Seat No. ☐☐☐☐☐☐

2460

Contracts & Valuations
(1040)

P. Pages : 2

Time : Three Hours   Max. Marks : 100

Instructions to Candidates :
1. Do not write anything on question paper except Seat No.
2. Answersheet should be written with blue ink only. Graph or diagram should be drawn with the same pen being used for writing paper or black HB pencil.
3. Students should note, no supplement will be provided.
4. Solve **any five** questions.
5. Assume suitable data if required.
6. Figures to right indicate full marks.
7. Use of pocket calculator is allowed.
8. Use of probability table is allowed.

1. a) Explain the various purposes of valuation.   **10**

   b) Discuss various types of value and their utility.   **10**

2. a) A machinery costs Rs. 25 lakhs. Useful life is 6 years salvage value is 10% Sinking fund method of depreciation is to be used, interest rate on sinking fund is 5%. Determine the depreciation of the machinery at the end of the 4th year.   **10**

   b) Explain following methods of valuation.   **10**
      i) Replacement cost method.
      ii) Belting method.

3. a) Explain with examples.   **10**
      i) Years purchase
      ii) Deferred value of land
      iii) Difference between cost and value.
      iv) Outgoings
      v) Appreciation

   b) Explain the procedure for arriving at the standard rent of property.   **10**

4. a) Explain validity of the statement 'All contracts are necessarily agreements but all agreements are not necessarily contracts' by giving suitable examples.   **10**

   b) Explain 3 bid system of tender submission in detail.   **10**

5. a) A plot admeasures 15,000 acres. F. S. I. permissible is 0.8. Returns on land are at 7% and return on building are at 10%. Land rate in adjoining areas is Rs. 120/- per sq.m. Construction cost is Rs. 2500/- per sq.m. of built up area. Maintenance cost is 4% of total building cost. Determine the F. M. V. of the property.   15

   b) Explain 0 - 1 form of valuation report.   5

6. a) Explain 'turnkey' contracts with examples.   5

   b) Explain (2AN - B) with an example. Where is it used ?   5

   c) Explain 'null and void contract' with examples.   5

   d) Explain 'ring contract' and how it can be detected.   5

7. a) Explain EMD and SD with examples. Why are they required ?   7

   b) Explain bonus and penalty clause.   5

   c) Discuss advantages of B. O. T. contracts over other types.   5

   d) Explain 'breach of contract' with an example.   3

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