**BECS5-II**

**Seventh Semester B. Tech Civil Engineering**

**Examination Aug/Sep-2015**

**Valuation of Real Property**

**Time:-3Hours Max. Marks: - 75**

**SECTION-A**

**Answer any five questions. (5\*5)**

1. Define the term out goings.
2. What is meant by interest in property?
3. Give a brief statement about sole ownership.
4. Clarify the purpose of valuation.
5. Comment on straight line method.
6. Enlist the characteristics of real property.
7. What do you understand by market value of real property?

**SECTION-B**

**Answer any two questions. (10\*2)**

1. What is the importance of valuation of the agricultural land? Also give a detail note on Tennant’s tax.
2. Explain the constant percentage method for cost differentiation.
3. Differentiate between:
4. Real property market and general market.
5. Sole ownership and joint ownership.

**SECTION-C**

**Answer any two questions. (15\*2)**

1. Point out the important aspects of the value of real property. Also give a comment on Occupation lease.
2. What do you understand by depreciation? What are the methods for estimating cost depreciation?
3. Write a detail note on composite rate and rent in popular. Also explain the income capitalization method of valuation.