

GANPAT UNIVERSITY**B. Tech. Semester: VII Civil Engineering****Regular Examination Nov – Dec 2016****2CI702 Professional Practice and Valuation****Time: 3 Hours****Total Marks: 70****Instructions: (1) This Question paper has two sections. Attempt each section in separate answer book.****(2) Figures on right indicate the marks.****(3) Be precise and to the point in answering the descriptive questions.****Section – I**

- Que. – 1** (A) Difference between freehold and leasehold property 6
 (B) Describe RA Bill. 6

OR

- Que. – 1** (A) Characteristics of Entrepreneur define any six. 6
 (B) Classification of Works 6

- Que. – 2** (A) What is Intellectual Property? Describe Patent. 5
 (B) Enlist Valuation methods for Property: and Describe Rental Method. 6

OR

- Que. – 2** (A) Characteristics of good valuer. 5
 (B) Why we need of Business Organizations? Define any firm of business organization. 6

- Que. – 3** (A) A building of replacement value of about Rs. 70000 stands on a main road on lease hold plot. The ground rent per annum is Rs. 295. The building is of R.C.C. framed structure type. It is estimated that the building will have a future life of 70 years. The rent of the building is Rs. 400 per month. The taxes payable are 18% of the gross rent and insurance premium is 0.5% of the gross rent. Assuming suitable figures for other items of the usual outgoings, determine the capitalized value of the property on the basis of a 5% net yield. The sinking fund coefficient for the replacement of the capital in 70 years at 3% is 0.0043. 6

- Que. – 3** (B) Difference between Loan and Mortgage. 6

Section – II

- Que. – 4 (A) Explain role of Contractor and Builder. 6
(B) Discuss four envelope system of tendering process. List out each document of respective envelope with necessary detail. 6

OR

- Que. – 4 (A) Enlist the types of contract. Explain item rate contract with its advantages, disadvantages and appropriate example regarding construction industry. 6

- (B) Explain classification of tender. 6

- Que. – 5 (A) Explain Earnest money and security deposit in detail. 5

- (B) Explain the Role of arbitrator in detail. Also discuss arbitral award. 6

OR

- Que. – 5 (A) Explain the following terms: 5

1. Proposal
2. Promise
3. Agreement
4. Contract
5. Tender

- (B) Explain unbalanced tender with suitable example. 6

- Que. – 6 (A) Draft a tender notice of construction of bridge project costing 20 crore, invitee of the tender is Chief Engineer “Road and Building department”, Ahmedabad. Write all the necessary details. The last date of submitting the tenders is 4th January 2016. 6

- (B) If you are project engineer of any residential project, enlist the office engineering documents which you will maintain for effective management of company. Prepare daily progress report format according to you. 6

END OF PAPER