

THE CHARUTAR VIDYA MANDAL UNIVERSITY
M.Sc.(Real Estate/Plant and Machinery Valuation) – SEMESTER 2
SUMMER (REGULAR) 2022 EXAMINATION

Course Title: Town and Regional Planning

Course Code: 101300201

Total Printed Pages : 03

Date: 02/05/2022

Time: 10:30 to 12:30

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) Town planning is done for human settlement and to secure best
 - a. Land value
 - b. living environment
 - c. beautiful town
 - d. local Government
 - (2) Fringe area means
 - a. core city area
 - b. undeveloped area of the city
 - c. area just outside the periphery of the main city
 - d. developed area within the city
 - (3) Sectors are made in following kind of planning
 - a. neighbourhood planning
 - b. town planning schemes
 - c. development plan
 - d. regional planning
 - (4) Town planning authority in major cities of Gujarat is
 - a. area development authority
 - b. municipal corporation
 - c. regional planning board
 - d. urban development authority
 - (5) Planning commission has been replaced by
 - a. Urban development ministry
 - b. NITI Aayog
 - c. Town planning departments
 - d. Ministry of Human Resource
 - (6) Following is not part of Patric Gedee's Triangle
 - a. Garden
 - b. Work
 - c. Place
 - d. Folk
 - (7) Garden city concept was introduced by Benzer Howard to
 - a. Promote town planning schemes
 - b. Develop green areas
 - c. Foster fringe area develop
 - d. Combine benefits of rural and urban areas in new town

- (8) Spatial planning is done at
 - a. City level
 - b. State level
 - c. Central level
 - d. Interstate level
- (9) Surveys are carried out
 - a. During preparation of Development Plan
 - b. During preparation of T.P. Schemes
 - c. Before preparation of Development Plan
 - d. After preparation of Development Plan
- (10) Lands reserved under town planning schemes
 - a. Need not be acquired as they statutorily vest to appropriate authority
 - b. Are acquired as per Land Acquisition Act
 - c. Are already the Govt. lands
 - d. Cannot be developed by appropriate authority
- (11) Zoning and FSI regulations are found in
 - a. Town Planning Act
 - b. Development Control Regulation
 - c. Municipal Act
 - d. Five year plan
- (12) Public participation in town planning means
 - a. Inviting peoples' suggestions on draft plan
 - b. Inviting private companies to prepare plans
 - c. Directly showing final plan to people
 - d. Showing reserved plots to land owners

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

- (1) Name any four town planning authorities.
- (2) Draw a sketch of Patric Gedde's Triangle.
- (3) What is the concept of 'Garden City'?
- (4) What is the meaning of 'final plot value' in Town Planning Scheme?
- (5) What is metropolitan counter magnet?
- (6) Name any four factors responsible for migration of rural population to urban areas.
- (7) Name any four functions of an Area Development Authority.
- (8) What is the core objective of making NCR (National Capital Region)?
- (9) Explain in very brief the concept of neighbourhood planning.
- (10) Explain in very brief the objective of village cluster growth centre.

Q.3 Briefly describe the history of planning. Name various levels of planning and explain with an example how they are interrelated. **(08)**

OR

Q.3 Town planning and development control regulations are for the people and not for the authorities – explain in context of desirability and objectives of planning.

Q.4 Explain with examples how various planning proposals will affect land values. **(08)**

OR

Q.4 List out various surveys carried out before preparing any Development Plan. **(08)**

Q. 5 What are the objectives of regional planning and major content of a regional plan? (08)

OR

Q. 5 Name various types of regions. (08)
If you are appointed to prepare policies for a typical coastal region, what parameters will you consider?

Q. 6 Mention various stages of preparation of a Development Plan according to any one Town Planning Act. (08)

OR

Q. 6 What are the advantages of development by a Town Planning Scheme as compared to only by Development Plan? (08)

/paper ends/

Seat No. _____

Enrolment No. _____

THE CHARUTAR VIDYA MANDAL UNIVERSITY
M.SC. (REAL ESTATE VALUATION) – SEMESTER 2
SUMMER (REGULAR) 2022 EXAMINATION

Course Title: Building Technology-I

Course Code: 101370202

Total Printed Pages : 02

Date: 04/05/2022

Time: 10.30 am to 12.30 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) A first class brick immersed in water for 24 hours, should not absorb water (by weight) more than _____. (a) 10% (b) 25% (c) 15% (d) 20%
- (2) A ferrous metal is _____. (a) cast iron (b) wrought iron (c) steel (d) all the above
- (3) Age of a tree may be ascertained by _____. (a) radius of its stem (b) number of annual rings (c) circumference of its stem (d) number of branches
- (4) The commonly used lime in white washing is _____. (a) white lime (b) hydraulic lime (c) fat lime (d) quick lime
- (5) Dead loads of RCC slab _____. (a) 2200 kg/m³ (b) 2300 kg/m³ (c) 2100 kg/m³ (d) 2400 kg/m³
- (6) Minimum area for bedroom should be _____. (a) 16 sqmt (b) 12 sqmt (c) 9 sqmt (d) 5.4 sqmt
- (7) As per principle of planning – privacy, door should be located at _____. (a) center (b) corner (c) at the location (d) all of above
- (8) Sill is provided _____. (a) below door (b) above door (c) below window (d) above window
- (9) The residential building with all sides margin is known as _____. (a) detached building (b) semi-detached building (c) row house (d) none
- (10) If depth of foundation is, equal or greater than its width is called _____. (a) shallow foundations (b) deep foundations (c) combined foundations (d) none of above
- (11) For span of 12m, which pitched roof, can be suggested _____. (a) king post (b) queen post (c) lean to roof (d) none of above
- (12) For calculating load capacity of a lift car, the average weight of 1 person is taken as _____. (a) 70 kg (b) 68 kg (c) 58 kg (d) 60 kg

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

- (1) Enlist the classification of stone. Explain any one in brief.
- (2) Enlist types of cement. Discuss about rapid hardening portland cement.
- (3) Enlist the qualities of a good mortar. Give classification of mortars.
- (4) Enlist methods of seasoning. Explain any one in brief.
- (5) Draw the neat sketch for 30 cm thick wall foundation in section.
- (6) Write functions of (a) plinth (b) chajja

- (7) Enlist types of loads acting on buildings and explain briefly any one.
- (8) State building bye-laws for margin of residential area.
- (9) Enlist building classification based on occupancy. Explain any one in brief.
- (10) Define lift. Explain lift mechanism.

Q. 3 Draw typical wall cross section of building with various components. **(08)**

OR

Q.3 State the differences between load bearing structure and framed structure.

Q. 4 Explain technical terms used in stair with neat sketch. **(08)**

OR

Q. 4 Explain technical terms used in battened and ledged door with neat sketch.

Q. 5 Draw a detailed plan of a room size 5m x 3m. Take plinth height 60cm. **(08)**
Prepare schedule giving relevant description of door and window. Also,
draw front elevation. Assume required data if necessary.

OR

Q. 5 Enlist the principles of planning. Explain aspect and prospect in detail.

Q. 6 Enlist and explain the acoustical materials. **(08)**

OR

Q. 6 Enlist causes of fire. Explain the precautionary measures.

/paper ends/

THE CHARUTAR VIDYA MANDAL UNIVERSITY
M.Sc.(Plant and Machinery Valuation) – SEMESTER 2
SUMMER (REGULAR) 2022 EXAMINATION

Course Title: Legal Study I

Course Code: 101380203

Total Printed Pages :03

Date: 05/05/2022

Time: 10:30 to 12:30

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) In which of the following circumstance the members of a company can be made liable for the liability of the company..
- a. In case of diversion of funds
 - b. In case of tax evasion
 - c. In case of penalties imposed by a court
 - d. In case of penalties imposed by the government
- (2) The capital of a company is divided into parts, called _____.
- a. Shares
 - b. Borrowings
 - c. Secured Loans
 - d. Bonds
- (3) What is the maximum number of members of a private limited company?
- a. 2
 - b. 200
 - c. 7
 - d. 700
- (4) Which of the following is an adjudicating authority under IBC?
- a. Debt Recovery Appellate Tribunal
 - b. The Supreme Court of India
 - c. National Company Law Tribunal
 - d. National Company Law Commission
- (5) During the moratorium period, which of the following act shall be prohibited?
- a. Transfer of assets by corporate debtor
 - b. The supply of essential goods and services to the corporate debtor
 - c. loss-making activity of the corporate debtor
 - d. a decision of committee of creditor to declare liquidation of the corporate debtor

- (6) The committee of creditor is constituted by-
- Resolution Professionals
 - Adjudicating Authority
 - Insolvency and Bankruptcy Board of India
 - Interim Resolution Professional
- (7) The proceeds from the sale of the liquidation of assets shall be distributed lastly to –
- Equity Shareholders
 - Preference Shareholders
 - Operational Creditor
 - the Central Government
- (8) How long is the insolvency resolution process period?
- 180 days from the insolvency commencement date
 - 180 days from the liquidation commencement date
 - 180 days from date of approval of resolution plan by adjudicating authority
 - 180 days from date of appointment of resolution professionals
- (9) Every appeal shall be filed within how many days before the National Company Law Applet Tribunal.
- 30 days
 - 45 days
 - 45 days in case of corporate person and 30 days in case of partnership firm
 - maximum of 45 days if not filed within 30 days
- (10) Where the auction sale is without reserve price, the goods will be sold to –
- the highest bidder.
 - the highest bidder only if bid is equal to the real value of the goods.
 - the highest bidder only there are minimum three bids.
 - The highest bidder only if seller accept the bid
- (11) Whether goods are destroyed or damaged before the completion of auction sale, the loss will fall on –
- the highest bidder.
 - the seller.
 - the auctioneer.
 - the seller only if seller had participated in auction himself.
- (12) Any bidder may retract his bid at auction sale –
- if he is the only bidder
 - if the seller has not signed the contract
 - until acceptance
 - if the auctioneer have not signed the contract.

Q.2

Attempt **any eight** of the following.

(16)

- What do you mean by 'debt' and 'default' under IBC, 2016?
- Who cannot be financial creditors under IBC. 2016?
- What do you mean by Financial Service Provider?
- Who is operational creditor under IBC, 2016?

- (5) What do you mean by reserved price under auction sale?
- (6) Briefly state features of Auction Sale.
- (7) Can a company be a witness in the court of law?
- (8) Does the company ceased to exist because all the members are dead due to war? Why?
- (9) How does a company is distinguished from a LLP with respect to maximum number of members and liability?
- (10) Explain very briefly - composition of arbitral tribunal
- Q. 3** What are the objectives of enactment of Insolvency and Bankruptcy Code, 2016? **(08)**
- OR**
- Q.3** What shall comprise liquidation estate and what shall not be included in liquidation estate? **(08)**
- Q. 4** What are the rights and duties of Auctioneer? **(08)**
- OR**
- Q. 4** Write short notes on the following: **(08)**
- (a) Pretended bidding in Auction sale
 - (b) Right to bid
 - (c) Implied Warranties in Auction sale
 - (d) Knock Out
- Q. 5** Write Short note on the following : **(08)**
- a) One person Company
 - b) 'Nidhi'
 - c) Foreign Company
 - d) Dormant Company
- OR**
- Q. 5** Discuss the characteristics of a company. **(08)**
- Q. 6** What are the advantages of arbitration over traditional litigation? **(08)**
What is 'arbitral award on agreed terms'?
- OR**
- Q. 6** Mention grounds on which appointment of arbitrator can be challenged. **(08)**
Narrate the matters that cannot be referred for arbitration.

/paper ends/

THE CHARUTAR VIDYA MANDAL UNIVERSITY
M.SC. (REAL ESTATE VALUATION) – SEMESTER 2
SUMMER (REGULAR) 2022 EXAMINATION

Course Title: Law-II

Course Code: 101370204

Total Printed Pages : 03

Date: 06/05/2022

Time: 10.30 am to 12.30 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) Immovable property _____ standing timber, growing crops and grass as per the Transfer of Property Act, 1882.
 - a. Includes
 - b. Does not include
 - c. Is equal to
 - d. May or may not be
 - (2) Claim of ownership rights by long uninterrupted possession is known as
 - a. Easement right
 - b. Adverse possession
 - c. Encroachment
 - d. Trespass
 - (3) Licence of immovable property is regulated under
 - a. Transfer of property Act, 1882
 - b. Rent Control Laws
 - c. Indian Easements Act, 1882
 - d. Indian Contract Act, 1872
 - (4) Possession of immovable property by authorised officer of bank is
 - a. Mediate possession
 - b. Immediate possession
 - c. Adverse possession
 - d. Constructive possession
 - (5) Giving possession of movable goods as security against loan money is known as
 - a. Mortgage
 - b. Actionable claim
 - c. Pledge
 - d. Hypothecation
 - (6) Contract for sale
 - a. Is not a contract in real terms
 - b. Is an executed contract
 - c. Is a unilateral contract
 - d. Is an executory contract
 - (7) In absence of a contract for duration of lease, lease of agricultural land shall be treated as
 - a. Lease from year to year
 - b. Lease from month to month

- c. Perpetual lease
- d. Non-renewable lease
- (8) Right of redemption of mortgaged property is with
 - a. Mortgagor
 - b. Mortgagee
 - c. Defaulter
 - d. Guarantor
- (9) Right of foreclosure or sale of mortgaged property is with
 - a. Mortgagor
 - b. Mortgagee
 - c. Defaulter
 - d. Guarantor
- (10) Testamentary succession is a succession as per
 - a. Customary laws
 - b. Will
 - c. Hindu succession Act
 - d. Personal laws for succession
- (11) The Hindu succession Act does not cover intestate succession of
 - a. Sikh
 - b. Buddhist
 - c. Jain
 - d. Parsi
- (12) If property of a person in default of payment of municipal tax is sealed by the municipal authority, it is called
 - a. Actionable claim
 - b. Compulsory acquisition
 - c. Mortgage
 - d. Charge

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

- (1) Mention any four properties that cannot be transferred.
- (2) Mention any four characteristics of ownership.
- (3) Define land/immovable property as per any one Act.
- (4) What is right-in-rem and right-in-personam?
- (5) Define contingent interest.
- (6) Define lease.
- (7) Define charge.
- (8) What is the meaning of universal donee?
- (9) Define licence of immovable property.
- (10) What is the meaning of servient property?

Q.3 Explain the scheme and scope of Transfer of Property Act? **(08)**
What kinds of transfers are not regulated under it?

OR

Q.3 Explain the principle of part performance as per S.53A of the Transfer of Property Act? What is its need?

Q.4 Define sale and contract for sale. **(08)**
Mention any four duties of seller.

OR

Q.4 Mention various ways of determination of lease.

Q.5 Explain with a suitable example *why and how* valuation of leased property **(08)**

is different from valuation of licenced property.

OR

Q. 5 Mention various types of mortgages.
Explain any three of them briefly.

Q. 6 What are the characteristics/general features of will?

(08)

OR

Q. 6 Explain general rules of succession in case of a male Hindu dying intestate.

/paper ends/

THE CHARUTAR VIDYA MANDAL UNIVERSITY**M.SC. (REAL ESTATE VALUATION) – SEMESTER 2****SUMMER (REGULAR) 2022 EXAMINATION****Course Title: Valuation of Real Estate – I****Course Code: 101370205****Total Printed Pages : 04****Date: 07/05/2022****Time: 10.30 am to 12.30 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) Government securities are generally considered to be
 - a. Highly risky
 - b. Medium risky
 - c. Very productive
 - d. Safe and sound
 - (2) Investment in building would attract ____ % more return than that in Gilt edged security.
 - a. 1
 - b. 1½
 - c. 2
 - d. 2½
 - (3) Discount is given to third belt land in belting theory is
 - a. 25%
 - b. 33%
 - c. 50%
 - d. 75%
 - (4) Depth of second belt land in belting theory is assumed as
 - a. Equal to sale instance depth
 - b. 1.5 times that of first belt land
 - c. Double the depth of sale instance land
 - d. Equal to third belt depth
 - (5) Present value of future flow of income is found using
 - a. Sinking fund factor
 - b. Y.P. factor
 - c. A.P.A. factor
 - d. P.V. factor
 - (6) Capital value of a net perpetual annual income of Rs. 1,00,000/- at 5% yield rate will be Rs.
 - a. 2,00,000.00
 - b. 5,00,000.00
 - c. 20,00,000.00
 - d. 2,00,00,000.00
 - (7) Net rental income from a protected tenant is considered to be
 - a. Perpetual
 - b. Reversionary
 - c. Terminable
 - d. Contractual

- (8) Rent fixed by court is known as
- Contractual rent
 - Market rent
 - Fair rent
 - Standard rent
- (9) R.C. Cooper Vs. Union of India is known as
- tenancy case
 - bank nationalisation case
 - landmark case on unearned increase
 - landmark case on rate of interest
- (10) An ownership property purchased for Rs. One Crore is rented on net annual rent of Rs. 3,20,000/-. What is the yield rate?
- 3.2%
 - 2.3%
 - 3.125%
 - 32%
- (11) When number of units available for sale is far in excess of demand, it is
- Buyers' market
 - Stable market
 - Sellers' market
 - Rising market
- (12) A building of 500 s.mt. has been constructed on a plot of 400 s.mt. land having 2.0 permissible FSI. What is balance FSI?
- Nil
 - 200 s.mt.
 - 100 s.mt.
 - 300 s.mt.

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

- Mention any four merits of valuation by direct sales comparison method.
- Name any two methods of indirect sales comparison.
- Explain very briefly the meaning of life interest and remainder man.
- Quote ratio of any one court case regarding reversionary land value.
- Quote ratio of any one court case regarding rate of interest on investment in land and building.
- Mention any four factors affecting value of building.
- Mention any four important factors affecting value of open urban land.
- Mention equation for depreciation by straight line method.
- Under what circumstances is the belting method used?
- What is the residual land value technique?

Q.3 A residential apartment building is constructed on a plot of land having 1200 s.mt. area. There are three flats of 100 s.mt. area on each of the ground, first, second and third floors (total 12 flats). Parking is provided in marginal land. Land is purchased at Rs. 40,000/s.mt. and cost of construction is Rs. 15,000/s.mt. Municipal taxes are Rs. 1200/- p.a. per flat. Work out fair monthly rent for all twelve flats assuming any other appropriate details. There is 10% increase in rent on every upper floor. There is no balance FSI. Yield rate on Govt. Security may be considered as 6%. **(08)**

OR

Q.3 A lessee has taken a long term lease of land and constructed a building on it using full FSI. Total net monthly rent received by lessee from all tenants is Rs. 2,50,000/- p.a. He is paying total municipal tax of Rs. 40,000/-p.a. and ground rent of Rs. 20,000/-p.a. Assume suitable expenses towards repair - maintenance and collection & management charges. Balance lease period is 20 years, after which land with building will revert back to lessor (land owner). Consider yield rates of 8% and 3% on dual rate basis and value the lessee's interest in the property.

Q. 4 An assessee has sold a residential bungalow in February 2022 for Rs. 1,25,00,000/- paying Rs. 25,000/- as brokerage. He had purchased the land in year 1998 for Rs. 1,50,000/- and constructed the building in year 2005-06 at a cost of Rs. 4,00,000/-. He further renovated the building in year 2010-11 at a cost of Rs. 10,00,000/-. Land area is 400 s.mt. and land rate as on 1/4/2001 is found as Rs. 4000/s.mt. **(08)**

Cost inflation index is:

2001-02: 100

2005-06: 117

2010-11: 167

2021-22: 317

Work out his capital gain.

OR

Q. 4 What are the advantages and limitations of valuation by cost approach?

Q. 5 There is a land parcel of 10,000 s.mt. in a developing locality of an urban area. There is a good demand for developed plots with amenities. As per market inquiries, such small plots are sold at Rs. 30,000/s.mt. **(08)**

Garden area as per DCR is required as 10% and 20% road area is required.

Sale period is expected as four years. Garden development cost is Rs. 5,00,000/- and road development cost is Rs. 1000/s.mt. of road area. Other common amenity expenses are Rs. 10,00,000/- and architect's fees is 3% of total development cost.

Estimate the market value of land for purchase purpose. Assume any other suitable detail if required.

OR

Q. 5 A residential flat of 120 s.mt. is under valuation as on date 1/4/2022. It is situated in a prime residential locality, in heart of the city. The building is four years old with very modern amenities and is well maintained. It is on third floor.

Following three sale instances are found:

S.I. 1:

A flat with 125 s.mt. area, twelve years old, on first floor, reasonably good specifications and amenities, in the same locality as subject flat, sold at Rs. 60,00,000/- in October 2021.

S.I. 2:

A flat with 110 s.mt. area, four years old, on third floor, specifications and amenities are matching with the subject flat, situated little bit interior and in a medium class locality, sold at Rs. 56,00,000/- in December 2021.

S.I. 3:

A flat with 60 s.mt. area, ten years old, on third floor, specifications are old fashioned and amenities are poor, situated in a lower middle class locality, sold at Rs. 12,00,000/- in January 2022.

It is found that rates are rising at 1% per month basis and increasing by 10% on every upper floor.

Assuming suitable details, estimate the market value of subject flat using adjustment grid method.

Q. 6

A person aged 86 years is having a life interest in a residential building having present market value of Rs. 50,00,000/-. Advise on purchase price of the remainder man's interest considering appreciation at 1%p.a. and 5% rate of interest and following values from Carlisle's tables. **(08)**

<u>Age</u>	<u>Number who attain given age</u>	<u>Mean expectation (Years)</u>
84	529	4.39
85	445	4.12
86	367	3.90
87	296	3.71
88	232	3.69
89	181	3.47
90	142	3.28

OR

Q. 6

A residential flat has been given on licence at a licence fee of Rs. 12,000/-p.m. Municipal tax is Rs. 2,500/-p.a. and building insurance premium is Rs. 9,000/-p.a. (both borne by the owner). Suitable repair and maintenance is being done by the owner from time to time. Common expenses towards lighting, sweeper, security etc. are Rs. 1,000/-p.m. to be borne by the occupier.

Assuming the present rent as fair market rent to continue for a reasonable long period and also assuming suitable yield rate, estimate the value of the property by rental method.

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Seat No. _____

Enrolment No. _____

THE CHARUTAR VIDYA MANDAL UNIVERSITY
M.SC. (REAL ESTATE VALUATION) – SEMESTER 2
SUMMER (REGULAR) 2022 EXAMINATION

Course Title: Urban Land Economics

Course Code: 101370207

Total Printed Pages : 02

Date: 09/05/2022

Time: 10.30 am to 12.30 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) Due to large scale _____ availability of land in the urban area became scarce.
 - a. Traffic congestion
 - b. Urbanisation
 - c. Slum development
 - d. Outmigration
 - (2) Which of the following is not a characteristic of Urban Land?
 - a. Heterogeneity
 - b. Elasticity of supply
 - c. Scarcity
 - d. Immobility
 - (3) Which of the following factor does not affect market value of urban land?
 - a. Location
 - b. Soil condition
 - c. Occupation of buyer
 - d. Topography
 - (4) Geography focuses on describing _____ elements of land.
 - a. legal
 - b. economic
 - c. social
 - d. physical
 - (5) As per principle of progression, lower-valued property generally _____ from close proximity to many properties of higher value.
 - a. benefit
 - b. remain unsold
 - c. lose value
 - d. become unattractive
 - (6) Which of the following is not one of the four forces affecting value?
 - a. Economic
 - b. Social
 - c. Legal
 - d. Demographic
 - (7) Urban land is a _____ dimensional entity.
 - a. one
 - b. two
 - c. three
 - d. four
 - (8) Anything _____ is a matter of study for economists.
 - a. Abundant
 - b. Scarce

- c. Modern
- d. Ancient
- (9) Building control regulations is a _____ factor affecting land value.
 - a. Economic
 - b. Legal
 - c. Physical
 - d. Social
- (10) Supply of land suitable for particular purpose is
 - a. Fixed
 - b. Variable
 - c. Less than required
 - d. More than required
- (11) Rent agreed between landlord and tenant is
 - a. Standard rent
 - b. Perpetual rent
 - c. Fixed rent
 - d. Contractual rent
- (12) Large parcel of urban land having no similar comparable transactions can be better valued by
 - a. Hypothetical development method
 - b. Belting method
 - c. Direct sales comparison method
 - d. Rental method

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

- (1) Mention any two assumptions in Ricardian theory of rent.
- (2) Mention any two parameters on which urban land is different from rural land.
- (3) Define 'highest and best use' of land.
- (4) What kind of transactions take place in urban real estate market?
- (5) What are the functions of investment market?
- (6) State any two features of real estate as an investment avenue.
- (7) What is yield rate and rate of return?
- (8) How does real estate offer hedge against inflation?
- (9) Who are the participants of real estate market?
- (10) Mention any four methods of valuation of urban land.

Q. 3 Describe different factors affecting demand for urban land. **(08)**

OR

Q.3 Describe different factors affecting supply of urban land.

Q. 4 Explain characteristics of real estate market. **(08)**

OR

Q. 4 Explain four essential elements of value with suitable examples.

Q. 5 Explain principles of real estate marketability. **(08)**

OR

Q. 5 Explain the three important economic operations that describe the way the market works.

Q. 6 Explain in brief the 'Ricardian theory of rent'. **(08)**

OR

Q. 6 Explain how urban planning, urban land economics and urban land value are interconnected.

/paper ends/