

**MCom (Valuation) Sem.-1 Examination****Principles of Valuation : Real Estate****Time : 2-30 Hours]****February-2025****[Max. Marks : 70**

- Question 1 Discuss: Market Value and Equitable Value with an example 14 Marks  
**Or**
- Question 1 Discuss: Investment Value and Synergistic Value an example 14 Marks
- Question 2 Discuss: Element of Cost Estimation under Cost Approach 14 Marks  
**Or**
- Question 2 Discuss: Cost Estimation Methods under Cost Approach 14 Marks
- Question 3 Discuss: Element of comparison with an example 14 Marks  
**Or**
- Question 3 Discuss: Type and Sequence of Adjustment under Market Approach 14 Marks
- Question 4 Discuss: Type of Lease with an example 14 Marks  
**Or**
- Question 4 Discuss: Lessor's Interest and Lessee's Interest in Lease 14 Marks
- Question 5 Answer in brief. (Any seven) 14 Marks
- 1 Define: Cost and Price with an example
  - 2 Define: Liquidation Value
  - 3 Define: Economic Life
  - 4 Define: Effective Age
  - 5 Discuss: Market Extraction Method of Depreciation
  - 6 Discuss: Age - Life Method of Depreciation
  - 7 Discuss: Procedure to adopt Market Approach
  - 8 Discuss: Highest & Best Use
  - 9 Discuss: Types of Property Interest
  - 10 Define: Sinking fund with an equation
  - 11 Define: Year's Purchase (single rate) with an equation
  - 12 Define: Year's Purchase (dual rate) with an equation