

MIZORAM PUBLIC SERVICE COMMISSION
LIMITED DEPARTMENTAL EXAMINATION FOR PROMOTION TO
ASSISTANT DIRECTOR OF SURVEY / ASSISTANT SURVEY OFFICER
UNDER LAND REVENUE AND SETTLEMENT DEPARTMENT,
GOVERNMENT OF MIZORAM.
(MARCH-2026)

PAPER - IV

Time Allowed : 3 hours

Full Marks : 100

Pass Marks : 40

SECTION - A (Multiple Choice Questions) (50 Marks)

All questions carry equal mark of 2 each. Attempt all questions.

*This Section should be answered only on the **OMR Response Sheet** provided.*

1. Who is empowered to carry out summary eviction of an unauthorised occupant of government land?
 - (a) District Magistrate
 - (b) Police Officer
 - (c) Revenue Officer
 - (d) Local/Village Council Chairman/President
2. Penal rent imposed under the Mizoram (Prevention of Government Land Encroachment) Act, 2001 is recoverable as:
 - (a) A civil debt
 - (b) A criminal fine
 - (c) A public demand
 - (d) A private liability
3. Which authority has the power to determine the proper stamp duty payable on an instrument when doubt arises?
 - (a) Civil Court
 - (b) Registrar
 - (c) Collector
 - (d) Sub-Registrar
4. What is the consequence of executing an instrument not duly stamped?
 - (a) The instrument becomes void.
 - (b) The instrument is inadmissible in evidence unless duly stamped.
 - (c) The instrument is automatically cancelled.
 - (d) The instrument can never be validated.
5. When must stamp duty on an instrument be paid under the Indian Stamp Act, 1899?
 - (a) At the time of registration only.
 - (b) At or before the execution of the instrument.
 - (c) After execution but before enforcement.
 - (d) At any time before filing a suit.

6. Which statement correctly describes the effect of an unstamped instrument on registration?
 - (a) It cannot be registered under any circumstances.
 - (b) Registration cures the defect of non-stamping.
 - (c) Registration does not validate an instrument not duly stamped.
 - (d) Registration replaces stamp duty.
7. Which of the following documents is required to be registered compulsorily?
 - (a) Lease of immovable property for 6 months.
 - (b) Sale deed of movable property.
 - (c) Sale deed of immovable property.
 - (d) Agreement of partnership.
8. Who may present a document for registration?
 - (a) Only the owner of the property.
 - (b) Only the seller.
 - (c) Any party to the transaction or their agent.
 - (d) Any citizen of India.
9. Which official has the authority to appoint any person as a Sub-Registrar in the event of absence of the Sub-Registrar or when his post is vacant?
 - (a) The Registrar
 - (b) Inspector-General of Registration
 - (c) State Government
 - (d) Any officer superior to the Sub-Registrar
10. Which of the following persons is exempted from appearing at the registration office?
 - (a) A person in jail under civil or criminal process
 - (b) Senior citizens above 80 years old
 - (c) Underaged children below 18 years old
 - (d) Members of Legislative Assemblies
11. What is the time limit within which a document must be registered after its execution?
 - (a) Three months
 - (b) Four months
 - (c) Six months
 - (d) One year
12. Who has the power to order a general survey of any area within the State?
 - (a) The District Revenue Officer
 - (b) The District Magistrate
 - (c) The State Government
 - (d) The Director of Land Revenue and Settlement
13. What is the first step in the 'Settlement Operation'?
 - (a) Proclamation of the intention to carry out survey and settlement
 - (b) Distribution of land titles
 - (c) Collection of land revenue
 - (d) Demarcation of international boundaries

14. Which of the following is NOT typically included in the Record of Rights?
- (a) The name of the occupant/owner
 - (b) The area and class of the land
 - (c) The amount of revenue payable
 - (d) The personal bank account details of the owner
15. After the draft publication of the Record of Rights, what is the minimum period usually allowed for filing objections?
- (a) 30 days
 - (b) 3 months
 - (c) 6 months
 - (d) 1 year
16. Which rule allows the Government to prescribe the *Survey Fees*?
- (a) Rule 3
 - (b) Rule 8
 - (c) Rule 13
 - (d) Rule 20
17. On which date does the assessed land revenue take effect?
- (a) Immediately
 - (b) The beginning of the succeeding month
 - (c) The beginning of the next calendar year
 - (d) The beginning of the next financial year
18. What is the legal effect of the entries in the *Record of Rights*?
- (a) They are temporary only
 - (b) They can be ignored by field staff
 - (c) Presumed correct until proved otherwise
 - (d) Cannot be appealed
19. Which of the following is not a feature of an assessment unit?
- (a) It shall include a compact area
 - (b) It shall be homogenous in geographical, agricultural and economic conditions
 - (c) It shall be co-terminus with a block of physical division
 - (d) It shall identify ownership details
20. 250 degrees 45 minutes is equal to:
- (a) 250.25 degrees
 - (b) 250.45 degrees
 - (c) 250.50 degrees
 - (d) 250.75 degrees
21. What is the prescribed minimum width of a footpath for a house site survey?
- (a) 1 metre
 - (b) 1.5 metres
 - (c) 2 metres
 - (d) 2.5 metres
22. What is the minimum area permissible for an LSC after partition if a house is standing in that land holding?
- (a) 111.50 sq. ft.
 - (b) 250 sq. ft.
 - (c) 500 sq. ft.
 - (d) 600 sq. ft.

23. What is the land grade for land from Mission Veng Presbyterian Church to Mission Vengthlang kawn?
- (a) Grade II (b) Grade III
(c) Grade IV (d) Grade V
24. What form number is the Field Measurement Book?
- (a) Form 8L (b) Form 8M
(c) Form 8N (d) Form 8O
25. Which of the following is not a part of the check list in the Technical Checking Proforma?
- (a) Aadhar (b) Declaration by land holder
(c) Voter's ID (d) Deed registration certificate

Section - B (Conventional Type) (50 Marks)

*This Section should be answered only on the **Answer Sheet** provided.*

Marks are indicated against each question.

1. Define the following terms under the Mizoram (Prevention of Government Land Encroachment) Act, 2001: **(3×1=3)**
- (a) District Revenue Officer (b) Encroachment
(c) Government land
2. Explain the meaning of unauthorised occupation of government land under the Mizoram (Prevention of Government Land Encroachment) Act, 2001. What actions are prohibited by the Act? **(3)**
3. Define the following terms:: **(4×1=4)**
- (a) Banker (b) Instrument
(c) Mortgage deed (d) Power of attorney
4. Write short notes on the percentage of stamp duty chargeable for mortgage with possession and mortgage without possession. **(3)**
5. Answer the following: **(5×2=10)**
- (a) Define 'immoveable property'.
(b) Name any two types of documents that must be compulsorily registered.
(c) State the procedure for presenting a document executed outside India for registration.
(d) What is the effect of non-registration of a document required to be registered?
(e) Who fixes the fees for registration of documents? How is the table of fees published?

6. Define the following: (4×1=4)

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|--------------------------|----------------------|
| (a) Chief Survey Officer | (b) Land holding |
| (c) Survey mark | (d) Cadastral Survey |

7. Answer the following: (5×2=10)

- (a) What is the main objective of the Mizoram (Land Survey and Settlement Operation) Act, 2003?
- (b) Describe in brief the provisions of appeal against draft survey record.
- (c) State any two duties of a landholder during survey and settlement operations.
- (d) What are the main features that the Government should take into account while classifying land into different grades?
- (e) Mention the scale of survey for an individual plot and a village map.

8. Answer the following: (5×1=5)

- (a) What is the prescribed area for nullah/drain for a house site?
- (b) What is the name of the instrument prescribed for measuring vertical angle for a piecemeal (house site) survey?
- (c) What type of marking is used to denote excess area on a site plan/map?
- (d) How many grades of land are there for agricultural land?
- (e) Draw the survey symbol for a permanent building.

9. Answer the following: (4×2=8)

- (a) What are the two types of maps to be drawn while preparing a survey report?
- (b) List the documents to be attached compulsorily for an application for House Pass.
- (c) What are the two types of Land Lease? Mention their respective purposes.
- (d) Who are the parties who should compulsorily sign on the NOC?

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