

M.Com Valuation Semester-2 Examination**MV 506 (T)****Rural & Urban Land Economics****Time : 2-30 Hours]****April-2024****[Max. Marks : 70**

Q-1 Explain different model of city growth as proposed by Burgess, Hoyt and Mann. **14 Marks**

OR

Q-1(A) What is the basic classification of towns as per Indian Census? **7 Marks**

Q-1(B) Write a short note on zoning **7 Marks**

Q-2 Discuss how urban life attracts people more and thereby stimulates the process of urbanization **14 Marks**

OR

Q-2(A) What is the understanding of urban elements as per Lynch. **7 Marks**

Q-2(B) How would you distinguish value or cost from price? **7 Marks**

Q-3 Discuss the role of geographical as well as geological factors in the location of urban centres. **14 Marks**

OR

Q-3(A) Write a short note on Hotelling's Laws **7 Marks**

Q-3(B) What are the purposes for which valuation of assets are generally required? **7 Marks**

Q-4 Discuss the role of the Central Business District in shaping the land use pattern in big cities. **14 Marks**

OR

Q-4(A) What the points of difference between property and non-property investment are as noticed in the process of urbanization? **7 Marks**

Q-4(B) What are the purposes for which valuation of assets are generally required? **7 Marks**

Q-5 What is Internal Rate of Return (IRR)? Discuss how Net Present Value (NPV) is computed for investment appraisal **14 Marks**

OR

Q-5(A) Write a short note on impact of globalization on urban and rural India. **7 Marks**

Q-5(B) Write in brief about factors affecting land values/prices in urban cities. **7 Marks**