

**THE CHARUTAR VIDYA MANDAL UNIVERSITY**  
**M.Sc. (Real Estate Valuation) – SEMESTER 3**  
**WINTER 2021 EXAMINATION**

**Course Title: Building Technology-II**

**Course Code: 101370304**

**Total Printed Pages: 03**

**Date: 22/11/2021**

**Time: 10.00 am to 12.00 pm**

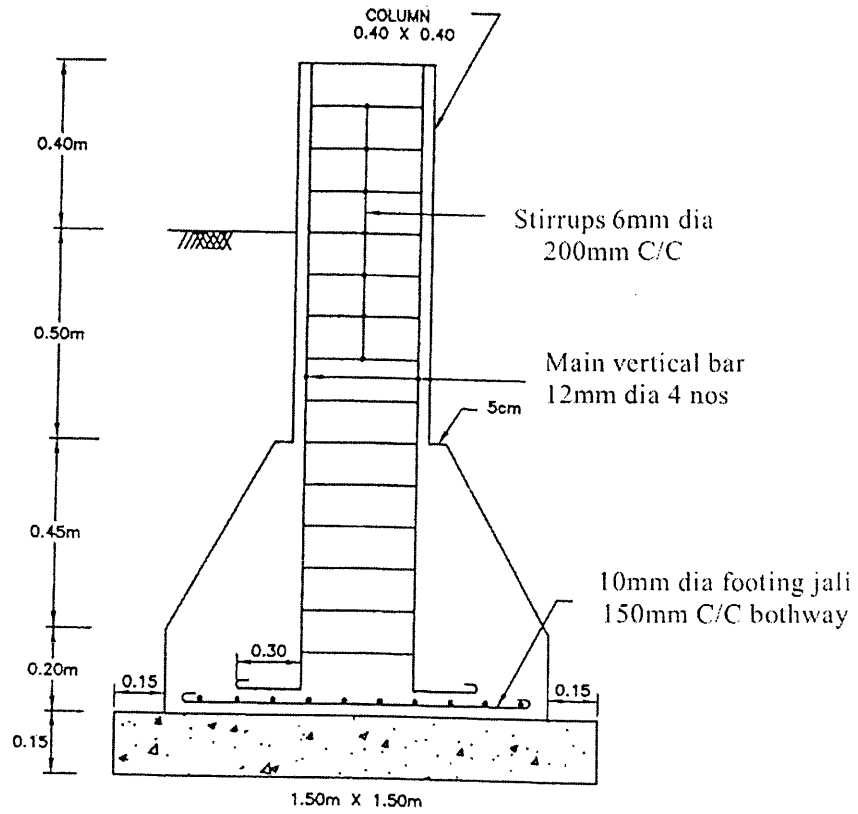
**Maximum Marks: 60**

**Instructions:**

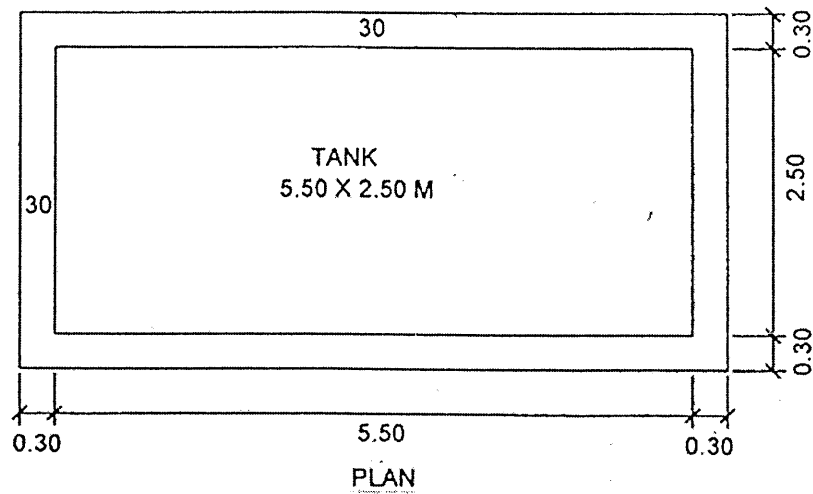
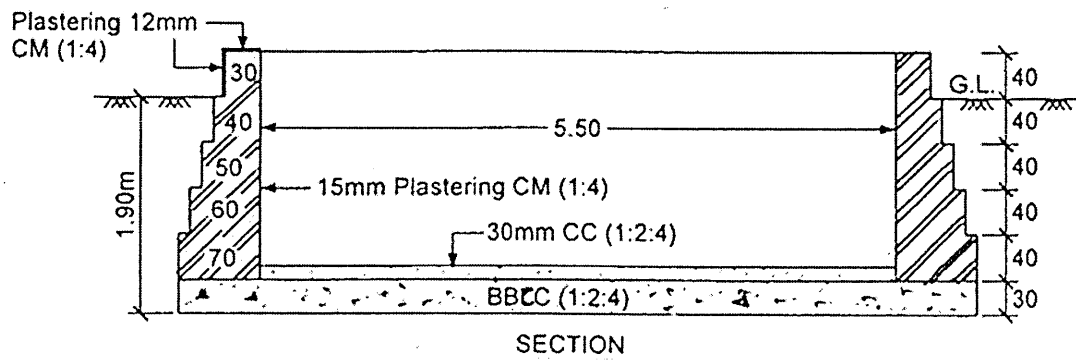
- Attempt all questions.
- Numbers to the right indicate full marks for each question.
- Make suitable assumptions wherever necessary.

- Q. 1** Answer the following multiple choice questions. **(12)**
- (1) Design mix proportion \_\_\_\_\_ for grade of concrete M25.  
(a) 1:1:2 (b) 1:2:4 (c) 1:1.5:3 (d) None of these.
  - (2) The excavation exceeding 1.5m in width and 10 sqm in plan area with a depth not exceeding 30cm, is termed as \_\_\_\_\_.  
(a) excavation (b) surface dressing (c) cutting (d) surface excavation
  - (3) Due to change in price level, a revised estimate is prepared if the sanctioned estimate exceeds \_\_\_\_\_.  
(a) 2.0% (b) 2.5% (c) 4.0% (d) 5.0%
  - (4) The volume of 1 bag of cement is \_\_\_\_\_ m<sup>3</sup>.  
(a) 0.025 (b) 0.035 (c) 0.045 (d) 0.055.
  - (5) The rate of an item of work depends on \_\_\_\_\_.  
(a) Specifications of works (b) Specifications of materials (c) Proportion of mortar (d) All the above
  - (6) IS: \_\_\_\_\_ for mode of measurements.  
(a) 1210 (b) 1240 (c) 1250 (d) 1200
  - (7) The weight of 16mm dia. Steel bar per m length is \_\_\_\_\_.  
(a) 0.89 kg (b) 1.58 kg (c) 2.0 kg (d) 2.46 kg.
  - (8) The main factor to be considered while preparing a detailed estimate, is  
(a) Quantity of the materials (b) Availability of materials (c) Transportation of materials (d) All the above
  - (9) Brick walls are measured in sq. m if the thickness of the wall is \_\_\_\_\_.  
(a) 10 cm (b) 15 cm (c) 20 cm (d) None of these
  - (10) The plinth area of a building not includes \_\_\_\_\_.  
(a) Area of the walls at the floor level (b) Internal shaft for sanitary installations up to 2 sqm in area (c) Lift and wall including landing (d) Area of cantilevered porch
  - (11) In long and short wall method of estimation, the length of long wall is the centre-to-centre distance between the walls and \_\_\_\_\_.  
(a) breadth of the wall (b) half breadth of wall on each side (c) one fourth breadth of wall on each side (d) None of these.
  - (12) In measuring plastering, no deduction is made for opening up to \_\_\_\_\_.  
(a) 0.25 m<sup>2</sup> (b) 0.50 m<sup>2</sup> (c) 1.00 m<sup>2</sup> (d) 1.50 m<sup>2</sup>.

- Q.2** Attempt **any eight** of the following. **(16)**
- (1) List out the data required to prepare an estimate.
  - (2) Discuss lead and lift in excavation work.
  - (3) Calculate cement bags required for 1 cu.m. M20 grade of concrete work.
  - (4) Discuss plastering rules for deductions.
  - (5) Give multiplying factors for painting for at least four types of doors.
  - (6) Give service units for: hostel, water tank, college, theatre.
  - (7) Discuss item rate estimate.
  - (8) Give formula to calculate weight of 1m long steel bar with suitable example.
  - (9) Calculate no of bricks required for 1 cum brickwork.
  - (10) Define specifications. Give their importance.
- Q.3** Differentiate between centre line method and long wall & short wall method. **(08)**
- OR**
- Q.3** Differentiate between detailed estimate and approximate estimate. **(08)**
- Q.4** Write detailed specifications for Reinforced cement concrete (1:1 ½ :3) **(08)**
- OR**
- Q.4** Enlist and explain principles of writing good specification. **(08)**
- Q.5** Enlist and explain factors affecting on rate analysis. **(08)**
- OR**
- Q.5** Give rate analysis of the brick bat cement concrete work in foundation (1:4:8) **(08)**
- Q.6** Workout quantities of the following items *Refer Drawing No: 1* **(08)**
- 1) R.C.C. (1:1.5:3) for footing
  - 2) Reinforcement for footing Jali
- OR**
- Q.6** Workout quantities of the following items *Refer Drawing No: 2* **(08)**
- 1) Earthwork in excavation for foundation
  - 2) Smooth Plastering 12mm thick in C.M. (1:4) on top and out side



Drawing No: 1



Drawing No: 2

/paper ends/

Seat No. \_\_\_\_\_

Enrolment No. \_\_\_\_\_

**THE CHARUTAR VIDYA MANDAL UNIVERSITY**  
**M.Sc.(Real Estate Valuation) – SEMESTER III**  
**WINTER 2021 EXAMINATION**

**Course Title: Valuation of Real Estate II**

**Course Code: 101370305**

**Total Printed Pages : 03**

**Date: 23/11/2021**

**Time: 10:00am to 12:00pm**

**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) N.P.V. under Discounted Cash Flow technique is found by  
(a) Y.P. factor (b) P.V. factor (c) Sinking fund factor (d) Y.P. dual rate
  - (2) Ellwood's equation is used for valuation of  
(a) Service property (b) Investment property (c) Marketable non-investment property (d) Leasehold property
  - (3) Which of the following considers annual rental growth rate?  
(a) initial yield (b) reversionary yield (c) equated yield (d) equivalent yield
  - (4) Weighted average yield of initial and reversionary yield is known as  
(a) IRR (b) NPV (c) equated yield (d) equivalent yield
  - (5) Valuation for following purpose is an example of mass appraisal  
(a) Acquisition and merger (b) Revaluation of Company's assets  
(c) Stamp duty ready reckoner (d) Bank loan
  - (6) Investment value is a  
(a) Non-IVS defined basis of value (b) IVS defined basis of value (c) Non-standard value (c) synonym of market value
  - (7) Synergistic value may arise due to  
(a) land acquisition (b) sale of an asset (c) merging of two interests  
(d) liquidation of assets
  - (8) Following is the most relevant factor in valuation of pure agricultural land  
(a) size of land (b) crop yield (c) location (d) shape of land
  - (9) P.N. Sikand's case is pertaining to  
(a) reversionary land value (b) rate of interest (c) payment for unearned increase (d) use of rental method
  - (10) Capitalisation of income from intangible assets is normally done at \_\_\_\_\_ rate of interest as compared to that from tangibles  
(a) lesser (b) higher (c) same (d) none of above
  - (11) \_\_\_\_\_ value of the building is likely to realise at the end of its physical life  
(a) salvage (b) scrap (c) potential (d) special
  - (12) Value is  
(a) Future worth of present benefits (b) present worth of present benefits (c) future worth of future benefits (d) present worth of future benefits

- Q.2** Attempt **any eight** of the following. **(16)**
- (1) What are the uses of equated yield?
  - (2) What is the difference between initial yield and equivalent yield?
  - (3) What are the limitations of valuation by profit method?
  - (4) What are the basic considerations in valuation of agricultural land?
  - (5) What are the basic considerations in valuation of mines?
  - (6) Mention any two code of conduct to be followed by a valuer.
  - (7) What is professional negligence?
  - (8) What are the limitations of a valuer as an expert witness in the court?
  - (9) Mention premises of value as per IVS.
  - (10) Mention any four content from 'Scope of Work' as per IVS.

- Q. 3** An industrial property is offered for sale for Rs. 1,00,00,000/- . A potential buyer is considering buying it with a net projected profit of Rs. 12,00,000/- p.a. for next 5 years. Find out his exit value to generate 14% IRR (Internal Rate of Return). **(08)**

**OR**

- Q.3** A property has been purchased by taking 40% loan. Its net operating income is Rs. 20,00,000/-p.a. Holding period is 10 years and anticipated appreciation in property value over holding period is 20%. Amortization of the loan will be at 9% and equity yield rate is 14%. 'C' factor can be taken as 0.02. Estimate the value of the property by Ellwood's method. **(08)**

- Q. 4** Define following terminology as per AS 10 for Property, Plant and Equipment: **(08)**
- (i) Enterprise specific value
  - (ii) Fair value
  - (iii) Gross carrying amount
  - (iv) Impairment loss

**OR**

- Q. 4** Mention land mark cases and ratios in the following matters of valuation: **(08)**
- (i) Method of valuation
  - (ii) Reversionary land value
  - (iii) Unearned increase
  - (iv) Rate of interest

- Q. 5** A hotel in a city has 50 rooms. Average room charges are Rs. 2500/day with 60% occupancy. Food and beverages income is Rs. 20 Lakhs per year. Banquet hall rent and other income is Rs. 20 Lakhs per year. Property tax, insurance, power and water bills, laundry and other expenses are Rs. 50 lakhs per year. Staff salary is Rs. 75 Lakhs per year. Estimated balance useful life is 15 years and estimated net scrap value is Rs. 50,00,000/- (Rs. Fifty Lakh only). Estimate market value of the hotel for purchase purpose if expected yield rate is 13%. **(08)**

**OR**

- Q. 5** Write short notes on: **(08)**
- (i) Transferable Development Rights (TDR)
  - (ii) Mass appraisal

**Q. 6** Explain in brief different basis of value as per IVS. **(08)**

**OR**

**Q. 6** Explain as per IVS: **(08)**

- (i) Identification of intended user of the report
- (ii) Assumption
- (iii) Special assumption

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**THE CHARUTAR VIDYA MANDAL UNIVERSITY**  
**M.Sc.(Real Estate Valuation) – SEMESTER III**  
**WINTER 2021 EXAMINATION**

**Course Title: MAINT., REPAIRS & DILA OF BLDGS AND REAL ESTATE MANAGEMENT**

**Course Code: 101370306**

**Date: 20/11/2021**

**Time: 10:00am to 12:00pm**

**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) Most of the building materials \_\_\_\_\_ on drying.  
(a) expand (b) remain static (c) shrink (d) shrink and expand
  - (2) Following is not the reason for structural cracks  
(a) incorrect design (b) moisture changes  
(c) faulty construction (d) Overloading
  - (3) Thin crack is generally  
(a) 1 to 2 mm wide (b) 2 to 3 mm wide  
(c) less than 1 mm wide (d) more than 3mm wide
  - (4) Gradual and slow time dependent deformation in building items is known as  
(a) shrinkage (b) creep or plastic strain  
(c) stresses and strains (d) depreciation
  - (5) Unauthorized acts by a tenant which alter the character of the property are known as  
(a) waste (b) dilapidation (c) damages (d) depreciation
  - (6) Repair technique to enhance the size of R.C.C.column is known as  
(a) grouting (b) jacketing (c) rehabilitation (d) curing
  - (7) Which of the following is a type of single-family residential type real estate?  
(a) Walk-up Buildings (b) Garden Development  
(c) Cluster Homes (d) Midrise Buildings
  - (8) By subtracting the total adjusted operating expenses plus debt service from the anticipated revenue for the upcoming year, the manager can predict the \_\_\_\_\_ for the property during the budget year.  
(a) Profit (b) Total Income (c) Cash Flow (d) None of the above
  - (9) \_\_\_\_\_ and maintenance of property value are the main objective of most government agencies involved in real estate  
(a) Income (b) Shelter (c) Social Service (d) Manufacturing
  - (10) \_\_\_\_\_ is designed to produce a high density of building improvements and maximum utilization of open space.  
(a) Condominium ownership (b) Cooperative Ownership  
(c) PUD (d) None of the above
  - (11) After completing the market analysis and property inspection but before drawing up the management plan, the manager must discover and analyse the \_\_\_\_\_.  
(a) Manager's objective (b) Market trend  
(c) Owner's objective (d) None of the above
  - (12) Hotels, motels, clubs, resorts, nursing homes, theatres, schools, etc. are considered \_\_\_\_\_ property.  
(a) General purpose (b) Private purpose  
(c) special purpose (d) None of the above

- Q.2** Attempt **any eight** of the following.
- (1) Explain: 'fair wear excepted' as a lease condition.
  - (2) What is the economic life of paint work and G.I. plumbing pipes in a building?
  - (3) What are the major causes of occurrence of non-structural cracks in a building?
  - (4) What is an active crack and a dormant crack?
  - (5) How can the shrinkage cracks be reduced in plastering and brick masonry work?
  - (6) Explain in short: Heavy and Light Manufacturing Industrial properties.
  - (7) What are seasonal variations? Give two examples.
  - (8) What is the difference between condominium and apartment building?
  - (9) Explain 'boundaries and land usage' in Neighbourhood market analysis.
  - (10) Explain Regional market analysis.

**Q. 3** Explain the different types of deterioration process that takes place in the buildings. Mention various factors responsible for initiation of deterioration in buildings. **(08)**

**OR**

**Q.3** What preventive care should be taken while construction of following building components to ensure their better and long lasting performance? **(08)**

- (i) Foundation and plinth
- (ii) Brick masonry walls
- (iii) R.C.C. slab
- (iv) Terrace roof

**Q. 4** Explain various types of wastes in buildings. **(08)**

**OR**

**Q. 4** Explain with a neat sketch: grouting and jacketing. **(08)**

**Q. 5** Explain commercial Real Estate in detail with classification. **(08)**

**OR**

**Q. 5** Explain in detail: Structure and Role of property manager in Cooperative ownership. **(08)**

**Q. 6** List all steps taken in preparation of the management plan and explain any three in detail. **(08)**

**OR**

**Q. 6** Classify and explain the functions of a Real Estate manager in detail.

/paper ends/



Seat No. \_\_\_\_\_

Enrolment No. \_\_\_\_\_

**THE CHARUTAR VIDYA MANDAL UNIVERSITY**  
**M.Sc.(Real Estate Valuation) – SEMESTER III**  
**WINTER 2021 EXAMINATION**

**Course Title: Report Writing**

**Course Code: 101370308**

**Total Printed Pages : 02**

**Date: 19/11/2021**

**Time: 10:00am to 12:00pm**

**Maximum Marks: 60**

**Instructions:**

- Attempt all questions.
- Numbers to the right indicate full marks for each question.
- Make suitable assumptions wherever necessary.
- Marks are PRIMARILY awarded for PRESENTATION of the information, data etc. and its analysis and PRECISE & ORDERLY Arrangement of facts, data and opinion. Arithmetic calculations and figures are NOT important; correctly following the Basic Principles of Valuation is however important.

**Q.1** There is a residential bungalow standing on a plot admeasuring 500 sq. m. in area **(50)** and situated in heart of a fully developed town having population of 4 lakh.

It is of the ownership of a sole owner with self-possession.

The plot is situated in a well-developed residential area and has a frontage of 12 meters on 18 m. wide road. It is now surrounded by mixed commercial and residential development.

A two storied bungalow has been constructed on the plot in the year 2015 and has estimated total life of 70 years.

The bungalow has total built-up area of 200 sq. m. It has a porch, 20 sq. m. in area (included in built-up area) in the front and an entrance veranda adjacent to the porch. It is provided with all basic facilities and civic amenities. It is having reasonably modern finishes and fixtures.

There is a well maintained lawn and garden in the front and a kitchen garden at the rear.

There are five recent instances of sale of open plots in the same residential locality. These plots have areas varying from 200 sq. m. to 400 sq. m. and indicate rates of land values varying from Rs. 20,000/- per sq. m. to Rs. 22,000/- per sq. m. depending mainly on their areas and locations.

The replacement cost new of the main building is Rs. 18,000/- per sq. m. It is well maintained and is in good condition.

Rental instances of similar bungalows indicate gross monthly rent of Rs. 18,000/- p.m. on leave and licence basis, with about 15% outgoings.

Assume any other data if required and prepare your report on valuation of the property as on date 1<sup>st</sup> November 2021.

**Give your opinion on:**

- (i) **Market value for sale purpose**
- (ii) **Investment value**

**Q. 2** Write a suitable forwarding letter for the above mentioned report. **(10)**

/paper ends/