

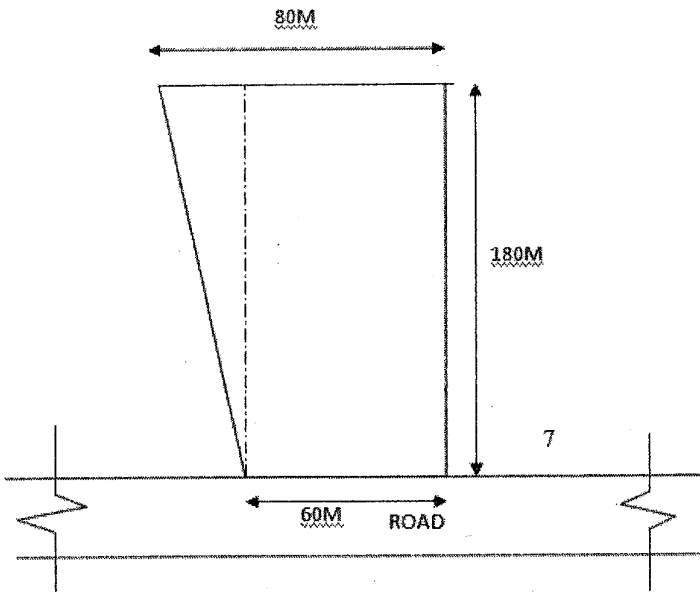
B.E.Civil Engineering, Second Year Second Sem Exam-2024

Subject: Valuation, Pricing & Contract.

Time: Three hours

Answer any **five** questions

Full Marks: 100

No. of Qs	Questions	Marks
1a)	Define market value and distinguish it from speculative value. What is meant by depreciation of a property? Differentiate it from obsolescence. CO3	2+2 2+2
b)	In a Construction site, an Earth Excavator was purchased at Rs 40 Lakhs, assuming Salvage Value to be Rs 4 Lakhs after 5 years, Calculate depreciation each year adopting Straight Line Method and Reducing Balance Method. CO4	12
2a)	A property of land is shown in figure. What would you recommend as the Fair Value of the property, if the front belt land (depth of front belt being 40m) be estimated at Rs 1500/m ² . CO3	8
		4
b)	All contracts are agreements but all agreements are not contracts. Explain CO1	
c)	Mention the advantages of Item Rate contract over PercentageRate contract. CO1	6
d)	What do you mean by Ground Rent of a property? CO3	2

[Turn over

3a)	<p>A developer has purchased 30,000 sq.m of land in suburb of Kolkata at Rs785/sq.m. Thereafter he subdivided the plot into small units and observed that 6500 sq.m of land was required for the amenities like roads, go downs, substations, swimming pool gym etc., which were provided at a cost of Rs 42,00,000 and took one year for the same. Subsequently there being no demand for open plots , he decided to sell the plots at cost after a period of four years from the date of purchase. As a valuer, you have to work out the cost of land per sq.m. Given that ,if he had invested his capital in fixed deposit in any schedule bank , he would have obtained the following rates of interest.</p> <p style="text-align: right;">CO3</p> <table><tr><td>Period of deposit</td><td>Rate of interest</td></tr><tr><td>5 years</td><td>9%</td></tr><tr><td>4 years</td><td>8%</td></tr><tr><td>3 years</td><td>7%</td></tr><tr><td>2 years</td><td>6.5%</td></tr></table>	Period of deposit	Rate of interest	5 years	9%	4 years	8%	3 years	7%	2 years	6.5%	12
Period of deposit	Rate of interest											
5 years	9%											
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b)	<p>Briefly describe Book value, Assessed value, Salvage value and scrap value of a property</p> <p style="text-align: right;">CO4</p>	8										
4a)	<p>A Building lease has been executed for a plot of land at a ground rent of Rs 34,000 per annum. The lease is for a period of 99 years out of which there remains only 12 years of unexpired period. The free hold market value of the building is Rs 45,00,000. Under the terms of the lease, the building constructed by the lessee will revert to the lessor on expiry of the lease period. Calculate the present value of lessor's interest in the property? Assume any data if required</p> <p style="text-align: right;">CO3</p>	12										
b)	<p>State the provision of Mobilistion Advance and Secured Advance in a contract ?</p> <p style="text-align: right;">CO2</p>	4										
c)	<p>Explain "No consideration no contract" with its exceptions.</p> <p style="text-align: right;">CO1</p>	4										
5a	<p>For receiving the payment against escalation, as per contract provision, the site engineer has to prepare the bill with the following data:</p> <ul style="list-style-type: none">i) Value of wok done during the period under consideration= Rs 89,50,000.00ii) Minimum wage payable to minimum rated worker on the last stipulated date of receipt of tender=Rs 425iii) Index No. of whole sale price of all commodities for the relevant period under consideration published by RBI = 270.9iv) Price of Diesel oil as on the last date of tender=Rs 85.8v) Increased minimum wage payable to minimum rated worker = Rs 450vi) Increased price of Diesel oil during the period under consideration = Rs 92.60vii) Index No. of wholesale price of all commodities for the base month of tendering =219.10 <p style="text-align: right;">CO1</p> <p>What will be the amount against escalation?</p>	8										

b)	What is the purpose of keeping the clause of Arbitration in the Contract Agreement ? CO2	2
c)	Mention the provision kept for fixing the 'number of Arbitrators' for Adjudication of a dispute ? CO2	3
d)	Under what ground an arbitrator may be challenged. CO2	3
e)	State the effect of size and shape of a plot for assessing its value in comparative method of valuation . CO3	4
6	<u>Answer any five</u>	5x4
a)	State the legal rules to ' Offer and Acceptance' and 'Capacity of Parties' in connection with Essential Element of Contract. CO1	
b)	What do you mean by Specifications of a contract? CO1	
c)	Differentiate between Building lease and Occupation lease. CO1	
d)	Mention essential characteristics of value of a property. CO3	
e)	What is the significance of Sinking Fund in valuation of a property? CO3	