GANPAT UNIVERSITY

B. TECH. SEM. VII CIVIL ENGINEERING

REGULAR EXAMINATION – NOVEMBER/DECEMBER:- 2012

C702 PROFESSIONAL PRACTICE AND VALUATION

TIME: 3 HOURS   TOTAL MARKS: 70

Instructions: - (1) Answer to the two sections must be written in separate answer books.

(2) Figures to the right indicate full marks.

(3) Assume suitable data if required.

Section - I

Q.1 (A) Define contract. List different types of contracts and explain percent rate contract.   6

(B) Define condition of contract and mention its objects and importance. Enlist any five clauses for 'construction of a Highway'.   6

OR

Q.1 (A) Write Short note on essential requirements of a valid contract.   6

(B) Write Short note on types of easement.   6

Q.2 (A) Enlist types of organization. Explain any one in detail with advantages and Disadvantages.   6

(B) **Define:** Earnest Money Deposit, Security Deposit, Open tender, Negotiated contract, Unbalanced tender   5

OR

Q.2 (A) Briefly mention responsibilities of Contractor & Owner.   6

(B) **Define:** Arbitration, Arbitrator, Breach of contract, Arbitration award, Liquidated damages   5

Q.3 Attempt the following:

(A) What is tender? Give detailed classification of tenders.   6

(B) Draft a Tender Notice for 'Construction of Mehsana-Gandhinagar Highway' for Roads & Buildings Department, Gujarat. Assume Suitable data required.   6

Section – II

Q.4 (A) Discuss characteristics of good valuer.

(B) Enlist forms of IPR. Explain patents and copyrights. 6

OR

Q.4 (A) Define terms: Book value, scrap value, salvage value, Obsolescence, Freehold 6
Property, Leasehold Property

(B) Explain factors affecting the value of a property. 6

Q.5 (A) Enlist various methods for Valuation of Property and Explain Profit & Loss 6
method in detail.

(B) Write Short note on Entrepreneurship development. 5

OR

Q.5 (A) Write Short note on Year's Purchase. 6

(B) Find out present value of building, which was constructed 15 years before at a 5
cost of 500000/-. Assuming life of building is 50 years, Rate of interest 11%
and scrap value 10% of construction cost.

Q.6 (A) Suggest the reasonable standard rent for a residential house in a housing 6
society purchased on the ownership basis with the following particulars:
Cost of land paid to the society = Rs. 3000000, Cost of construction =
Rs. 1800000, Amount spent for additional work = Rs. 50000, Amount of share
to be purchased for becoming member of the society = Rs. 7000, Society
service charge per month = Rs. 500, Period of completion of project = 2 Years.
Interest on land 8%, on construction 9%. Repairs 1% of construction cost.
Insurance 0.25% of construction cost. Sinking fund interest rate 3.5% &
estimated life of structure is 50 years.

(B) A temporary shed has been constructed for Rs. 15000. Assuming its salvage 6
value at the end of 5 years as Rs. 2500, determine the amount of depreciation
and book value for each year by
(i) Straight line method
(ii) Constant percentage method
(iii) Sinking fund method. (Assuming i = 8%)

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