

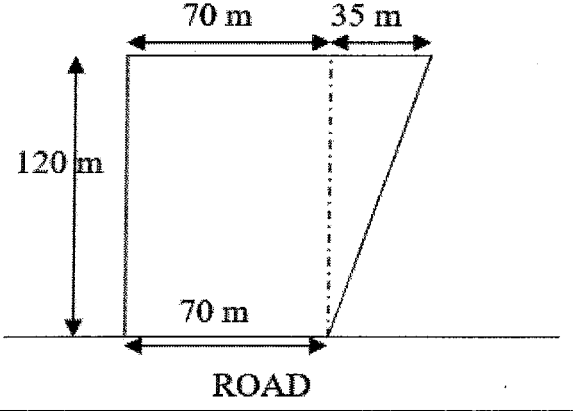
**Bachelor of Engineering (Civil Engineering)**  
**2<sup>nd</sup> Year 1st semester Supplementary Examinations, 2023**  
**SUBJECT: Valuation, Pricing & Contract**

Time : Three hours

Full Marks : 100

No. of Q	Assume any reasonable values to data not given. Use of IS 456:2000 and SP-16 is allowed.	Marks
1.a)	Differentiate between Value and Market Value of a property.	4
b)	What is meant by 'Reversionary value' of a property? Differentiate between Book Value and Assessed Value of a property. What is the significance of Sinking Fund in valuation?	2+4+2
c)	A Construction equipment was purchased at Rs 18,50,000/-. Calculate depreciation and book value for each year adopting sinking fund method considering 5% interest and scrap value after six years being Rs1,80,000/-.	8
2 a)	For calculating Depreciation of an Asset, compare Straight Line method with respect to Reducing Balance method.	6
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
d)	Briefly state "Lawful Consideration "and "Capacity of Parties" in connection with Essential Elements of Contract	4
3a)	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 4500 pm. The lease has 59 years of unexpired period. The building has been let out on a net rent of Rs 32,000 pm for the for the first 15 years of the unexpired period and thereafter for the last 44 years the net rent will be Rs 50,000 pm. Work out the lessee's interest in the property. (Consider rate of interest on capital @7% and 7.5% for the first 15 years and last 44 years respectively and redemption @ 4% for the entire unexpired period. Assume any other data if required)	10

[ Turn over

No. of Q	Assume any reasonable values to data not given. Use of IS 456:2000 and SP-16 is allowed.	Marks
b)	<p>A plot of land is shown below.</p> 	10
	<p>As a valuer, assess the value of this plot using belting method of valuation. Given, an adjacent plot having frontage of 70m and depth 40m has been recently sold at Rs 3100 per sq.m.</p>	
4a)	<p>What is the purpose of keeping the clause of Arbitration in the Contract Agreement?</p>	3
b)	<p>Explain 'No Consideration no Contract' in connection with essential elements of Contract.</p>	3
c)	<p>An owner has purchased a piece of land measuring about 1000 sq.m. He has constructed a single storey house thereon for his personal use some 30 years ago. The house is of first-class construction having a future life of 40 years and has got a cubicle content of 1200m<sup>3</sup>. The owner now desires to sell the same and has received an offer of Rs 14,00,000/- with vacant possession or in the alternative, he has been offered a monthly rent of Rs 15,000/- for building and open plot together. Advice the owner whether he should sell the Property or give it on a rental basis with the given data:</p> <ol style="list-style-type: none"> <li>I. Value of land in the neighbourhood for similar plots: Rs 600 per sq.m</li> <li>II. Sinking Fund Rate: 4%</li> <li>III. Outgoings: 45% of the gross income</li> <li>IV. Cost of construction of such house: Rs 620 per cum.</li> </ol>	12
d)	<p>Explain 'Ground Rent' of a property.</p>	2

No. of Q		marks
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 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 370</p> <p>Index no of wholesale price of all commodities for the relevant period under consideration published by RBI = 151.9</p> <p>Increased /escalated minimum wage payable to minimum rated worker during the period under consideration= Rs 450</p> <p>Price of High-Speed Diesel oil as on the last date of receipt of tender at the nearest retail outlet = Rs 89.5</p> <p>Increased Price of High-Speed Diesel oil for retail consumers at the nearest retail outlet during the period under consideration= Rs 93.75</p> <p>Index no of wholesale price of all commodities for the base month (i.e. month of submission of tender) published by RBI = 130.</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?	4+4
c)	Mention the importance of "Size" in connection with comparative method of valuation	4
6	Answer any four	
a)	Differentiate between Contract and Agreement	5x4
b)	Under what ground a party may challenge the appointment of Arbitrator?	
c)	What is the purpose of keeping the clause of Mobilization Advance in Contract Agreement?	
d)	State the provision of Secured Advance in a contract.	
e)	Importance of Return Frontage in connection with comparative method of valuation .	