



# MahaRERA Exam MCQs 2.0

ReraGuruji

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# Unit 1

# Course Orientation

Q1. Why has MahaRERA introduced the Capacity Building and Certification Program for real estate agents?

- A) To issue licenses for promoters and architects
- B) To improve awareness of regulatory practices and promote consistency in the real estate business
- C) To apply for government schemes and subsidies
- D) To provide training in advertisement copywriting only

Q1. Why has MahaRERA introduced the Capacity Building and Certification Program for real estate agents?

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- B) To improve awareness of regulatory practices and promote consistency in the real estate business
- C) To apply for government schemes and subsidies
- D) To provide training in advertisement copywriting only

 **Correct Answer: B**

 Reference: Page 6, MahaRERA Real Estate Agent Handbook (Marathi), Section 1.1

Q2. Which of the following is NOT an objective of the MahaRERA Capacity Building and Certification Course for real estate agents?

- A) Comprehensive understanding of RERA law from the perspective of the real estate agent
- B) Enhancing political awareness of real estate agents
- C) Understanding of real estate fundamentals to increase industry competency
- D) Enabling the real estate agent to appear for the online certification exam

Q2. Which of the following is NOT an objective of the MahaRERA Capacity Building and Certification Course for real estate agents?

- A) Comprehensive understanding of RERA law from the perspective of the real estate agent
- B) Enhancing political awareness of real estate agents
- C) Understanding of real estate fundamentals to increase industry competency
- D) Enabling the real estate agent to appear for the online certification exam

 **Correct Answer: B**

 Reference: Page 6, MahaRERA Real Estate Agent Handbook (Marathi), Section 1.2 – Course Objectives & Outcomes

Q3. What kind of knowledge does the certification course aim to provide to enhance understanding of the real estate industry?

- A) Fashion branding and digital promotion
- B) Knowledge of the quantitative concepts associated with the real estate industry
- C) Legal drafting for industrial zoning
- D) Foreign property documentation

Q3. What kind of knowledge does the certification course aim to provide to enhance understanding of the real estate industry?

- A) Fashion branding and digital promotion
- B) Knowledge of the quantitative concepts associated with the real estate industry
- C) Legal drafting for industrial zoning
- D) Foreign property documentation

 **Correct Answer: B**

 Reference: Page 7, MahaRERA Real Estate Agent Handbook (English), Section 1.2 – Course Objectives & Outcomes

Q4. What ability does the MahaRERA certification course aim to develop in real estate professionals?

A) Skill to build architectural plans

B) Ability to perform as a real estate professional by conveying legal and ethical considerations

C) Authority to register new housing projects

D) Expertise in digital marketing for real estate

Q4. What ability does the MahaRERA certification course aim to develop in real estate professionals?

A) Skill to build architectural plans

B) Ability to perform as a real estate professional by conveying legal and ethical considerations

C) Authority to register new housing projects

D) Expertise in digital marketing for real estate

 **Correct Answer: B**

 Reference: Page 7, MahaRERA Real Estate Agent Handbook (English), Section 1.2 – Course Objectives & Outcomes

Q5. Who are the key stakeholders in the real estate sector?

- A) Architects, builders, and bankers
- B) Promoters, allottees, and real estate agents
- C) Government officers, tenants, and landlords
- D) Interior designers, valuers, and surveyors



Q5. Who are the key stakeholders in the real estate sector?

- A) Architects, builders, and bankers
- B) Promoters, allottees, and real estate agents
- C) Government officers, tenants, and landlords
- D) Interior designers, valuers, and surveyors

✓ **Correct Answer: B**

Q6. Which of the following is NOT a key stakeholder in the real estate sector?

- A) Promoter
- B) Allottee
- C) Real Estate Agent
- D) Interior Designer



Q6. Which of the following is NOT a key stakeholder in the real estate sector?

- A) Promoter
- B) Allottee
- C) Real Estate Agent
- D) Interior Designer



✓ **Correct Answer: D**

📖 Reference: Page 6, MahaRERA Real Estate Agent Handbook (Marathi), Section 1.1 – Stakeholders

Q7. Who acts as a link between the promoter and the allottee in a real estate transaction?

- A) Architect
- B) Real Estate Agent
- C) Bank Officer
- D) Government Officer



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- A) Architect
- B) Real Estate Agent
- C) Bank Officer
- D) Government Officer



✓ **Correct Answer: B**

📖 Reference: Page 6, MahaRERA Real Estate Agent Handbook (Marathi), Section 1.1 – Role in Transaction

Q8. From 01.01.2024, who is eligible to apply for new or renewed registration as a real estate agent under MahaRERA?

- A) Anyone with a PAN card and Aadhaar
- B) Only real estate agents with MahaRERA Real Estate Agent Certificate of Competency
- C) Real estate brokers registered with RERA before 2020
- D) Any employee of a real estate firm regardless of certification

Q8. From 01.01.2024, who is eligible to apply for new or renewed registration as a real estate agent under MahaRERA?

A) Anyone with a PAN card and Aadhaar

B) Only real estate agents with MahaRERA Real Estate Agent Certificate of Competency

C) Real estate brokers registered with RERA before 2020

D) Any employee of a real estate firm regardless of certification

✓ **Correct Answer: B**

📖 Reference: MahaRERA Order No. 41B, Clause (a)

Q9. Can a person appear for the MahaRERA Real Estate Agent Certification Exam without completing the prescribed training?

- A) Yes, anyone with prior work experience
- B) Yes, with a promoter's recommendation
- C) No, training completion is mandatory before exam registration
- D) Only if applying as an employee of a real estate firm

Q9. Can a person appear for the MahaRERA Real Estate Agent Certification Exam without completing the prescribed training?

- A) Yes, anyone with prior work experience
- B) Yes, with a promoter's recommendation
- C) No, training completion is mandatory before exam registration
- D) Only if applying as an employee of a real estate firm

 **Correct Answer: C**

 Reference: Guidelines for Real Estate Agent Training & Certification dated 15.02.2023, Section 3(d)

Q10. Is MahaRERA Real Estate Agent Training and Certification mandatory for employees of real estate agencies?

- A) No, only the owner needs certification
- B) Yes, but only if the employee holds a managerial position
- C) Yes, if the employee interacts with homebuyers or allottees
- D) No, if the employee is a part-time intern

Q10. Is MahaRERA Real Estate Agent Training and Certification mandatory for employees of real estate agencies?

- A) No, only the owner needs certification
- B) Yes, but only if the employee holds a managerial position
- C) Yes, if the employee interacts with homebuyers or allottees
- D) No, if the employee is a part-time intern

 **Correct Answer: C**

 Reference: Guidelines for Real Estate Agent Training & Certification dated 15.02.2023, Section 3(a)(ii)

Q11. As per MahaRERA Order No. 41B/2023, who must obtain the Certificate of Competency among real estate agency staff?

- A) Staff who only manage internal paperwork
- B) Employees who interact with homebuyers or allottees for effecting transactions in real estate projects
- C) Security guards at the construction site
- D) Freelancers doing social media promotions

Q11. As per MahaRERA Order No. 41B/2023, who must obtain the Certificate of Competency among real estate agency staff?

- A) Staff who only manage internal paperwork
- B) Employees who interact with homebuyers or allottees for effecting transactions in real estate projects
- C) Security guards at the construction site
- D) Freelancers doing social media promotions

 **Correct Answer: B**

 Reference: MahaRERA Order No. 41B/2023, Clause (c)(b)

# Unit 2

# Introduction to RERA Act, 2016

Q1. Which of the following projects require MahaRERA registration?

- A) A project with 600 sq. meters of land and 9 apartments
- B) A project with 400 sq. meters of land and 5 apartments
- C) A project with 800 sq. meters of land and 4 apartments
- D) A project with 300 sq. meters of land and 10 apartments

Q1. Which of the following projects require MahaRERA registration?

- A) A project with 600 sq. meters of land and 9 apartments
- B) A project with 400 sq. meters of land and 5 apartments
- C) A project with 800 sq. meters of land and 4 apartments
- D) A project with 300 sq. meters of land and 10 apartments

 **Correct Answer: A**

 Reference: RERA Act, Section 3(2)(a)

Q2. Why was the RERA Act introduced by the Government?

- A) To protect homebuyers' interests
- B) To regulate the real estate sector
- C) To ensure transparency and accountability
- D) All of the above



Q2. Why was the RERA Act introduced by the Government?

- A) To protect homebuyers' interests
- B) To regulate the real estate sector
- C) To ensure transparency and accountability
- D) All of the above



 **Correct Answer: D**

 Reference: MahaRERA Handbook  
(English), Page 7 – Course Objectives

Q3. What were the major problems faced by homebuyers before RERA?

- A) No proper grievance redressal forum
- B) Delays in project completion
- C) One-sided agreements by developers
- D) All of the above



Q3. What were the major problems faced by homebuyers before RERA?

- A) No proper grievance redressal forum
- B) Delays in project completion
- C) One-sided agreements by developers
- D) All of the above



 **Correct Answer: D**

 Reference: MahaRERA Handbook  
(English), Page 6 – Background

Q4. How many chapters and sections does the RERA Act, 2016 consist of?

- A) 12 Chapters and 84 Sections
- B) 9 Chapters and 90 Sections
- C) 10 Chapters and 92 Sections
- D) 8 Chapters and 100 Sections



Q4. How many chapters and sections does the RERA Act, 2016 consist of?

- A) 12 Chapters and 84 Sections
- B) 9 Chapters and 90 Sections
- C) 10 Chapters and 92 Sections
- D) 8 Chapters and 100 Sections



 **Correct Answer: C**

 Reference: RERA Act, 2016 – Index

Q5. Which of the following is NOT a key component of the RERA Act?


- A) Establishment of Real Estate Regulatory Authority
- B) Project and agent registration
- C) Fast-track dispute resolution
- D) Encouragement of black money



Q5. Which of the following is NOT a key component of the RERA Act?

- A) Establishment of Real Estate Regulatory Authority
- B) Project and agent registration
- C) Fast-track dispute resolution
- D) Encouragement of black money

 **Correct Answer: D**

 Reference: MahaRERA Handbook  
(English), Page 7 – Course Objectives

Q6. Within how many days must the Adjudicating Officer dispose of a compensation application under RERA?

- A) 30 days
- B) 45 days
- C) 60 days
- D) 90 days



Q6. Within how many days must the Adjudicating Officer dispose of a compensation application under RERA?

- A) 30 days
- B) 45 days
- C) 60 days
- D) 90 days



 **Correct Answer: C**

 Reference: RERA Act, Section 71(1)

Q7. Within how many days must an appeal be filed before the Appellate Tribunal under RERA?

- A) 30 days
- B) 45 days
- C) 60 days
- D) 90 days



Q7. Within how many days must an appeal be filed before the Appellate Tribunal under RERA?

- A) 30 days
- B) 45 days
- C) 60 days
- D) 90 days



 **Correct Answer: C**

 Reference: RERA Act, Section 58(1)

Q8. Can a promoter advertise, market, or sell units in a real estate project without MahaRERA registration?

A) Yes, if the project has not started construction

B) Yes, if the promoter plans to register later

C) No, registration is mandatory before any advertisement, marketing, or sale

D) Yes, if the promoter only shares the brochure privately

Q8. Can a promoter advertise, market, or sell units in a real estate project without MahaRERA registration?

- A) Yes, if the project has not started construction
- B) Yes, if the promoter plans to register later
- C) No, registration is mandatory before any advertisement, marketing, or sale
- D) Yes, if the promoter only shares the brochure privately

 **Correct Answer: C**

 Reference: RERA Act, Section 3(1)

Q9. As per Section 58 of the RERA Act, within how many days must an aggrieved person file an appeal to the High Court against a decision or order of the Appellate Tribunal?

- A) Within 30 days from the date of communication
- B) Within 45 days from the date of judgment
- C) Within 60 days from the date of communication
- D) Within 90 days from the date of order

Q9. As per Section 58 of the RERA Act, within how many days must an aggrieved person file an appeal to the High Court against a decision or order of the Appellate Tribunal?

- A) Within 30 days from the date of communication
- B) Within 45 days from the date of judgment
- C) Within 60 days from the date of communication
- D) Within 90 days from the date of order

 **Correct Answer: C**

 Reference: RERA Act, Section 58(1)

Q10. What is the primary function of the Appellate Tribunal under the RERA Act?

- A) To hear complaints from homebuyers
- B) To hear appeals against orders of the Authority or the Adjudicating Officer
- C) To issue project approvals directly
- D) To conduct site inspections of ongoing projects

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- A) To hear complaints from homebuyers
- B) To hear appeals against orders of the Authority or the Adjudicating Officer
- C) To issue project approvals directly
- D) To conduct site inspections of ongoing projects

 **Correct Answer: B**

 Reference: RERA Act, Section 43(5)

Q11. What penalty may be imposed on a promoter who fails to register a project as required under Section 3 of the RERA Act?

- A) Simple warning with no fine
- B) Rs. 10,000 penalty per apartment
- C) Up to 10% of the estimated project cost
- D) Ban from all future projects for 1 year

Q11. What penalty may be imposed on a promoter who fails to register a project as required under Section 3 of the RERA Act?

- A) Simple warning with no fine
- B) Rs. 10,000 penalty per apartment
- C) Up to 10% of the estimated project cost
- D) Ban from all future projects for 1 year

 **Correct Answer: C**

 Reference: RERA Act, Section 59(1)

Q12. What is the penalty under RERA for a promoter who provides false information at the time of project registration?

- A) ₹50,000 fixed fine
- B) Imprisonment up to 1 year
- C) Up to 5% of the estimated project cost
- D) Cancellation of GST registration



Q12. What is the penalty under RERA for a promoter who provides false information at the time of project registration?

- A) ₹50,000 fixed fine
- B) Imprisonment up to 1 year
- C) Up to 5% of the estimated project cost
- D) Cancellation of GST registration

 **Correct Answer: C**

 Reference: RERA Act, Section 60

Q13. What penalty is prescribed under RERA for a real estate agent who fails to register or violates the Act's provisions?

- A) ₹1,00,000 fine or suspension for 1 month
- B) ₹10,000 per day of default, up to 5% of the cost of the unit sold
- C) Imprisonment up to 6 months
- D) Warning from Authority and listing suspension

Q13. What penalty is prescribed under RERA for a real estate agent who fails to register or violates the Act's provisions?

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- B) ₹10,000 per day of default, up to 5% of the cost of the unit sold
- C) Imprisonment up to 6 months
- D) Warning from Authority and listing suspension

 **Correct Answer: B**

 Reference: RERA Act, Section 62

Q14. If a promoter undertakes renovation or redevelopment of an existing property and also intends to sell or allot units in that project, is MahaRERA registration required?

- A) No, redevelopment projects are always exempt
- B) Yes, if it involves marketing, selling, or new allotment
- C) No, if construction work is minor
- D) Only if the project exceeds ₹50 lakhs in cost

Q14. If a promoter undertakes renovation or redevelopment of an existing property and also intends to sell or allot units in that project, is MahaRERA registration required?

- A) No, redevelopment projects are always exempt
- B) Yes, if it involves marketing, selling, or new allotment
- C) No, if construction work is minor
- D) Only if the project exceeds ₹50 lakhs in cost

 **Correct Answer: B**

 Reference: RERA Act, Section 3(2)(b)

Q15. Which of the following real estate projects is NOT required to be registered under MahaRERA?

- A) A redevelopment project where units are sold to new buyers
- B) A renovation project that includes advertising and marketing of units
- C) A repair project where no apartment is newly allotted or sold
- D) A redevelopment with fresh allotment and sale of units

Q15. Which of the following real estate projects is NOT required to be registered under MahaRERA?

- A) A redevelopment project where units are sold to new buyers
- B) A renovation project that includes advertising and marketing of units
- C) A repair project where no apartment is newly allotted or sold
- D) A redevelopment with fresh allotment and sale of units

 **Correct Answer: C**

 Reference: RERA Act, Section 3(2)(b)

Q16. Which ministry introduced the Real Estate (Regulation and Development) Bill in 2013?


- A) Ministry of Finance
- B) Ministry of Housing and Urban Poverty Alleviation (MoHUPA)
- C) Ministry of Corporate Affairs
- D) Ministry of Law and Justice



Q16. Which ministry introduced the Real Estate (Regulation and Development) Bill in 2013?

- A) Ministry of Finance
- B) Ministry of Housing and Urban Poverty Alleviation (MoHUPA)
- C) Ministry of Corporate Affairs
- D) Ministry of Law and Justice

 **Correct Answer: B**

 Reference: Rajya Sabha Bill  
Introduction – 14 August 2013

Q17. Who introduced the Real Estate (Regulation and Development) Bill, 2013 in the Rajya Sabha?

- A) Hardeep Singh Puri
- B) Piyush Goyal
- C) Dr. Girija Vyas
- D) Arun Jaitley



Q17. Who introduced the Real Estate (Regulation and Development) Bill, 2013 in the Rajya Sabha?

- A) Hardeep Singh Puri
- B) Piyush Goyal
- C) Dr. Girija Vyas
- D) Arun Jaitley



✓ **Correct Answer: C**

📖 Reference: Rajya Sabha Debates –  
Bill Introduction on 14 August 2013

Q18. On which date did the Real Estate (Regulation and Development) Act, 2016 receive Presidential assent?

- A) 1st May 2016
- B) 25th March 2016
- C) 26th January 2016
- D) 10th April 2016



Q18. On which date did the Real Estate (Regulation and Development) Act, 2016 receive Presidential assent?

- A) 1st May 2016
- B) 25th March 2016
- C) 26th January 2016
- D) 10th April 2016



✓ **Correct Answer: B**

📖 Reference: Gazette of India –  
Presidential Assent, dated 25 March 2016

Q19. From which date did the Real Estate (Regulation and Development) Act, 2016 come into full force across India?

- A) 1st May 2016
- B) 1st July 2016
- C) 1st May 2017
- D) 15th August 2017



Q19. From which date did the Real Estate (Regulation and Development) Act, 2016 come into full force across India?

- A) 1st May 2016
- B) 1st July 2016
- C) 1st May 2017
- D) 15th August 2017



**Correct Answer: C**

 Reference: RERA Act Gazette Notification – Enforcement Date, 1 May 2017

Q20. When was MahaRERA (Maharashtra Real Estate Regulatory Authority) officially established?

- A) 1st May 2017
- B) 15th March 2016
- C) 8th March 2017
- D) 26th January 2017



Q20. When was MahaRERA (Maharashtra Real Estate Regulatory Authority) officially established?

- A) 1st May 2017
- B) 15th March 2016
- C) 8th March 2017
- D) 26th January 2017



✓ **Correct Answer: C**

📖 Reference: Government of Maharashtra Notification  
– MahaRERA Establishment Date, 8 March 2017

Q21. How many sections of the RERA Act, 2016 were brought into force on 1st May 2016?

- A) 92 Sections
- B) 59 Sections
- C) 42 Sections
- D) 10 Sections



Q21. How many sections of the RERA Act, 2016 were brought into force on 1st May 2016?

- A) 92 Sections
- B) 59 Sections
- C) 42 Sections
- D) 10 Sections



✓ **Correct Answer: B**

📖 Reference: Gazette Notification dated 26 April 2016  
– 59 sections enforced on 1 May 2016

# Unit 3

# Key Pillars of MahaRERA

Q1. Which of the following is NOT one of the five key pillars of MahaRERA?

- A) Financial Discipline
- B) Transparency
- C) Customer-Centricity
- D) Tax Collection



Q1. Which of the following is NOT one of the five key pillars of MahaRERA?

- A) Financial Discipline
- B) Transparency
- C) Customer-Centricity
- D) Tax Collection



✓ **Correct Answer: D**

📖 Reference: MahaRERA Handbook (English),  
Page 11 – Five Pillars of MahaRERA

Q2. Under the MahaRERA pillar of 'Transparency', which of the following measures is promoted?

- A) Black money transactions
- B) Public disclosure of project details
- C) Verbal agreements between parties
- D) Use of unregistered agents



Q2. Under the MahaRERA pillar of 'Transparency', which of the following measures is promoted?

- A) Black money transactions
- B) Public disclosure of project details
- C) Verbal agreements between parties
- D) Use of unregistered agents

 **Correct Answer: B**

 Reference: MahaRERA Handbook (English),  
Page 11 – Transparency under MahaRERA

Q3. Which of the following reflects MahaRERA's pillar of Financial Discipline?

- A) Full project funds can be used for marketing expenses
- B) Promoters must deposit 70% of collected funds in a separate account
- C) Promoters can transfer funds freely to other projects
- D) No restriction on use of booking amounts

Q3. Which of the following reflects MahaRERA's pillar of Financial Discipline?

- A) Full project funds can be used for marketing expenses
- B) Promoters must deposit 70% of collected funds in a separate account
- C) Promoters can transfer funds freely to other projects
- D) No restriction on use of booking amounts

 **Correct Answer: B**

 Reference: MahaRERA Handbook (English),  
Page 11 – Financial Discipline

Q4. Under MahaRERA's pillar of Accountability, who is held responsible if a company commits an offence under the Act?

- A) Only the company's CEO
- B) Only the individual officer who signed the documents
- C) Every officer in charge or responsible for the company's conduct
- D) No one can be held personally liable under RERA

Q4. Under MahaRERA's pillar of Accountability, who is held responsible if a company commits an offence under the Act?

- A) Only the company's CEO
- B) Only the individual officer who signed the documents
- C) Every officer in charge or responsible for the company's conduct
- D) No one can be held personally liable under RERA

 **Correct Answer: C**

 Reference: MahaRERA Handbook (English),  
Page 11 – Accountability Pillar

Q5. Which of the following best reflects MahaRERA's pillar of Customer-Centricity?

- A) Prioritizing quick land acquisition for developers
- B) Focusing on investor profit margins
- C) Ensuring protection and empowerment of homebuyers
- D) Fast-track approval for luxury commercial projects

Q5. Which of the following best reflects MahaRERA's pillar of Customer-Centricity?

- A) Prioritizing quick land acquisition for developers
- B) Focusing on investor profit margins
- C) Ensuring protection and empowerment of homebuyers
- D) Fast-track approval for luxury commercial projects

 **Correct Answer: C**

 Reference: MahaRERA Handbook (English),  
Page 11 – Customer-Centricity Pillar

Q6. What does MahaRERA stand for?

- A) Maharashtra Real Estate Regulatory Authority
- B) Maharashtra Real Estate Rent Authority
- C) Maharashtra Regulation of Rental Agreements
- D) Maharashtra Residential Estate Redressal Agency

Q6. What does MahaRERA stand for?

- A) Maharashtra Real Estate Regulatory Authority
- B) Maharashtra Real Estate Rent Authority
- C) Maharashtra Regulation of Rental Agreements
- D) Maharashtra Residential Estate Redressal Agency

 **Correct Answer: A**

 Reference: MahaRERA Handbook (English),  
Page 1 – Introduction

Q7. When was the Maharashtra Real Estate Regulatory Authority (MahaRERA) established?

- A) 1st May 2016
- B) 26th January 2017
- C) 8th March 2017
- D) 1st July 2017



Q7. When was the Maharashtra Real Estate Regulatory Authority (MahaRERA) established?

- A) 1st May 2016
- B) 26th January 2017
- C) 8th March 2017
- D) 1st July 2017



✓ **Correct Answer: C**

📖 Reference: Government of Maharashtra Notification  
– MahaRERA Establishment Date, 8 March 2017

Q8. What is the purpose of submitting a QPR (Quarterly Progress Report) under MahaRERA?

A) To apply for new land approvals

B) To report project status including construction, financials, approvals, etc., every quarter

C) To update GST payments of the promoter

D) To promote unsold inventory through official channel

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B) To report project status including construction, financials, approvals, etc., every quarter

C) To update GST payments of the promoter

D) To promote unsold inventory through official channel

 **Correct Answer: B**

 Reference: MahaRERA Handbook (English),

Page 12 – QPR Compliance Requirement

Q9. Under the pillar of Compliance, how frequently must the promoter submit the Quarterly Progress Report (QPR) to MahaRERA?

- A) Once at the time of registration
- B) Monthly, until project completion
- C) Every quarter, as per prescribed timelines
- D) Only when asked by the Authority

Q9. Under the pillar of Compliance, how frequently must the promoter submit the Quarterly Progress Report (QPR) to MahaRERA?

- A) Once at the time of registration
- B) Monthly, until project completion
- C) Every quarter, as per prescribed timelines
- D) Only when asked by the Authority

 **Correct Answer: C**

 Reference: MahaRERA Handbook (English),  
Page 11 – Pillar: Compliance & QPR Requirement

Q10. As per RERA, whose written consent is required for a promoter to make major changes in sanctioned plans or transfer rights to a third party?


- A) One-third of allottees
- B) Half of the allottees
- C) Two-thirds of the allottees
- D) Only the Authority's approval is sufficient



Q10. As per RERA, whose written consent is required for a promoter to make major changes in sanctioned plans or transfer rights to a third party?

- A) One-third of allottees
- B) Half of the allottees
- C) Two-thirds of the allottees
- D) Only the Authority's approval is sufficient

 **Correct Answer: C**

 Reference: RERA Act, Section 14(2)(ii) & Section 15(2) – Requires written consent of two-thirds of allottees

Q11. As per the RERA Act, what is the correct definition of a 'Garage'?


- A) An open stilt parking area
- B) A marked open parking bay
- C) A place having a roof and walls on three sides
- D) Any covered space within project premises



Q11. As per the RERA Act, what is the correct definition of a 'Garage'?

- A) An open stilt parking area
- B) A marked open parking bay
- C) A place having a roof and walls on three sides
- D) Any covered space within project premises

 **Correct Answer: C**

 Reference: RERA Act, Section 2(y) – “Garage” means a place having a roof and walls on three sides

# Unit 4

# Understanding of MahaRERA Portal

Q1. What is the main function of the MahaRERA online portal?

A) For digital marketing of projects

B) For online registration of projects and agents, and public access to real estate data

C) For approving GST filings of builders

D) For scheduling site visits for homebuyers

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A) For digital marketing of projects

B) For online registration of projects and agents, and public access to real estate data

C) For approving GST filings of builders

D) For scheduling site visits for homebuyers

 **Correct Answer: B**

 Reference: MahaRERA Real Estate Handbook (English), Unit 4

Q2. What is the purpose of the “Inform Non-Registration” feature on the MahaRERA portal?

- A) To check land ownership documents of promoters
- B) To report projects that are not registered but should be
- C) To verify allotment letters issued by builders
- D) To register a new project for approval

Q2. What is the purpose of the “Inform Non-Registration” feature on the MahaRERA portal?

- A) To check land ownership documents of promoters
- B) To report projects that are not registered but should be
- C) To verify allotment letters issued by builders
- D) To register a new project for approval

 **Correct Answer: B**

 Reference: MahaRERA Official Website –  
Complaint Against Unregistered Project Page

Q3. Which feature of the MahaRERA portal allows users to verify sanctioned project details, approvals, timeline, and agent info?

- A) Register New Complaint
- B) Allottee Corner
- C) Project Search
- D) Builder Login



Q3. Which feature of the MahaRERA portal allows users to verify sanctioned project details, approvals, timeline, and agent info?

- A) Register New Complaint
- B) Allottee Corner
- C) Project Search
- D) Builder Login



✓ **Correct Answer: C**

📖 Reference: MahaRERA Official Website –  
Project Search Section

Q4. Which MahaRERA portal feature helps verify whether a real estate agent is registered?

- A) Complaint Dashboard
- B) Agent Login
- C) Agent Search
- D) Homebuyer Feedback Form



Q4. Which MahaRERA portal feature helps verify whether a real estate agent is registered?

- A) Complaint Dashboard
- B) Agent Login
- C) Agent Search
- D) Homebuyer Feedback Form



✓ **Correct Answer: C**

📖 Reference: MahaRERA Official Website – Registered Agent Search Tool

Q5. On MahaRERA portal, under which section can a complaint be filed against a registered project?

- A) Agent Corner
- B) Project Dashboard
- C) File Complaint – Registered Project
- D) Allottee Registration Form



Q5. On MahaRERA portal, under which section can a complaint be filed against a registered project?

- A) Agent Corner
- B) Project Dashboard
- C) File Complaint – Registered Project
- D) Allottee Registration Form



✓ **Correct Answer: C**

📖 Reference: MahaRERA Official Website –  
Complaint Filing under Registered Project Page

Q6. Which option on the MahaRERA portal allows users to file a complaint against a project that is not registered?

- A) Agent Complaint Form
- B) Source Complaint
- C) Builder Feedback Section
- D) Allottee Suggestion Box



Q6. Which option on the MahaRERA portal allows users to file a complaint against a project that is not registered?

- A) Agent Complaint Form
- B) Source Complaint
- C) Builder Feedback Section
- D) Allottee Suggestion Box



✓ **Correct Answer: B**

📖 Reference: MahaRERA Official Website – Source Complaint (for Unregistered Projects)

Q7. Which section on the MahaRERA portal provides guidance and information specifically for homebuyers?

- A) Promoters Corner
- B) Agent Dashboard
- C) Homebuyers Corner
- D) Buyer Complaint Box



Q7. Which section on the MahaRERA portal provides guidance and information specifically for homebuyers?

- A) Promoters Corner
- B) Agent Dashboard
- C) Homebuyers Corner
- D) Buyer Complaint Box



✓ **Correct Answer: C**

📖 Reference: MahaRERA Official Website – Homebuyers Corner

Q8. What is the current official website address of MahaRERA?

A) [www.maharera.gov.in](http://www.maharera.gov.in)

B) [www.maharera.maha.gov.in](http://www.maharera.maha.gov.in)

C) [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

D) [www.maharera.maharashtra.gov.in](http://www.maharera.maharashtra.gov.in)



Q8. What is the current official website address of MahaRERA?

A) [www.maharera.gov.in](http://www.maharera.gov.in)

B) [www.maharera.maha.gov.in](http://www.maharera.maha.gov.in)

C) [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

D) [www.maharera.maharashtra.gov.in](http://www.maharera.maharashtra.gov.in)

 **Correct Answer: D**

 Reference: MahaRERA Official  
Website – Homepage




Q9. MahaRERA is certified under which international standard?

- A) ISO 27001:2022 – Information Security
- B) ISO 14001:2015 – Environmental Management
- C) ISO 9001:2015 – Quality Management System
- D) ISO 50001:2018 – Energy Management

Q9. MahaRERA is certified under which international standard?

- A) ISO 27001:2022 – Information Security
- B) ISO 14001:2015 – Environmental Management
- C) ISO 9001:2015 – Quality Management System
- D) ISO 50001:2018 – Energy Management

 **Correct Answer: C**

 Reference: MahaRERA Official Website –  
Footer (ISO 9001:2015)


Q10. Which of the following details can be accessed using the “Project Search” feature on the MahaRERA portal?

- A) Project registration number and approvals
- B) Building-wise completion status and QPR
- C) List of real estate agents involved
- D) All of the above

Q10. Which of the following details can be accessed using the “Project Search” feature on the MahaRERA portal?

- A) Project registration number and approvals
- B) Building-wise completion status and QPR
- C) List of real estate agents involved
- D) All of the above

 **Correct Answer: D**

 Reference: MahaRERA Official Website –  
Project Search Result Page

Q11. Where can users find the latest circulars, notifications, and tenders on the MahaRERA website?

- A) Feedback Section
- B) Project Summary Page
- C) Notice Board on the homepage
- D) Agent Dashboard



Q11. Where can users find the latest circulars, notifications, and tenders on the MahaRERA website?

- A) Feedback Section
- B) Project Summary Page
- C) Notice Board on the homepage
- D) Agent Dashboard



✓ **Correct Answer: C**

📖 Reference: MahaRERA Official Website –  
Homepage > Notice Board  
(<https://maharera.maharashtra.gov.in/notice-board>)

# Unit 5

## Role and Responsibilities of Real Estate Agent

Q1. What is one of the primary duties of a registered real estate agent under Section 10 of the RERA Act?

- A) To assist the promoter in developing the project
- B) To sell unregistered real estate projects
- C) To facilitate only registered real estate projects with MahaRERA
- D) To act as a legal representative of the promoter

Q1. What is one of the primary duties of a registered real estate agent under Section 10 of the RERA Act?

- A) To assist the promoter in developing the project
- B) To sell unregistered real estate projects
- C) To facilitate only registered real estate projects with MahaRERA
- D) To act as a legal representative of the promoter

✓ **Correct Answer: C**

📖 Reference: Section 10(a), RERA Act, 2016;  
MahaRERA Handbook (English), Page 43


Q2. As per Section 10(b) of the RERA Act, what is a real estate agent required to maintain?

- A) Marketing materials of the promoter
- B) Personal contracts and agreements
- C) Books of account, records, and documents related to transactions
- D) Only buyer-side receipts

Q2. As per Section 10(b) of the RERA Act, what is a real estate agent required to maintain?

- A) Marketing materials of the promoter
- B) Personal contracts and agreements
- C) Books of account, records, and documents related to transactions
- D) Only buyer-side receipts

 **Correct Answer: C**

 Reference: Section 10(b), RERA Act, 2016;  
MahaRERA Handbook (English), Page 43


Q3. Under Section 10(c) of the RERA Act, what is prohibited for a registered real estate agent?

- A) Advertising on social media
- B) Charging commission from both parties
- C) Engaging in unfair trade practices
- D) Acting as sub-agent under another agent

Q3. Under Section 10(c) of the RERA Act, what is prohibited for a registered real estate agent?

- A) Advertising on social media
- B) Charging commission from both parties
- C) Engaging in unfair trade practices
- D) Acting as sub-agent under another agent

 **Correct Answer: C**

 Reference: Section 10(c), RERA Act, 2016;  
MahaRERA Handbook (English), Page 43


Q4. What must a real estate agent do under Section 10(d) of the RERA Act to assist homebuyers?

- A) Provide access to project and promoter details at the time of booking
- B) Offer home loans through partner banks
- C) Deliver construction material samples
- D) Guarantee price appreciation of the unit

Q4. What must a real estate agent do under Section 10(d) of the RERA Act to assist homebuyers?

- A) Provide access to project and promoter details at the time of booking
- B) Offer home loans through partner banks
- C) Deliver construction material samples
- D) Guarantee price appreciation of the unit

 **Correct Answer: A**

 Reference: Section 10(d), RERA Act, 2016;  
MahaRERA Handbook (English), Page 43


Q5. As defined under Section 2(zm) of the RERA Act, who qualifies as a “real estate agent”?

- A) A person who solely executes sale deeds
- B) Any individual offering legal advice
- C) A person who negotiates/facilitates sale of unit for consideration
- D) Only licensed brokers approved by government

Q5. As defined under Section 2(zm) of the RERA Act, who qualifies as a “real estate agent”?

- A) A person who solely executes sale deeds
- B) Any individual offering legal advice
- C) A person who negotiates/facilitates sale of unit for consideration
- D) Only licensed brokers approved by government

 **Correct Answer: C**

 Reference: Section 2(zm), RERA Act, 2016;  
MahaRERA Handbook (English), Page 42

Q6. As per Section 9 of the RERA Act, when can a real estate agent deal in a registered project?


- A) Immediately after PAN card
- B) After verbal approval from promoter
- C) Only after registration under MahaRERA
- D) After project completion



Q6. As per Section 9 of the RERA Act, when can a real estate agent deal in a registered project?

- A) Immediately after PAN card
- B) After verbal approval from promoter
- C) Only after registration under MahaRERA
- D) After project completion

 **Correct Answer: C**

 Reference: Section 9(1), RERA Act, 2016;  
MahaRERA Handbook (English), Page 41

Q7. What is the validity period of a real estate agent's registration under the RERA Act?

- A) 1 year
- B) 3 years
- C) 5 years
- D) Permanent



Q7. What is the validity period of a real estate agent's registration under the RERA Act?

- A) 1 year
- B) 3 years
- C) 5 years
- D) Permanent



✓ **Correct Answer: C**

📖 Reference: Section 9(6), RERA Act, 2016;  
MahaRERA Handbook (English), Page 41

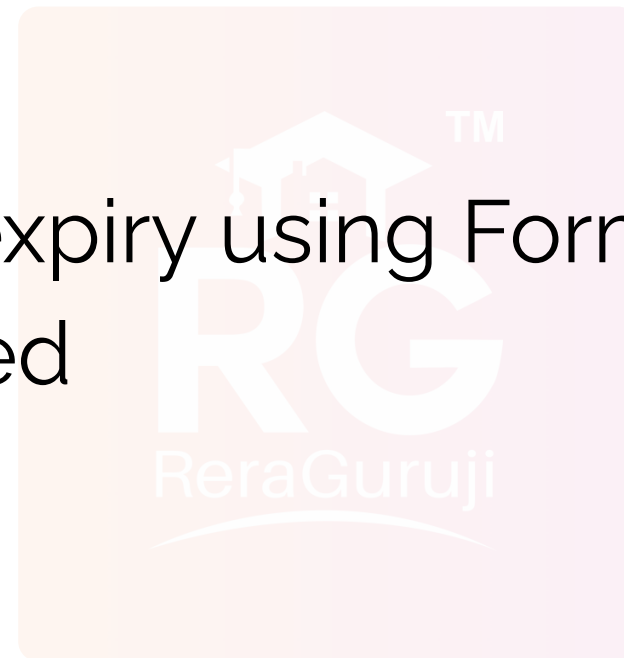
Q8. As per Rule 13, when must a real estate agent apply for renewal?

A) Anytime after expiry

B) 15 days before expiry

C) Minimum 60 days before expiry using Form 'J'


D) Only after 10 projects closed

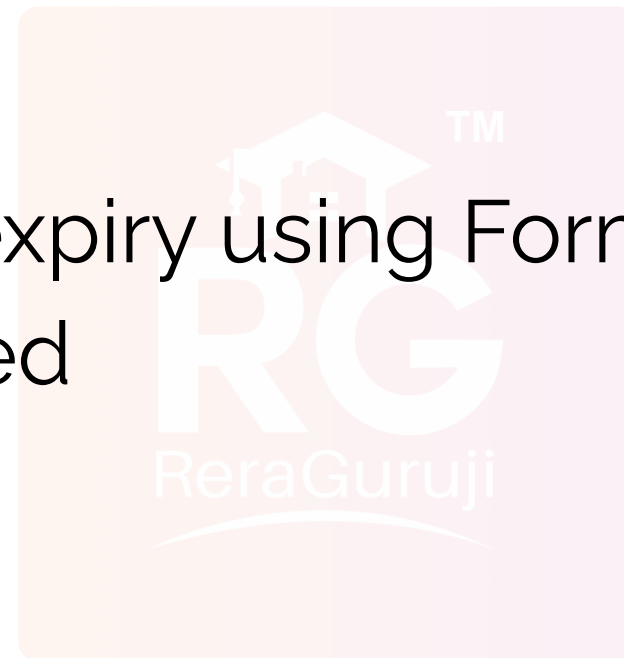


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- A) Anytime after expiry
- B) 15 days before expiry
- C) Minimum 60 days before expiry using Form 'J'
- D) Only after 10 projects closed

 **Correct Answer: C**

 Reference: Rule 13, Maharashtra  
Real Estate Rules, 2017



Q9. What penalty may be imposed on a real estate agent who fails to register under the RERA Act?


- A) Imprisonment up to 6 months
- B) ₹50,000 or imprisonment
- C) ₹1,000 per day
- D) ₹10,000 per day up to 5% of the cost of the unit



Q9. What penalty may be imposed on a real estate agent who fails to register under the RERA Act?

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- B) ₹50,000 or imprisonment
- C) ₹1,000 per day
- D) ₹10,000 per day up to 5% of the cost of the unit

 **Correct Answer: D**

 Reference: Section 62, RERA Act, 2016;  
MahaRERA Handbook (English), Page 44

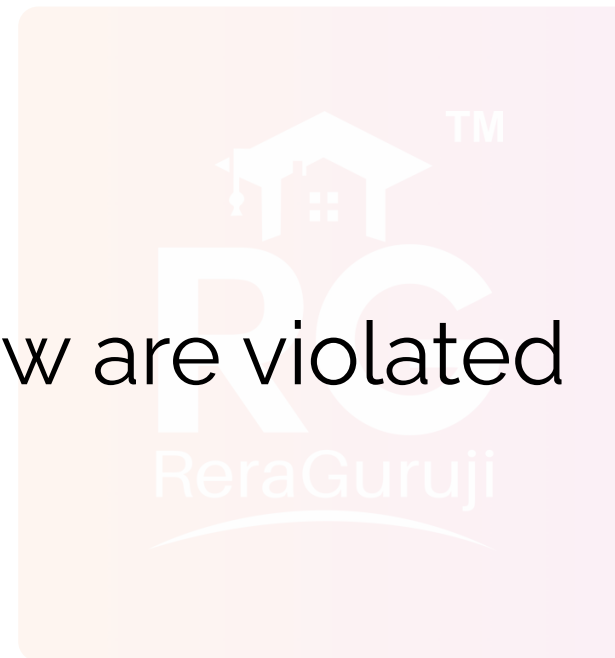
Q10. Under what condition may the Authority revoke or suspend the registration of a real estate agent?

- A) If brokerage is high
- B) If ITR is not filed
- C) If terms of registration or law are violated
- D) If address is changed



Q10. Under what condition may the Authority revoke or suspend the registration of a real estate agent?

- A) If brokerage is high
- B) If ITR is not filed
- C) If terms of registration or law are violated
- D) If address is changed



✓ **Correct Answer: C**

📖 Reference: Section 9(7), RERA Act, 2016;  
MahaRERA Handbook (English), Page 44

Q11. Within how many days must the Authority grant or reject agent registration?

- A) 60 days
- B) 30 days + 7 days to issue number if not rejected
- C) 15 days
- D) No timeline



Q11. Within how many days must the Authority grant or reject agent registration?

A) 60 days

B) 30 days + 7 days to issue number if not rejected

C) 15 days

D) No timeline

✓ **Correct Answer: B**

📖 Reference: Rule 12, Maharashtra Real Estate

Rules, 2017



Q12. Which public entities are exempted from registering as real estate agents?


- A) Housing societies
- B) Pvt Ltd builders
- C) Public authorities selling via lottery
- D) Consultants



Q12. Which public entities are exempted from registering as real estate agents?

- A) Housing societies
- B) Pvt Ltd builders
- C) Public authorities selling via lottery
- D) Consultants

 **Correct Answer: C**

 Reference: Rule 12(4) Explanation,  
Maharashtra Real Estate Rules, 2017



Q13. What must a real estate agent maintain as per Rule 14?


- A) Price list
- B) PAN card copy
- C) Books of account and documents
- D) Office attendance



Q13. What must a real estate agent maintain as per Rule 14?

- A) Price list
- B) PAN card copy
- C) Books of account and documents
- D) Office attendance

 **Correct Answer: C**

 Reference: Rule 14, Maharashtra  
Real Estate Rules, 2017



Q14. When can an agent reapply after revocation of registration?

- A) Anytime
- B) After 3 months
- C) After 6 months
- D) After promoter's approval



Q14. When can an agent reapply after revocation of registration?

- A) Anytime
- B) After 3 months
- C) After 6 months
- D) After promoter's approval

✓ **Correct Answer: C**

📖 Reference: Rule 15(2), Maharashtra  
Real Estate Rules, 2017



Q15. What must be displayed by every registered real estate agent at their business location?

- A) PAN card
- B) GST certificate
- C) MahaRERA Registration Number
- D) Price chart



Q15. What must be displayed by every registered real estate agent at their business location?

- A) PAN card
- B) GST certificate
- C) MahaRERA Registration Number
- D) Price chart



✓ **Correct Answer: C**

📖 Reference: Rule 14(1), Maharashtra Real Estate Rules, 2017

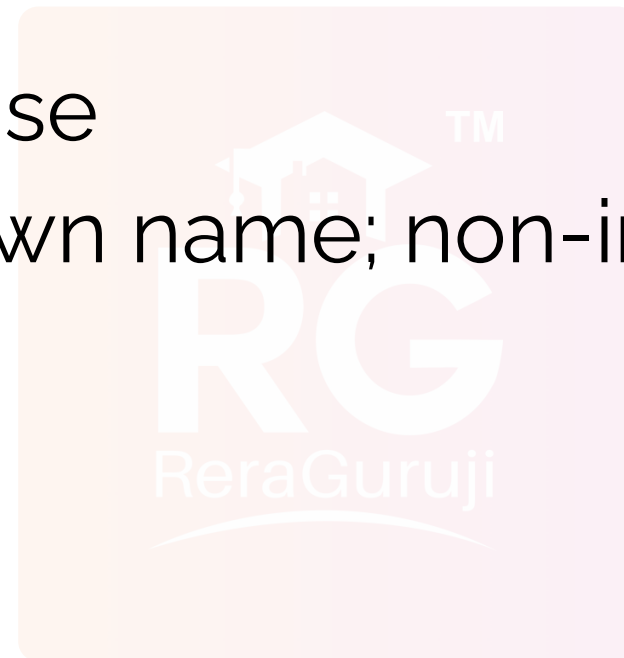
Q16. What distinguishes an individual agent from a non-individual agent?

A) Individual has PAN card

B) Non-individuals need license

C) Individual works alone in own name; non-individual works as organization with staff

D) Individual is exempt



Q16. What distinguishes an individual agent from a non-individual agent?

A) Individual has PAN card

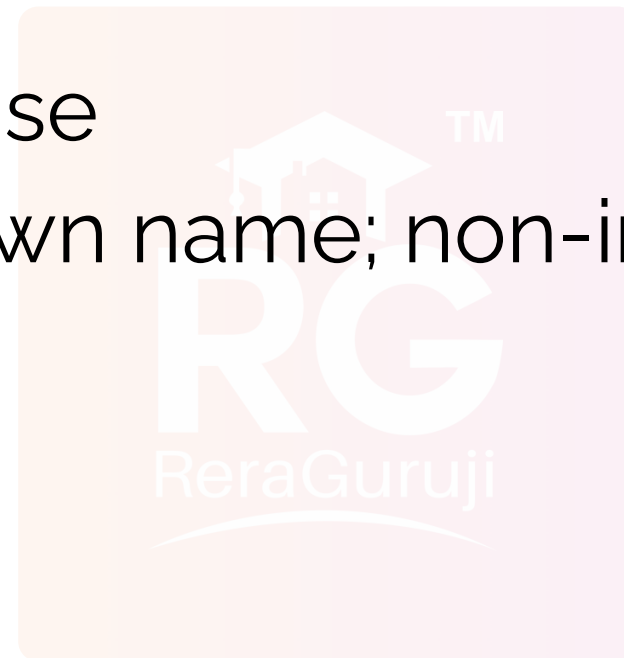
B) Non-individuals need license

C) Individual works alone in own name; non-individual works as organization with staff

D) Individual is exempt

✓ **Correct Answer: C**

📖 Reference: MahaRERA Agent Handbook,  
Section 5.3, Page 39



Q17. Why is the distinction between individual and non-individual agents important?

- A) Taxation purpose
- B) Legal liability of organisation for employee conduct
- C) Individuals don't get certificate
- D) Only firms handle commercial projects

Q17. Why is the distinction between individual and non-individual agents important?

- A) Taxation purpose
- B) Legal liability of organisation for employee conduct
- C) Individuals don't get certificate
- D) Only firms handle commercial projects

 **Correct Answer: B**

 Reference: MahaRERA Agent Handbook,  
Section 5.3, Page 39

Q18. In whose name is the registration certificate issued for an individual vs non-individual agent?

A) Always organisation name

B) Individual: personal name; Non-individual: organisation name

C) Individual: director's name; Non-individual: PAN name

D) Project name



Q18. In whose name is the registration certificate issued for an individual vs non-individual agent?

- A) Always organisation name
- B) Individual: personal name; Non-individual: organisation name
- C) Individual: director's name; Non-individual: PAN name
- D) Project name

 **Correct Answer: B**

 Reference: MahaRERA Agent Handbook,  
Section 5.3, Page 39

# Unit 6

## Real Estate Project Registration and Promoter Responsibilities

Q1. As per Section 2(zk) of the RERA Act, who is a “Promoter”?

A) Only the builder who constructs buildings

B) Any person who constructs or causes to be constructed a building, develops land into plots, or sells apartments, and includes developers, societies, and government bodies

C) Only government authorities selling housing via lottery

D) Only the land owner who gives land to the builder

Q1. As per Section 2(zk) of the RERA Act, who is a “Promoter”?


A) Only the builder who constructs buildings

B) Any person who constructs or causes to be constructed a building, develops land into plots, or sells apartments, and includes developers, societies, and government bodies

C) Only government authorities selling housing via lottery

D) Only the land owner who gives land to the builder

 **Correct Answer: B**

 Reference: Section 2(zk), RERA Act, 2016;  
MahaRERA Handbook (English), Page 27


Q2. As per Section 2(zn) of the RERA Act, what is a “Real Estate Project”?

- A) Only completed residential buildings ready for sale
- B) The development of a building or conversion of existing structures into apartments, or development of land into plots for sale
- C) Only government township schemes
- D) Construction contracts without any sale component

Q2. As per Section 2(zn) of the RERA Act, what is a “Real Estate Project”?

- A) Only completed residential buildings ready for sale
- B) The development of a building or conversion of existing structures into apartments, or development of land into plots for sale
- C) Only government township schemes
- D) Construction contracts without any sale component

 **Correct Answer: B**

 Reference: Section 2(zn), RERA Act, 2016;  
MahaRERA Handbook (English), Page 28

Q3. As per Section 3(1) of the RERA Act, what is prohibited for a promoter without registering the real estate project?

- A) Taking construction permission
- B) Advertising, marketing, booking, selling or offering for sale any apartment, plot or building
- C) Appointing employees for the project site
- D) Paying property taxes

Q3. As per Section 3(1) of the RERA Act, what is prohibited for a promoter without registering the real estate project?

A) Taking construction permission

B) Advertising, marketing, booking, selling or offering for sale any apartment, plot or building

C) Appointing employees for the project site

D) Paying property taxes

✓ **Correct Answer: B**

📖 Reference: Section 2(zn), RERA Act, 2016;

MahaRERA Handbook (English), Page 28

Q4. As per MahaRERA Circular No. 25A/2023 interpreting Section 3(2)(a), when is a project exempt from registration?

A) Only if both area  $\leq$  500 sq.m. AND units  $\leq$  8

B) If either area is  $\leq$  500 sq.m. OR number of units is  $\leq$  8, irrespective of the other

C) Only government schemes

D) Only projects with no commercial component

Q4. As per MahaRERA Circular No. 25A/2023 interpreting Section 3(2)(a), when is a project exempt from registration?

A) Only if both area  $\leq$  500 sq.m. AND units  $\leq$  8

B) If either area is  $\leq$  500 sq.m. OR number of units is  $\leq$  8, irrespective of the other

C) Only government schemes

D) Only projects with no commercial component

✓ **Correct Answer: B**

📖 Reference: Section 3(2)(a), RERA Act, 2016;

MahaRERA Circular No. 25A / 2023

Q5. What key documents must a promoter submit along with the application for project registration?

A) Only identity proof

B) Approved plans, title documents, contractors & architect details, agreement formats, estimated completion time etc.

C) Just marketing brochure

D) Latest bank statements



Q5. What key documents must a promoter submit along with the application for project registration?

A) Only identity proof

B) Approved plans, title documents, contractors & architect details, agreement formats, estimated completion time etc.

C) Just marketing brochure

D) Latest bank statements

✓ **Correct Answer: B**

📖 Reference: Section 4, RERA Act, 2016;  
MahaRERA Handbook (English), Page 30

Q6. As per Section 5(3), what is the time frame for MahaRERA to process a promoter's application?

A) 60 days

B) 30 days to decide, +7 days thereafter to issue registration if not rejected

C) 90 days

D) No timeline



Q6. As per Section 5(3), what is the time frame for MahaRERA to process a promoter's application?

A) 60 days

B) 30 days to decide, +7 days thereafter to issue registration if not rejected

C) 90 days

D) No timeline

✓ **Correct Answer: B**

📖 Reference: Section 5(3), RERA Act, 2016;  
MahaRERA Handbook (English), Page 31

Q7. Under Section 6, the validity of project registration is:


- A) Fixed 5 years for all
- B) Till date declared by promoter as completion date
- C) Until first sale
- D) Unlimited



Q7. Under Section 6, the validity of project registration is:

- A) Fixed 5 years for all
- B) Till date declared by promoter as completion date
- C) Until first sale
- D) Unlimited

 **Correct Answer: B**

 Reference: Section 6, RERA Act, 2016;  
MahaRERA Handbook (English), Page 32

Q8. Under Section 6, project registration may be extended primarily due to:


- A) Financial slowdown
- B) Force majeure events beyond promoter's control
- C) Marketing reasons
- D) Arbitrary decision by promoter



Q8. Under Section 6, project registration may be extended primarily due to:

- A) Financial slowdown
- B) Force majeure events beyond promoter's control
- C) Marketing reasons
- D) Arbitrary decision by promoter

 **Correct Answer: B**

 Reference: Section 6, RERA Act, 2016;  
MahaRERA Handbook (English), Page 32

Q9. What does “force majeure” mean under Section 6?


- A) Promoter's financial problems
- B) War, flood, drought, fire, cyclone, earthquake etc.
- C) Contractor disputes
- D) Buyers defaulting



Q9. What does “force majeure” mean under Section 6?

- A) Promoter's financial problems
- B) War, flood, drought, fire, cyclone, earthquake etc.
- C) Contractor disputes
- D) Buyers defaulting

 **Correct Answer: B**

 Reference: Section 6 Explanation, RERA Act, 2016; MahaRERA Handbook (English), Page 32

Q10. Under Section 7, registration may be revoked if:


- A) Promoter pays tax on time
- B) Promoter violates terms of registration or Act
- C) Project completes early
- D) Promoter changes banks



Q10. Under Section 7, registration may be revoked if:

- A) Promoter pays tax on time
- B) Promoter violates terms of registration or Act
- C) Project completes early
- D) Promoter changes banks

 **Correct Answer: B**

 Reference: Section 7, RERA Act, 2016;  
MahaRERA Handbook (English), Page 33

Q11. Under Section 8 of the RERA Act, upon revocation of registration, what can MahaRERA direct?

- A) Refund of promoter's expenses
- B) Remaining development by competent authority or association of allottees
- C) Transfer land to state government
- D) Cancel all sale agreements

Q11. Under Section 8 of the RERA Act, upon revocation of registration, what can MahaRERA direct?

- A) Refund of promoter's expenses
- B) Remaining development by competent authority or association of allottees
- C) Transfer land to state government
- D) Cancel all sale agreements

✓ **Correct Answer: B**

📖 Reference: Section 8, RERA Act, 2016;  
MahaRERA Handbook (English), Page 34

Q12. Under Section 4(2)(l)(D), what must a promoter do with 70% of money collected from allottees?


- A) Spend on advertising
- B) Deposit in separate account for construction & land cost
- C) Give directly to land owner
- D) Use for unrelated business



Q12. Under Section 4(2)(l)(D), what must a promoter do with 70% of money collected from allottees?

- A) Spend on advertising
- B) Deposit in separate account for construction & land cost
- C) Give directly to land owner
- D) Use for unrelated business

 **Correct Answer: B**

 Reference: Section 4(2)(l)(D), RERA Act, 2016;  
MahaRERA Handbook (English), Page 31

Q13. Under same section, how soon must promoter get accounts audited?


- A) Every month
- B) Within six months after end of every financial year
- C) Once at project end
- D) After every sale



Q13. Under same section, how soon must promoter get accounts audited?

- A) Every month
- B) Within six months after end of every financial year
- C) Once at project end
- D) After every sale

 **Correct Answer: B**

 Reference: Section 4(2)(l)(D), RERA Act, 2016;  
MahaRERA Handbook (English), Page 31

Q14. Under Section 17, what is the promoter's duty on conveyance?


- A) Give only possession letter
- B) Execute registered conveyance deed in favour of allottee or association
- C) File an affidavit
- D) Obtain completion certificate



Q14. Under Section 17, what is the promoter's duty on conveyance?

- A) Give only possession letter
- B) Execute registered conveyance deed in favour of allottee or association
- C) File an affidavit
- D) Obtain completion certificate

 **Correct Answer: B**

 Reference: Section 17, RERA Act, 2016;  
MahaRERA Handbook (English), Page 36

Q15. Under Section 6, maximum extension of project registration (except force majeure) is:

- A) 3 years
- B) 1 year
- C) 5 years
- D) Indefinite




Q15. Under Section 6, maximum extension of project registration (except force majeure) is:

- A) 3 years
- B) 1 year
- C) 5 years
- D) Indefinite



 **Correct Answer: B**

 Reference: Section 6, RERA Act, 2016;  
MahaRERA Handbook (English), Page 32

Q16. Does a renovation project require registration under Section 3(2)(c)?

A) Always

B) No, if it does not involve marketing, selling, new allotment

C) Only if above ₹10 lakh

D) Only with more than 5 contractors



Q16. Does a renovation project require registration under Section 3(2)(c)?


A) Always

B) No, if it does not involve marketing, selling, new allotment

C) Only if above ₹10 lakh

D) Only with more than 5 contractors

 **Correct Answer: B**

 Reference: Section 3(2)(c), RERA Act, 2016;  
MahaRERA Handbook (English), Page 29

Q17. If renovation involves marketing or sale, is registration required?


- A) No, renovation always exempt
- B) Yes, if marketing, selling, new allotment involved
- C) Only for commercial units
- D) Not if promoter files declaration



Q17. If renovation involves marketing or sale, is registration required?

- A) No, renovation always exempt
- B) Yes, if marketing, selling, new allotment involved
- C) Only for commercial units
- D) Not if promoter files declaration

 **Correct Answer: B**

 Reference: Section 3(2)(c), RERA Act, 2016;  
MahaRERA Handbook (English), Page 29

Q18. What is penalty for promoter failing to register under Section 59?


- A) ₹10,000/day up to 5%
- B) Up to 10% of estimated project cost
- C) ₹50,000
- D) Jail 3 years immediately



Q18. What is penalty for promoter failing to register under Section 59?

- A) ₹10,000/day up to 5%
- B) Up to 10% of estimated project cost
- C) ₹50,000
- D) Jail 3 years immediately

 **Correct Answer: B**

 Reference: Section 59(1), RERA Act, 2016;  
MahaRERA Handbook (English), Page 35

Q19. Validity of project registration is:


- A) 5 years fixed
- B) Till completion date declared by promoter unless extended
- C) Till first agreement
- D) Unlimited



Q19. Validity of project registration is:

- A) 5 years fixed
- B) Till completion date declared by promoter unless extended
- C) Till first agreement
- D) Unlimited

 **Correct Answer: B**

 Reference: Section 5 & 6, RERA Act, 2016;  
MahaRERA Handbook (English), Page 32

Q20. What must promoter submit quarterly on portal?


- A) Just sales report
- B) Quarterly updates on project progress, bookings, approvals, financials
- C) Only annual balance sheet
- D) Contractor salary slips



Q20. What must promoter submit quarterly on portal?

- A) Just sales report
- B) Quarterly updates on project progress, bookings, approvals, financials
- C) Only annual balance sheet
- D) Contractor salary slips

 **Correct Answer: B**

 Reference: Section 11(1), RERA Act, 2016;  
MahaRERA Handbook (English), Pages 79–80

Q21. What must all advertisements, marketing materials and brochures issued by the promoter include?


- A) Promoter's PAN number
- B) MahaRERA registration number of the project
- C) Bank guarantee details
- D) Architect's personal address



Q21. What must all advertisements, marketing materials and brochures issued by the promoter include?

- A) Promoter's PAN number
- B) MahaRERA registration number of the project
- C) Bank guarantee details
- D) Architect's personal address

 **Correct Answer: B**

 Reference: Section 11(2), RERA Act, 2016;  
MahaRERA Handbook (English), Page 81

Q22. At the time of booking, what documents must the promoter provide to the allottee?

- A) Just booking receipt
- B) Sanctioned plans, layout plans, stage-wise schedule
- C) A marketing pamphlet
- D) Power of attorney



Q22. At the time of booking, what documents must the promoter provide to the allottee?

- A) Just booking receipt
- B) Sanctioned plans, layout plans, stage-wise schedule
- C) A marketing pamphlet
- D) Power of attorney

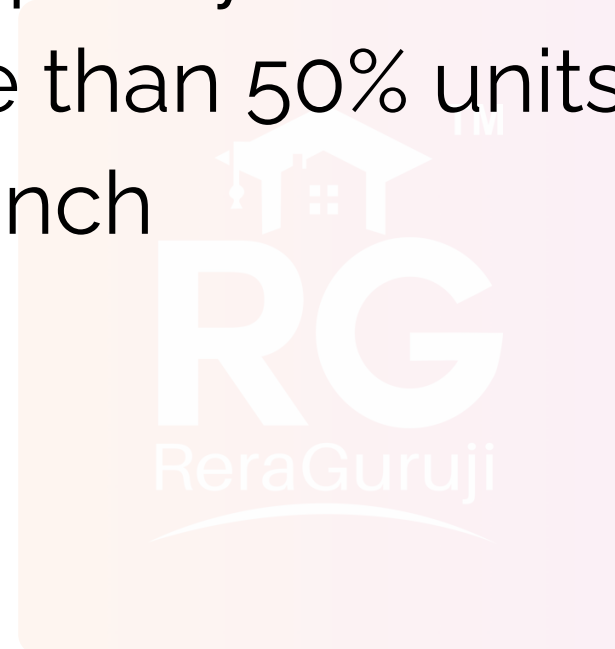


✓ **Correct Answer: B**

📖 Reference: Section 11(3)(a), RERA Act, 2016;  
MahaRERA Handbook (English), Page 81

Q23. When must the promoter form a society or association of allottees?


- A) Within 3 months after occupancy certificate
- B) Within 3 months after more than 50% units are booked
- C) Immediately on project launch
- D) After handing over all flats



Q23. When must the promoter form a society or association of allottees?

- A) Within 3 months after occupancy certificate
- B) Within 3 months after more than 50% units are booked
- C) Immediately on project launch
- D) After handing over all flats

 **Correct Answer: B**

 Reference: Section 11(4)(e), RERA Act, 2016;  
MahaRERA Handbook (English), Page 82

Q24. When must the promoter execute the registered conveyance deed?


- A) Before booking starts
- B) Within 3 months of obtaining occupancy certificate
- C) After 90% payment
- D) After society pays maintenance



Q24. When must the promoter execute the registered conveyance deed?

- A) Before booking starts
- B) Within 3 months of obtaining occupancy certificate
- C) After 90% payment
- D) After society pays maintenance

 **Correct Answer: B**

 Reference: Section 17, RERA Act, 2016;  
MahaRERA Handbook (English), Page 84

Q25. For how long is the promoter liable for structural or quality defects after handing over possession?

- A) 1 year
- B) 3 years
- C) 5 years, must rectify within 30 days of notice
- D) Till resale by allottee



Q25. For how long is the promoter liable for structural or quality defects after handing over possession?

- A) 1 year
- B) 3 years
- C) 5 years, must rectify within 30 days of notice
- D) Till resale by allottee



✓ **Correct Answer: C**

📖 Reference: Section 14(3), RERA Act, 2016;  
MahaRERA Handbook (English), Page 83

Q26. Until maintenance is handed over, what must the promoter ensure?


- A) Increase maintenance charges
- B) Maintain essential services at project site
- C) Sell remaining flats cheaper
- D) Provide permanent staff



Q26. Until maintenance is handed over, what must the promoter ensure?

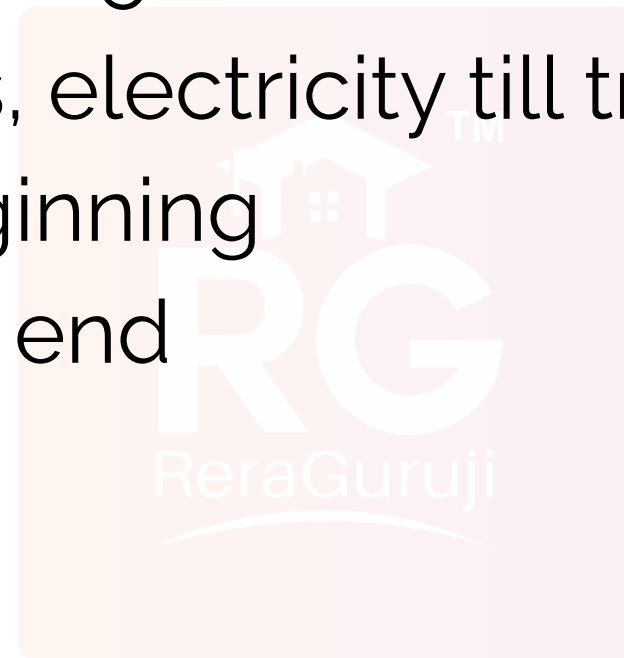
- A) Increase maintenance charges
- B) Maintain essential services at project site
- C) Sell remaining flats cheaper
- D) Provide permanent staff

 **Correct Answer: B**

 Reference: Section 11(4)(d), RERA Act, 2016;  
MahaRERA Handbook (English), Page 82

Q27. Before handover, what is promoter's responsibility regarding outgoings?


- A) Stop paying after sales cross 50%
- B) Pay all outgoings like taxes, electricity till transfer
- C) Make society pay from beginning
- D) Defer payments till project end



Q27. Before handover, what is promoter's responsibility regarding outgoings?

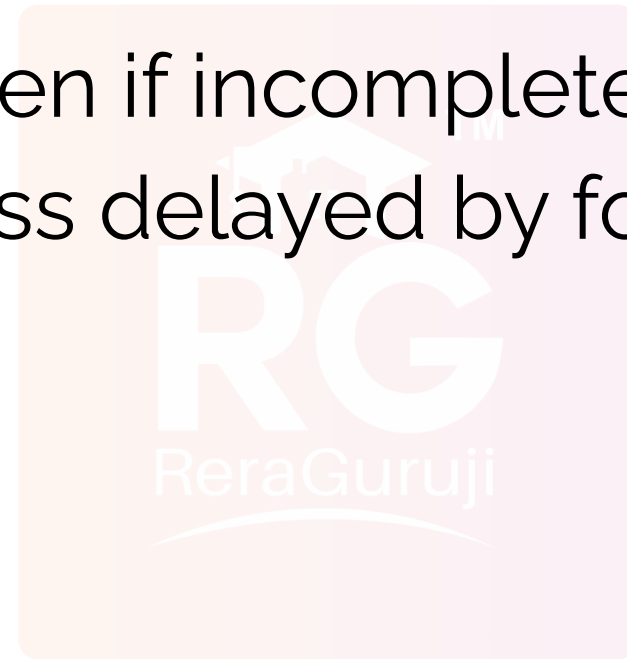
- A) Stop paying after sales cross 50%
- B) Pay all outgoings like taxes, electricity till transfer
- C) Make society pay from beginning
- D) Defer payments till project end

 **Correct Answer: B**

 Reference: Section 11(4)(g), RERA Act, 2016;  
MahaRERA Handbook (English), Page 83

Q28. By when must the promoter hand over possession to allottee?


- A) When market is favorable
- B) On getting full payment even if incomplete
- C) By date in agreement unless delayed by force majeure
- D) Only after society formed



Q28. By when must the promoter hand over possession to allottee?

- A) When market is favorable
- B) On getting full payment even if incomplete
- C) By date in agreement unless delayed by force majeure
- D) Only after society formed

 **Correct Answer: C**

 Reference: Section 11(4)(a), RERA Act, 2016;  
MahaRERA Handbook (English), Page 82

Q29. Under Section 7 of the RERA Act, on what grounds may MahaRERA revoke or suspend the registration of a real estate project?

A) If the promoter pays all taxes on time

B) If the promoter violates provisions of the Act, rules, regulations or conditions of registration

C) If more than 50% of flats are unsold

D) If the promoter changes marketing agency

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B) If the promoter violates provisions of the Act, rules, regulations or conditions of registration

C) If more than 50% of flats are unsold

D) If the promoter changes marketing agency

 **Correct Answer: B**

 Reference: Section 7, RERA Act, 2016;  
MahaRERA Handbook (English), Page 33


Q30. As per Section 8 of the RERA Act, after revocation of project registration, MahaRERA may direct that:

- A) The project be handed back to the promoter
- B) The remaining development be completed by association of allottees or competent authority
- C) All sale agreements stand cancelled
- D) Registration fees be refunded to promoter

Q30. As per Section 8 of the RERA Act, after revocation of project registration, MahaRERA may direct that:

- A) The project be handed back to the promoter
- B) The remaining development be completed by association of allottees or competent authority
- C) All sale agreements stand cancelled
- D) Registration fees be refunded to promoter

 **Correct Answer: B**

 Reference: Section 8, RERA Act, 2016;  
MahaRERA Handbook (English), Page 34


Q31. Under the RERA Act, which statement is TRUE about promoter obligations?

- A) Promoter can take more than 10% advance without agreement if receipt is given
- B) Promoter can make major changes in plans without consent
- C) Promoter must pay interest for delay, refund with interest if allottee withdraws
- D) Promoter can freely transfer majority rights without allottees' consent

Q31. Under the RERA Act, which statement is TRUE about promoter obligations?

- A) Promoter can take more than 10% advance without agreement if receipt is given
- B) Promoter can make major changes in plans without consent
- C) Promoter must pay interest for delay, refund with interest if allottee withdraws
- D) Promoter can freely transfer majority rights without allottees' consent

 **Correct Answer: C**

 Reference: Sections 13, 14, 15 & 18, RERA Act, 2016; MahaRERA Handbook (English), Pages 79–89

Q32. As per Section 13, how much advance can promoter take before executing & registering agreement for sale?


- A) Unlimited
- B) Up to 25%
- C) Not more than 10% of cost of apartment, plot, building
- D) Only after project completion



Q32. As per Section 13, how much advance can promoter take before executing & registering agreement for sale?

- A) Unlimited
- B) Up to 25%
- C) Not more than 10% of cost of apartment, plot, building
- D) Only after project completion

 **Correct Answer: C**

 Reference: Section 13(1), RERA Act, 2016;  
MahaRERA Handbook (English), Pages 80–81

Q33. When can a promoter cancel an allotment?


- A) Anytime at his will
- B) Only as per terms of agreement for sale
- C) If allottee files complaint
- D) If 50% payment not made



Q33. When can a promoter cancel an allotment?

- A) Anytime at his will
- B) Only as per terms of agreement for sale
- C) If allottee files complaint
- D) If 50% payment not made

 **Correct Answer: B**

 Reference: Section 11(5), RERA Act, 2016;  
MahaRERA Handbook (English), Page 82


Q34. Can a promoter arbitrarily cancel allotment after booking but before executing agreement?

- A) Yes, promoter can cancel anytime before agreement
- B) No, cannot cancel arbitrarily; allottee may approach MahaRERA
- C) Yes, if refund is given
- D) Only with municipal approval

Q34. Can a promoter arbitrarily cancel allotment after booking but before executing agreement?

- A) Yes, promoter can cancel anytime before agreement
- B) No, cannot cancel arbitrarily; allottee may approach MahaRERA
- C) Yes, if refund is given
- D) Only with municipal approval

 **Correct Answer: B**

 Reference: Sections 11(5) & 13, RERA Act, 2016;  
MahaRERA Handbook (English), Pages 80–82

Q35. Can promoter make additions or alterations in sanctioned plans without consent of allottee?

- A) Yes, anytime
- B) Only after previous consent of allottee
- C) With just architect's sign
- D) By notifying local authority



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- A) Yes, anytime
- B) Only after previous consent of allottee
- C) With just architect's sign
- D) By notifying local authority



✓ **Correct Answer: B**

📖 Reference: Section 14(2)(i), RERA Act, 2016;  
MahaRERA Handbook (English), Page 83

Q36. As per Rule 18 of the Maharashtra Real Estate Rules, what is the rate of interest payable by the promoter to the allottee or by the allottee to the promoter?


- A) Fixed 6% per annum
- B) State Bank of India highest MCLR plus 2%
- C) Flat 10% interest
- D) As decided by the promoter



Q36. As per Rule 18 of the Maharashtra Real Estate Rules, what is the rate of interest payable by the promoter to the allottee or by the allottee to the promoter?

- A) Fixed 6% per annum
- B) State Bank of India highest MCLR plus 2%
- C) Flat 10% interest
- D) As decided by the promoter

 **Correct Answer: B**

 Reference: Rule 18, Maharashtra Real Estate Rules, 2017

Q37. As per Rule 19 of the Maharashtra Real Estate Rules, within how many days must the promoter refund money payable to the allottee along with interest and compensation?


- A) Within 60 days
- B) Within 30 days from the date it becomes due
- C) Within one year
- D) Only after project completion



Q37. As per Rule 19 of the Maharashtra Real Estate Rules, within how many days must the promoter refund money payable to the allottee along with interest and compensation?

- A) Within 60 days
- B) Within 30 days from the date it becomes due
- C) Within one year
- D) Only after project completion

 **Correct Answer: B**

 Reference: Rule 19, Maharashtra Real Estate Rules, 2017

# Unit 7

## Allottees and Their Responsibilities


Q1. As per Section 19(1) of the RERA Act, what is the right of an allottee regarding project information?

- A) To demand free additional car parking space
- B) To receive shares in promoter's company
- C) To obtain information relating to sanctioned plans, layout plans, stage-wise time schedule of completion, and specifications approved by the competent authority
- D) To get details of personal bank accounts of promoter

Q1. As per Section 19(1) of the RERA Act, what is the right of an allottee regarding project information?

- A) To demand free additional car parking space
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- C) To obtain information relating to sanctioned plans, layout plans, stage-wise time schedule of completion, and specifications approved by the competent authority
- D) To get details of personal bank accounts of promoter

 **Correct Answer: C**

 Reference: Section 19(1), RERA Act, 2016;  
MahaRERA Handbook (English), Page 91


Q2. As per Section 19(2) of the RERA Act, what is the right of an allottee during the course of project development?

- A) To redesign the apartment layout
- B) To demand project profit statements
- C) To appoint the project contractor
- D) To get updates on stage-wise time schedule of completion including provisions for water, sanitation, electricity

Q2. As per Section 19(2) of the RERA Act, what is the right of an allottee during the course of project development?

- A) To redesign the apartment layout
- B) To demand project profit statements
- C) To appoint the project contractor
- D) To get updates on stage-wise time schedule of completion including provisions for water, sanitation, electricity

 **Correct Answer: D**

 Reference: Section 19(2), RERA Act, 2016;  
MahaRERA Handbook (English), Page 91


Q3. Under Section 19(6) of the RERA Act, what is the responsibility of an allottee regarding payments?

- A) Not required to pay maintenance until full completion
- B) To pay only after entire project is completed
- C) To make payments as per the agreement for sale, including taxes and charges
- D) To pay only 10% until possession is offered

Q3. Under Section 19(6) of the RERA Act, what is the responsibility of an allottee regarding payments?

- A) Not required to pay maintenance until full completion
- B) To pay only after entire project is completed
- C) To make payments as per the agreement for sale, including taxes and charges
- D) To pay only 10% until possession is offered

 **Correct Answer: C**

 Reference: Section 19(6), RERA Act, 2016;  
MahaRERA Handbook (English), Page 92


Q4. As per Section 19(g) of the RERA Act, what is the responsibility of an allottee regarding formation of a society or association?

- A) To oppose formation of any society
- B) To transfer his rights to the promoter
- C) To participate in formation of society or association of allottees
- D) To let promoter continue maintenance indefinitely

Q4. As per Section 19(g) of the RERA Act, what is the responsibility of an allottee regarding formation of a society or association?

- A) To oppose formation of any society
- B) To transfer his rights to the promoter
- C) To participate in formation of society or association of allottees
- D) To let promoter continue maintenance indefinitely

 **Correct Answer: C**

 Reference: Section 19(g), RERA Act, 2016;  
MahaRERA Handbook (English), Page 93


Q5. Under Section 19(10) of the RERA Act, what must an allottee do after the occupancy certificate is issued?

- A) Demand additional parking free of cost
- B) Ask for refund of booking amount
- C) Take physical possession within 2 months
- D) Wait until all neighbours take possession

Q5. Under Section 19(10) of the RERA Act, what must an allottee do after the occupancy certificate is issued?

- A) Demand additional parking free of cost
- B) Ask for refund of booking amount
- C) Take physical possession within 2 months
- D) Wait until all neighbours take possession

 **Correct Answer: C**

 Reference: Section 19(10), RERA Act, 2016;  
MahaRERA Handbook (English), Page 93


Q6. As per Section 19(7) of the RERA Act read with Rule 18 of the Maharashtra Rules, what must an allottee pay if he delays payments?

- A) Only principal amount at later date
- B) Interest at SBI's highest MCLR plus 2% for the period of delay
- C) Penalty fixed at ₹10,000 per month
- D) No interest payable if project delayed

Q6. As per Section 19(7) of the RERA Act read with Rule 18 of the Maharashtra Rules, what must an allottee pay if he delays payments?

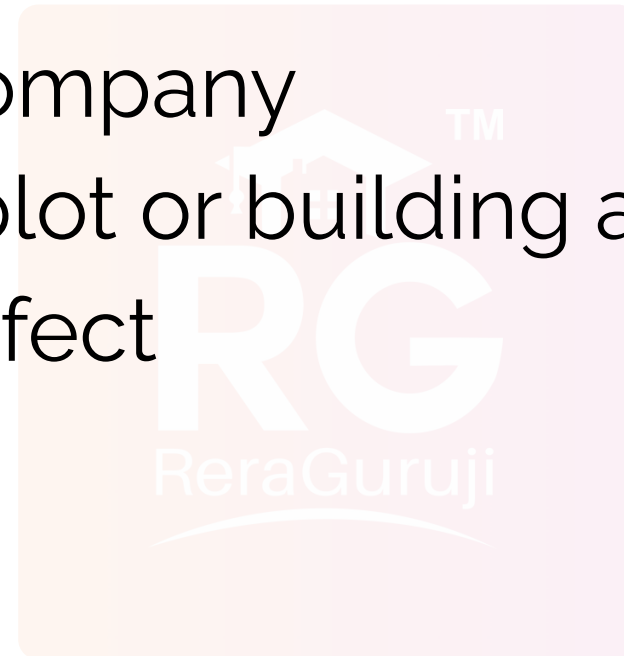
- A) Only principal amount at later date
- B) Interest at SBI's highest MCLR plus 2% for the period of delay
- C) Penalty fixed at ₹10,000 per month
- D) No interest payable if project delayed

 **Correct Answer: B**

 Reference: Section 19(7), RERA Act, 2016;  
Rule 18, Maharashtra Rules, 2017; MahaRERA  
Handbook (English), Page 92

Q7. As per Sections 19(3) & 19(4), what can an allottee demand?


- A) Free interior designing services
- B) Shares in the promoter's company
- C) Possession of apartment, plot or building as per agreement, and compensation for delay or defect
- D) Only marketing brochures



Q7. As per Sections 19(3) & 19(4), what can an allottee demand?

- A) Free interior designing services
- B) Shares in the promoter's company
- C) Possession of apartment, plot or building as per agreement, and compensation for delay or defect
- D) Only marketing brochures

 **Correct Answer: C**

 Reference: Sections 19(3) & 19(4), RERA Act, 2016; MahaRERA Handbook (English), Pages 91–92

Q8. Under Section 19(5) of the RERA Act, what is the responsibility of an allottee after taking possession?

- A) Demand all future taxes be paid by promoter
- B) To pay stamp duty, registration charges (including for conveyance deed), municipal taxes, water, electricity, maintenance and other charges as provided in the agreement for sale
- C) No further payments required after possession
- D) To pay only for interiors and furnishings

Q8. Under Section 19(5) of the RERA Act, what is the responsibility of an allottee after taking possession?


A) Demand all future taxes be paid by promoter

B) To pay stamp duty, registration charges (including for conveyance deed), municipal taxes, water, electricity, maintenance and other charges as provided in the agreement for sale

C) No further payments required after possession

D) To pay only for interiors and furnishings

 **Correct Answer: B**

 Reference: Section 19(5), RERA Act, 2016;  
MahaRERA Handbook (English), Page 92

Q9. As per Section 18 of the RERA Act, what can an allottee claim if the promoter fails to give possession as per the agreement?

A) Additional area in lieu of delay

B) Refund of amount paid along with interest and compensation, or monthly interest if not withdrawing

C) Only refund of principal amount without interest

D) Nothing; allottee must wait till completion

Q9. As per Section 18 of the RERA Act, what can an allottee claim if the promoter fails to give possession as per the agreement?


A) Additional area in lieu of delay

B) Refund of amount paid along with interest and compensation, or monthly interest if not withdrawing

C) Only refund of principal amount without interest

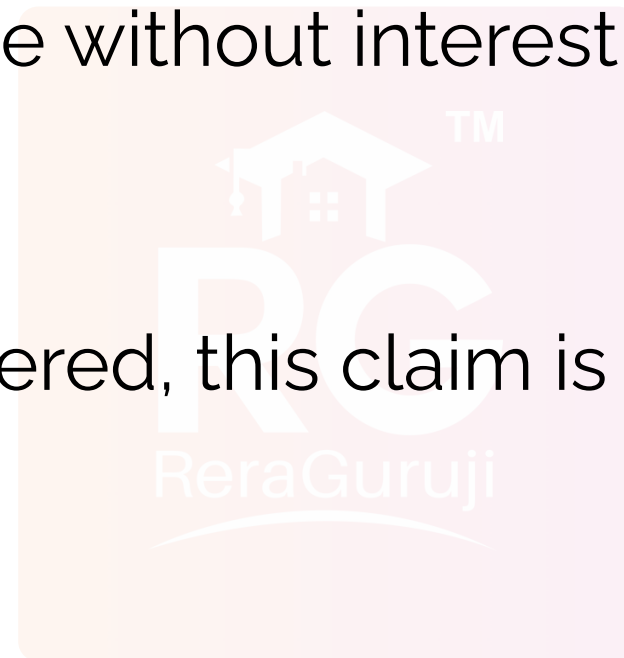
D) Nothing; allottee must wait till completion

 **Correct Answer: B**

 Reference: Section 18(1), RERA Act, 2016;  
MahaRERA Handbook (English), Page 85

Q10. Under Section 18(2) of the RERA Act, what is the right of an allottee if he suffers loss due to defective title of the land?


- A) Only refund of booking advance without interest
- B) Free maintenance for one year
- C) Additional parking space
- D) Compensation for the loss suffered, this claim is not barred by limitation



Q10. Under Section 18(2) of the RERA Act, what is the right of an allottee if he suffers loss due to defective title of the land?

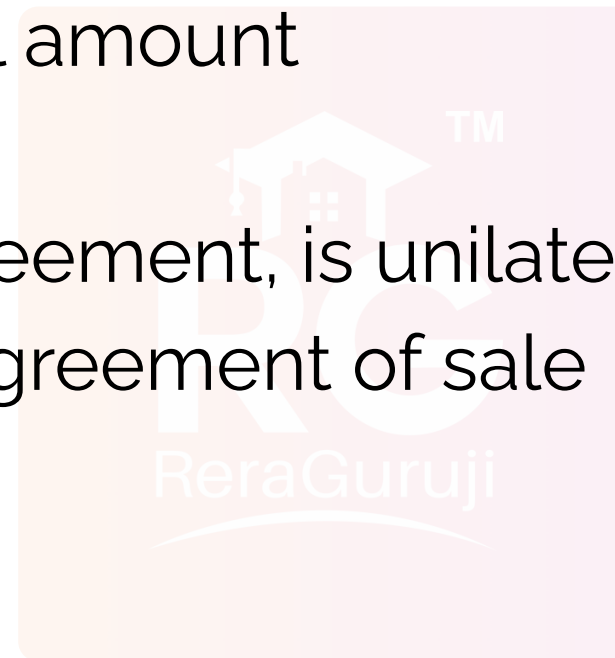
- A) Only refund of booking advance without interest
- B) Free maintenance for one year
- C) Additional parking space
- D) Compensation for the loss suffered, this claim is not barred by limitation

 **Correct Answer: D**

 Reference: Section 18(2), RERA Act, 2016;  
MahaRERA Handbook (English), Page 85

Q11. When can an allottee approach MahaRERA against a promoter for wrongful cancellation of allotment?


- A) Only if allottee has not paid full amount
- B) If society has not been formed
- C) If cancellation is not as per agreement, is unilateral, and without sufficient cause
- D) If cancellation is done as per agreement of sale



Q11. When can an allottee approach MahaRERA against a promoter for wrongful cancellation of allotment?

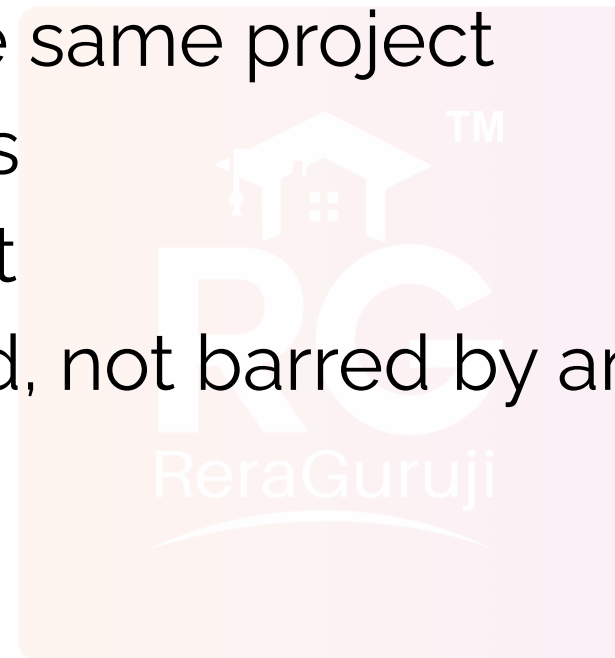
- A) Only if allottee has not paid full amount
- B) If society has not been formed
- C) If cancellation is not as per agreement, is unilateral, and without sufficient cause
- D) If cancellation is done as per agreement of sale

 **Correct Answer: C**

 Reference: Section 11(5), RERA Act, 2016;  
MahaRERA Handbook (English), Page 82

Q12. Under Section 18(2) of the RERA Act, what is the right of an allottee if he suffers loss due to defective title of land?


- A) Mandatory additional flat in the same project
- B) Free maintenance for five years
- C) Only refund of booking amount
- D) Compensation for loss suffered, not barred by any limitation period



Q12. Under Section 18(2) of the RERA Act, what is the right of an allottee if he suffers loss due to defective title of land?

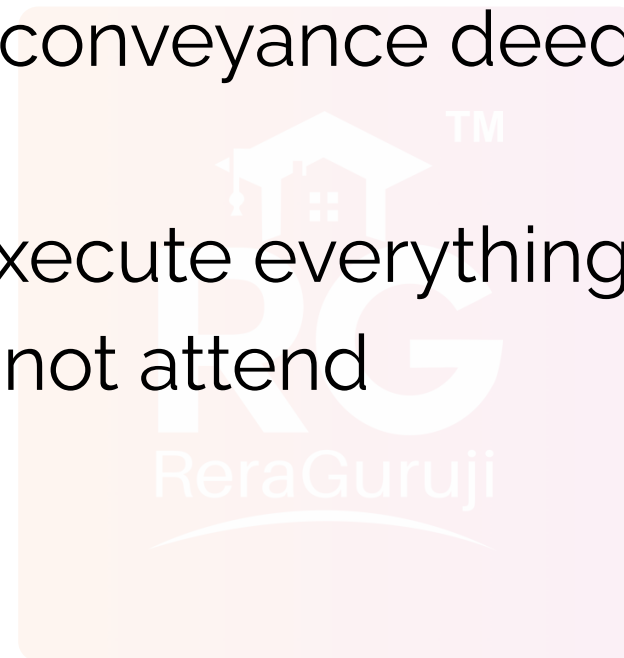
- A) Mandatory additional flat in the same project
- B) Free maintenance for five years
- C) Only refund of booking amount
- D) Compensation for loss suffered, not barred by any limitation period

 **Correct Answer: D**

 Reference: Section 18(2), RERA Act, 2016;  
MahaRERA Handbook (English), Page 85

Q13. As per Section 19(11) of the RERA Act, what is the responsibility of an allottee regarding registration of conveyance deed?


- A) To participate in registration of conveyance deed of the apartment, plot or building as provided under Section 17
- B) To wait for promoter alone to execute everything
- C) Only to pay for registration but not attend
- D) No responsibility at all



Q13. As per Section 19(11) of the RERA Act, what is the responsibility of an allottee regarding registration of conveyance deed?

- A) To participate in registration of conveyance deed of the apartment, plot or building as provided under Section 17
- B) To wait for promoter alone to execute everything
- C) Only to pay for registration but not attend
- D) No responsibility at all

 **Correct Answer: A**

 Reference: Section 19(11), RERA Act, 2016;  
MahaRERA Handbook (English), Page 93

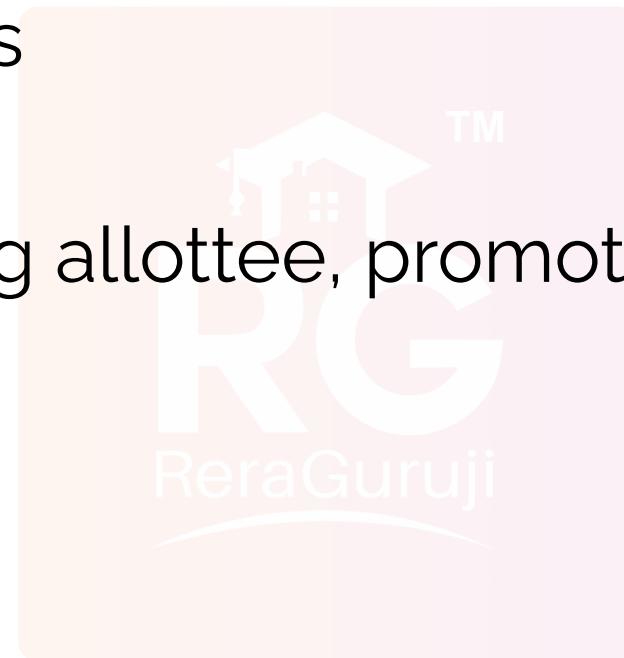
Q14. Under Section 31 of the RERA Act, who may file a complaint with MahaRERA for violations of the Act?

A) Only promoter against allottees

B) Only municipal authority

C) Any aggrieved person including allottee, promoter, agent, association of allottees, or consumer association

D) Only the allottee



Q14. Under Section 31 of the RERA Act, who may file a complaint with MahaRERA for violations of the Act?


A) Only promoter against allottees

B) Only municipal authority

C) Any aggrieved person including allottee, promoter, agent, association of allottees, or consumer association

D) Only the allottee

 **Correct Answer: C**

 Reference: Section 31, RERA Act, 2016;  
MahaRERA Handbook (English), Page 94


Q15. Under Section 31 and MahaRERA practice, who can file a complaint and how is it generally filed?

- A) Complaint can be filed without mentioning project registration number
- B) Only allottee by postal mail
- C) Any aggrieved person including allottee, promoter or agent can file online complaint with MahaRERA by paying ₹5,000 and appear in person or through authorized representative
- D) Only consumer associations offline

Q15. Under Section 31 and MahaRERA practice, who can file a complaint and how is it generally filed?

- A) Complaint can be filed without mentioning project registration number
- B) Only allottee by postal mail
- C) Any aggrieved person including allottee, promoter or agent can file online complaint with MahaRERA by paying ₹5,000 and appear in person or through authorized representative
- D) Only consumer associations offline

 **Correct Answer: C**

 Reference: Section 31, RERA Act, 2016;  
MahaRERA Handbook (English), Page 94

Q16. What particulars must be included in a complaint filed with MahaRERA?

A) Only complainant's name

B) Simple one-line email "project delayed"

C) Only proof of payment

D) Registration number of project, details of complainant & respondent, facts of case, relief sought, list of enclosures etc.



Q16. What particulars must be included in a complaint filed with MahaRERA?


A) Only complainant's name

B) Simple one-line email "project delayed"

C) Only proof of payment

D) Registration number of project, details of complainant & respondent, facts of case, relief sought, list of enclosures etc.

 **Correct Answer: D**

 Reference: Section 31, RERA Act, 2016;  
MahaRERA Handbook (English), Page 94

Q17. How can a complainant appear before MahaRERA or Adjudicating Officer?


- A) In person or through authorized representatives like CAs, CSs, cost accountants, advocates or company officers
- B) Only by written submissions by email
- C) Only in person
- D) Through local police station



Q17. How can a complainant appear before MahaRERA or Adjudicating Officer?

- A) In person or through authorized representatives like CAs, CSs, cost accountants, advocates or company officers
- B) Only by written submissions by email
- C) Only in person
- D) Through local police station

 **Correct Answer: A**

 Reference: Section 31, RERA Act, 2016;  
MahaRERA Handbook (English), Page 94

Q18. Who decides compensation claims under Sections 12, 14, 18, and 19 of the RERA Act?

- A) The Registrar of Companies
- B) Local municipal commissioner
- C) The adjudicating officer appointed by MahaRERA
- D) The property tax department



Q18. Who decides compensation claims under Sections 12, 14, 18, and 19 of the RERA Act?

- A) The Registrar of Companies
- B) Local municipal commissioner
- C) The adjudicating officer appointed by MahaRERA
- D) The property tax department



✓ **Correct Answer: C**

📖 Reference: Sections 12, 14, 18, 19 & 71, RERA Act, 2016; MahaRERA Handbook (English), Page 95

Q19. How soon must adjudicating officers dispose compensation applications?


- A) Within 30 days fixed
- B) Only after criminal proceedings
- C) As expeditiously as possible
- D) After project completion



Q19. How soon must adjudicating officers dispose compensation applications?

- A) Within 30 days fixed
- B) Only after criminal proceedings
- C) As expeditiously as possible
- D) After project completion

 **Correct Answer: C**

 Reference: Sections 12, 14, 18, 19 & 71, RERA Act, 2016; MahaRERA Handbook (English), Page 95



Q20. What is the primary purpose of MahaRERA Conciliation & Dispute Resolution Forum under Section 32(g)?


- A) To facilitate amicable settlement of disputes between promoters and allottees through conciliation
- B) To penalize promoters directly
- C) To audit financial statements of projects
- D) To approve building layouts



Q20. What is the primary purpose of MahaRERA Conciliation & Dispute Resolution Forum under Section 32(g)?

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- D) To approve building layouts

 **Correct Answer: A**

 Reference: Section 32(g), RERA Act, 2016;  
MahaRERA Handbook (English), Page 96

Q21. Under Sections 43 and 44 of the RERA Act, within what time must an appeal be filed before the Appellate Tribunal (MahaREAT)?


- A) Within one year mandatorily
- B) Only after project completion
- C) Within 60 days from receipt of order, extendable if sufficient cause shown
- D) Within 30 days



Q21. Under Sections 43 and 44 of the RERA Act, within what time must an appeal be filed before the Appellate Tribunal (MahaREAT)?

- A) Within one year mandatorily
- B) Only after project completion
- C) Within 60 days from receipt of order, extendable if sufficient cause shown
- D) Within 30 days

 **Correct Answer: C**

 Reference: Sections 43 & 44, RERA Act, 2016;  
MahaRERA Handbook (English), Page 98



Q22. Under Section 58 of the RERA Act, who may file a further appeal to the High Court?


- A) Only municipal authorities
- B) Any person aggrieved by an order of the Appellate Tribunal
- C) Only the promoter
- D) Only if project is delayed by more than 2 years



Q22. Under Section 58 of the RERA Act, who may file a further appeal to the High Court?

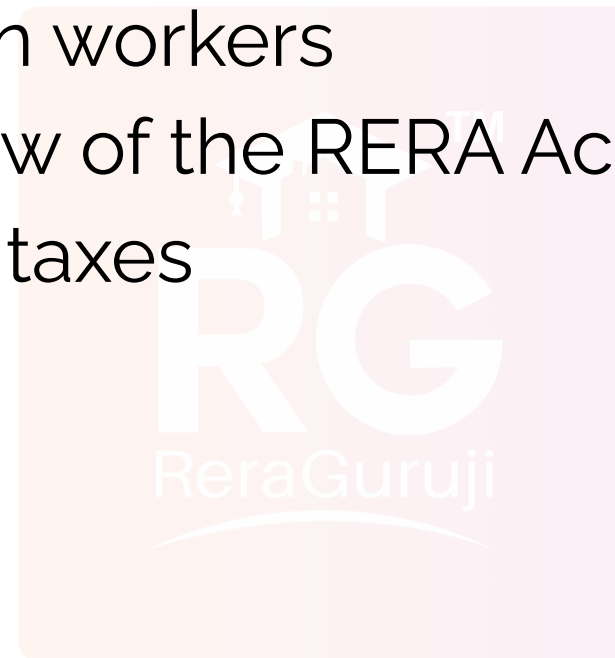
- A) Only municipal authorities
- B) Any person aggrieved by an order of the Appellate Tribunal
- C) Only the promoter
- D) Only if project is delayed by more than 2 years

 **Correct Answer: B**

 Reference: Section 58, RERA Act, 2016;  
MahaRERA Handbook (English), Page 98

Q23. What disputes can be admitted by the MahaRERA Conciliation Forum?


- A) Non-real estate financial fraud cases
- B) Labour disputes of construction workers
- C) Only disputes under the purview of the RERA Act, Rules and Regulations
- D) Only disputes about municipal taxes



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- A) Non-real estate financial fraud cases
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- D) Only disputes about municipal taxes

 **Correct Answer: C**

 Reference: Section 32(g), RERA Act, 2016;  
MahaRERA Handbook (English), Page 96


Q24. What happens when parties reach a settlement through MahaRERA Conciliation Forum?

- A) Municipal commissioner must approve it
- B) Settlement can be changed anytime unilaterally
- C) They sign a settlement agreement which becomes final and binding
- D) Promoter gets refund of conciliation fees

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- C) They sign a settlement agreement which becomes final and binding
- D) Promoter gets refund of conciliation fees

 **Correct Answer: C**

 Reference: Section 32(g), RERA Act, 2016;  
MahaRERA Handbook (English), Page 96

Q25. Who typically constitutes MahaRERA conciliation benches?


- A) Two judges from High Court
- B) One conciliator from consumer association and one from promoter association
- C) Police inspectors
- D) Only government officers



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- A) Two judges from High Court
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- C) Police inspectors
- D) Only government officers

 **Correct Answer: B**

 Reference: Section 32(g), RERA Act, 2016;  
MahaRERA Handbook (English), Page 96

Q26. What is the role of conciliators in the MahaRERA Conciliation Forum?

A) To impose fines like a court

B) To side with consumers only

C) To assist parties impartially towards amicable settlement based on fairness, justice and trade practices

D) To represent the promoter before Authority



Q26. What is the role of conciliators in the MahaRERA Conciliation Forum?


A) To impose fines like a court

B) To side with consumers only

C) To assist parties impartially towards amicable settlement based on fairness, justice and trade practices

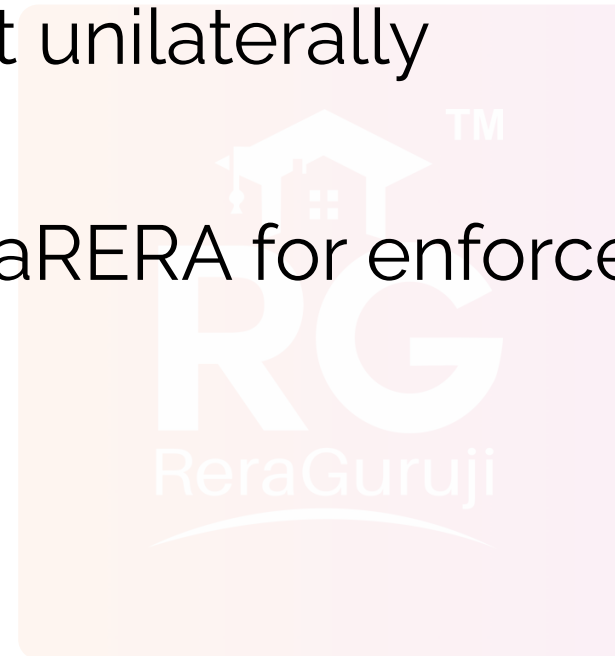
D) To represent the promoter before Authority

 **Correct Answer: C**

 Reference: Section 32(g), RERA Act, 2016;  
MahaRERA Handbook (English), Page 96

Q27. What happens if parties fail to comply with a conciliation settlement agreement?


- A) The settlement is sent to High Court for penalty
- B) Conciliators change settlement unilaterally
- C) The agreement becomes void
- D) Other party can approach MahaRERA for enforcement; MahaRERA will take cognizance of conciliation terms



Q27. What happens if parties fail to comply with a conciliation settlement agreement?

- A) The settlement is sent to High Court for penalty
- B) Conciliators change settlement unilaterally
- C) The agreement becomes void
- D) Other party can approach MahaRERA for enforcement; MahaRERA will take cognizance of conciliation terms

 **Correct Answer: D**

 Reference: Section 32(g), RERA Act, 2016;  
MahaRERA Handbook (English), Page 96

Q28. Under Section 43 of the RERA Act, what jurisdiction does the Appellate Tribunal (MahaREAT) have?

- A) To hear complaints directly
- B) To issue building permissions
- C) To prosecute criminal offences
- D) Only to hear appeals against orders, directions or decisions of MahaRERA Authority or adjudicating officer



Q28. Under Section 43 of the RERA Act, what jurisdiction does the Appellate Tribunal (MahaREAT) have?

- A) To hear complaints directly
- B) To issue building permissions
- C) To prosecute criminal offences
- D) Only to hear appeals against orders, directions or decisions of MahaRERA Authority or adjudicating officer



✓ **Correct Answer: D**

📖 Reference: Section 43, RERA Act, 2016;  
MahaRERA Handbook (English), Page 98

Q29. What is the penalty under Section 59(1) if a promoter fails to register and still markets or sells the project?


- A) Up to 10% of estimated cost of the real estate project
- B) ₹50,000 flat fine
- C) Up to 1% of project cost
- D) Municipal sanction cancellation



Q29. What is the penalty under Section 59(1) if a promoter fails to register and still markets or sells the project?

- A) Up to 10% of estimated cost of the real estate project
- B) ₹50,000 flat fine
- C) Up to 1% of project cost
- D) Municipal sanction cancellation

 **Correct Answer: A**

 Reference: Section 59(1), RERA Act, 2016;  
MahaRERA Handbook (English), Page 99

Q30. Under Section 59(2) of the RERA Act, if a promoter continues violation by not registering even after orders, what punishment may he face?


- A) Imprisonment up to 3 years or further fine up to 10% of project cost or both
- B) Only more monetary fine
- C) GST license suspension
- D) Property confiscation



Q30. Under Section 59(2) of the RERA Act, if a promoter continues violation by not registering even after orders, what punishment may he face?

- A) Imprisonment up to 3 years or further fine up to 10% of project cost or both
- B) Only more monetary fine
- C) GST license suspension
- D) Property confiscation

 **Correct Answer: A**

 Reference: Section 59(2), RERA Act, 2016;  
MahaRERA Handbook (English), Page 99

Q31. Under Section 60, what is the penalty if a promoter submits false information during registration?


- A) Up to 5% of estimated cost of the project
- B) ₹1 lakh fine
- C) Only registration cancellation
- D) Blacklisting by municipality



Q31. Under Section 60, what is the penalty if a promoter submits false information during registration?

- A) Up to 5% of estimated cost of the project
- B) ₹1 lakh fine
- C) Only registration cancellation
- D) Blacklisting by municipality

 **Correct Answer: A**

 Reference: Section 60, RERA Act, 2016;  
MahaRERA Handbook (English), Page 99



Q32. Under Section 61, what penalty is imposed for contravention of provisions of Act, Rules, or Regulations by promoter?


- A) ₹10,000 per day
- B) Up to 1% of project cost
- C) Up to 5% of estimated cost of the real estate project
- D) Direct blacklisting



Q32. Under Section 61, what penalty is imposed for contravention of provisions of Act, Rules, or Regulations by promoter?

- A) ₹10,000 per day
- B) Up to 1% of project cost
- C) Up to 5% of estimated cost of the real estate project
- D) Direct blacklisting

 **Correct Answer: C**

 Reference: Section 61, RERA Act, 2016;  
MahaRERA Handbook (English), Page 99

Q33. Under Section 63, if promoter fails to comply with orders of the Authority, what penalty may apply?


- A) ₹50,000 fine
- B) Penalty for each day of default up to 5% of project cost
- C) GST license cancelled
- D) Immediate imprisonment



Q33. Under Section 63, if promoter fails to comply with orders of the Authority, what penalty may apply?

- A) ₹50,000 fine
- B) Penalty for each day of default up to 5% of project cost
- C) GST license cancelled
- D) Immediate imprisonment

 **Correct Answer: B**

 Reference: Section 63, RERA Act, 2016;  
MahaRERA Handbook (English), Page 99

Q34. Under Section 64, if promoter fails to comply with Appellate Tribunal orders, what is the punishment?


- A) GST license blocked
- B) Only advisory letter
- C) Imprisonment up to 3 years or fine up to 10% of project cost or both
- D) Project declared void



Q34. Under Section 64, if promoter fails to comply with Appellate Tribunal orders, what is the punishment?

- A) GST license blocked
- B) Only advisory letter
- C) Imprisonment up to 3 years or fine up to 10% of project cost or both
- D) Project declared void

 **Correct Answer: C**

 Reference: Section 64, RERA Act, 2016;  
MahaRERA Handbook (English), Page 99

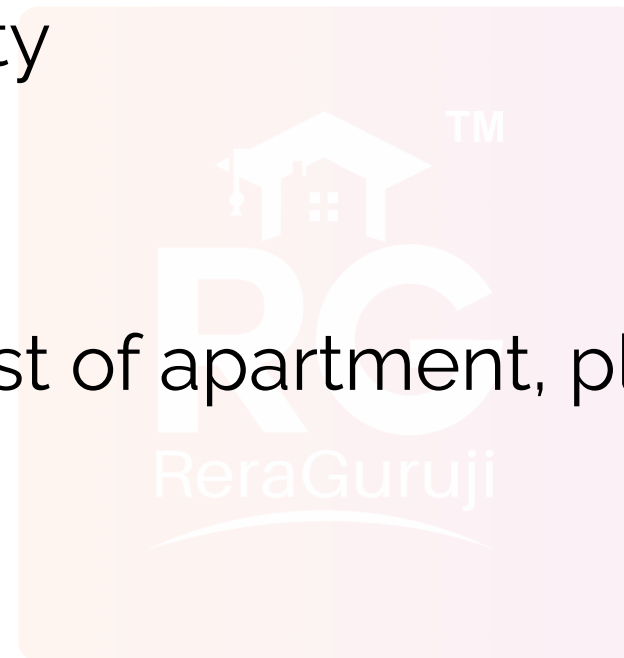
Q35. Under Section 62, what penalty is imposed on real estate agent who fails to register or contravenes provisions?

A) Only blacklisting by municipality

B) Direct imprisonment

C) ₹10,000 flat

D) ₹10,000 per day up to 5% of cost of apartment, plot or building for which sale facilitated



Q35. Under Section 62, what penalty is imposed on real estate agent who fails to register or contravenes provisions?


A) Only blacklisting by municipality

B) Direct imprisonment

C) ₹10,000 flat

D) ₹10,000 per day up to 5% of cost of apartment, plot or building for which sale facilitated

 **Correct Answer: D**

 Reference: Section 62, RERA Act, 2016;  
MahaRERA Handbook (English), Page 99

Q36. Under Section 65, what penalty applies if real estate agent fails to comply with orders of Authority?


- A) ₹1 lakh fine fixed
- B) GST license immediately suspended
- C) Penalty each day up to 5% of cost of apartment, plot or building
- D) Only warning letter



Q36. Under Section 65, what penalty applies if real estate agent fails to comply with orders of Authority?

- A) ₹1 lakh fine fixed
- B) GST license immediately suspended
- C) Penalty each day up to 5% of cost of apartment, plot or building
- D) Only warning letter

 **Correct Answer: C**

 Reference: Section 65, RERA Act, 2016;  
MahaRERA Handbook (English), Page 99

Q37. Under Section 66, what punishment is imposed if agent fails to comply with orders of Appellate Tribunal?


- A) Immediate disqualification from all future dealings
- B) Seizure of earned commission
- C) Imprisonment up to 1 year or fine up to 10% of cost or both
- D) Only monetary penalty



Q37. Under Section 66, what punishment is imposed if agent fails to comply with orders of Appellate Tribunal?

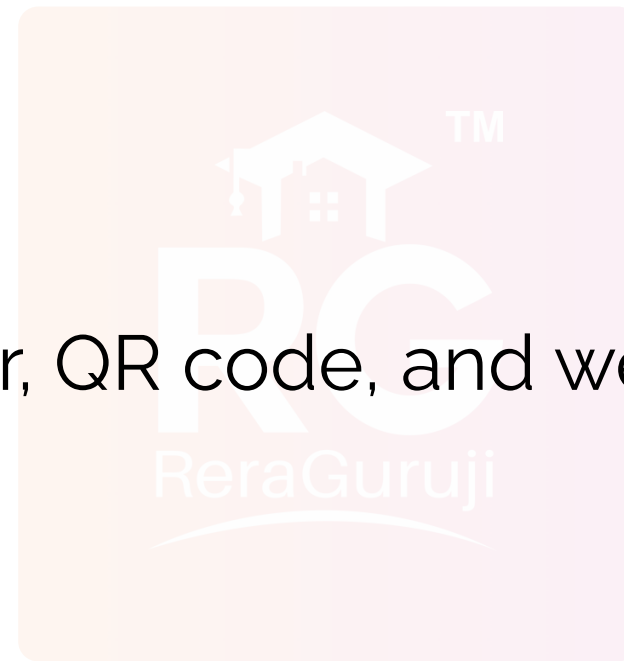
- A) Immediate disqualification from all future dealings
- B) Seizure of earned commission
- C) Imprisonment up to 1 year or fine up to 10% of cost or both
- D) Only monetary penalty

 **Correct Answer: C**

 Reference: Section 66, RERA Act, 2016;  
MahaRERA Handbook (English), Page 99

Q38. As per MahaRERA Order No. MahaRERA/Secy/181/2023, what must be displayed on project advertisements after 1 Aug 2023?

- A) GST number
- B) Only contractor details
- C) Only architect details
- D) MahaRERA registration number, QR code, and website clearly



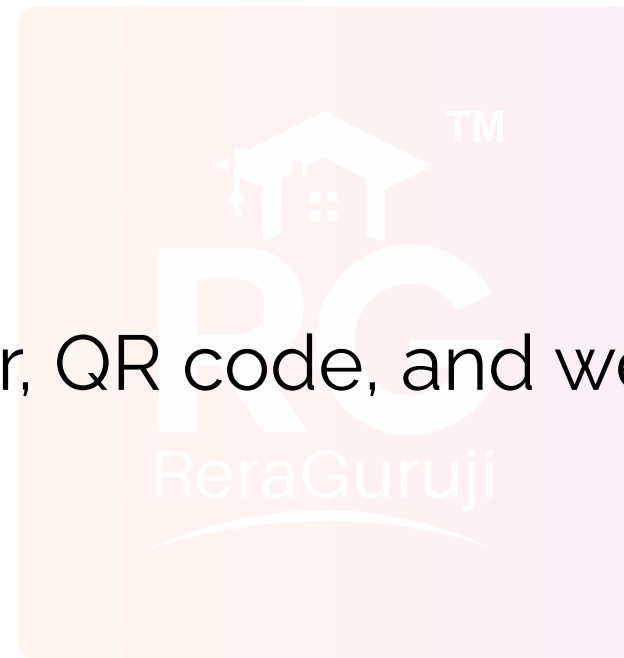
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- A) GST number
- B) Only contractor details
- C) Only architect details
- D) MahaRERA registration number, QR code, and website clearly

 **Correct Answer: D**

 Reference: MahaRERA Order No.

MahaRERA/Secy/181/2023 dated 11-May-2023



Q39. As per MahaRERA Order No. 46C/2025, how must the RERA number, QR code & website be shown?

- A) Clearly on top right quadrant, font size at least as large as contact details, QR maintaining ratio & clarity
- B) Anywhere in any size
- C) Only during festivals
- D) Only on printed brochures



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- A) Clearly on top right quadrant, font size at least as large as contact details, QR maintaining ratio & clarity
- B) Anywhere in any size
- C) Only during festivals
- D) Only on printed brochures



✓ **Correct Answer: A**

📖 Reference: MahaRERA Order No. 46C/2025 dated 08-Apr-2025

Q40. What penalty applies under Order 46C/2025 for non-compliance with QR, font or placement rules?

- A) Minimum ₹10,000 up to ₹50,000 under Sections 63 & 65, treated seriously for continuous violations
- B) Only a warning letter
- C) Permanent blacklisting
- D) ₹1,000 flat



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- A) Minimum ₹10,000 up to ₹50,000 under Sections 63 & 65, treated seriously for continuous violations
- B) Only a warning letter
- C) Permanent blacklisting
- D) ₹1,000 flat



✓ **Correct Answer: A**

📖 Reference: MahaRERA Order No. 46C/2025; Sections 63 & 65, RERA Act, 2016

Q41. Under Section 67 of the RERA Act, what penalty applies to an allottee who fails to comply with orders of the Authority?

- A) Only a warning
- B) Penalty for period of default, up to 5% of cost of apartment, plot or building
- C) Permanent ban from buying property
- D) Immediate forfeiture of property



Q41. Under Section 67 of the RERA Act, what penalty applies to an allottee who fails to comply with orders of the Authority?

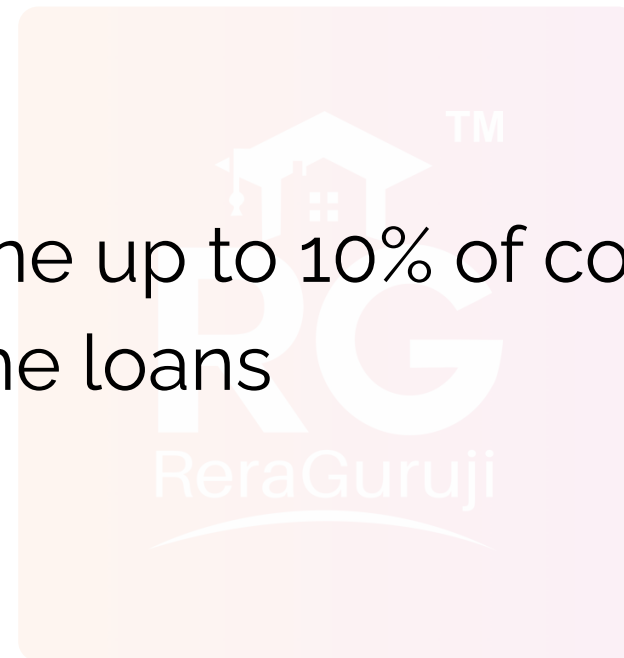
- A) Only a warning
- B) Penalty for period of default, up to 5% of cost of apartment, plot or building
- C) Permanent ban from buying property
- D) Immediate forfeiture of property

 **Correct Answer: B**

 Reference: Section 67, RERA Act, 2016;  
MahaRERA Handbook (English), Page 100

Q42. Under Section 68, what punishment applies if allottee fails to comply with orders of Appellate Tribunal?


- A) Only monetary penalty
- B) GST license cancellation
- C) Imprisonment up to 1 year or fine up to 10% of cost, or both
- D) Ban on applying for future home loans



Q42. Under Section 68, what punishment applies if allottee fails to comply with orders of Appellate Tribunal?

- A) Only monetary penalty
- B) GST license cancellation
- C) Imprisonment up to 1 year or fine up to 10% of cost, or both
- D) Ban on applying for future home loans

 **Correct Answer: C**

 Reference: Section 68, RERA Act, 2016;  
MahaRERA Handbook (English), Page 100

Q43. As per Section 69, who is liable if an offence is committed by a company under this Act?

A) Only external contractors

B) Only the company

C) Only shareholders holding over 50% equity

D) Persons in charge or responsible for conduct of company's business, plus directors, managers, secretaries if with consent, connivance or neglect

Q43. As per Section 69, who is liable if an offence is committed by a company under this Act?


A) Only external contractors

B) Only the company

C) Only shareholders holding over 50% equity

D) Persons in charge or responsible for conduct of company's business, plus directors, managers, secretaries if with consent, connivance or neglect

 **Correct Answer: D**

 Reference: Section 69, RERA Act, 2016;  
MahaRERA Handbook (English), Page 100

Q44. As per MahaRERA Order No. 41B/2023 & 52/2024, what happens if agent fails to upload Certificate of Competency after one year?

- A) Only a warning issued
- B) Unlimited extension granted
- C) ₹500 flat penalty
- D) Registration stands revoked without further notice if registration period still valid



Q44. As per MahaRERA Order No. 41B/2023 & 52/2024, what happens if agent fails to upload Certificate of Competency after one year?

- A) Only a warning issued
- B) Unlimited extension granted
- C) ₹500 flat penalty
- D) Registration stands revoked without further notice if registration period still valid

 **Correct Answer: D**

 Reference: MahaRERA Order No. 41B/2023 dated 13-12-2023 & 52/2024 dated 29-04-2024

Q45. Under Sections 37 & 65 of the RERA Act, what if a real estate agent fails to comply with MahaRERA directions (like getting competency certificates for employees)?

A) It is optional, no consequence

B) Liable to penalty up to 5% of cost of apartment, plot or building for which sale facilitated

C) Only employees penalized, not agent

D) Simply ignored by Authority



Q45. Under Sections 37 & 65 of the RERA Act, what if a real estate agent fails to comply with MahaRERA directions (like getting competency certificates for employees)?


A) It is optional, no consequence

B) Liable to penalty up to 5% of cost of apartment, plot or building for which sale facilitated

C) Only employees penalized, not agent

D) Simply ignored by Authority

 **Correct Answer: B**

 Reference: Sections 37 & 65, RERA Act, 2016;

MahaRERA Order No. 41B/2023 dated 13-12-2023

Q46. Under Section 67, what penalty is imposed on an allottee for failing to comply with Authority's orders?


- A) Bank account frozen
- B) Project registration cancelled
- C) Only a warning
- D) Penalty up to 5% of cost of apartment, plot or building



Q46. Under Section 67, what penalty is imposed on an allottee for failing to comply with Authority's orders?

- A) Bank account frozen
- B) Project registration cancelled
- C) Only a warning
- D) Penalty up to 5% of cost of apartment, plot or building

 **Correct Answer: D**

 Reference: Section 67, RERA Act, 2016;  
MahaRERA Handbook (English), Page 100

Q47. Under Section 68, what happens if allottee fails to comply with Appellate Tribunal orders?


- A) Only additional stamp duty
- B) Imprisonment up to 1 year or fine up to 10% of cost or both
- C) Property resale banned
- D) GST license suspended



Q47. Under Section 68, what happens if allottee fails to comply with Appellate Tribunal orders?

- A) Only additional stamp duty
- B) Imprisonment up to 1 year or fine up to 10% of cost or both
- C) Property resale banned
- D) GST license suspended

 **Correct Answer: B**

 Reference: Section 68, RERA Act, 2016;  
MahaRERA Handbook (English), Page 100

Q48. Under Section 69, who can be deemed guilty if a company commits offence under this Act?

A) Only external contractors

B) Only company

C) Only major shareholders

D) Person in charge, plus directors, managers, secretaries if with consent, connivance or neglect



Q48. Under Section 6g, who can be deemed guilty if a company commits offence under this Act?


A) Only external contractors

B) Only company

C) Only major shareholders

D) Person in charge, plus directors, managers, secretaries if with consent, connivance or neglect

 **Correct Answer: D**

 Reference: Section 6g, RERA Act, 2016;  
MahaRERA Handbook (English), Page 100



# Unit 8

## Due Diligence Before Facilitating Sale

Q1. What is the first due diligence a real estate agent must perform before facilitating the sale of an apartment, plot or building under the RERA framework?

- A) Collect brokerage from allottee in advance
- B) Advertise the project on social media immediately
- C) Verify interior design contract
- D) Check if the project is registered with MahaRERA

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- A) Collect brokerage from allottee in advance
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- C) Verify interior design contract
- D) Check if the project is registered with MahaRERA

 **Correct Answer: D**

Q2. As part of due diligence under the RERA framework, what else must a real estate agent verify before facilitating a transaction?

A) Whether the allottee has received a housing loan pre-approval

B) Approved layout plans, building sanctions, and title documents to ensure clear and marketable title

C) Number of security guards employed at site

D) Whether the promoter has appointed an interior decorator

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B) Approved layout plans, building sanctions, and title documents to ensure clear and marketable title

C) Number of security guards employed at site

D) Whether the promoter has appointed an interior decorator

 **Correct Answer: B**

Q3. Before facilitating the sale of any apartment, plot or building, what must a real estate agent ensure about the project's registration status?

- A) That the builder's office has been recently renovated
- B) That the MahaRERA registration is valid and not expired, revoked or lapsed
- C) That the project has completed landscaping
- D) That the project has at least 50% units booked

Q3. Before facilitating the sale of any apartment, plot or building, what must a real estate agent ensure about the project's registration status?

- A) That the builder's office has been recently renovated
- B) That the MahaRERA registration is valid and not expired, revoked or lapsed
- C) That the project has completed landscaping
- D) That the project has at least 50% units booked

 **Correct Answer: B**

Q4. Why is it critical for a real estate agent to verify the legal title report of a property before facilitating sale?

- A) To verify only the boundary wall color
- B) To determine interior furniture layout
- C) To ensure the promoter has clear, marketable title free from encumbrances and can validly convey ownership
- D) To find out the number of trees on the property

Q4. Why is it critical for a real estate agent to verify the legal title report of a property before facilitating sale?

- A) To verify only the boundary wall color
- B) To determine interior furniture layout
- C) To ensure the promoter has clear, marketable title free from encumbrances and can validly convey ownership
- D) To find out the number of trees on the property

 **Correct Answer: C**

Q5. Which of the following documents are typically verified as part of due diligence to prepare the Legal Title Report of a property?

A) Water tax bill only

B) Electrical wiring layout plans

C) 7/12 extract, property card, allotment documents, 30-year search report

D) List of nearby restaurants



Q5. Which of the following documents are typically verified as part of due diligence to prepare the Legal Title Report of a property?

A) Water tax bill only

B) Electrical wiring layout plans

C) 7/12 extract, property card, allotment documents, 30-year search report

D) List of nearby restaurants

 **Correct Answer: C**



Q6. As part of due diligence, why must a real estate agent carefully check the encumbrance and litigation details in the Legal Title Report before facilitating sale?

- A) To identify if the property is mortgaged, under any charge, or involved in legal disputes which may affect clear title
- B) To check if neighbors have painted their houses
- C) To determine parking slot size
- D) To verify number of elevators in the building

Q6. As part of due diligence, why must a real estate agent carefully check the encumbrance and litigation details in the Legal Title Report before facilitating sale?

- A) To identify if the property is mortgaged, under any charge, or involved in legal disputes which may affect clear title
- B) To check if neighbors have painted their houses
- C) To determine parking slot size
- D) To verify number of elevators in the building

 **Correct Answer: A**

Q7. As part of due diligence, what must a real estate agent verify regarding building approvals and commencement certificate before facilitating a transaction?

- A) Only that there are trees planted on the project site
- B) Whether the building has a decorative entrance gate
- C) That the promoter has obtained all necessary approvals including NA permissions, layout approval, IOD conditions, NOCs and valid commencement certificate to start construction
- D) Whether the property is listed on social media

Q7. As part of due diligence, what must a real estate agent verify regarding building approvals and commencement certificate before facilitating a transaction?

- A) Only that there are trees planted on the project site
- B) Whether the building has a decorative entrance gate
- C) That the promoter has obtained all necessary approvals including NA permissions, layout approval, IOD conditions, NOCs and valid commencement certificate to start construction
- D) Whether the property is listed on social media

 **Correct Answer: C**

Q8. As part of due diligence before facilitating a sale, what should a real estate agent ensure about the Allotment Letter or Agreement for Sale?

- A) That it is drafted in the local language only
- B) That it follows the proforma of Allotment Letter and Agreement for Sale as provided on the MahaRERA website
- C) That it includes only decorative drawings of the flat
- D) That it specifies the color of external paint

Q8. As part of due diligence before facilitating a sale, what should a real estate agent ensure about the Allotment Letter or Agreement for Sale?

- A) That it is drafted in the local language only
- B) That it follows the proforma of Allotment Letter and Agreement for Sale as provided on the MahaRERA website
- C) That it includes only decorative drawings of the flat
- D) That it specifies the color of external paint

 **Correct Answer: B**

Q9. As per the RERA framework, why is it mandatory for promoters to sell apartments based on MahaRERA Carpet Area?

- A) To allow promoters to include garden space as part of the apartment
- B) To provide a standard calculation of net usable floor area, excluding external walls and shafts but including internal partition walls, so that homebuyers are not misled
- C) To ensure promoters can charge higher rates on inflated areas
- D) To include exclusive balcony and open terrace in carpet area

Q9. As per the RERA framework, why is it mandatory for promoters to sell apartments based on MahaRERA Carpet Area?

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- C) To ensure promoters can charge higher rates on inflated areas
- D) To include exclusive balcony and open terrace in carpet area

 **Correct Answer: B**

Q10. As part of due diligence before facilitating a sale, what must a real estate agent ensure regarding the apartment's area?

- A) That the total area includes balcony and open terrace by default
- B) That the promoter has mentioned the area including common lobby and staircase
- C) That the area is calculated based on built-up plus loading factor to increase sale price
- D) That the carpet area is clearly mentioned and calculated as per MahaRERA's standard definition, excluding external walls and shafts, but including internal partition walls

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- B) That the promoter has mentioned the area including common lobby and staircase
- C) That the area is calculated based on built-up plus loading factor to increase sale price
- D) That the carpet area is clearly mentioned and calculated as per MahaRERA's standard definition, excluding external walls and shafts, but including internal partition walls

 **Correct Answer: D**

Q11. Why is verifying the MahaRERA-defined carpet area helpful for buyers and agents while comparing different real estate projects?

- A) It ensures accurate cost per square foot comparison by removing inflated loading and standardising usable area
- B) It allows developers to hide unusable spaces
- C) It helps increase agent commission
- D) It includes surrounding green space in total apartment value

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- C) It helps increase agent commission
- D) It includes surrounding green space in total apartment value

 **Correct Answer: A**

# Unit 9

## Sales Process, Forms, and Agreements


Q1. Under Section 13(1) of the RERA Act, what is an allotment letter in the context of real estate transactions?

- A) A tax clearance certificate from the Income Tax Department
- B) A document issued by the promoter to the allottee confirming allotment of a specific apartment or plot, specifying consideration amount, payment schedule and project particulars
- C) A letter by society demanding monthly maintenance
- D) A municipality letter for construction commencement

Q1. Under Section 13(1) of the RERA Act, what is an allotment letter in the context of real estate transactions?

- A) A tax clearance certificate from the Income Tax Department
- B) A document issued by the promoter to the allottee confirming allotment of a specific apartment or plot, specifying consideration amount, payment schedule and project particulars
- C) A letter by society demanding monthly maintenance
- D) A municipality letter for construction commencement

 **Correct Answer: B**

 Reference: Section 13(1), RERA Act, 2016;  
MahaRERA Handbook (English), Page 104

Q2. Under which provisions is the model form of Agreement for Sale prescribed in Maharashtra?

A) Section 17 of Income Tax Act

B) Section 13(2) of RERA Act, 2016 read with Rule 10 of Maharashtra RERA Rules, 2017 prescribing Form G

C) Companies Act, 2013 provisions

D) Only municipal bye-laws



Q2. Under which provisions is the model form of Agreement for Sale prescribed in Maharashtra?

- A) Section 17 of Income Tax Act
- B) Section 13(2) of RERA Act, 2016 read with Rule 10 of Maharashtra RERA Rules, 2017 prescribing Form G
- C) Companies Act, 2013 provisions
- D) Only municipal bye-laws



✓ **Correct Answer: B**

📖 Reference: Section 13(2), RERA Act, 2016; Rule 10, Maharashtra RERA Rules, 2017; MahaRERA Handbook (English), Page 105

Q3. Under Section 194-IA of the Income Tax Act, discussed in MahaRERA Handbook, what TDS applies on purchase of property?

- A) TDS at 10% on every transaction
- B) No TDS is required on property purchases
- C) TDS @ 1% if transaction exceeds ₹50 lakhs
- D) Only GST is deducted



Q3. Under Section 194-IA of the Income Tax Act, discussed in MahaRERA Handbook, what TDS applies on purchase of property?

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✓ **Correct Answer: C**

📖 Reference: Section 194-IA, Income Tax Act, 1961;  
MahaRERA Handbook (English), Page 112

Q4. As per MahaRERA Handbook, what is a mortgage loan?

- A) A loan taken without any security
- B) A secured loan where the property is mortgaged to the lender until repayment
- C) Maintenance advance from society
- D) Input GST credit facility



Q4. As per MahaRERA Handbook, what is a mortgage loan?

- A) A loan taken without any security
- B) A secured loan where the property is mortgaged to the lender until repayment
- C) Maintenance advance from society
- D) Input GST credit facility

 **Correct Answer: B**

 Reference: MahaRERA Handbook  
(English), Page 114



Q5. Under Section 13(1) of the RERA Act, when can promoter accept more than 10% advance from an allottee?


- A) After executing and registering an agreement for sale
- B) Without any agreement
- C) On receiving oral consent of allottee
- D) By mutual letter without registration



Q5. Under Section 13(1) of the RERA Act, when can promoter accept more than 10% advance from an allottee?

- A) After executing and registering an agreement for sale
- B) Without any agreement
- C) On receiving oral consent of allottee
- D) By mutual letter without registration

 **Correct Answer: A**

 Reference: Section 13(1), RERA Act, 2016;  
MahaRERA Handbook (English), Page 104

Q6. Under Rule 10 of Maharashtra RERA Rules, which form is prescribed for model Agreement for Sale?


- A) Form H
- B) Form G
- C) Form C
- D) Form J



Q6. Under Rule 10 of Maharashtra RERA Rules, which form is prescribed for model Agreement for Sale?

- A) Form H
- B) Form G
- C) Form C
- D) Form J

 **Correct Answer: B**

 Reference: Rule 10, Maharashtra RERA Rules, 2017; Section 13(2), RERA Act, 2016; MahaRERA Handbook (English), Page 105




Q7. As per Section 13(1) of the RERA Act and MahaRERA Handbook, what details must be included in an agreement for sale?

- A) Only promoter's PAN and Aadhar
- B) Details of proposed apartment / plot, cost, payment schedule, possession date, specifications, interest obligations and other prescribed particulars
- C) Only last year's electricity bill
- D) Architect's personal residence proof

Q7. As per Section 13(1) of the RERA Act and MahaRERA Handbook, what details must be included in an agreement for sale?

- A) Only promoter's PAN and Aadhar
- B) Details of proposed apartment / plot, cost, payment schedule, possession date, specifications, interest obligations and other prescribed particulars
- C) Only last year's electricity bill
- D) Architect's personal residence proof

 **Correct Answer: B**

 Reference: Section 13(1), RERA Act, 2016;  
MahaRERA Handbook (English), Page 104

Q8. As per Rule 10 and MahaRERA Handbook, why must agreement for sale be checked?

- A) To ensure it follows the prescribed Form G format with statutory particulars for buyer protection
- B) To confirm builder's previous marriage status
- C) To verify electricity meter brand
- D) To validate interior designer's license

Q8. As per Rule 10 and MahaRERA Handbook, why must agreement for sale be checked?

- A) To ensure it follows the prescribed Form G format with statutory particulars for buyer protection
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- C) To verify electricity meter brand
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✓ **Correct Answer: A**

📖 Reference: Rule 10, Maharashtra RERA Rules, 2017; Section 13(2), RERA Act, 2016; MahaRERA Handbook (English), Page 105

Q9. As per handbook guidance, what key factors affect home loan eligibility?

A) Number of pets at home

B) Income level, repayment capacity, CIBIL score, existing liabilities etc.

C) Wall paint brand

D) Promoter's personal savings



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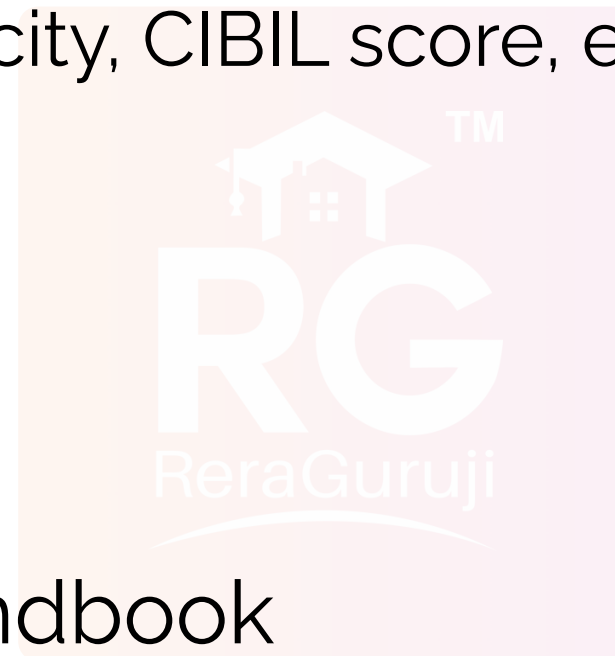
C) Wall paint brand

D) Promoter's personal savings

 **Correct Answer: B**

 Reference: MahaRERA Handbook

(English), Page 115



Q10. Under Section 194-IA, what is the TDS obligation on purchase of immovable property exceeding ₹50 lakhs?

- A) 10% TDS
- B) No TDS at all
- C) 1% TDS on transaction exceeding ₹50 lakhs
- D) 5% TDS irrespective of value



Q10. Under Section 194-IA, what is the TDS obligation on purchase of immovable property exceeding ₹50 lakhs?

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- C) 1% TDS on transaction exceeding ₹50 lakhs
- D) 5% TDS irrespective of value

 **Correct Answer: C**

 Reference: Section 194-IA, Income Tax Act, 1961; MahaRERA Handbook (English), Page 112



Q11. Under Sections 11(5) and 13(1) of the RERA Act, when can a promoter cancel the allotment of an apartment or plot?


- A) Only in accordance with the terms of the agreement for sale or by mutual consent
- B) Whenever promoter desires without reason
- C) Based on informal email exchange
- D) If local shopkeeper objects



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- A) Only in accordance with the terms of the agreement for sale or by mutual consent
- B) Whenever promoter desires without reason
- C) Based on informal email exchange
- D) If local shopkeeper objects

 **Correct Answer: A**

 Reference: Sections 11(5) & 13(1), RERA Act, 2016; MahaRERA Handbook (English), Page 108


Q12. If a promoter cancels allotment unilaterally without sufficient cause or against terms of the agreement for sale, what remedy does the allottee have under Section 11(5)?

- A) No remedy; promoter decision is final
- B) Allottee may approach MahaRERA Authority for redressal against wrongful cancellation
- C) Allottee can only file police complaint
- D) Allottee must approach housing society first

Q12. If a promoter cancels allotment unilaterally without sufficient cause or against terms of the agreement for sale, what remedy does the allottee have under Section 11(5)?

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- B) Allottee may approach MahaRERA Authority for redressal against wrongful cancellation
- C) Allottee can only file police complaint
- D) Allottee must approach housing society first

 **Correct Answer: B**

 Reference: Section 11(5), RERA Act, 2016;  
MahaRERA Handbook (English), Page 108


Q13. As per typical clauses in agreement or allotment letter under MahaRERA practice, what happens if the allottee voluntarily requests cancellation of booking?

- A) Full amount is refunded instantly with 10% interest
- B) A specified amount as per deduction table is retained and balance refunded without interest within 45 days
- C) Promoter pays compensation for loss of deal
- D) Cancellation is not permitted at all

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- C) Promoter pays compensation for loss of deal
- D) Cancellation is not permitted at all

 **Correct Answer: B**

 Reference: MahaRERA Handbook (English), Pages 108–110 (illustrative agreement clauses under Rule 10, Form G)

Q14. If an allottee cancels the booking after 31 to 60 days from issuance of allotment letter, how much may be deducted?

- A) 2% of the cost of the said unit
- B) Nil
- C) 1.5% of the cost of the said unit
- D) 1% of the cost of the said unit



Q14. If an allottee cancels the booking after 31 to 60 days from issuance of allotment letter, how much may be deducted?

- A) 2% of the cost of the said unit
- B) Nil
- C) 1.5% of the cost of the said unit
- D) 1% of the cost of the said unit

 **Correct Answer: C**

 Reference: MahaRERA Handbook  
(English), Page 109



Q15. If allottee cancels booking within 15 days of allotment letter, how much is deducted?

- A) Nil
- B) 2% of cost
- C) 1% of cost
- D) 1.5% of cost



Q15. If allottee cancels booking within 15 days of allotment letter, how much is deducted?

- A) Nil
- B) 2% of cost
- C) 1% of cost
- D) 1.5% of cost

 **Correct Answer: A**

 Reference: MahaRERA Handbook  
(English), Page 109



Q16. If promoter fails to refund amount within 45 days of cancellation request, what is allottee entitled to?

- A) GST refund also
- B) Nothing, he must wait indefinitely
- C) Interest as per highest SBI MCLR plus two percent on balance
- D) Additional apartment free



Q16. If promoter fails to refund amount within 45 days of cancellation request, what is allottee entitled to?

- A) GST refund also
- B) Nothing, he must wait indefinitely
- C) Interest as per highest SBI MCLR plus two percent on balance
- D) Additional apartment free

 **Correct Answer: C**

 Reference: MahaRERA Handbook  
(English), Page 109

Q17. As per agreement, which of these must allottee pay in addition to flat cost?


- A) GST, stamp duty and registration charges
- B) SBI loan processing fees
- C) RERA penalty
- D) Promoter's society maintenance backlog



Q17. As per agreement, which of these must allottee pay in addition to flat cost?

- A) GST, stamp duty and registration charges
- B) SBI loan processing fees
- C) RERA penalty
- D) Promoter's society maintenance backlog

 **Correct Answer: A**

 Reference: MahaRERA Handbook  
(English), Page 110



Q18. Within what period must the agreement for sale be executed and registered before the Sub-Registrar according to the allotment letter?

- A) Within 6 months from allotment letter issue date
- B) Within 2 months from the date of issuance of allotment letter or such extended period mutually agreed
- C) No time limit is prescribed
- D) Only after full payment of the property cost

Q18. Within what period must the agreement for sale be executed and registered before the Sub-Registrar according to the allotment letter?

- A) Within 6 months from allotment letter issue date
- B) Within 2 months from the date of issuance of allotment letter or such extended period mutually agreed
- C) No time limit is prescribed
- D) Only after full payment of the property cost

 **Correct Answer: B**

 Reference: MahaRERA Handbook (English), Page 108

Q19. If the allottee fails to pay a subsequent stage installment, what action can the promoter take?

- A) Ignore and wait indefinitely
- B) Serve notice to allottee to pay within 15 days, failing which promoter can cancel allotment and forfeit amount as per Clause 9 table
- C) Immediately file police complaint
- D) Cancel allotment without any notice

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- D) Cancel allotment without any notice

 **Correct Answer: B**

 Reference: MahaRERA Handbook  
(English), Page 108

Q20. If the allottee fails to execute and register the agreement for sale within the stipulated period and the promoter issues notice, what is the maximum forfeiture allowed?

- A) 5% of unit cost
- B) 10% of unit cost
- C) 2% of the cost of the said unit
- D) No forfeiture allowed



Q20. If the allottee fails to execute and register the agreement for sale within the stipulated period and the promoter issues notice, what is the maximum forfeiture allowed?

- A) 5% of unit cost
- B) 10% of unit cost
- C) 2% of the cost of the said unit
- D) No forfeiture allowed

 **Correct Answer: C**

 Reference: MahaRERA Handbook  
(English), Page 108



Q21. What interest is payable if the promoter fails to refund the balance amount within 45 days from expiry of notice period?

- A) No interest is payable
- B) Interest as per RBI base rate only
- C) Interest at SBI highest Marginal Cost of Lending Rate plus 2%
- D) Penal interest at 18% per annum



Q21. What interest is payable if the promoter fails to refund the balance amount within 45 days from expiry of notice period?

- A) No interest is payable
- B) Interest as per RBI base rate only
- C) Interest at SBI highest Marginal Cost of Lending Rate plus 2%
- D) Penal interest at 18% per annum

 **Correct Answer: C**

 Reference: MahaRERA Handbook  
(English), Page 108

Q22. Does the allotment letter limit the rights and interests of the allottee upon execution and registration of the agreement for sale?

- A) Yes, it limits all rights permanently
- B) No, rights and interests are governed by the registered agreement after execution and registration
- C) It only limits rights related to payment schedule
- D) It limits rights only until possession

Q22. Does the allotment letter limit the rights and interests of the allottee upon execution and registration of the agreement for sale?

A) Yes, it limits all rights permanently

B) No, rights and interests are governed by the registered agreement after execution and registration

C) It only limits rights related to payment schedule

D) It limits rights only until possession

 **Correct Answer: B**

 Reference: MahaRERA Handbook  
(English), Page 108

Q23. After executing and registering the agreement for sale, does the allotment letter restrict the allottee's legal rights and claims over the property?

A) Yes, the allottee loses all rights once the agreement is registered

B) No, the allottee's rights and claims are protected and governed by the registered agreement for sale

C) The allottee's rights are restricted only regarding payment terms

D) The allottee's rights remain limited until possession is handed over

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D) The allottee's rights remain limited until possession is handed over

 **Correct Answer: B**

 Reference: MahaRERA

Handbook (English), Page 108

Q24. What is the primary purpose of the 'Agreement for Sale' in real estate?

A) To serve as a license for construction

B) To transfer property ownership from promoter to allottee under agreed terms and price

C) To act as a tax invoice only

D) To grant maintenance rights to society



Q24. What is the primary purpose of the 'Agreement for Sale' in real estate?

A) To serve as a license for construction

B) To transfer property ownership from promoter to allottee under agreed terms and price

C) To act as a tax invoice only

D) To grant maintenance rights to society

✓ **Correct Answer: B**

📖 Reference: MahaRERA Handbook  
(English), Page 111

Q25. Under which law is the Agreement for Sale registered and legally binding?


- A) Transfer of Property Act, 1882
- B) Indian Contract Act, 1872
- C) Registration Act, 1908
- D) Real Estate (Regulation and Development) Act, 2016

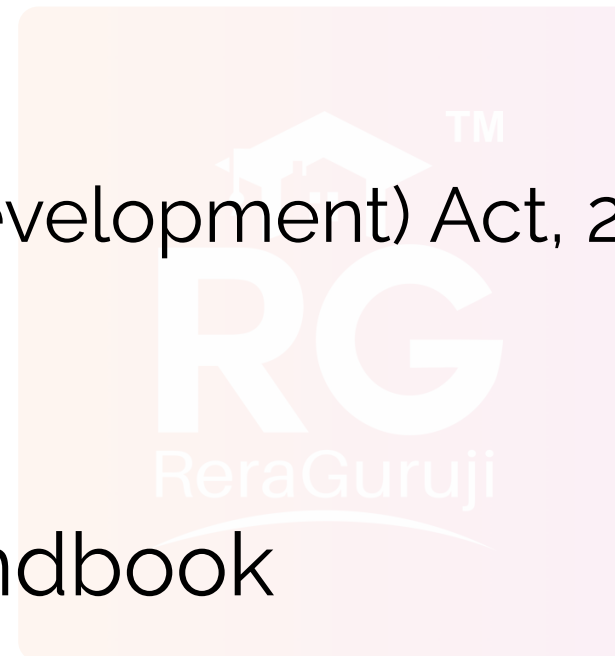


Q25. Under which law is the Agreement for Sale registered and legally binding?

- A) Transfer of Property Act, 1882
- B) Indian Contract Act, 1872
- C) Registration Act, 1908
- D) Real Estate (Regulation and Development) Act, 2016

 **Correct Answer: B**

 Reference: MahaRERA Handbook  
(English), Page 111



Q26. What is the maximum amount of total consideration payable before execution of Agreement for Sale?


- A) 10% of total consideration
- B) 20% of total consideration
- C) 30% of total consideration
- D) 50% of total consideration



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- A) 10% of total consideration
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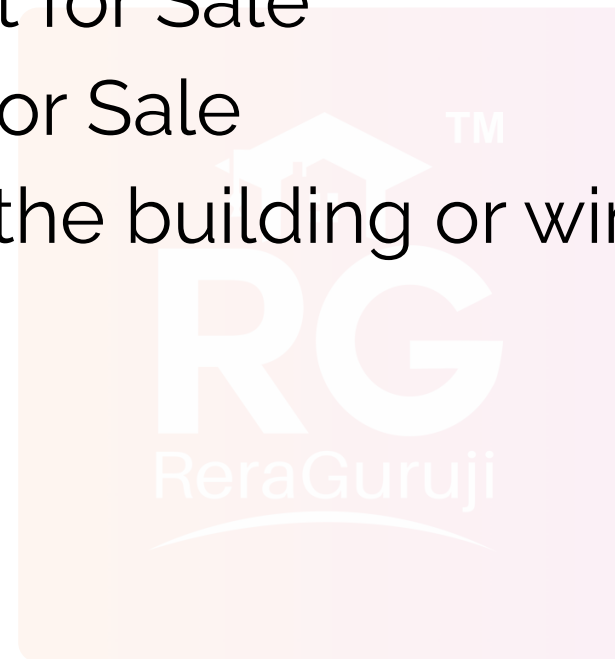
 **Correct Answer: A**

 Reference: MahaRERA Handbook (English), Page 111-112 (Payment Schedule Table)



Q27. What stage corresponds with payment of amount not exceeding 45% of total consideration?


- A) Before execution of Agreement for Sale
- B) After execution of Agreement for Sale
- C) On completion of the plinth of the building or wing where the apartment is located
- D) On handing over possession



Q27. What stage corresponds with payment of amount not exceeding 45% of total consideration?

- A) Before execution of Agreement for Sale
- B) After execution of Agreement for Sale
- C) On completion of the plinth of the building or wing where the apartment is located
- D) On handing over possession

 **Correct Answer: C**

 Reference: MahaRERA Handbook (English), Page 112 (Payment Schedule Table)

Q28. At what stage is the balance amount payable by the allottee?


- A) Before plinth completion
- B) After completion of internal plaster and flooring
- C) On or after receipt of occupancy certificate or completion certificate when possession is handed over
- D) At the time of booking



Q28. At what stage is the balance amount payable by the allottee?

- A) Before plinth completion
- B) After completion of internal plaster and flooring
- C) On or after receipt of occupancy certificate or completion certificate when possession is handed over
- D) At the time of booking

 **Correct Answer: C**

 Reference: MahaRERA Handbook (English), Page 112 (Payment Schedule Table)

Q29. According to the Model Form of Agreement, who is liable to pay fees or brokerage to a Registered Real Estate Agent facilitating the transaction?


- A) Only the promoter
- B) Only the allottee
- C) Either promoter, allottee or both as per agreed terms
- D) Only the government



Q29. According to the Model Form of Agreement, who is liable to pay fees or brokerage to a Registered Real Estate Agent facilitating the transaction?

- A) Only the promoter
- B) Only the allottee
- C) Either promoter, allottee or both as per agreed terms
- D) Only the government

 **Correct Answer: C**

 Reference: MahaRERA Handbook  
(English), Page 112



# Unit 10

## Real Estate Calculations

Q1. Who is responsible for deducting TDS on the purchase of immovable property?


- A) Seller
- B) Buyer
- C) Real estate agent
- D) Government



Q1. Who is responsible for deducting TDS on the purchase of immovable property?

- A) Seller
- B) Buyer
- C) Real estate agent
- D) Government

 **Correct Answer: B**

 Reference: Income Tax Act 1961,  
Section 194IA; Union Budget 2021 Section  
194Q



Q2. Under Section 194IA of the Income Tax Act, what percentage of TDS must the buyer deduct on property purchases above ₹50 lakhs?

- A) 0.5%
- B) 1%
- C) 2%
- D) 5%



Q2. Under Section 194IA of the Income Tax Act, what percentage of TDS must the buyer deduct on property purchases above ₹50 lakhs?

- A) 0.5%
- B) 1%
- C) 2%
- D) 5%

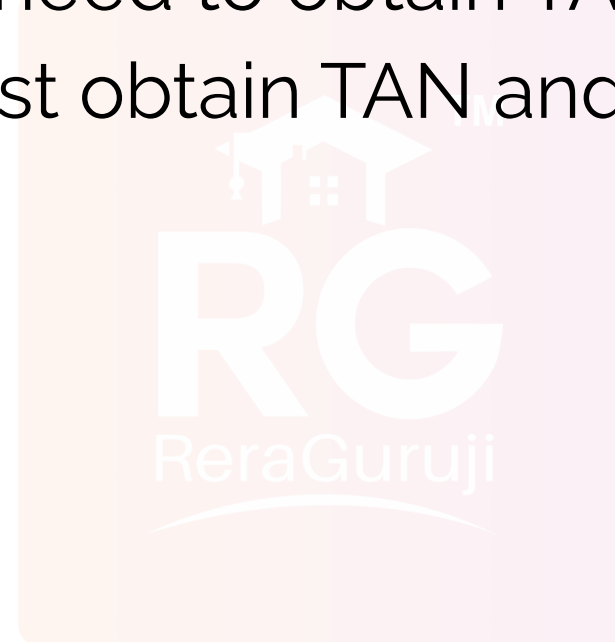
 **Correct Answer: B**

 Reference: Income Tax Act 1961,  
Section 194IA



Q3. What is the process and requirement for TDS deduction on property purchase from a Non-Resident Indian (NRI)?

- A) Buyer deducts TDS at 20%, no need to obtain TAN
- B) Buyer deducts TDS at 20%, must obtain TAN and file TDS returns separately
- C) Seller deducts TDS at 10%
- D) No TDS deduction required



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- C) Seller deducts TDS at 10%
- D) No TDS deduction required

 **Correct Answer: B**

 Reference: Income Tax Act 1961,  
Sections 195

Q4. What is the applicable TDS rate on property purchase from a Non-Resident Indian (NRI)?

A) 10%

B) 20%, increased to 30% if property sold within 2 years

C) No TDS

D) Same as resident Indian



Q4. What is the applicable TDS rate on property purchase from a Non-Resident Indian (NRI)?

A) 10%

B) 20%, increased to 30% if property sold within 2 years

C) No TDS

D) Same as resident Indian

 **Correct Answer: B**

 Reference: Income Tax Act 1961,  
Sections 195



Q5. Within how many days from the end of the month must the buyer deposit the deducted TDS for property purchase?

- A) 15 days
- B) 30 days
- C) 60 days
- D) 90 days



Q5. Within how many days from the end of the month must the buyer deposit the deducted TDS for property purchase?

- A) 15 days
- B) 30 days
- C) 60 days
- D) 90 days

 **Correct Answer: B**

 Reference: Income Tax Rules



Q6. Which form must be filed by the buyer for depositing TDS on property purchase?

- A) Form 16
- B) Form 26QB
- C) Form 10BA
- D) Form 15G



Q6. Which form must be filed by the buyer for depositing TDS on property purchase?

- A) Form 16
- B) Form 26QB
- C) Form 10BA
- D) Form 15G

 **Correct Answer: B**

 Reference: Income Tax Department



Q7. What information is required to be submitted when filing TDS on property purchase?

A) Only buyer's PAN and name

B) Details of buyer and seller including PAN, address, phone, email, agreement date, payment date, and total consideration

C) Only seller's PAN and address

D) Only property details



Q7. What information is required to be submitted when filing TDS on property purchase?

A) Only buyer's PAN and name

B) Details of buyer and seller including PAN, address, phone, email, agreement date, payment date, and total consideration

C) Only seller's PAN and address

D) Only property details

 **Correct Answer: B**

 Reference: Income Tax Department

Q8. What is the primary benefit of applying for a home loan for property purchase?

- A) It increases the property price
- B) Provides financial support to the buyer
- C) Decreases the buyer's credit score
- D) Mandatory by law



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- D) Mandatory by law

 **Correct Answer: B**

 Reference: Standard Banking and Finance practice



Q9. Which form must be filed by the buyer to deposit TDS deducted on property purchase from an NRI?

- A) Form 26QB
- B) Form 27Q
- C) Form 16B
- D) Form 15CA



Q9. Which form must be filed by the buyer to deposit TDS deducted on property purchase from an NRI?

- A) Form 26QB
- B) Form 27Q
- C) Form 16B
- D) Form 15CA

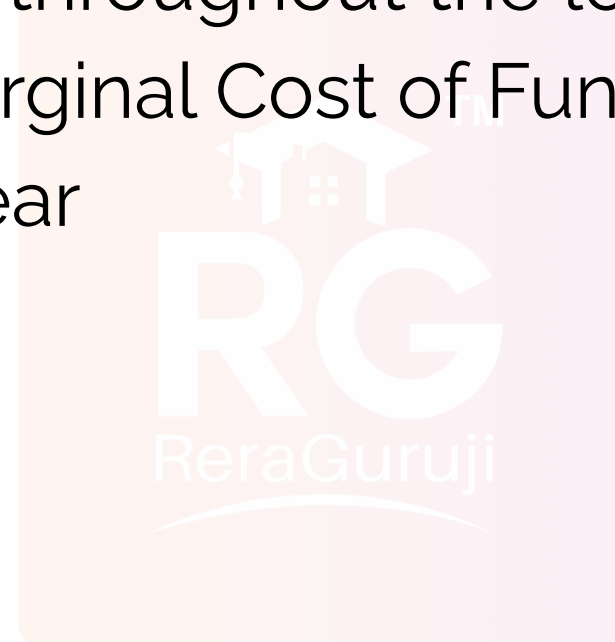
 **Correct Answer: B**

 Reference: Income Tax Department



Q10. What is a characteristic of a fixed interest rate home loan?

- A) Interest rate changes with market fluctuations
- B) Interest rate remains the same throughout the loan tenure
- C) Interest rate is linked to the Marginal Cost of Funds Lending Rate (MCLR)
- D) Interest rate increases every year



Q10. What is a characteristic of a fixed interest rate home loan?

- A) Interest rate changes with market fluctuations
- B) Interest rate remains the same throughout the loan tenure
- C) Interest rate is linked to the Marginal Cost of Funds Lending Rate (MCLR)
- D) Interest rate increases every year

 **Correct Answer: B**

 Reference: Standard Home Loan Features

Q11. What does a floating interest rate on a home loan depend on?

- A) Fixed throughout the tenure
- B) Prevailing market rates and Marginal Cost of Funds Lending Rate (MCLR)
- C) Government fixed rates
- D) Borrower's credit score



Q11. What does a floating interest rate on a home loan depend on?

- A) Fixed throughout the tenure
- B) Prevailing market rates and Marginal Cost of Funds Lending Rate (MCLR)
- C) Government fixed rates
- D) Borrower's credit score

✓ **Correct Answer: B**

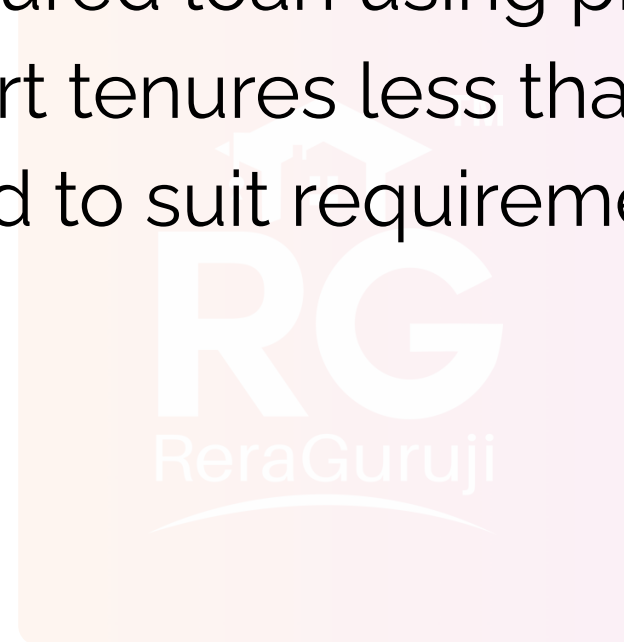
📖 Reference: Standard Home Loan

Features



Q12. Which of the following is NOT a feature of a home loan?

- A) Property must have marketable and freehold title
- B) Home loan is considered a secured loan using property as collateral
- C) Home loans are always for short tenures less than 5 years
- D) Home loans can be customized to suit requirements



Q12. Which of the following is NOT a feature of a home loan?

- A) Property must have marketable and freehold title
- B) Home loan is considered a secured loan using property as collateral
- C) Home loans are always for short tenures less than 5 years
- D) Home loans can be customized to suit requirements

 **Correct Answer: C**

 Reference: Standard Home Loan

Features

Q13. How long can home loans tenure last typically?

- A) Up to 5 years
- B) Up to 10 years
- C) Up to 20 years
- D) Up to 30 years



Q13. How long can home loans tenure last typically?

- A) Up to 5 years
- B) Up to 10 years
- C) Up to 20 years
- D) Up to 30 years

 **Correct Answer: D**

 Reference: Standard Home Loan Features



Q14. What is the current GST rate applicable on the purchase of under-construction residential property?


- A) 5% without ITC (Input Tax Credit)
- B) 12% with ITC
- C) 18% without ITC
- D) 0% (Exempted)



Q14. What is the current GST rate applicable on the purchase of under-construction residential property?

- A) 5% without ITC (Input Tax Credit)
- B) 12% with ITC
- C) 18% without ITC
- D) 0% (Exempted)

 **Correct Answer: A**

 Reference: Notification No. 11/2017-Central Tax (Rate), dated 28th June 2017



Q15. Is GST applicable on the sale of completed (ready-to-move-in) residential property?

- A) Yes, at 5%
- B) No, it is exempted
- C) Yes, at 12%
- D) Only on commercial properties



Q15. Is GST applicable on the sale of completed (ready-to-move-in) residential property?

- A) Yes, at 5%
- B) No, it is exempted
- C) Yes, at 12%
- D) Only on commercial properties

 **Correct Answer: B**

 Reference: GST Laws



Q16. Who is liable to pay GST on the sale of under-construction property?

- A) Buyer
- B) Seller (Promoter/Developer)
- C) Real estate agent
- D) Government



Q16. Who is liable to pay GST on the sale of under-construction property?

- A) Buyer
- B) Seller (Promoter/Developer)
- C) Real estate agent
- D) Government

 **Correct Answer: B**

 Reference: GST Law



Q17. What is the GST rate applicable for affordable housing under the GST regime?


- A) 5%
- B) 1%
- C) 12%
- D) 0%



Q17. What is the GST rate applicable for affordable housing under the GST regime?

- A) 5%
- B) 1%
- C) 12%
- D) 0%

 **Correct Answer: B**

 Reference: Notification No. 11/2017-  
Central Tax (Rate), Entry 3 of Schedule III

Q18. What is the eligibility criterion for a residential property to qualify as 'affordable housing' under GST for 1% tax rate?


- A) Carpet area up to 60 sq. meters in metro cities and 90 sq. meters in non-metro cities
- B) Carpet area up to 100 sq. meters anywhere
- C) Only government-approved projects
- D) Property price below ₹50 lakhs



Q18. What is the eligibility criterion for a residential property to qualify as 'affordable housing' under GST for 1% tax rate?

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- B) Carpet area up to 100 sq. meters anywhere
- C) Only government-approved projects
- D) Property price below ₹50 lakhs

 **Correct Answer: A**

 Reference: Notification No. 11/2017-Central Tax (Rate); GST Council Circular No. 62/36/2018-GST

Q19. What is the GST rate applicable on commercial properties under GST?

- A) 5%
- B) 1%
- C) 12%
- D) 18%



Q19. What is the GST rate applicable on commercial properties under GST?

- A) 5%
- B) 1%
- C) 12%
- D) 18%

 **Correct Answer: C**

 Reference: Notification No. 1/2017-  
Integrated Tax (Rate)




Q20. Why is GST not applicable on the sale of residential property after obtaining Occupancy Certificate (OC)?

- A) Because construction is completed and it is treated as sale of immovable property exempt from GST under Schedule III
- B) Because GST applies only on commercial properties
- C) Because OC exempts the buyer from paying any tax
- D) Because GST rates are increased after OC

Q20. Why is GST not applicable on the sale of residential property after obtaining Occupancy Certificate (OC)?

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- B) Because GST applies only on commercial properties
- C) Because OC exempts the buyer from paying any tax
- D) Because GST rates are increased after OC

 **Correct Answer: A**

 Reference: GST Act 2017, Schedule III, Entry 5; Circular No. 74/48/2018-GST


Q21. Why is a 5% GST rate applicable on commercial property within a RERA-registered residential real estate project where commercial area is limited to 15%?

- A) Because the entire project is treated as residential with commercial area ancillary up to 15%
- B) Because all commercial property attracts 5% GST
- C) Because commercial property always attracts 12% GST regardless of project type
- D) Because 5% GST applies only to affordable housing projects

Q21. Why is a 5% GST rate applicable on commercial property within a RERA-registered residential real estate project where commercial area is limited to 15%?

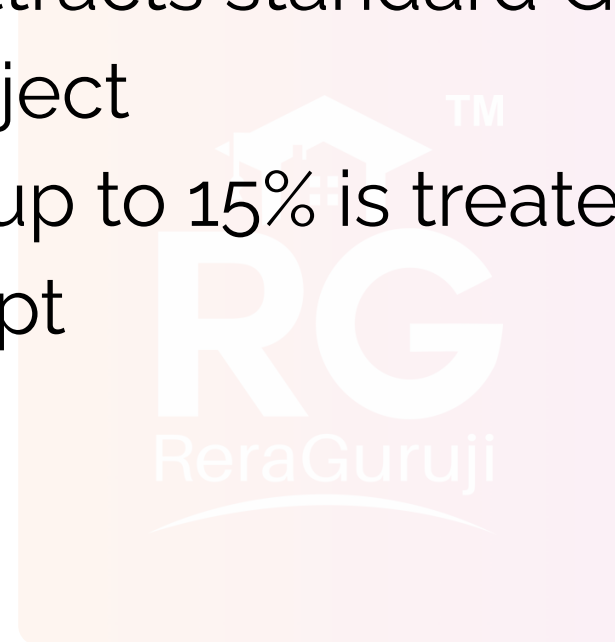
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- B) Because all commercial property attracts 5% GST
- C) Because commercial property always attracts 12% GST regardless of project type
- D) Because 5% GST applies only to affordable housing projects

 **Correct Answer: A**

 Reference: Notification No. 11/2017-Central Tax (Rate), Schedule III, Entry 3; GST Council FAQs

Q22. In a RERA-registered project with 85% residential and 15% commercial area, what GST rate applies to the commercial portion?

- A) 12%, as commercial property attracts standard GST rate
- B) 18%, since it is a mixed-use project
- C) 5%, because commercial area up to 15% is treated as ancillary to residential use
- D) 0%, commercial space is exempt



Q22. In a RERA-registered project with 85% residential and 15% commercial area, what GST rate applies to the commercial portion?


A) 12%, as commercial property attracts standard GST rate

B) 18%, since it is a mixed-use project

C) 5%, because commercial area up to 15% is treated as ancillary to residential use

D) 0%, commercial space is exempt

 **Correct Answer: C**

 Reference: Notification No. 11/2017-Central Tax (Rate), Schedule III, Entry 3; GST Council FAQs

Q23. Under which Act is the registration of sale documents for property transfer mandatory in India?

- A) Income Tax Act, 1961
- B) Indian Registration Act, 1908
- C) Maharashtra Stamp Act, 1958
- D) Real Estate (Regulation and Development) Act, 2016



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- A) Income Tax Act, 1961
- B) Indian Registration Act, 1908
- C) Maharashtra Stamp Act, 1958
- D) Real Estate (Regulation and Development) Act, 2016

 **Correct Answer: B**

 Reference: Indian Registration Act, 1908,  
Section 17

Q24. What is the maximum registration charge payable in Maharashtra for properties priced above ₹30 lakh?

- A) ₹10,000
- B) ₹20,000
- C) ₹30,000
- D) ₹50,000



Q24. What is the maximum registration charge payable in Maharashtra for properties priced above ₹30 lakh?

- A) ₹10,000
- B) ₹20,000
- C) ₹30,000
- D) ₹50,000

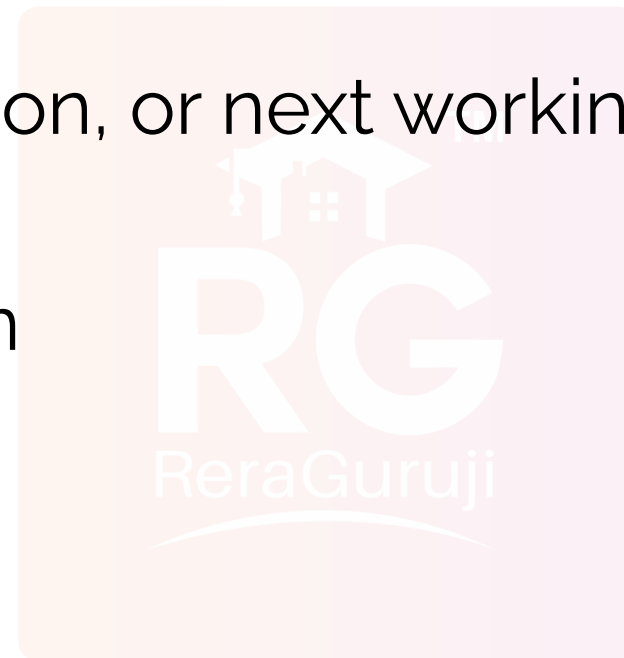
 **Correct Answer: C**

 Reference: Maharashtra Registration Rules and Government Circulars



Q25. Under the Maharashtra Stamp Act, within what time frame must instruments chargeable with stamp duty be stamped?

- A) Within 7 days after execution
- B) Before or at the time of execution, or next working day
- C) Within 30 days after execution
- D) Within 15 days after registration



Q25. Under the Maharashtra Stamp Act, within what time frame must instruments chargeable with stamp duty be stamped?

- A) Within 7 days after execution
- B) Before or at the time of execution, or next working day
- C) Within 30 days after execution
- D) Within 15 days after registration

 **Correct Answer: B**

 Reference: Maharashtra Stamp Act, 1958,  
Schedule 1

Q26. What concession is provided to women buyers under Maharashtra Stamp Duty rules?

- A) 50% reduction in stamp duty
- B) 25% reduction in stamp duty
- C) 1% concession over prevailing stamp duty if property is registered in woman's name
- D) No concession



Q26. What concession is provided to women buyers under Maharashtra Stamp Duty rules?

- A) 50% reduction in stamp duty
- B) 25% reduction in stamp duty
- C) 1% concession over prevailing stamp duty if property is registered in woman's name
- D) No concession

 **Correct Answer: C**

 Reference: Maharashtra Government GR

No. Mudrank-2021/UOR.12/CR.107/M-1

dated 31 March 2021

Q27. According to the Maharashtra Government Order dated 31 March 2021, what is the condition for women buyers to avail a 1% concession on stamp duty?

- A) Women buyers must be the sole purchasers of the residential unit and the property should be executed in their name
- B) Women buyers can share ownership with males to avail concession
- C) The concession applies to commercial properties only
- D) There is no condition; all women buyers automatically get concession

Q27. According to the Maharashtra Government Order dated 31 March 2021, what is the condition for women buyers to avail a 1% concession on stamp duty?

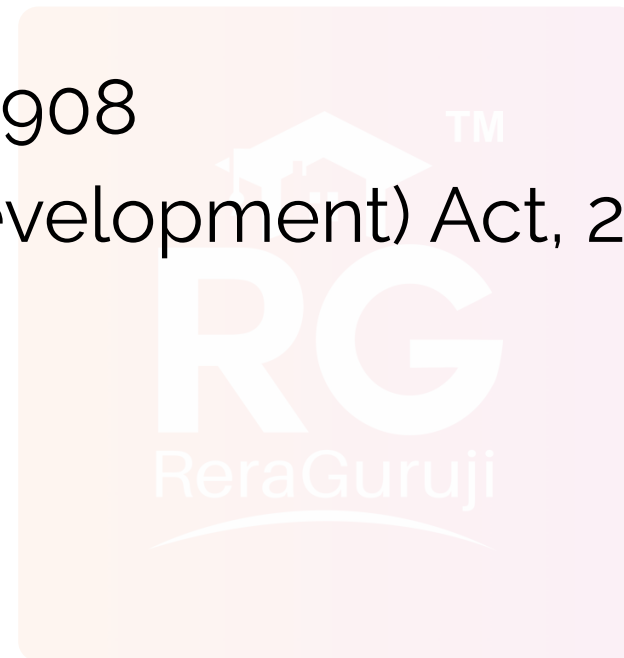
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- B) Women buyers can share ownership with males to avail concession
- C) The concession applies to commercial properties only
- D) There is no condition; all women buyers automatically get concession

✓ **Correct Answer: A**

📖 Reference: Maharashtra Revenue & Forest  
Department Order No. Mudrank-  
2021/UOR.12/CR.107/M-1 dated 31 March 2021

Q28. The Maharashtra Stamp Act is also commonly known as:

- A) Bombay Stamp Act, 1958
- B) Indian Stamp Act, 1899
- C) Maharashtra Registration Act, 1908
- D) Real Estate (Regulation and Development) Act, 2016



Q28. The Maharashtra Stamp Act is also commonly known as:

- A) Bombay Stamp Act, 1958
- B) Indian Stamp Act, 1899
- C) Maharashtra Registration Act, 1908
- D) Real Estate (Regulation and Development) Act, 2016

 **Correct Answer: A**

 Reference: Maharashtra Stamp Act, 1958

Q29. Under which Act is Tax Deducted at Source (TDS) on property purchase governed?

- A) Income Tax Act, 1961
- B) Goods and Services Tax Act, 2017
- C) Maharashtra Stamp Act, 1958
- D) Indian Registration Act, 1908



Q29. Under which Act is Tax Deducted at Source (TDS) on property purchase governed?

- A) Income Tax Act, 1961
- B) Goods and Services Tax Act, 2017
- C) Maharashtra Stamp Act, 1958
- D) Indian Registration Act, 1908

 **Correct Answer: A**

 Reference: Income Tax Act, 1961, Section 194IA



Q30. Under which Act was the TDS provision on property transactions introduced by the Finance Act, 2013?

- A) Income Tax Act, 1961 via amendment in Section 194IA
- B) Goods and Services Tax Act, 2017
- C) Maharashtra Stamp Act, 1958
- D) Indian Registration Act, 1908



Q30. Under which Act was the TDS provision on property transactions introduced by the Finance Act, 2013?

- A) Income Tax Act, 1961 via amendment in Section 194IA
- B) Goods and Services Tax Act, 2017
- C) Maharashtra Stamp Act, 1958
- D) Indian Registration Act, 1908

 **Correct Answer: A**

 Reference: Finance Act, 2013;  
Income Tax Act, 1961, Section 194IA



Q31. The TDS provision on immovable property transactions was introduced by which Finance Act and through which section of the Income Tax Act?

- A) Finance Act, 2015; Section 194IB
- B) Finance Act, 2013; Section 194IA
- C) Finance Act, 2017; Section 194M
- D) Finance Act, 2016; Section 194C



Q31. The TDS provision on immovable property transactions was introduced by which Finance Act and through which section of the Income Tax Act?

- A) Finance Act, 2015; Section 194IB
- B) Finance Act, 2013; Section 194IA
- C) Finance Act, 2017; Section 194M
- D) Finance Act, 2016; Section 194C

 **Correct Answer: B**

 Reference: Finance Act, 2013;  
Income Tax Act, 1961, Section 194IA



Q32. Mr. Raj and Mrs. Priya jointly purchase an under-construction residential property valued at ₹75 lakhs in Mumbai. The carpet area qualifies for affordable housing. The property is registered in Mrs. Priya's name. Which of the following taxes and fees apply, and what rates or concessions are applicable?

A) GST at 1% (affordable housing rate), TDS at 1% by buyer, Stamp duty concession of 1% for women, Registration fee as per Maharashtra rules

B) GST at 5%, TDS at 2%, No stamp duty concession, Standard registration fee

C) GST exempt as property is under construction, No TDS applicable, Full stamp duty, Registration fee applicable

D) GST at 12%, TDS at 1%, Stamp duty concession applicable only if property registered in man's name, Registration fee waived

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B) GST at 5%, TDS at 2%, No stamp duty concession, Standard registration fee

C) GST exempt as property is under construction, No TDS applicable, Full stamp duty, Registration fee applicable

D) GST at 12%, TDS at 1%, Stamp duty concession applicable only if property registered in man's name, Registration fee waived

✓ **Correct Answer: A**

📖 Reference: Notification No. 11/2017-Central Tax (Rate); Income Tax Act, Section 194IA; Maharashtra Government Order dated 31 March 2021; Maharashtra Registration Rules

Q33. Mr. Suresh buys an under-construction residential apartment in Pune valued at ₹1 crore with a carpet area of 95 sq.m. The property is registered in his name. Considering Maharashtra laws and GST provisions, calculate the taxes and fees applicable:

- Is GST applicable, and at what rate?
- What percentage of TDS must he deduct?
- Does he get any stamp duty concession for being a male buyer?
- Approximate registration fee percentage or fixed amount?

- A) GST at 5% (since carpet area and value exceed affordable limits), TDS at 1% by buyer, no stamp duty concession for male buyer, registration fee approx. 1% of property value
- B) GST at 1% (affordable housing rate), TDS at 0.5%, full stamp duty applicable, fixed registration fee ₹10,000
- C) GST exempt (property completed), no TDS, 1% stamp duty concession, registration fee waived
- D) GST at 12%, TDS at 2%, 50% stamp duty concession, registration fee approx. 0.5%

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- Is GST applicable, and at what rate?
- What percentage of TDS must he deduct?
- Does he get any stamp duty concession for being a male buyer?
- Approximate registration fee percentage or fixed amount?

A) GST at 5% (since carpet area and value exceed affordable limits), TDS at 1% by buyer, no stamp duty concession for male buyer, registration fee approx. 1% of property value

B) GST at 1% (affordable housing rate), TDS at 0.5%, full stamp duty applicable, fixed registration fee ₹10,000

C) GST exempt (property completed), no TDS, 1% stamp duty concession, registration fee waived

D) GST at 12%, TDS at 2%, 50% stamp duty concession, registration fee approx. 0.5%

✓ **Correct Answer: A**

📖 Reference: Notification No. 11/2017-Central Tax (Rate); Income Tax Act 1961 Section 194IA; Maharashtra Stamp Act; Maharashtra Registration Rules

Q34. Mrs. Kavita buys a commercial shop in a Mumbai mixed-use project (RERA-registered) with a sale price of ₹50 lakhs. The commercial space forms 12% of the total project area. Which taxes and fees are applicable?

- GST rate on the commercial unit
- TDS rate to be deducted by Mrs. Kavita
- Stamp duty concessions applicable?
- Approximate registration fees

- A) GST at 5% (since commercial area  $\leq 15\%$  in RERA project), TDS at 1%, no stamp duty concession, registration fees approx. 1%
- B) GST at 12%, TDS at 2%, stamp duty concession of 1% for women, registration fees approx. 0.5%
- C) GST exempt, no TDS, full stamp duty, registration fees waived
- D) GST at 18%, TDS at 1%, no stamp duty concession, fixed registration fees ₹20,000

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- GST rate on the commercial unit
- TDS rate to be deducted by Mrs. Kavita
- Stamp duty concessions applicable?
- Approximate registration fees

- A) GST at 5% (since commercial area  $\leq 15\%$  in RERA project), TDS at 1%, no stamp duty concession, registration fees approx. 1%
- B) GST at 12%, TDS at 2%, stamp duty concession of 1% for women, registration fees approx. 0.5%
- C) GST exempt, no TDS, full stamp duty, registration fees waived
- D) GST at 18%, TDS at 1%, no stamp duty concession, fixed registration fees ₹20,000

✓ **Correct Answer: A**

📖 Reference: Notification No. 11/2017-Central Tax (Rate),  
Schedule III Entry 3; Income Tax Act Section 194IA; Maharashtra  
Stamp Act; Maharashtra Registration Rules

Q35. Which type of property qualifies for the 1% stamp duty concession granted to women buyers under Maharashtra Government Orders?


- A) Residential properties only, registered solely in the name of a woman
- B) Commercial properties only, regardless of ownership
- C) Both residential and commercial properties
- D) Agricultural land only



Q35. Which type of property qualifies for the 1% stamp duty concession granted to women buyers under Maharashtra Government Orders?

- A) Residential properties only, registered solely in the name of a woman
- B) Commercial properties only, regardless of ownership
- C) Both residential and commercial properties
- D) Agricultural land only

 **Correct Answer: A**

 Reference: Maharashtra Revenue & Forest Department Order dated 31 March 2021; Maharashtra Stamp Act

Q36. If a residential property is jointly registered in the names of a man and a woman, is the woman eligible for the 1% stamp duty concession on her share?

- A) Yes, the concession applies on the woman's share
- B) No, concession applies only if the property is registered solely in the woman's name
- C) Yes, if the woman's share is more than 50%
- D) No concession for any joint ownership

Q36. If a residential property is jointly registered in the names of a man and a woman, is the woman eligible for the 1% stamp duty concession on her share?

- A) Yes, the concession applies on the woman's share
- B) No, concession applies only if the property is registered solely in the woman's name
- C) Yes, if the woman's share is more than 50%
- D) No concession for any joint ownership

 **Correct Answer: B**

 Reference: Maharashtra

Government Order dated 31 March

2021


Q37. Does the 1% stamp duty concession for women apply to commercial properties registered solely in a woman's name?

- A) Yes, it applies to all properties registered in woman's name
- B) No, concession is applicable only to residential properties
- C) Yes, but only for properties valued below ₹50 lakhs
- D) No, it applies only for agricultural land

Q37. Does the 1% stamp duty concession for women apply to commercial properties registered solely in a woman's name?

- A) Yes, it applies to all properties registered in woman's name
- B) No, concession is applicable only to residential properties
- C) Yes, but only for properties valued below ₹50 lakhs
- D) No, it applies only for agricultural land

 **Correct Answer: B**

 Reference: Maharashtra Revenue Department Order dated 31 March 2021

Q38. Mrs. Neha buys an under-construction residential apartment in Pune for ₹1 crore. The stamp duty applicable for any gender is 7%. Considering the applicable TDS and GST, calculate the total taxes and fees Mrs. Neha must pay.

- A) ₹11,00,000
- B) ₹11,30,000
- C) ₹12,00,000
- D) ₹13,00,000



Q38. Mrs. Neha buys an under-construction residential apartment in Pune for ₹1 crore. The stamp duty applicable for any gender is 7%. Considering the applicable TDS and GST, calculate the total taxes and fees Mrs. Neha must pay.

- A) ₹11,00,000
- B) ₹11,30,000
- C) ₹12,00,000
- D) ₹13,00,000



✓ **Correct Answer: B**

📖 Reference: Income Tax Act Section 194IA;  
Maharashtra Stamp Act; GST Law Notifications