c) **Advance payment**
- d) None

7. First and final bill is used for

- a) **Single payment**
- b) Advance payment
- c) Secure advance payment
- d) None

8. Form no 26 is used for

- a) Running account bill B
- b) Final bill B
- c) Running bill
- d) **Both a & b**

9. Form no 24 is used for

- a) **First and final bill**
- b) Final bill
- c) Running bill
- d) Both b & c

10. Yellow forms are used for

- a) First and final bill
- b) **Final bill**
- c) Running bill
- d) None

11. White forms are used for

- a) First and final bill
- b) Final bill
- c) **Running bill**
- d) None

12. A detailed account of claim for works done or supply is called

- a) Indent
- b) **Bills**
- c) Invoice
- d) None

13. The acknowledgement of the receipt of good is called

- a) Indent
- b) Bills
- c) **Invoice**
- d) None

14. Indent is prepared by _____

- a) Executive engineer
- b) Assistant engineer
- c) Sub divisional engineer
- d) **Both b & c**

15. Indent is form no

- a) 2
- b) 3
- c) **7**
- d) 8

16. In imprest cash receipt are recorded

- a) **Red ink**
- b) Blue ink
- c) Black ink
- d) None

17. In imprest cash expenditure items are entered by.....

- a) Red ink
- b) **Blue ink**
- c) Black ink
- d) None

18. Advance amount of fixed sum of money given to sub divisional officer is called

- a) Invoice
- b) Payment
- c) **Imprest cash**
- d) Indent

19. Which of the following is form no 2?

- a) Invoice
- b) Payment
- c) **Imprest cash**
- d) Indent

20. How many parts are included in muster roll?

- a) **2**
- b) 3
- c) 5
- d) 8

21. Presence of the labours in the muster roll are marked by suitable and proper officer

- a) **True**
- b) False

22. The muster roll is maintained to keep record of

- a) **Work done by labour employed on each day**
- b) Advanced payment
- c) Receipt of good
- d) None

23. NMR is form no.

- a) 22
- b) **21**
- c) 23
- d) 3

24. NMR stands for _____

- a) Nominal Measure Roll
- b) **Nominal Muster Roll**

- c) Number Muster Roll
- d) Nominal Muster Rule

25. For work done by contractor and departmental labour separate MB must be used

- a) True
- b) False

26. When a measurement book is used by number of officers, then the name of officers must be written at the _____ of measurement book

- a) End
- b) **Beginning**
- c) Both a & b
- d) None

27. Measurement of the items or particulars must be taken in presence of owner

- a) True
- b) **False**

28. Officer should certify MB with remark as _____ at the end of each task work

- a) His remark
- b) His sign
- c) **Measured by me**
- d) None

29. All pages of measurement book are manually numbered

- a) True
- b) **False**

30. Measurement book includes

- a) Contents of area
- b) Detail of actual measurement of work
- c) Instruction for writing the columns
- d) **All of above**

UNIT – 5

Q.1) Specifications indicates

- a) Quantity of material
- b) Workmanship of item
- c) **Both a & b**
- d) None

Q.2) The cost of a unit quantity of work is known by

- a) Contractor
- b) Owner
- c) **Specification**
- d) None

Q.3) Contractor is only paid according to specifications

- a) **True**
- b) False

Q.4) Tender paper without specification is considered as

- a) Incomplete
- b) Invalid
- c) **Both a & b**
- d) None

Q.5) Specification is helpful to

- a) Prepare rate analysis of various items
- b) Prepare Tender
- c) Pricing the tender
- d) **All of these**

Q.6) Specification depends upon

- a) Site condition
- b) Nature of work
- c) Purpose for which work is carried
- d) **All of these**

Q.7) Unfamiliar words should be used in specifications

- a) True
- b) False

Q.8) Types of specifications are

- a) Brief
- b) Detailed
- c) Standard
- d) All of these

Q.9) The general specifications used for the estimating project are the

- a) Brief
- b) Detailed
- c) Manufactured
- d) Standard

Q.10) Brief specification does not form the part of the contract document

- a) True
- b) False

Q.11) Detailed specifications specify

- a) Qualities of the material
- b) Method of doing work
- c) Special tools and plants used
- d) All of these

Q.12) In manufactured specification include

- a) Strength
- b) Thickness
- c) Elasticity
- d) All of these

Q.13) Which of the following corporation's ma standard specifications

- a) PWD
- b) MSEB

c) MIDC

d) All of these

Q.14) Excavated soil shall not be placed within of the edge of pit

a) 1m

b) 2m

c) 3m

d) 4m

Q.15) Measurement of excavation taken in

a) cu.m

b) Sq.m

c) M

d) MM

Q.16) Separate extra rate shall be applicable for every extra lead

a) 20m

b) 30m

c) 40m

d) 25m

Q.17) Separate extra rate shall be applicable for every extra lift of

a) 2m

b) 1m

c) 1.5m

d) None

Q.18) For RR masonry work size of stone should not be less than

a) 150mm

b) 200mm

c) 100mm

d) 175mm

Q.19) For RR masonry thickness of joints should be not more than

- a) 10mm
- b) **20mm**
- c) 30mm
- d) 40mm

Q.20) For RR masonry bond stone at least ____ long

- a) **450mm**
- b) 400mm
- c) 300mm
- d) 100mm

Q.21) For cement concrete size of course aggregate should be

- a) **20mm**
- b) 10mm
- c) 30mm
- d) 50mm

Q.22) 20 mm size of stone aggregate shall be used for

- a) Mass concreting work
- b) **Building Work**
- c) Road work
- d) None

Q.23) For mass concreting.....mm stone aggregate shall be used

- a) **40 to 60mm**
- b) 30 to 60mm
- c) 20 to 50mm
- d) 10 to 50mm

Q.24) Fine aggregate used shall be passes through ____ sieve

- a) **5mm**
- b) 10mm

- c) 15mm
- d) None

Q.25) The proportion of concrete shall be

- a) 1:2:5
- b) 1:2:3
- c) **1:2:4**
- d) None

Q.26) The minimum compressive strength of concrete shall be

- a) 23N/mm²
- b) **14N/mm²**
- c) 20N/mm²
- d) None

Q.27) Bag of cement should be considered as

- a) sq.m
- b) **Cu.m**
- c) Lumpsum
- d) None

Q.28) For concreting, box size should be equivalent to content of one bad of cement

- a) 35.35.28cm
- b) 30.30.38cm
- c) **Both a & b**
- d) None

Q.29) For machine mixing of concrete, mixing time should not be less than

- a) 4min
- b) **3min**
- c) 2min
- d) 20min

Q.30) For machine mixing what is the required quantity of water for per bag of cement

- a) 10 to 20 lit
- b) **25 to 30 lit**
- c) 30 to 40 lit
- d) None

Q.31) For building work slump ofmm should be permitted

- a) 70 to 100mm
- b) **75 to 100mm**
- c) 80 to 100mm
- d) None

Q.32) For road work slump of.....mm should be permitted

- a) 20 to 30mm
- b) 30 to 40mm
- c) **25 to 30mm**
- d) None

Q.33) concrete shall be laid gently in a layer of not exceeding 150 mm

- a) **True**
- b) False

Q.34) First class brick work shall be cured for

- a) **15 days**
- b) 12 days
- c) 20 days
- d) 10 days

Q.35) For all exposed brickwork single scaffolding shall be used

- a) **True**
- b) False

UNIT – 6

Q.1) which of the following is the branch of surveying which deals with the art of assessing the present fair value of property

- a) Taxation
- b) **Valuation**
- c) Insurance
- d) None

Q.2) Necessity of valuation

- a) Taxation
- b) Rent fixation
- c) Partition
- d) **All of these**

Q.3) The amount of compensation is determined before the valuation

- a) True
- b) **False**

Q.4) why valuation is required?

- a) For fixation of insurance premium
- b) To determine the rent of the property
- c) To obtain loans against security of property
- d) **All of these**

Q.5) The actual amount incurred in producing a commodity is called

- a) **Cost**
- b) Price
- c) Value
- d) None

Q.6) Civil engineering cost of property =

- a) Cost of property +contractor profit
- b) **Land cost + construction cost**

- c) Construction cost +contractor profit
- d) None

Q.7) The cost of commodity plus profit of contractor is called as

- a) Cost
- b) Price
- c) Value
- d) None

Q.8) Civil engineering price of property =

- a) Cost of property + contractor profit
- b) Land cost + construction cost
- c) Construction cost + contractor profit
- d) None

Q.9) The corresponding exchange of one commodity to any other commodity is termed as

- a) Cost
- b) Price
- c) Value
- d) None

Q.10) Value of property may not be the same as its cost

- a) True
- b) False

Q.11) Factors affecting on value

- a) Life of the property
- b) Location of the property
- c) Structure of the property
- d) all of these

Q.12) what is the type of value?

- a) Scrap
- b) Book

c) Monopoly

d) **All of these**

Q.13) Scrap value is about.....of its total cost of construction

a) **10%**

b) 20%

c) 30%

d) None

Q.14) The value at the end of the utility period without being dismantled

a) Scrap value

b) **Salvage value**

c) Market value

d) Book value

Q.15) The loss in the value of property caused by its use life, wear, tear and decay is called as.....

a) Monopoly

b) Damage

c) **Depreciation**

d) None

Q.16) when the value of the property becomes less due to elegance is called as

a) Monopoly

b) Depreciation

c) **Obsolescence**

d) Sinking

Q.17) Value of property reduces because

a) Change in fashion

b) Improvement in design technique

c) Modern facilities

d) **All of these**

Q.18) What is the method for calculation

- a) Straight-line method
- b) Constant percentage method
- c) Sinking fund method
- d) **All of these**

Q.19) Net income =

- a) **Gross income - outgoings**
- b) Gross income - capitalized value
- c) Outgoings - capitalized value
- d) None

Q.20) The rate of capitalization is depended upon

- a) Security of capital
- b) Use of property
- c) The presence of a legal hazard
- d) **All of these**

Q.21) Total income which includes all receipts from various sources of income is called

- a) Outgoings
- b) **Gross**
- c) Net
- d) None

Q.22) Outgoings are generally.....of gross income

- a) **30%**
- b) 20%
- c) 10%
- d) 50%

Q.23) .of the total cost of construction is considered for annual repairs and maintenance

- a) 1 to 3%
- b) **1 to 1.5%**

c) 2 to 2.5%

d) 4 %

Q.24) Management and collection charges are generally takenof the gross rent

a) 3 to 10%

b) 5 to 15%

c) **5 to 10%**

d) None

Q.25) Methods of valuation of lands and buildings are

a) Rental

b) Direct

c) Belting

d) **All of these**

Q.26) which factors affecting on the valuation of land and building

a) Property location

b) Price index

c) Size

d) **All of these**

Q.27) when we get profit in valuation

a) When the market value is greater than the book value

b) **When the market value is greater than the market value**

c) When both are stable

d) None

Q.28) A building has been constructed for Rs 18,00,000/- assuming its scrap value at the end of 50 years Rs.50,000/- determine the amount of depreciation by straight-line method

a) 30,000/- per annum

b) **35,000/- per annum**

c) 40,000/- per annum

d) None

Q.29) A cost of land is Rs.1, 00,000/- and returns expected on the cost of land is 5% then net return on land cost?

- a) 10,000/-
- b) 5,000/-
- c) 15,000/-
- d) 4,000/-

Q.30) A building is constructed at cost of RS.4, 00,000/- return expected on cost of construction is 8% then find net return on construction cost?

- a) 30,000/-
- b) 40,000/-
- c) 32,000/-
- d) 2000/-

Q.31) Net rent of a building is Rs. 39500/- and outgoings are 20% of gross income, then find gross rent per month

- a) 4000/-
- b) 4300/-
- c) 4120/-
- d) 4230/-

Q.32) A person invested Rs.3,60,000/- in land and building expecting a 7% return, assuming the annual sinking fund to be Rs.2000/- the cost of annual repairs to be Rs.1750/- and management charges of Rs. 3,000/- per annum other outgoings at 20% of gross rent decide the monthly rate

- a) 3300/-
- b) 3340/-
- c) 4000/-
- d) None

Q.33) A net rent per year of building is Rs. 19,500/-and outgoings are 30% of gross income. Fine gross rent per month

- a) 2322/-
- b) 2300/-
- c) 3000/-
- d) 2000/-

Q.34) A person purchase plot measuring 600sq.m @ 900 per m² he constructs a building having area 200m² built-up area, cost of construction being Rs. 700/m² he desires to have a net return of 6% on building cost and a net return 5% on land cost assuming outgoings 22% of gross income find suitable to rent for property

- a) 4210/-
- b) 4000/-
- c) 2000/-
- d) 3000/-

Q.35) A person purchases a plot measuring 1000 sq. at the rate of Rs. 900 per sq., he desires a net return of 7% on land cost find net return cost on land

- a) 60,000/-
- b) 30,000/-
- c) 63000/-
- d) None

Q.36) A building having a built-up area 70 sq.m, the cost of construction is Rs. 850 sq,m. he desires a net return of 8% on building cost find net return cost on land

- a) 60,000/-
- b) 30,000/-
- c) 4760/-
- d) None

Q.37) A building is constructed in 1973 fetches a rent of Rs. 12000/- per year. The life of the building is estimated to be 80 years. The investment at 8% security and allowing redemption capital at 5% calculate the capital value if outgoings are 30% of rent

- a) 106749/-
- b) 103740/-
- c) 123490/-
- d) None

Q.38) A property fetches a monthly rent Rs. 1200. The outgoings are as below sinking fund instalment = Rs. 900/- annum repairs=1200/-, other outgoings =15% of gross income. Calculate the capitalized value of the property if rate interest is 9%

- a) 112656/-
- b) 237689/-

c) 112657/-

d) None

Q.39) Gross rent =2500/-, outgoings =30% of GR, future life =35 years, the estimated value of land = Rs. 2 lacks, determine the fair value of the property if the rate of interest is 10%

a) 4, 02,440/-

b) 4, 38,647/-

c) 4, 03,330/-

d) None

Q.40) Workout sinking fund instalment per year for collecting a sinking fund of Rs. 1,50,000/- in the total 60 years of the life of building at a rate of interest 3% per annum

a) 700/-

b) 787/-

c) 780/-

d) 800/-

NOTE & TIPS

- 1] All these MCQ Question are for practice and have taken from syllabus.
- 2] don't byheart, understand
- 3] Understand the basic concept.
- 4] Do more and more practice



All the best!