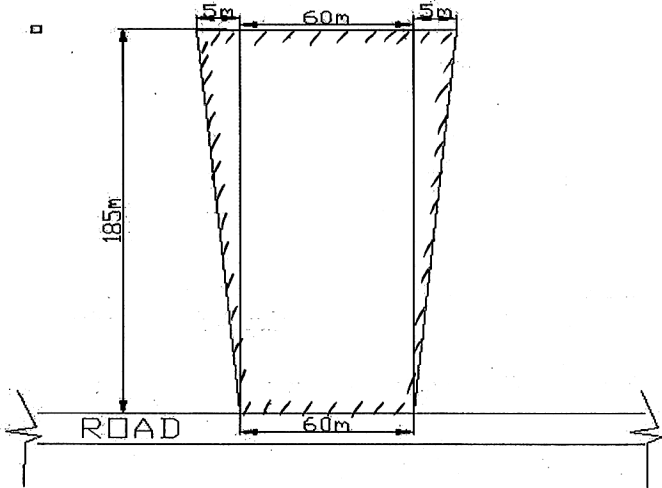


Time: Two hours/Three hours/Four hours/ Six hours

No. of Question	ANSWER ANY FIVE QUESTIONS	No.
1. a)	Differentiate between Value and Price of a property. Enumerate the essential characteristics of Value. What is the significance of Sinking Fund in valuation?	3+3+2
b)	A Construction equipment was purchased at Rs 78,00,000. Calculate depreciation for each year adopting straight line method and sinking fund method. Consider bank rate of interest @6% and scrap value after six years being Rs 8,00,000.	12
2. a)	What will be the value of a plot of land which has been leased out at a ground rent of Rs 50,000 pa for a term of 14 years unexpired after which the lessor will receive the ground rent of Rs 1,10,000 p.a in perpetuity. Consider bank rate of interest=6%. Assume any other data, if required.	10
b)	Briefly describe different types of Contracts normally executed in Civil Works.	8
c)	Mention the importance of “Width of Roadway” in connection with the valuation of immovable properties.	2
3. a)	<p>A plot of land is shown below.</p>  <p>As a valuer, assess the value of this plot using Belting Method of valuation. Given, an adjacent plot having frontage of 57m and depth 60m has been recently sold at Rs 2700 per sq.m.</p>	10
b)	An old building, the rent of which is Rs 78,000/- per annum requires structural repairs for an amount of Rs13,50,000/-. The owner and the tenants are unable to carry out the repairs. As such, a public body has agreed to execute the repairing work and executed one agreement with the owner and the tenants. As per the agreement, the tenants will pay an increased rent after the repair so that Rs 13, 50,000 can be recovered by the public body within a period of 15 years @ 8% rate of interest. At what rent, the tenants will sit after the repairs? (Assume rate of redemption of capital =4%).	8

c)	What is the significance of the term 'Potential value of a property'?	2
4. a)	Briefly state "Lawful Consideration" and "Capacity of Parties" in connection with Essential Elements of Contract.	6
b)	Mention the form of Arbitration Agreement.	4
c)	There was a lease agreement for a plot of land between Lessor and Lessee. The lease was for 60 years of unexpired period. The ground rent is Rs 8000 p a. for the first 17 years of unexpired period, after which the lessor will receive the ground rent of Rs 40,000 p.a.(consider rate of interest on capital @ 5% and 5.5 % for the first 17 years and last 43 years respectively and redemption @ 4% for the entire unexpired period). Value the land. Assume any other data if required.	10
5.a)	<p>For receiving the payment against escalation, as per contract provision, the site engineer has to prepare the bill with the following data:</p> <p>Value of work done during the period under consider = Rs 2,14,57,890</p> <p>Minimum wage payable to minimum rated worker as on the last stipulated date of receipt of tender including extension = Rs 375</p> <p>Index no of wholesale price of all commodities for the relevant period under consideration published by RBI = 150.9</p> <p>Increased /escalated minimum wage payable to minimum rated worker during the period under consideration= Rs 460</p> <p>Price of High Speed Diesel oil as on the last date of receipt of tender at the nearest retail outlet = Rs 88.5</p> <p>Increased Price of High Speed Diesel oil for retail consumers at the nearest retail outlet during the period under consideration= Rs 92.73</p> <p>Index no of wholesale price of all commodities for the base month (i.e. month of submission of tender) published by RBI = 120.4</p> <p>Calculate the Escalation of Price.</p>	8
b)	Differentiate between SD and EMD. What is the purpose of providing the Specifications of civil works in Contract Agreement? What are the factors affecting Analysis of Rates of Civil Works.?	4+4+4
6.	Answer any four	
a)	What do you mean Depreciation of an asset?	
b)	Under what ground a party may challenge the appointment of Arbitrator?	4x5=20
c)	What is the purpose of keeping the clause of Mobilization Advance in Contract Agreement?.	
d)	Mention the provision of recording of measurements in Computerized Measurement Book.	
e)	Mention essential characteristics of market value of a property.	