GANPAT UNIVERSITY

B. Tech. Semester: 7th Civil Engineering

Regular Examination November - December - 2013

2CI 702 - Professional Practice & Valuation

Time: 3 F	Iours	1 otal wiarks:	10
nstructio			
1. Fig	gures to	the right indicate marks.	
2. As	sume s	uitable data wherever necessary.	
		Section - I	
Que 1	A. B.	What are the essential elements of a contract? Explain briefly Differentiate between security deposit and retention money.	06 06
		OR	
Que1	A.	Explain Tender and write down about Unbalanced Tender.	06
Que. 1	В.	Define condition of contract and mention its objects and importance.	06
	ъ.	Botine condition of conduct and many	
0 . 1		What is the purpose of valuation? Explain principles of valuation	05
Que. – 2		A person purchased a factory shed for Rs 35,00000/- & he expect net return of 12% on his	06
	В.	investment. He leased out the property for a term of 40 years & it is estimated that at the end of this period, the investor has to spend Rs 3500000/- on the property in order to maintain the income. What is the amount he has to set aside from his income per year for this future expenditure at 2.5% rate of interest? What is the true return on his capital?	
		OR minimo Data agricum A 2 acceptance	
Que2	A.	What do you understand by a standard rent? Explain briefly how it is to be calculated.	05
	В.	A freehold plot of land measures 550m². A four storied building stand on the plot, with the following particulars find out the value of property: • Built-up area on ground floor: 125m² • Permissible built-up on ground floor: 33% of plot area • Total carpet area of three floors: 200m² • Average net rate of rent per m² of carpet area (ex. local taxes): Rs 15/- • Estimated future life of building: 50 years • Estimated rate of land: Rs 18000/- per m²	06
		Amount of usual out goings: 12% of gross rent	
		• Rate of interest for capitalization: 5.5%	
Que 3	Wri	te short note on following:	12
	A.	Legally competent parties	
	ℬ . ∢	Leasehold property	
	C.	Mortgage	
	D.	Cost plus or Percentage contract	

Section	_	II
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	Section - II	
Que 4 A.	What do you mean by measurement book and how to keep the record?	06
В.	Differentiate between the following:-	06
	Dispute and difference	00
	Necessity and quasi-necessity	
	OR	
Que 4 A. B.	Describe billing process. What are the modes of pavements? Differentiate between the following:-	06 06
	 Arbitration proceedings and legal proceedings Easements and natural rights. 	00
Que 5 A.	Define Intellectual Property. What are the types of IPR?	05
В.	What do you mean by construction contracts?	06
	OR	00
Que5 W.	Explain Roll of Owner and Contractor.	05
B./	Enlist the business organization with their Advantage and Disadvantage.	06
Que 6 Diff	Perentiate between the following:	12
A.	Sole arbitrator, joint arbitrators and umpires	
B .	Dominant tenement and servient tenement	
C.	Trademarks and Copy right	
No.	Partnerships and Corporation.	

END OF PAPER