

**DO NOT OPEN THIS TEST BOOKLET UNTIL YOU ARE TOLD TO DO SO**

Booklet Serial No.

Test Booklet Series

000893

**TEST BOOKLET  
J&K CIVIL SERVICE (JUDICIAL)  
PRELIMINARY EXAMINATION - 2018**

**A**

**PAPER-II  
Code No. 92**

**Time Allowed: Two Hours**

**Maximum Marks: 225**

**INSTRUCTIONS**

1. IMMEDIATELY AFTER THE COMMENCEMENT OF THE EXAMINATION, YOU SHOULD CHECK THAT THIS TEST BOOKLET **DOES NOT** HAVE ANY UNPRINTED OR TORN OR MISSING PAGES OR ITEMS, ETC. IF SO, GET IT REPLACED BY A COMPLETE TEST BOOKLET.
2. Please note that it is the candidate's responsibility to encode and fill in the Roll Number and Test Booklet Series Code A, B, C or D carefully and without any omission or discrepancy at the appropriate places in the OMR Answer Sheet/Response Sheet. Any omission/discrepancy will render the Answer Sheet/Response Sheet liable for rejection.
3. You have to enter your Roll Number on the  Test Booklet in the Box provided alongside.  
**DO NOT** write *anything else* on the Test Booklet.
4. This Test booklet contains **100** items (questions). Each item comprises four responses (answers). You will select the response which you want to mark on the Answer Sheet/Response Sheet. In case you feel that there is more than one correct response, mark the response which you consider the best. In any case, choose **ONLY ONE** response for each item.
5. You have to mark all your responses **ONLY** on the separate Answer Sheet/Response Sheet provided. See directions in the Answer Sheet/Response Sheet.
6. All items carry equal marks.
7. Before you proceed to mark in the Answer Sheet/Response Sheet, the response to various items in the Test Booklet, you have to fill in some particulars in the Answer Sheet/Response Sheet as per instructions sent to you with your Admission Certificate.
8. After you have completed filling in all your responses on the Answer Sheet/Response Sheet and the examination has concluded, you should hand over to the Invigilator **only the Answer Sheet/Response Sheet**. You are permitted to take away with you the Test Booklet and **Candidate's Copy of the Answer Sheet/Response Sheet**.
9. Sheets for rough work are appended in the Test Booklet at the end.
10. While writing Centre, Subject and Roll No. on the top of the Answer Sheet/Response Sheet in appropriate boxes use **"ONLY BALL POINT PEN"**.

**SEAL**

**DO NOT OPEN THIS TEST BOOKLET UNTIL YOU ARE TOLD TO DO SO**

Test Code No. 92 Paper-II

( 1 - A )



1. 'A' dies leaving behind a son X and a married daughter Y. A suit filed by 'A' after his death, can be continued by-
  - (A) 'X' alone as legal representative.
  - (B) 'Y' alone as legal representative.
  - (C) X, Y and the husband of Y as legal representatives.
  - (D) X and Y as legal representatives.
  
2. Pecuniary jurisdiction of the court has been dealt with in which section of the Code of Civil Procedure.
  - (A) Section 3
  - (B) Section 4
  - (C) Section 5
  - (D) Section 6
  
3. Principle of '*res judice*' is contained in-
  - (A) Section 10 of the CPC.
  - (B) Section 11 of the CPC.
  - (C) Section 13 of the CPC.
  - (D) Section 14 of the CPC.
  
4. '*Res judicata*' applies
  - (A) When the matter in former suit is directly and substantially in issue.
  - (B) When the matter in former suit is collaterally and incidentally in issue.
  - (C) Both (A) & (B)
  - (D) Neither (A) nor (B)
  
5. Principle of '*res judicata*' is \_\_\_\_\_ in nature.
  - (A) Mandatory
  - (B) Directory
  - (C) Discretionary
  - (D) Optional, according to parties
  
6. A suit relating to partnership may be instituted at a place -
  - (A) Where the partnership was constituted.
  - (B) Where the partnership business was carried on.
  - (C) Where partnership accounts are maintained.
  - (D) All the above.
  
7. Under Order VII, Rule 11 of CPC-
  - (A) Part only of the plaint can be rejected.
  - (B) Whole of the plaint is to be rejected.
  - (C) Part only of the plaint or the whole plaint can be rejected.
  - (D) It is the discretion of the court to reject the plaint in part.
  
8. A necessary party is one-
  - (A) in whose absence, no order can be made effectively.
  - (B) absence, an order can be made but whose presence is necessary for the complete decision of the case
  - (C) Both (A) & (B)
  - (D) absence, an order can be made and whose presence is not necessary for the complete decision of the case.
  
9. '*Pleading*' can be amended-
  - (A) Before settlement of issues.
  - (B) Before conclusion of plaintiff evidence if plaintiff wants to amend the plaint.
  - (C) Before filing of written statement.
  - (D) At any stage of the proceedings.
  
10. Consider the following propositions :
  - (a) Set-off and counter claim arises out of the same transaction.
  - (b) Set off should not be barred on the date of the suit while counter claim should not be barred on the date of filing of written statement.
  - (c) Claim for set off cannot exceed plaintiff's claim, whereas counter claim can exceed the plaintiff's claim.

**In respect of the aforesaid which is correct-**

  - (A) All are correct
  - (B) (a) and (b) are correct (c) is incorrect.
  - (C) (a) and (c) are correct (b) is incorrect
  - (D) (b) and (c) are correct (a) is not correct.

11. An application under Order IX Rule 13 of CPC can be made within-
- 30 days of the decree.
  - 60 days of the decree.
  - 90 days of the decree.
  - 6 months of the decree.
12. After being proceeded against ex-parte, the defendant is-
- Precluded absolutely from participating in any proceeding in the suit.
  - At liberty to join the proceedings at the stage where the proceedings are pending.
  - At liberty to join the proceedings and do all things which it could have done, had he not been proceeded against ex-parte, without getting the ex-parte order set aside
  - Prohibited from selecting setting aside of the decree on any ground.
13. Judgment on admission can be given under-
- Order XII, Rule 8 of the CPC.
  - Order XII, Rule 6 of the CPC.
  - Order XII, Rule 4 of the CPC.
  - Order XII, Rule 2 of the CPC.
14. A witness who has already been examined can be recalled under Order XVIII Rule 17 of CPC
- By the party calling the witness.
  - By the opposite party.
  - By the Court.
  - All the above.
15. A decree for execution.
- Cannot be transferred to another court.
  - Can be transferred to another court.
  - Cannot be inherited by legal representatives of decree holders
  - None of the above
16. Under section 47 of CPC parties to the suit means-
- The parties themselves.
  - The representatives of the parties.
  - The auction purchaser in execution of decree.
  - All the above.
17. A person arrested and detained in civil imprisonment in execution of a decree can be released
- On payment of the outstanding amount.
  - On the ground of illness of self.
  - On the ground of illness of a member of his family
  - Either (A) or (B) but not (C)
18. Withdrawal of suits is governed by-
- Order XXIII, Rule 1 of CPC
  - Order XXIII, Rule 3 of CPC
  - Order XXIII, Rule 1 & 3 of CPC
  - Order XXIII, Rule 3A of CPC
19. A suit filed on behalf of a minor can be-
- Withdrawn at any time as a matter of right.
  - Cannot be withdrawn.
  - Withdrawn only with the leave of the court
  - Either (A) or (B)
20. Under section 75 of the CPC, a commission can be issued
- To make local investigation.
  - To hold a scientific, technical or expert investigation.
  - To perform any ministerial act.
  - All the above

21. Provisions relating to '*Interpleader Suit*' are contained in-
- (A) Order XXII of CPC  
 (B) Order XXXIV of CPC  
 (C) Order XXXV of CPC  
 (D) Order XXXVI of CPC
22. Attachment before judgment can be ordered-
- (A) Under Order XXXVIII, Rule 1 of CPC.  
 (B) Under Order XXXVIII, Rule 3 of CPC.  
 (C) Under Order XXXVIII, Rule 5 of CPC.  
 (D) Under Order XXXVIII, Rule 7 of CPC.
23. Which of the following is incorrect-
- (A) Property in the hands of the receiver cannot be attached without the permission of the court appointing him.  
 (B) Receiver can purchase the property in respect of which he has been appointed as receiver.  
 (C) If the receiver fails to account for the gain and loss ensued by his conduct, the loss so occasioned can be made good by attaching and sale of receivers personal property.  
 (D) All the above.
24. A suit through '*Next Friend*' can be filed by-
- (A) A minor  
 (B) A lunatic  
 (C) Both (A) and (B)  
 (D) Only a foreigner
25. Right to appeal is-
- (A) Statutory right.  
 (B) Natural right  
 (C) Inherent right  
 (D) All the above
26. In which of the following cases it was held that "*The second appeal is permissible only if finding is perverse*"?
- (A) Dinesh Kumar vs Yusuf Ali AIR 2010 SC 2679.  
 (B) State vs M.L. Keshari AIR 2010 SC 2587.  
 (C) Bimlesh vs New India Assurance Co. Ltd. AIR 2010 SC 2591.  
 (D) Dasrath vs State of Madhya Pradesh AIR 2010 SC 2592.
27. Appeals can be preferred against -
- (A) Decree.  
 (B) Order.  
 (C) Both decree and order.  
 (D) An interim order only.
28. Section 115 of the Code of Civil Procedure Provides for
- (A) Reference.  
 (B) Review.  
 (C) Revision.  
 (D) Appeal to the Supreme Court.
29. Inherent powers of the court are contained in-
- (A) Section 151 of CPC.  
 (B) Section 152 of CPC.  
 (C) Section 153 of CPC.  
 (D) Section 154 of CPC.
30. In which of the following cases the Supreme Court held that '*Non payment of costs does not entail dismissal of suit*:'
- (A) Suman vs State AIR 2010 SC 518.  
 (B) Manohar Singh vs D.S. Sharma AIR 2010 SC 508.  
 (C) Union of India vs Deepak Kumar AIR 2010 SC 462  
 (D) State of Maharashtra vs Prakas Prahallad Patil AIR 2010 SC 463.

31. A decree can be  
 (A) Preliminary.  
 (B) Final.  
 (C) Either preliminary or final.  
 (D) Only final and not preliminary.
32. Any order or decree obtained by practicing fraud is-  
 (A) Subject to review.  
 (B) Valid  
 (C) Voidable  
 (D) Nullity
33. Under ....., in case of minors, being not represented by any guardian *ad litem* order passed in proceedings, would be void and illegal-  
 (A) Order 32 Rule 1  
 (B) Order 39 Rule 1  
 (C) Order 40 Rule 1  
 (D) Order 36 Rule 1
34. Consider the following:  
 (1) Instrument of gift of immovable property is compulsorily registerable.  
 (2) Wills are compulsorily registerable.  
 (3) A partnership deed is compulsorily registerable.  
 (4) Instrument which create right in movable property is compulsorily registerable.

**Which of the above mentioned statement(s) is/are fully correct?**

- (A) 1 & 3  
 (B) 2 & 3  
 (C) 1 & 4  
 (D) 3 & 4

35. Which of the following statement(s) is correct:  
 (A) A document should be presented for registration within one month from the date of its execution.  
 (B) A document should be presented for registration within four months from the date of its execution.  
 (C) A document should be presented for registration within six months from the date of its execution.  
 (D) A document should be presented for registration within one year from the date of its execution.
36. Which of the following statement(s) is correct:  
 (A) A will may at any time be presented for registration.  
 (B) A will should be presented for registration after the death of the testator.  
 (C) A will should be presented for registration immediately after it is executed.  
 (D) A will should be presented for registration within four months from the date of its execution.
37. Which of the statement(s) is correct:  
 (A) A registered document shall operate from the time from which it would have commenced to operate if no registration thereof had been required or made.  
 (B) A registered document shall operate from the date it is registered.  
 (C) A registered document shall operate from the date fixed by the Registering Authority.  
 (D) A registered document shall operate from the date as fixed by the parties with the mutual agreement

38. Which of the following statement(s) is correct:

- (A) Where the Registrar refuses to order the document to be registered, any person claiming under such document may file in the Civil Court, a suit for a decree directing the document to be registered.
- (B) Where the Registrar refuses to order the document to be registered, any person claiming under such document may file in the High Court, a writ petition for a direction directing the document to be registered.
- (C) Where the Registrar refuses to order the document to be registered, any person claiming under such document may file in the Revenue Court, an application with a prayer directing the document to be registered.
- (D) Where the Registrar refuses to order the document to be registered, any person claiming under such document may file before the Inspector General of Registration, an appeal for an order directing the document to be registered.

39. Which of the following statement(s) is correct:

**If any person by whom the document purports to be executed denies its execution**

- (A) The registering officer shall refuse to register the document.
- (B) The registering officer shall proceed to register the document at the instance of the person claiming under it.
- (C) The registering officer shall refer the parties to a Revenue Court.
- (D) The registering officer shall not pass any order on the document.

40. Which of the following statement(s) is correct:

- (A) Every person presenting any document for registration shall fix his passport size photograph and thumb impression to the document.
- (B) Every person presenting any document for registration shall fix only his signature to the document.
- (C) Every person presenting any document for registration shall fix only his thumb impression to the document.
- (D) Every person presenting any document for registration shall fix only his passport size photograph to the document.

41. Which of the following statements is correct:

- (A) Any Registrar may in his discretion receive and register any document which might be registered by any Sub-Registrar subordinate to him.
- (B) No Registrar can receive and register any document which might be registered by any Sub-Registrar subordinate to him.
- (C) Any Registrar may in his discretion receive and register only such document consideration in which is more than 50 lakhs, which might be registered by any Sub-Registrar subordinate to him.
- (D) A document having consideration of one crore can be accepted only by the Registrar for registration.

42. Which of the following Statements is incorrect with regard to the Muslim Gifts (Hiba) and their registration?

- (A) The three essentials of a gift under Mohammadan Law are: declaration of the gift by the donor; acceptance of the gift by the donee; and delivery of possession.
- (B) All instruments of gift except those executed by a Muslim are compulsorily registrable under the J & K Registration Act.
- (C) It is not the requirement that in all cases where the gift made is contemporaneous to the making of the gift then such deed must be registered under section 17 of the Registration Act. Each case would depend on its own facts.
- (D) The Muslim Gifts are registrable one year after the execution of Gift deed.

43. Which of the following statement(s) is correct:  
**A document which is compulsorily registerable, if not registered:**
- Cannot be used in evidence at all.
  - Can still be used in evidence.
  - Can be used for collateral purposes.
  - Can be used in relation to foreigners only
44. '*Administrative approval*' is:
- The Approval of a proposal by the Governor.
  - The approval of the proposal by the Legislative Assembly.
  - The approval of the proposal by the Government of India.
  - The formal acceptance by the Administrative Department of a proposal to incur expenditure on works initiated by or connected with requirements of that Department.
45. '*Appropriation*' under the Financial Code means:
- Expenditure by Head of Office.
  - Permission granted by the minister in charge to make expenditure.
  - The amount provided in the Budget Estimates for a Unit of Appropriation or the part of that amount placed at the disposal of Disbursing Officer.
  - The amount spent out of non-budgetted fund.
46. The right of a Government servant to travelling allowance including daily allowance is forfeited or deemed to have been relinquished if the claim for it is not preferred within
- 30 days from the date on which it became due.
  - One year from the date on which it became due.
  - Two years from the date on which it became due.
  - Five years from the date on which it became due.
47. **Select the right answer :**
- Under rule 2-41 of the Financial Code, all petty claims of Government servants more than ..... old other than those affecting his pension and all such claims for whose delayed submission an adequate explanation is not forthcoming should be rejected forthwith.
- 30 days
  - One Year
  - Three Years
  - Five Years
48. The conditions under which a department of a Government may make charges for services rendered or article supplied by it and the procedure to be observed in recording such charges in the accounts of the Government concerned are given in:
- Appendix (3) to the Financial Code.
  - Rule 2-54 to the Financial Code.
  - Appendix (1) to the Financial Code.
  - Rule 2-56 to the Financial Code.
49. When Last Pay Certificate of an officer transferred/appointed to a new post is not available, the concerned Government servant in such circumstances can be allowed to draw pay and allowances provisionally up to a period of
- Three months
  - Five months
  - One year
  - Till he is posted on that post.
50. The extent to which the emoluments of a Government servant are exempt from attachment for debt is laid down in-
- Section 60 of the Code of Civil Procedure
  - Section 80 of the Code of Civil Procedure
  - Section 90 of the Code of Civil Procedure
  - Section 100 of the Code of Civil Procedure



51. Which provision of the Financial Code lays down the following principle:  
'Every person newly appointed to a service or a post under Government, should at the time of appointment declare the date of his/her birth by the Christian era with confirmatory documentary evidence such as Matriculation Certificate, School Leaving Certificate, Municipal Birth Certificate and so on, as required by or permitted under Article 35-A of the Jammu and Kashmir Civil Service Regulations'.
- (A) Rule 6-4  
(B) Rule 8-16  
(C) Rule 9-1  
(D) Rule 9-4
52. Under Rule 6-24, each Head of an office must keep up an Acquittance roll in bound register in:
- (A) Form F.C. 22  
(B) Form F.C. 25  
(C) Form F.C. 44  
(D) Form F.C. 49
53. Service books and character rolls of an employee are kept in the custody of -
- (A) The Head of Office  
(B) Concerned employee  
(C) Sectional Officer of the office,  
(D) Divisional Commissioner of the Division
54. The detailed statement of a permanent non-gazetted establishment commonly known as the Annual Establishment Returns, is to be prepared in -
- (A) Form F.C. 14 (A+B)  
(B) Form 22 F.C  
(C) Form 24 F.C  
(D) Form 30 F.C
55. Which Chapter of the Financial Code deals with 'Deposits'?
- (A) Chapter XI  
(B) Chapter XIII  
(C) Chapter XV  
(D) Chapter V
56. Which one of the following statements is correct:
- (A) A Hundi is not transferable and is only payable to or on the receipt of the person named therein as payee but payment will be made, if so desired, on the endorsement of the Hundi in favour of a recognized bank.  
(B) A Hundi is transferable.  
(C) A Hundi is only payable to or on the receipt of the person named therein as payee but payment will not be made, if so desired, on the endorsement of the Hundi in favour of a recognized bank.  
(D) A Hundi is not recognised under the Negotiable Instruments Act.
57. In case of the Government employee, date of birth is the determinant factor for the purpose of ...
- (A) Promotion.  
(B) Leave.  
(C) Retirement.  
(D) Suspension
58. Which provision of the Jammu & Kashmir Civil Service Regulations deals with 'Lien on appointment'?
- (A) Art. 23  
(B) Art. 37-A  
(C) Art. 112  
(D) Art. 165
59. Under Art. 48 of the Jammu & Kashmir Civil Service Regulations an honorarium, bonus or reward will not ordinarily exceed:
- (A) Three months' pay  
(B) One months' pay  
(C) 20 days' pay  
(D) 10 days' pay

60. Which of the following are eligible for reward or remuneration under the provisions of the Jammu & Kashmir Civil Service Regulations:
- Government officers as well as persons who are not public servants
  - Only Government officers and not persons who are not public servants.
  - Only persons who are not public servants and not the Government officers.
  - Only pensioners.
61. Which provision of the Jammu & Kashmir Civil Service Regulations govern fixation of rent of Government residential buildings:
- Art. 55-D
  - Art. 77-B
  - Art. 154
  - Art. 154-A
62. Which provision of the Jammu & Kashmir Civil Service Regulations govern regulation of erroneous pay:
- Art. 55-D
  - Art. 67-A
  - Art. 185-D
  - Art. 232
63. Under Art. 72 of the Jammu & Kashmir Civil Service Regulations, an increment accrues...
- On the 31<sup>st</sup> December every month
  - On the 1<sup>st</sup> date of every month
  - On the 1<sup>st</sup> of January every year
  - From the date following that on which it is earned
64. During suspension, the Government servant draws:
- No pay or allowance of any kind
  - Full pay with allowances
  - Only pay but no allowances
  - Subsistence Allowance
65. The initial substantive pay of a Government servant who is appointed substantively to a post on a time scale of pay is regulated under which provision of the Jammu & Kashmir Civil Service Regulations:
- Art. 77
  - Art. 114
  - Art. 161
  - 185-D
66. How many days are allowed for joining an appointment which does not necessarily involve a change of residence from one station to another
- One month
  - One week
  - Three days
  - One day.
67. After how much time as absence on leave, an officer is considered to be out of State employment?
- Five years
  - Three years.
  - One year.
  - One month.
68. How much casual leave in a year in aggregate is available to a government servant under Art. 133 of the Jammu & Kashmir Civil Service Regulations.
- 7 days
  - 10 days
  - 15 days
  - 30 days
69. Which provision of the Jammu & Kashmir Civil Service Regulations deals with ***Leave outside India.***
- Art. 281
  - Art. 266
  - Art. 283-A
  - Art. 300

70. **Which is the correct word:**  
In a gift, one person voluntarily without \_\_\_\_\_ transfers his ownership in a property
- (A) Money  
(B) Property  
(C) None  
(D) Consideration
71. Which rule of the General Civil Rules for the Guidance of Courts Subordinate to the High Court provides provisions for the return of unproved documents?
- (A) Rule 10  
(B) Rule 76  
(C) Rule 83  
(D) Rule 90
72. **Choose the correct answer to the following statement:**  
Under Rule 160 of the General Civil Rules for the Guidance of Courts Subordinate to the High Court.
- (A) Directions have been given on who to record evidence and final order in the judgment.  
(B) Rule regarding *mesne profits* has been laid down.  
(C) Procedure for drawing a preliminary and final decree has been provided.  
(D) Provision regarding interest on costs has been provided.
73. Which chapter of the General Criminal Rules for the Guidance of Courts Subordinate to the High Court deals with Inquiry and trial?
- (A) Chapter VIII  
(B) Chapter IX  
(C) Chapter X  
(D) Chapter XI
74. Rule 3 of Chapter XXI of the General Civil Rules for the Guidance of Courts Subordinate to the High Court provides that Police lock ups are under the exclusive control of:
- (A) Police Department  
(B) Judicial Department  
(C) Executive Magistrate  
(D) Governor
75. What is intention to deposit of title deeds in equitable mortgage?
- (A) Take an interest  
(B) Take a possession  
(C) Create a security  
(D) Take a consideration
76. From below which rights are calculated as rights of immovable property
- (A) Right of royalty  
(B) Right of way in immovable property.  
(C) Right of worship  
(D) Government promissory note
77. If transfer made from insolvency, forfeiture or sale in execution of a decree, what is it called as?
- (A) Transfer by will  
(B) Transfer by operation of law  
(C) Transfer by act of parties  
(D) Attachment
78. **'Doctrine of Part Performance'** is applicable to what?
- (A) Only Oral contract.  
(B) Only written contract.  
(C) Oral- written contract.  
(D) Only Government Contracts
79. Transfer of Actionable claim is known as ....
- (A) Undivision  
(B) Division  
(C) Combination  
(D) Assignment
80. The property on which easement is imposed is called.....
- (A) Servient heritage  
(B) Non-servient heritage  
(C) Dominant heritage  
(D) Non-dominant heritage
81. Transfer of Property Act is subordinate to which law?
- (A) Criminal  
(B) Equity and Trust  
(C) Contract  
(D) Constitutional

82. Which interest cannot be transferred?  
 (A) Gift  
 (B) Sale  
 (C) Mortgage  
 (D) Surrender of Lease
83. In which type of mortgage the property is transferred absolutely?  
 (A) English Mortgage.  
 (B) Simple Mortgage  
 (C) Usufructuary Mortgage  
 (D) Anomalous Mortgage.
84. What can be transferred in Lease  
 (A) Transfer of Loan  
 (B) Transfer of Interest  
 (C) Transfer of Ownership  
 (D) Transfer of Possession
85. In case of a gift, if the donee dies before acceptance, the Gift is ....  
 (A) Valid  
 (B) Voidable  
 (C) Void  
 (D) Valid if accepted by his legal heirs
86. Which provision gives powers of '*Revision*' to the High Court  
 (A) Section 112 of CPC  
 (B) Section 115 of CPC  
 (C) Section 120 of CPC  
 (D) Section 151 of CPC
87. Which section of the Houses and Shops Rent control Act deals with fixation of fair rent fixed by the Collector:  
 (A) Section 4  
 (B) Section 8  
 (C) Section 12  
 (D) Section 14
88. Section 11 of the Houses and Shops Rent Control Act lays down provisions for-  
 (A) Protection of a tenant against eviction  
 (B) Restoration of possession to the tenant  
 (C) Restoration of possession to defence personnel  
 (D) Remedy available to a landlord
89. Vide the circular bearing No. 85 dated 06-07-2018, all the courts under the jurisdiction of the High Court of J & K were directed to hear and dispose of cases that are pending for more than ..... on fast track basis.  
 (A) 03/05 Years  
 (B) 05 Years/10 Years  
 (C) 10/15 Years  
 (D) 20 Years
90. *Which of the following statement(s) is correct:*  
 If any house or shop gutted in fire is wholly or partly rebuilt by the landlord-  
 (A) the tenant thereof shall have prior right of re-entry thereto  
 (B) the tenant does not have any right of re-entry.  
 (C) the tenant has the right only if the landlord agrees to it  
 (D) the legal heirs of the Tenant only will have the right of re-entry
91. Which section of the Houses and Shops Rent Control Act provides penalty for recovering rent in excess of the fair rent:  
 (A) Section 10  
 (B) Section 15  
 (C) Section 18  
 (D) Section 22

92. Limitation for filing complaints under section 25 of the Houses and Shops Rent Control Act is:
- One month
  - Three months
  - Six months
  - One year
93. From a final order of the Controller an appeal shall lie under Section 21 to -
- The District Judge
  - The High Court
  - The Supreme Court
  - The Divisional Commissioner
94. Which section of the Houses and Shops Rent Control Act gives powers to the Collector to enter and inspect any house or shop?
- Section 10
  - Section 12
  - Section 19
  - Section 20
95. In which case the High Court of Jammu and Kashmir held that 'vendee can improve his status by subsequent legislation and non-suit the preemptor:
- Satar Mohd vs Saraf ud Din AIR 1962 J&K 79.
  - Anil Kumar vs Arun Prakash AIR 2006 J&K 15
  - Dharam Singh vs Sita Ram 3JKLR 210
  - Ishwar Singh vs Sumitra Devi 1965 AIR 1966 J&K 89
96. Which of the following statements is correct?
- In the case of a sale by joint owner-**
- No party to a sale shall be permitted to claim a right of prior purchase.
  - Any party to a sale shall be permitted to claim a right of prior purchase.
  - A party to a sale can with the permission of the court claim a right of prior purchase.
  - Only the Government will have the right of prior purchase.
97. Which section of the Right of Prior Purchase Act provides provisions for 'Persons in whom right of prior purchase vests' in respect of urban immovable property?
- Section 10
  - Section 11
  - Section 14
  - Section 15
98. Which section of the Right of Prior Purchase Act provides provisions for exercise of the right of prior purchase where several persons are equally entitled to such right?
- Section 15
  - Section 16
  - Section 17
  - Section 29
99. Under section 18 of the Right of Prior Purchase Act notices are to be issued to persons having right of prior purchase through
- The court within the local limits of whose jurisdiction land or property is situate
  - The Divisional Commissioner of the province
  - The Collector of the area
  - The local body of the area
100. A suit to enforce right of prior purchase should be filed
- When the sale or foreclosure has been completed
  - When the intending seller issues notice under section 18
  - When the seller intends to sell the property
  - Any time when the intending party gets information that the seller intends to sell the property