

P P SAVANI UNIVERSITY

Ninth Semester of B. Arch. Examination

November-December 2022

SAAR5290 Valuation

20.12.2022, Tuesday

Time: 10:00 a.m. To 12:00p.m.

Maximum Marks: 40

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	[10]	CO	BTL
(i)	Easement is an act.		1	2
(ii)	Value & price mans the same thing.		2	3
(iii)	Market value is decided by the United Nations.		2	4
(iv)	Nationalized and non-nationalized banks are the same.		2	2
(v)	Banks don't give loans.		3	1
(vi)	Minimum years for easement to come in force is 1 year.		1	2
(vii)	Depreciation is just a theory and nothing actually happens practically.		1	3
(viii)	Appreciation happens only to tangible goods.		2	4
(ix)	Mortgage & pledge means the same thing.		3	5
Q - 2	Explain Appreciation.	[05]	3	6
(a)				
Q - 2	Explain Depreciation.	[05]	1	5
(b)				
OR				
Q - 2	What is book value?	[05]	2	1
(a)				
Q - 2	What is salvage value?	[05]	2	2
(b)				
Q - 3	What is speculative value?	[05]	1	3
(a)				
Q - 3	What is earning value?	[05]	3	3
(b)				
Attempt any 1				
Q - 4	Write notes on Easements.	[10]	2	5
(a)				
Q - 4	What are the factors affecting valuation?	[10]	3	4
(b)				
Q - 4	Write notes on your understanding on banking?	[10]	2	2
(c)				
Q - 4	Explain the importance of valuation for architects.	[10]	1	5
(d)				

CO : Course Outcome Number

BTL : Blooms Taxonomy Level

Level of Bloom's Revised Taxonomy in Assessment

1: Remember	2: Understand	3: Apply
4: Analyze	5: Evaluate	6: Create