

M.Com Valuation Sem-3 Examination
Environmental Studies & Real Estate Mgmt
November-2024

Time : 2-30 Hours]

[Max. Marks : 70

Instructions:

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

- Q - 1 Explain the major causes of Environmental degradation with their consequences and also state various preventive measures for environmental degradation. 14

OR

- Q - 1 What is Environmental Site Assessment (ESA)? Explain various approaches of ESA. 14

- Q - 2 List the main pollutants in water, Discuss the impact of water pollution and also state various strategies provided in The water (Prevention and control of Pollution) Act, 1974. 14

OR

- Q - 2 Evaluate the market value equal to the cost of contamination is found reduced on account of contamination of 40 percent of its current construction cost. The Industrial property worth Rs.25,00,000/- is located in Vapi Industrial estate constructed in the year of 1995. The construction of 1995 is 1450 and that of the current year is 2000. 14

- Q - 3 Which are the different methods of property valuation? Explain them in detail. 14

OR

- Q - 3 Explain in detail Environmental audit assessment as a tool for the valuation of contaminated property. 14

- Q - 4 Enlist different types of ownership and distinguish between Freehold and Leasehold property with their advantages and disadvantages. 14

OR

(P.T.O.)

Q - 4 What is Co-operative group housing society? Explain the formation process of Co-operative group housing society along with checklist of necessary documents. 14

Q - 5 Give short answers for the following questions (Any Seven) 14

- a.) Enlist different types of mortgage.
- b.) What is Environmental stigma?
- c.) List out and define various components of Environment.
- d.) Differentiate between Lease and Rent.
- e.) Define: Leachate, Putrefaction
- f.) Enlist various objectives of Environmental valuation.
- g.) State various impacts of Ozone layer depletion.
- h.) Which are the major sources of Air pollution.
- i.) What is Transfer of Property?
- j.) Differentiate Physical and Non-physical contamination.
- k.) List out various methods of disposal of solid waste.
- l.) What is Environmental contamination? Explain it with illustration.