



## 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. Answer sheet 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.

1. a) Explain the 3 basic requirements for any commodity to have value. 10  
Explain any 7 types of value in brief with examples.
- b) Discuss breach of contract and its consequential effects in the 10  
context of the Indian contract Act (1872).
2. Detail out any 4 methods of valuation, discussing the advantages, 20  
limitations of each.
3. a) Discuss single stage tendering and 2 stage tendering in 10  
global contracts which is preferred ?
- b) Explain with examples any 5 types of values used in valuation. 10
4. Compare EPC type of contracts with lump sum or item rate 20  
contracts, discussing their merits and limitations as well what are  
BOT types of contracts ? When they are used ?
5. a) Discuss various factors affecting the value of 10  
"Shares" in a global market.

- b) Determine the F.M.V. based on the method of yield for the following property. 10
- i) Plot Area ..... 20,000 sq. m.
  - ii) Land rate in vicinity ..... Rs 25,000 per sq.m.
  - iii) Total life ..... 100 years.
  - iv) Remaining life ..... 40 years.
  - v) Gross monthly Income from asset - Rs. 2000 per M<sup>2</sup> of built up area.
  - vi) FSI consumed - 1
  - vii) Outgoings are at 15% of Gross Annual Income
  - viii) Interest rates :-
    - a) Land investment -- 10%
    - b) Capital investment - 16%
    - c) Sinking fund -6%.
 Use dual rate Y. P in calculations.
6. Elaborate on any 10 General conditions of contract as adopted in the FIDIC new Red Book document clearly mentioning the important provisions. 20
7. Explain in brief the following. 20
- i) Valuation report.
  - ii) Registration of contractors.
  - iii) Declining balance method of depreciation.
  - iv) Free hold and lease hold properties.
  - v) Unbalanced bid and ring contract.

\*\*\*\*\*