

M.Com. (Val.) Sem.-2 Examination**MV 505 (Th)****Valuation of Real Estate****May-2025****Time : 2-30 Hours]****[Max. Marks : 70**

- Question 1 Discuss: Procedure of Cost Approach 14 Marks
- Or**
- Question 1 Discuss: Reproduction Cost and Replacement Cost 14 Marks
- Question 2 Discuss: Cost Estimates under Cost Approach 14 Marks
- Or**
- Question 2 Discuss: Procedure of Market Approach 14 Marks
- Question 3 Discuss: Elements of Comparison under Market Approach 14 Marks
- Or**
- Question 3 Discuss: Type of Lease 14 Marks
- Question 4 Discuss: Valuation of Life Interests 14 Marks
- Or**
- Question 4 Discuss: Valuation for Capital Gain Tax 14 Marks
- Question 5 Discuss the following terms. 14 Marks
- 1 Juridical Possession
 - 2 Adverse Possession
 - 3 Virtual Rent
 - 4 Lessee's Interest
 - 5 Lessor's Interest
 - 6 Reversionary Value
 - 7 Cost Index Trending
 - 8 The Comparative Unit Method under Cost Approach
 - 9 The quantity survey method under Cost Approach
 - 10 Transactional Adjustments under Market Approach
 - 11 Property Adjustments under Market Approach
 - 12 Supply and Demand
 - 13 Substitution
 - 14 Balance
-