Seat No. ______________ Enrollment No. ________________

# THE CHARUTAR VIDYA MANDAL UNIVERSITY

## M.Sc. (Real Estate Valuation/M.Sc.(Plant and Machinery Valuation)

## SEMESTER III

## WINTER 2021 EXAMINATION

**Course Title: Environmental Impact Assessment**

**Course Code: 101300308**

**Total Printed Pages : 02**

**Date: 16/11/2021** **Time: 10:00 am to 12:00 pm** **Maximum Marks: 30**

**Instructions:**

- Attempt all questions.
- Numbers to the right indicate full marks for each question.
- Make suitable assumptions wherever necessary.

**Q. 1** Answer the following multiple choice questions. **(06)**

(1) The manmade environment is

A. Cultural and Physico chemical environment
B. Socioeconomic and biological environment
C. Socioeconomic and physico chemical environment
D. Socioeconomic and cultural environment

(2) EIA is an exercise

A. Conducted before the project is undertaken
B. Conducted after the project is undertaken
C. Conducted during the project is undertaken
D. Conducted when the directions are given by the Competent Authorities

(3) Which one is SOx?

A. Toxic flammable gas
B. Toxic reactive gas
C. Toxic irritating gas
D. Toxic highly irritating gas

(4) Which are or is not true?

A. The appraiser can be held liable for rendering incomplete information pertaining to contamination
B. It is the duty of the appraiser to give complete account of contamination and its impacts on market value
C. The appraiser need not understand the effect of contaminants on the property unless specifically asked by the client
D. All the above

(5) The basic objective of Control by renovation means

A. Controlling routes of hazardous material/s entering human body
B. Maintenance of the property
C. Partly using the property and partly closing the operation
D. Remediation

(6) In order to avoid overcrowding, the space available to every worker under S.16 of Factories Act shall be

A. 16.2 Cubic meter
B. 16.2 Square meter

C. 14.2 Cubic meter
D. 14.2 Square meter

**Q.2** Attempt **Any Eight** of the following. **(08)**

(1) What is cost to utility?
(2) State the equation of Environment with its usual notations
(3) Define Environment as given in Environment Protection Act,1986
(4) How are valuers related to Air pollution?
(5) What are the powers of Certifying Surgeon under Mines Act, 1955
(6) Define Environmental Stigma
(7) What is the difference between point and non- point source of water pollution ?
(8) Define environmental stigma
(9) What is the difference between lithosphere and hydrosphere?
(10) What is the meaning of Impact used in the term Environmental Impact Assessment?

**Q. 3** Explain controlling hazards by O & M program **(04)**

**OR**

**Q.3** Explain control of hazards by renovation **(04)**

**Q. 4** Enumerate safety provisions under the Factories Act, 1948 **(04)**

**OR**

**Q. 4** Explain general powers of Central Government under Environment Protection Act,1948 **(04)**

**Q. 5** Define environmental studies and state five reasons for studying it. **(04)**

**OR**

**Q. 5** How is EIA related to valuers? Discuss in detail **(04)**

**Q. 6** Which are the 2 important tools for valuation of contaminated assets? Explain any one of it. **(04)**

**OR**

**Q. 6** Write Short Notes on : **Any 2** **(04)**

A. Effects of Acid Rain
B. Effects of Ozone layer depletion
C. Effects of Noise pollution

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# THE CHARUTAR VIDYA MANDAL UNIVERSITY

## M.Sc.(Real Estate Valuation)/(Plant and Machinery Valuation)
## SEMESTER III
## WINTER 2021 EXAMINATION

**Course Title: Finance, Business and Management Studies**

**Course Code: 101300309**

**Total Printed Pages : 02**

**Date: 17/11/2021** **Time: 10:00 am to 12:00 pm** **Maximum Marks: 30**

**Instructions:**

- Attempt all questions.
- Numbers to the right indicate full marks for each question.
- Make suitable assumptions wherever necessary.

**Q. 1** Answer the following multiple-choice questions. **(06)**

(1) Dividend Payout Ratio is:

| | |
|---|---|
| a) PAT /Capital | b) Pref. Dividend/PAT |
| c) DPS/EPS | d) Pref. Dividend/Equity Dividend |

(2) A firm buys product but does not pay to suppliers instantly. This is recorded as

| | |
|---|---|
| a) Account Receivable | b) Account Payable |
| c) Accumulated Liabilities | d) Current Liabilities |

(3) Financial securities which can be changed into cash to their book value price are categorized as

| | |
|---|---|
| a) Short-term Investments | b) Long-term Investments |
| c) Inventories | d) Cash Equivalents |

(4) Calculate EPS from the following information.
Equity share capital Rs. 6,00,000 [Rs. 10/- each]; 10% preference share capital Rs. 4,00,000; 10% debentures Rs. 5,00,000; EBIT Rs. 4,00,000; Tax rate 50%.

| | |
|---|---|
| a) Rs. 4.25 | b) Rs. 2.25 |
| c) Rs. 3.25 | d) Rs. 1.25 |

(5) Long term solvency is indicated by;

| | |
|---|---|
| a) debt-equity ratio | b) current ratio |
| c) net profit margin | d) Quick ratio |

(6) The payback period for the following investment project is _________.
Initial investment Rs. 158,000. Net cash flows: year 1 Rs. 25,000, Year 2 Rs. 34,000, Year 3 48,000; Year 4 Rs. 45,000, Year 5 Rs. 42,000.

| | |
|---|---|
| a) 3.7 years | b) 5.86 years |
| c) 4.14 years | d) more than 5 years |

**Q.2** Attempt **any four** of the following. **(08)**

**1.** Discuss concept and components of working capital.

**2.** 'NPV is superior investment appraisal criteria in comparison to other techniques of Capital budgeting'. Comment.

**3.** How does ratio analysis help in evaluating financial health of business?

**4.** What do you understand by trading on equity?

**5.** Clarify the concept of 'Economies of scale' and 'Synergy' with reference to mergers and acquisitions.

6. 'Management is an art' Do you agree? Why?

7. Classify the following activities as: i) Operating Activities; ii) Investing Activities; iii) Financing Activities:

| | |
|---|---|
| a) Purchase of Machinery | b) Sale of Land |
| c) Payment of Income Tax | d) Refund of Income Tax |
| e) Payment of Dividend | f) Receipt of Dividend |
| g) Payment of Interest | h) Receipt of Interest |
| i) Issue of Debenture | j) Buy-back of Equity Shares |

**Q. 3** Define management and discuss functions of management. **(04)**

**OR**

**Q.3** 'Excessive or inadequate working capital is harmful for business'. Do you agree? Why? **(04)**

**Q. 4** Discuss structuring of balance sheet. **(04)**

**OR**

**Q. 4** Answer following questions: **(04)**

1. From the following information calculate interest Coverage Ratio and give your comments also:

   Net Profit after Interest and Tax Rs.1,98,000
   Rate of Income Tax 40%
   15 % Debentures Rs. 2,00,000

2. Current Assets of a company are Rs 4,00,000 and its Current Ratio is 3.2. It has purchased goods for Rs 75,000 on credit. Calculate revised Current Ratio.

**Q. 5** A company is considering two mutually exclusive projects. Both requires an initial cash outlay of Rs. 50,000 and have a life of 5 years. The co.'s required ROR is 10% and it pays tax at 50% rate. The project will be depreciated on a SLM basis. The cash flows (before dep. & tax) expected to be generated by the project are as follows: **(08)**

| Years | 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|
| Project - X | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| Project - Y | 30,000 | 15,000 | 10,000 | 25,000 | 25,000 |

Evaluate the project on the basis of NPV, IRR and PI.

**OR**

**Q. 5** From the following data calculate operating cycle. Rs. In lakhs **(08)**

| Balance | Opening Balance | Closing balance |
|---|---|---|
| Raw Material | 57900 | ? |
| Work in Progress | 13000 | 10400 |
| Finished Goods | 67500 | 80900 |
| Book debts | 93400 | 122800 |
| Trade creditors | 70600 | 84100 |
| Purchase of RM [[20% on cash basis] | | 204300 |
| Consumption of RM | | 193500 |
| Depreciation | | 14800 |
| Manufacturing Expenses | | 90800 |
| Excise duty | | 43100 |
| Selling & Admn expenses | | 58400 |
| Sales [90% on credit basis] | | 491100 |

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# THE CHARUTAR VIDYA MANDAL UNIVERSITY

## M.Sc. (Real Estate Valuation)/(Plant and Machinery Valuation)

## SEMESTER III

## WINTER 2021 EXAMINATION

**Course Title: Principles of Insurance and Loss Assessment**

**Course Code: 101300310**

**Total Printed Pages : 03**

**Date: 18/11/2021** **Time: 10 am to 12 pm** **Maximum Marks: 60**

**Instructions:**

- Attempt all questions.
- Numbers to the right indicate full marks for each question.
- Make suitable assumptions wherever necessary.

**Q. 1** Answer the following multiple choice questions. **(12)**

(1) Assets are Insured because they are likely to be
(a) Preserved.
(b) Destroyed or Non Functional.
(c) Protected.
(d) Decayed.

(2) Which document issued by the Insurer is the evidence of the contract.
(a) Claim form.
(b) Policy Copy.
(c) Proposal Form.
(d) Renewal Notice.

(3) Time when Insurance interest should be present.
(a) At the time of taking the policy.
(b) At the time of loss.
(c) In between the Policy Period.
(d) At the time of taking Policy and at the time of loss.

(4) Which of the following is not Limitations on the Insurer's Liability.
(a) Sum Insured.
(b) Condition of Average.
(c) Excess.
(d) Condition of Probability.

(5) The Principle of Contribution does not apply to
(a) Fire Policy
(b) Personal Accident Policy.
(c) Machinery Breakdown Policy.
(d) Marine Policy.

(6) The application of the principle of contribution is subject to following pre-requisites.
(a) The subject matter must be common to all policies.
(b) The Peril which causes the loss, must not be common to all polices.
(c) All the policies must not be in force at the time of loss.
(d) The Interest covered under all the policies must be different.

(7) Which of the following statement is correct?
(a) Greater the Risk, Higher should be the premium.
(b) Greater the Risk, Lower should be the premium.
(c) Lower the Risk, Higher should be the premium.
(d) No Risk, No premium.

(8) Mathematical Value of Premium can be derived by which formula?
  (a) V/L x 100
  (b) V/L x 1
  (c) L/V x 100
  (d) L/V x 1

(9) In which of the following condition, SHORT PERIOD SCALE premium is applicable.
  (a) If Policy is taken for Longer Period.
  (b) If Policy is taken for Shorter Period.
  (c) Insurer wants to cancel the Policy in between Policy Period.
  (d) Risk increases during Policy Period.

(10) What is the Reinstatement Cost of Sum Insured under Standard Fire and Special Perils Policy.
  (a) Market Value on date of loss.
  (b) Replacement Cost Less Depreciation.
  (c) Cost of Reinstatement of property on as is where basis on date of loss.
  (d) Actual cost, property fetches if sold in the market.

(11) To protect the interests of Contractors and principals in respect of Civil Engineering projects like
Buildings, Bridges, Tunnels etc., which Policy is recommended.
  (a) Erection All Risks Policy.
  (b) Standard Fire & Special Insurance Policy.
  (c) LOP Policy.
  (d) Contractors All Risks Policy.

(12) Which situation will fetch Higher Rate of Premium
  (a) Low Severity, Higher degree of Hazard.
  (b) Low Severity, Less degree of Hazard.
  (c) High Severity, Higher degree of Hazard.
  (d) High Severity, Less degree of Hazard.

**Q.2** Attempt **any eight** of the following – explain: **(16)**

(1) Utmost Good Faith
(2) Valued Policy
(3) Reinstatement of Sum Insured
(4) Erection All Risk Policy
(5) Declaration Policy
(6) Excess and Deductible Franchise
(7) Condition of Contribution.
(8) Claim Form
(9) Escalation Clause.
(10) Salvage Value.

**Q. 3** Explain Different categories of Claims which are dealt under Insurance Policy **(08)**

**OR**

**Q.3** Explain Risk Management Techniques : Risk Avoidance & Risk Transfer **(08)**

**Q. 4** Explain Perils Covered under Standard Fire and Special Perils Policy and its Exclusion related to Perils. **(08)**

**OR**

**Q. 4** Explain ADD ON Covers of Standard Fire and Special Perils Policy. **(08)**

| | | |
|---|---|---|
| **Q. 5** | Explain Industrial All Risk Insurance Policy | **(08)** |
| | **OR** | |
| **Q. 5** | Explain Role of Insurance in Economic Development of the Country. | **(08)** |
| **Q. 6** | Explain Limitations on Insurer's Liability | **(08)** |
| | **OR** | |
| **Q. 6** | M/s. XYZ Industry had taken Standard Fire & Perils Policy for Building, Plant Machinery, F.F.F. and Stock with ABC Co.. | **(08)** |

Sum Insured Covered is as under:

| | |
|---|---|
| Building. | : Rs.10.0 Crores. |
| Plant & Machinery | : Rs.15.0 Crores. |
| F.F.F. | : Rs.2.0 Crores. |
| Stock. | : Rs.10.0 Crores. |

There was severe Flood which caused damages to Building, Plant & Machinery, F.F.F & Stock as under :

| | |
|---|---|
| Building. | : Rs.15 Lakhs., |
| Plant & Machinery | : Rs.50 Lakhs. |
| F.F.F. | : Rs. 30 Lakhs |
| Stock. | : Rs. 2.0 Crores. |

Find the Net Payable Amount by the Insurance Co. to M/s. XYZ Industry.
Sum Insured is on Replacement **Value Basis** and the Factory is 10 years old.

Today's Replacement cost of Building is Rs.12.0 Crore, Plant & Machinery is Rs. 12.0 Crore, F.F.F. is Rs.3.0 Crore and Stock is worth Rs.10.0 Crore.
The Insured had taken Escalation clause as ADD ON cover.
Consider Debris Removal Charges and Architect Fees applicable if any.

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