

# P P SAVANI UNIVERSITY

Ninth Semester of B. Arch. Examination

December 2021

SAAR5290 Valuation

22.12.2021, Wednesday

Time: 09:00 a.m. To 12:00p.m.

Maximum Marks: 100

## Instructions:

1. The question paper comprises of two sections.
2. Section I and II must be attempted in separate answer sheets.
3. Make suitable assumptions and draw neat figures/sketches wherever required.
4. Use of scientific calculator is allowed.

**Q - 1 True or False [20]**

- (i) Easement is an act.
- (ii) Value & price means the same thing.
- (iii) Market value is decided by the United Nations.
- (iv) Nationalized and non-nationalized banks are the same.
- (v) Banks don't give loans.
- (vi) Minimum years for easement to come in force is 1 year.
- (vii) Depreciation is just a theory and nothing actually happens practically.
- (viii) Appreciation happens only to tangible goods.
- (ix) Mortgage & pledge means the same thing.
- (x) Annuity is not a stream of cash flow.
- (xi) Lease and rent mean the same thing.
- (xii) Distress value refers to a property sold at a lower price than the actual or market value.
- (xiii) Monopoly & Oligopoly mean the same thing.
- (xiv) Salvage & scrap mean the same.
- (xv) Franchise means French.
- (xvii) Full form of SEBI is \_\_\_\_\_.
- (xviii) Letter of credit is required for doing business within the country.
- (xix) Negligence & Indemnity mean the same.
- (xx) Bailment a type of loan.

**Q - 2 (a) Explain Appreciation. [05]**

**Q - 2 (b) Explain Depreciation. [05]**

**OR**

**Q - 2 (a) What is book value? [05]**

**Q - 2 (b) What is salvage value? [05]**

**Q - 3 (a) What is speculative value? [05]**

**Q - 3 (b) What is earning value? [05]**

**Q - 4 (a) What do you understand by valuation? [05]**

**Q - 4 (b) Explain the importance of valuation for architects. [05]**

**Q - 5 (a) What do you understand by Negligence? [05]**

**Q - 5 (b) What do you understand by portfolio managers? [05]**

Q - 6 Explain Pledge, Hypothecation & mortgage with examples. [10]

**Attempt any 3**

Q - 7 (a) Write notes on Easements. [10]

Q - 7 (b) What are the factors affecting valuation? [10]

Q - 7 (c) Write notes on your understanding on banking? [10]

Q - 7 (d) Explain the importance of valuation for architects. [10]

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