

Bachelor of Engineering(Civil Engineering)

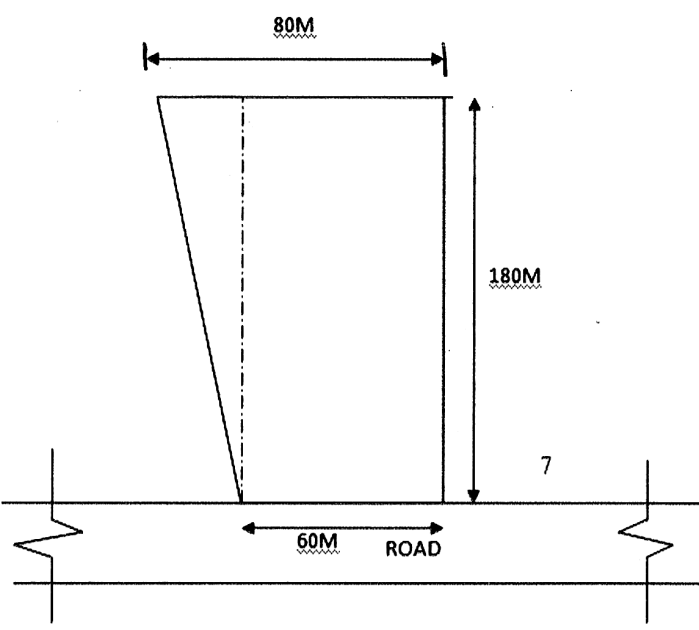
Second Year First Semester -2024

Subject: Valuation , Pricing & Contract.

Time: Three hours

Answer any **five** questions

Full Marks: 100

No. of Qs	Questions	Marks
1a	What do you mean by value? Differentiate it from price and cost .Enumerate the essential characteristics of value.	2+3 +3
b	What is meant by depreciation of a property? Differentiate it from obsolescence.	2 +2
c	A machine was purchased on January 1, 2022 for Rs 1,00,000 and its useful life is 10 years. After completing its useful life the machine will be scraped and nothing will be realized from it. Calculate depreciation and book value of this machine each year using sinking fund method, considering 7% interest.	8
2a	<p>A property of land is shown in figure. It consists of an old building having a total cubicle content of 3749 m^3. Assuming cost of construction of building as Rs 4,800/m^3 and allowing 10% old materials value only for the building, 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.</p> 	12

b	Briefly mention Essential Elements of Contract?	8
3a	Briefly explain different types of Contracts normally executed in Civil Works.	8
b	State the provision of Mobilisation Advance and Secured Advance in a contract ?	4
c	What is the purpose of mentioning detailed specifications in civil engineering contract.	2
d	Differentiate between book value and salvage value of a property.	4
e	Mention the exceptions of " No consideration no contract".	2
4a	A plot of land has been leased out for 55 years of unexpired period. The ground rent is Rs 50000 p a. for the first 20 years of unexpired period, after which the lessor will receive the ground rent of Rs 70,000 p a (consider rate of interest on capital @ 6% and 6.5 % for the first 20 years and last 35 years respectively and redemption @ 4% for the entire unexpired period). Assume any other data if required. <i>Value the land.</i>	10
b	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 property 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.	10
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 work done during the period under consideration= Rs 89,50,000.00 ii) Minimum wage payable to minimum rated worker on the last stipulated date of receipt of tender=Rs 425 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 75.8 v) Increased minimum wage payable to minimum rated worker = Rs 450 vi) Increased price of Diesel oil during the period under consideration = Rs 82.60 vii) Index No. of wholesale price of all commodities for the base month of tendering =219.10 <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 ?	3

c	Mention the provision kept for fixing the 'number of Arbitrators' for Adjudication of a dispute ?	2
d	Under what ground an arbitrator may be challenged.	3
e	State the salient features of Arbitration Agreement	4
6	Answer any five	5x4
a	What is the significance of "Reversionary Value " in valuation of a property?	
b	What do you mean by Ground Rent of a property?	
c	Differentiate between Building lease and Occupation lease.	
d	Mention essential characteristics of market value of a property.	
e	Mention the importance of 'Return Frontage' and 'Vistas' in connection with comparative method of valuation	