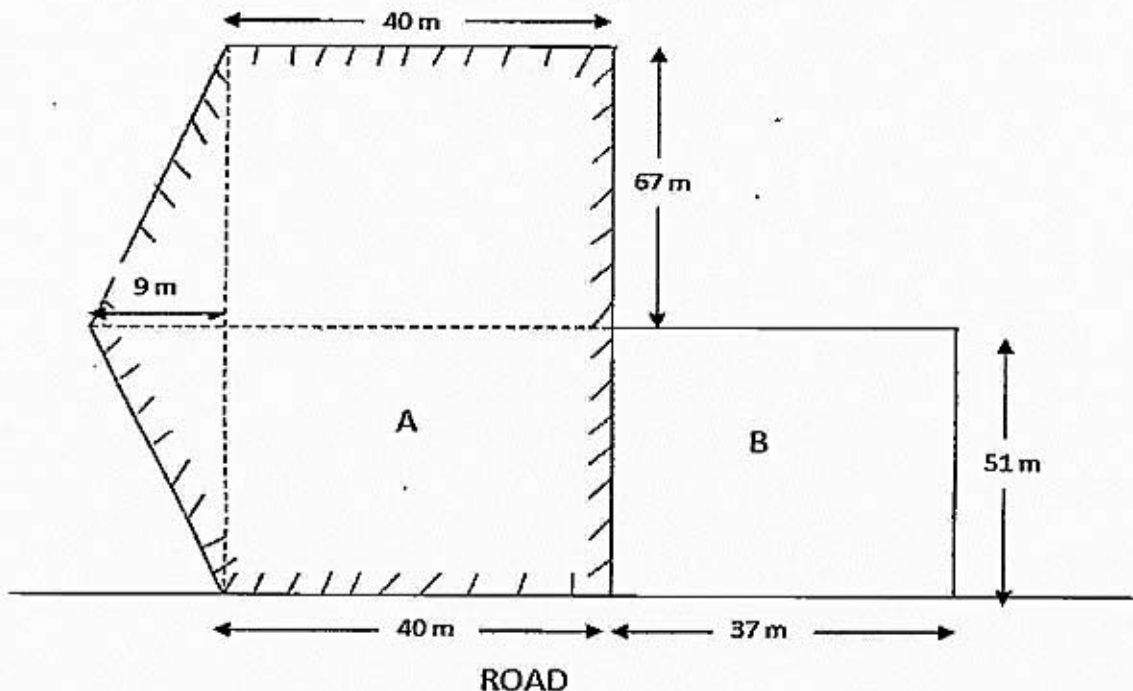


B.E CIVIL ENGINEERING EXAM 2022
2nd year 2nd Semester
SUBJECT: VALUATION, PRICING & CONTRACT
Full Marks 100

Answer any FIVE questions

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| 1 a) Define value and distinguish it from speculative value. | 6 |
| b) Differentiate between Book value, Assessed value, Salvage value and Scrap value of a property. | 8 |
| c) A factory owner estimates that he will have to repair his factory and some machines at the end of 11 years and for that a sum of money of Rs 14,30,000 will be required. What amount should he set aside each year if the sinking fund that he intends to create can yield 7% interest? | 6 |
| 2 a) A person has purchased a piece of land measuring about 200 sq.mtr. of area. 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 cubic content of 1500 cu.mtr. He now desires to sell the same and has received an offer of Rs 42 lakhs with vacant possession or in the alternative, he has been offered a monthly rent of Rs 30000 for his building and open plot together. Advise the owner whether he should sell the property or give it on a rental basis given the following:
i) Value of land in the neighborhood for similar plots : Rs 2000/sq.m.
ii) Sinking fund rate= 4%
iii) Total out goings = 45% of gross rent
iv) Present cost of construction of such a bungalow =Rs 1800/mtr.cu. | 12 |
| b) Is there any basic difference between an Agreement and a Contract between two or more parties? Explain. | 6 |
| c) What do you mean by 'Reversionary Value' of a property? | 2 |
| 3 a) A plot of land A has been sold in the recent past for Rs 47,00,000. An adjoining plot B has been sold at Rs 1800 per sq,m having frontage of 37m and depth 51 m . Analyze plot 'A' by belting method of valuation. | 12 |



- b) What do you mean by Capitalized Value and Years Purchase of a property? Explain.

8

4) Briefly describe the essential elements of contract?	7
b) Mention the importance of Situation, Size and Shape of a land in connection with Comparative Method of Valuation.	9
c) Briefly differentiate between building lease and occupation lease.	4
5 a) Describe the essential characteristics of Market Value.	6
b) A plot of land has been given on a building lease at a ground rent of Rs 24,000 per annum. The lease is for a period of 99 years out of which there remains only 10 years of unexpired period. The free hold market value of the property is Rs 40,00,000. Under the terms of the lease, the building constructed by the lessee will revert to the lessor on expiry of the lease period. What is the present value of lessor's interest in the property? (consider bank rate of interest @6% and rate of redemption of capital @7%. Assume any other data, if required).	12
c) Define ground rent of a property.	2
6 a) For receiving the payment against escalation , as per contract provision, the site engineer has to prepare the bill with the following data:	
i) Value of work done during the period under consideration= Rs 86,50,000.00	
ii) Minimum wage payable to minimum rated worker on the last stipulated date of receipt of tender=Rs 350	
iii) Index No. of whole sale price of all commodities for the relevant period under consideration published by RBI = 270.9	
iv) Price of Diesel oil as on the last date of tender=Rs 76	
v) Increased minimum wage payable to minimum rated worker = Rs 400	
vi) Increased price of Diesel oil during the period under consideration = Rs 95	
vii) Index No. of wholesale price of all commodities for the base month of tendering =219.10	10
What will be the amount against escalation?	
b) Mention the importance of 'Return Frontage' in connection with comparative method of valuation.	2
c) Differentiate between Item Rate Contract and Percentage Rate Contract.	8
7. Answer any four: (4x5=20)	
a) What is the purpose of keeping the clause of Arbitration in the Contract Agreement?	
b) Mention the provision kept for fixing the 'Number of Arbitrators' for Adjudication of a dispute.	
c) Why the 'escalation' clause is kept in the contract agreement?	
d) Significance of 'Vista' in Valuation of a Property.	
e) What do you mean by Consideration in connection with Indian Contract Act?	