

MahaRERA Question Paper Sample PDF

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5 sample MCQs

IBPS-style practice

Answers included

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Sample Questions

QUESTION 1 - PROJECT REGISTRATION

Under Section 3 of the RERA Act, when is project registration generally required?

- A. Only when the project is in a metro city
- B. When the land area exceeds 500 sq.m. or apartments exceed 8
- C. Only when the promoter advertises online
- D. Only after the project is complete

Answer: B. When the land area exceeds 500 sq.m. or apartments exceed 8

Explanation: Registration is required when the project crosses the statutory area or apartment threshold, unless a specific exemption applies.

QUESTION 2 - CONSULTANT DUTY

Before facilitating a sale, what should a registered real estate consultant verify first?

- A. The buyer's credit score
- B. The promoter's personal income
- C. That the project registration is valid on the MahaRERA portal
- D. The exact future resale value

Answer: C. That the project registration is valid on the MahaRERA portal

Explanation: A registered consultant must deal only in registered projects and should check the project status before facilitating the transaction.

QUESTION 3 - 70% ACCOUNT

A promoter collects Rs 50 lakh from allottees. What minimum amount must be deposited in the designated account?

- A. Rs 25 lakh
- B. Rs 30 lakh
- C. Rs 35 lakh
- D. Rs 50 lakh

Answer: C. Rs 35 lakh

Explanation: Section 4 requires 70% of amounts realised from allottees to be deposited in the designated account. 70% of Rs 50 lakh is Rs 35 lakh.

QUESTION 4 - DELAY INTEREST

If possession is delayed and the allottee continues in the project, what can the allottee claim?

- A. Monthly interest for delay as prescribed under RERA
- B. Automatic ownership of common areas
- C. Cancellation of the promoter's company
- D. No remedy unless the agreement says so

Answer: A. Monthly interest for delay as prescribed under RERA

Explanation: Section 18 gives the allottee the right to interest for delay if they continue in the project, or refund with interest if they withdraw.

QUESTION 5 - ADVANCE PAYMENT

What is the maximum amount a promoter can collect before executing a registered agreement for sale?

- A. 5% of the property cost
- B. 10% of the property cost
- C. 25% of the property cost
- D. No limit if the buyer agrees

Answer: B. 10% of the property cost

Explanation: Section 13 restricts advance collection to 10% before a registered agreement for sale is executed.
