

M.Com. (Valu.) Sem.-3 Examination

Advance Valuation

November-2025

Time : 2-30 Hours]

[Max. Marks : 70

- Q-1 Discuss: Step of Valuation Agricultural Properties by Income Approach. **14 Marks**
- OR**
- Q-1 Discuss: Type of ownership and Lessor's & Lessee's interest in leasehold property. **14 Marks**
- Q-2 Discuss: Valuation of hotel by Discounted Cash Flow Method (DCF) with suitable example. **14 Marks**
- OR**
- Q-2 Discuss: Valuation of Life Interest **14 Marks**
- Q-3 Discuss: Mass Appraisal System **14 Marks**
- OR**
- Q-3 Discuss: Hardcore Approach **14 Marks**
- Q-4 Discuss: Methods of Valuation of Intangibles Property **14 Marks**
- OR**
- Q-4 Discuss: Role, Functions and Duties of a valuer **14 Marks**
- Q-5 **Answer in brief: (Any seven – 2 marks each)** **14 Marks**
- A Define Lease
- B Interest Rates and Yields
- C Equated Yield with example
- D Equivalent Yield with example
- E Valuation of flower gardens
- F Identification of portfolios, collections and groups of properties
- G Marketing related intangible assets
- H Transferable Development Rights
- I Net Present Value
- J Valuation of Gas Station
- K Residual Method
- L Types of Petrol Pump

