

M.Com Valuation Sem-3 Examination

Report Writing

December-2024

Time : 2-30 Hours]

[Max. Marks : 70

Instructions:

1. Attempt all questions.
2. Make suitable assumptions wherever necessary.
3. Figures to the right indicate full marks.

Q-1 What are various types of reports? Pl. explain the purpose of technical report. 14

OR

Q-1 What are the salient points needs to be considered while making contract with the client? Explain Attitude & skills required for a valuer. 14

Q - 2 What is "Objectivity? Why and how is 'objectivity' important for writing a report? 14

OR

Q - 2 What are the five parts of a valuation report? Write a letter to your client forwarding a valuation report prepared by you as per instructions received from him. 14

Q - 3 What care will you take in stating or reciting the facts, information and data in a report and why? 14

OR

Q - 3 How will you collect and verify the instances of sale of comparable properties? 14

Q - 4 What special factors require special attention in estimating fair market value of a factory building? 14

OR

Write short notes on.

Q - 4 1. Duty of an expert leading evidence in a court. 05

2. Measure of damages. 05

3. Essentials for good practice and its necessity for refuting negligence. 04

Q - 5 Choose the Correct Answer :- (One Marks Each) 14

1. Writing a valuation requires

(a) A technical & communication skills

(b) High Imaginations

(c) Letter from Client

(d) Good Typing

(P.T.O)

2. Non-technical reports are
 - (a) Structural stability reports
 - (b) Valuation reports
 - (c) Structural Design Reports
 - (d) News paper or media reports
3. Report for Income Tax Valuation should be furnished in
 - (a) Form – 01
 - (b) Form – 02
 - (c) Form – 03
 - (d) Form – 04
4. An opinion without reasoning has no value
 - (a) This is not true
 - (b) This is true
 - (c) May not be true
 - (d) May be true
5. A valuer is not witness of facts but he is witness of opinion of facts.
 - (a) Not correct
 - (b) Correct
 - (c) May not be correct
 - (d) May be correct
6. Sale transaction records cannot be fully relied upon because of
 - (a) Wrong representation
 - (b) Non recorded black money transactions
 - (c) Over valuation
 - (d) Under valuation
7. IVS 101 deals with
 - (a) General concepts and principles
 - (b) Scope of work
 - (c) Reporting
 - (d) Investigation and compliance
8. IVS 102 deals with
 - (a) Base of Value
 - (b) Scope of work
 - (c) Reporting
 - (d) Investigation and compliance
9. IVS 103 deals with
 - (a) Base of Value
 - (b) Scope of work
 - (c) Reporting
 - (d) Investigation and compliance
10. IVS 104 deals with
 - (a) Base of Value
 - (b) Scope of work
 - (c) Reporting
 - (d) Valuation Approach & Methods

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11. IVS 105 deals with
 - (a) Base of Value
 - (b) Scope of work
 - (c) Reporting
 - (d) Valuation Approach & Methods
 12. Does the fair value include transaction cost of the assets & liabilities
 - (a) Yes
 - (b) No
 - (c) May be, depending on the situation.
 - (d) Not Applicable
 13. Which of the following is not a duty of the valuer?
 - (a) To verify occupancy or tenant on actual site
 - (b) To identify plot number in document as well as on site
 - (c) To be responsible for correctness of survey findings by his assistant
 - (d) To investigate title of the property to be valued
 14. Integrity of registered valuer is seriously affected by
 - (a) Being honest
 - (b) Being straight forward
 - (c) Misrepresenting any facts or situations
 - (d) Ignoring public interest
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