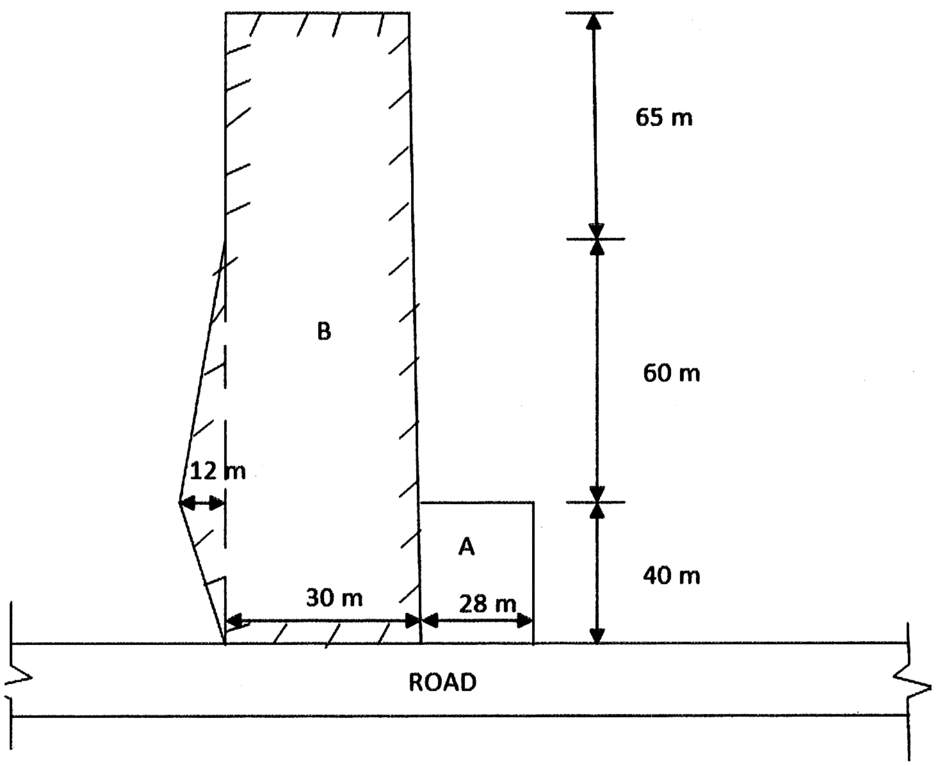
B.E.Civil Engineering, Second Year Second Sem Exam-2025
Subject: Valuation, Pricing & Contract.

Time: Three hours | Answer any five questions | Full Marks: 100

No. of Qs	Questions (Assume any relevant data if required)	Marks
1a)	Differentiate between Cost, Price, and Value. Mention the essential characteristic of Market value. What is the significance of 'Sinking Fund "in Valuation?	3+5+2 (CO4)
b)	An equipment costing Rs 30,00,000 is expected to last for 6 years, with a salvage value of Rs 3,00,000. Calculate the annual depreciation using Straight Line Method and Sinking Fund Method. (Assume 5% interest)	10 (CO4)
2a)	A person has approached you for Valuation of his property. What would you recommend as the Fair Value of the property by Belting Method of Valuation, if the front belt land (depth of front belt being 40m) be estimated at Rs 1800/m^2. 	12 (CO3)
b)	Discuss various types of civil engineering contracts, highlighting their advantages and disadvantages	8 (CO1)

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3a)	An owner has constructed a three storied building standing on a plot of land measuring 800 sq. m. The plinth area of each storey is 400 sq.m. The building is of RCC framed structure and the future life may be taken as 70 years. The building fetches a gross rent of Rs 15000 per month. Work out the value of the property. Cost of the land may be taken as Rs 400 per sqm. Assume plinth area rate as Rs 1500 per sq. m (bank rate of interest =6% and rate of redemption of sinking fund =3%) other data if required may be suitably assumed.	10 (CO4)
b)	A person has purchased a piece of land measuring about 1000 sq.m. He has constructed a Bungalow of Ground Floor thereon for his personal use some 30 years ago. The Bungalow is of first-class construction having a future life of 40 years and has got a cubicle content of 1100m^3. The owner now desires to sell the same and has received an offer of Rs 24,00,000/- with vacant possession or in the alternative, he has been offered a monthly rent of Rs 20,000/- for building an open plot together. Advice the owner whether he should sell the Property or give it on a rental basis with the given data: I. Value of land in the neighbourhood for similar plots: Rs 900 per sq.m II. Sinking Fund Rate: 4% III. Outgoings: 35% of the gross payment Cost of construction of such Bunglow: Rs 1020 per cum.	**10** **(CO3)**
4a)	A lessee has constructed a building worth Rs 40,00,000 on a lease hold land held by him on 89 years lease with a ground rent of Rs 4000 pm . The lease has 50 years of unexpired period. The building has been let out on a net rent of Rs 30,000 pm for the for the first 10 years of the unexpired period and thereafter for the last 40 years the net rent will be Rs 50,000 pm . Work out the lessee's interest in the property.(Considering rate of interest on capital @7% and 7.5% for the first 10 years and last 40 years respectively and redemption @ 6% for the entire unexpired period. Assume any other data if required)	**10(CO4)**
b)	Mention the provision for releasing first and subsequent instalments of Mobilization advance to the contractor.	**4(CO2)**
c)	What is a FIDIC Contract? Briefly enumerate the types of FIDIC contract	**2+4 (CO1)**
5a)	Calculate the Escalation of Price with the following details: Value of work done during the period under consider = Rs 2,14,57,890 Minimum wage payable to minimum rated worker as on the last stipulated date of receipt of tender = Rs 336 Index no of wholesale price of all commodities for the relevant period under consideration published by RBI = 193.5 Increased /escalated minimum wage payable to minimum rated worker during the period under consideration= Rs 354 Price of High-Speed Diesel oil as on the last date of receipt of tender at the nearest retail outlet = Rs 98 Increased Price of High-Speed Diesel oil for retail consumers at the nearest retail outlet during the period under consideration= Rs 102.50 Index no of wholesale price of all commodities for the base month (i.e. month of submission of tender) published by RBI = 185.6	**9** **(CO2)**

		3(CO1)
b)	What do you mean by Arbitration in the Contract Agreement?	4(CO1)
c)	Mention the features of Arbitration Agreement?	4(CO1)
d)	What is the purpose of providing Specifications in engineering contracts?	
		4x5
6	<u>Answer any four</u>	(CO1,CO2)
a)	Differentiate between scrap value, and obsolescence .	
b)	What are the key stages involved in the tendering process?	
c)	Explain the relationship between Earnest Money and Security Deposit	
d)	State the legal rules to' Intention to Create legal relationship' and 'Lawful consideration' in connection with Essential Elements of Contract.	
e)	Significance of 'Reversionary value' in valuation	

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