

SET 3

1. Person in occupation of premises is tenant if
Ans- he is put in exclusive possession of it and pays rent.
2. A landlord shall not be entitled to recovery of possession so long as the tenant
Ans- pays rent and permits increases and observes the terms and conditions of tenancy
3. A tenant can not be evicted even if he erects a permanent structure
Ans- if landlord consents to it in writing.
4. Premises let to banks or public sector undertaking having paid up share capital of Rs. _____
are exempted from protection of Maharashtra Rent Control Act, 1999.
Ans- 1 crore
5. No decree can be passed against a tenant for the requirement of premises for landlord unless
Ans- landlord bonafide claims it and is likely to suffer greater hardship
6. A landlord can get possession of premises for its demolition and construction of new building only if
Ans- landlord has sufficient funds with him for it, he has approved plan and estimates, landlord undertakes to provide new premises equal in carpet area of the existing one
7. A proceeding to recover possession of premises from a licensee to be filed in
Ans- the court of competent authority appointed by the state Govt. under the MRC Act.
8. If a landlord withholds any essential supply or service to the tenanted premises the tenant can seek remedy by way of
Ans- application for restoration in the Small Cause/Civil Court
9. Whether appeal against the decision in appeal of appellate bench of Small Causes Court/ District Court would lie before?
Ans- NO appeal lies
10. If the landlord fails to keep the premises in good and tenantable repairs the proper remedy for tenant is
Ans- to make such repairs himself after 15 days notice to the landlord
11. If sufficient cause is made out the time for filing proceedings in the court can be extended if
Ans- the delay is for presenting the appeal or application under C.P.C.
12. If a cause of action for the suit arises when the plaintiff is minor he may institute the suit
Ans- within the period prescribed by limitation for such suit after he attains majority
13. In computing the period of limitation for any suit, appeal or application the day from which such period is to be reckoned
Ans- shall be excluded
14. While computing period of limitation of a suit time spent in another similar proceeding in the court having no jurisdiction can be excluded if

Ans- the plaintiff had acted in good faith with due diligence

15. A suit can be said to be in limitation even after period prescribed

Ans- if the defendant acknowledges liability of the plaintiff's right before expiration of the period of limitation.

16. When a new defendant is added in the suit, the suit shall be deemed to have been instituted against him from

Ans- the date of his addition

17. In case of an easement by prescription the period of twenty years must be ending within _____ from the date of institution of the suit

Ans- two years

18. Suit on a bill of exchange or promissory note payable at a fixed time should be filed within three years from

Ans- the date on which time expires

19. A suit for possession of immovable property based on title can be brought within 12 years from

Ans- the date on which the defendant refuses to deliver possession

20. Where no period of limitation is prescribed for an application it can be filed within

Ans- three years

21. An ordinance can be issued by the President at any time when

Ans- Both the houses of Parliament are not in session

22. The proposal to prefer charge against the President of India should be moved by at least _____ of the total number of members of the house

Ans- one fourth

23. Article 14 of Indian Constitution does not prohibit

Ans- reasonable classification

24. Under Art.356 a proclamation to remain operative must be approved within 2 months by

Ans- Both the houses of Parliament

25. Who presides over the meeting of Lok Sabha in the absence of the Speaker?

Ans- Deputy Speaker