

M.Com Valuation Semester-2 Examination**MV 505 (T)****Valuations of Real Estate****Time : 2-30 Hours]****April-2024****[Max. Marks : 70**

- Question 1 Discuss: Qualitative Analysis in Market Approach 14 Marks
- OR**
- Question 1 Discuss: Quantitative Adjustments in Market Approach 14 Marks
- Question 2 Discuss: Applicability and Limitations of Cost Approach 14 Marks
- OR**
- Question 2 Discuss: Depreciation under Cost Approach 14 Marks
- Question 3 Discuss: Steps in Income Approach 14 Marks
- OR**
- Question 3 Discuss: Valuation of lease-hold interests under Income Approach 14 Marks
- Question 4 Discuss: Valuation for Land Acquisition 14 Marks
- OR**
- Question 4 Discuss: Valuation for Insurance Purpose 14 Marks
- Question 5 Filling the blanks. 14 Marks
- 1 Comparative analysis of properties and transactions focuses on similarities and differences that affect value, called _____. (elements of comparison, supply and demand, substitution, balance)
 - 2 The sales comparison approach is applicable when _____ data on recent market transactions is available. (proper, sufficient, large, useful)
 - 3 _____ methods may also be applied to calculate adjustments to comparable sales. (data analysis, graphic analysis, statistical, trend analysis)
 - 4 An adjustment for location within a market area may be required when the _____ characteristics of a comparable property are different from those of the subject property. (physical, economic, legal, locational)
 - 5 Wear and tear from regular use, the impact of the elements, or damage, which is known as _____ deterioration and may be curable or incurable. (physical, tear, obsolescence, functional)

- 6 A temporary or permanent impairment of the utility or saleability of an improvement or property due to negative influences outside the property, which is known as _____ and is rarely curable. (physical deterioration, external obsolescence, functional obsolescence, wear and tear)
- 7 _____ is a penalty only insofar as the market recognizes it as causing a loss in value. physical deterioration, external obsolescence, depreciation,
- 8 The _____ method is used to derive a cost estimate measured in Rupees per unit of area. (trending, indexation, comparative-unit, quantity survey)
- 9 The life span of a building during which it will continue yielding rental income, without needing heavy and uneconomic repairs is called _____. (economic life, physical life, obsolescence life, useful life)
- 10 Capital Value = Net Income x _____ (year, years purchase, present value, discount rate)
- 11 _____ leases are in respect of lands ripe for construction of buildings. (occupation, sub-lease, building, life)
- 12 The amount of money paid by a lessee to a lessor for grant or renewal of lease on favourable terms like reduced rent or some other benefit is called _____. (bonus, advance rent, contract rent, premium)
- 13 The price that the capital asset would ordinarily fetch on sale in the open market on the relevant date is called _____. (fair market value, fair value, market value, lumpsum value)
- 14 A capital gain arising from the transfer of a long-term capital asset is called _____. (Short-Term Capital Gain, Long-Term Capital Gain, , Capital Gain, Profit)