

**NADAR SARSWATHI COLLEGE OF ENGINEERING AND TECHNOLOGY, THENI.**

<b>Course/Branch</b> : B.E/CIVIL	<b>Year / Semester</b> : IV / VII	Format No.	NAC/TLP-07a.13
<b>Subject Code</b> : CE 8701	<b>Subject Name</b> : Estimation costing valuation & engineering	Rev. No.	02
<b>Unit No</b> 05	<b>Unit Name</b> : VALUATION	Date	30.09.2020

**OBJECTIVE TYPE QUESTION BANK**

<b>S. No.</b>	<b>Objective Questions (MCQ /True or False / Fill up with Choices )</b>	<b>BTL</b>
<b>1</b>	_____ is the technique of estimating or determining the fair price or value of a property such as a building, a factory, other engineering structures of various types. a) depreciation b) capital value c) <b>valuation</b> d) taxation	<b>L1</b>
<b>2</b>	<b>What is the capitalized value of a property fetching a net annual rent of Rs.1000 and the highest rate of interest prevalent being 5%, rate of interest is 8%?</b> a) Rs.16500.00 b) Rs.18500.00 c) Rs.12900.00 d) <b>Rs.12500.00</b>	<b>L3</b>
<b>3</b>	<b>A pumping set with a motor has been installed in a building at a cost of Rs.2500.00. Assuming the life of the pump as 15 years, work out the amount of annual instalment of sinking fund required to be deposited to accumulate the whole amount of 4% compound interest.</b> a) _____ ) Rs.355 b ) <b>Rs.125</b> c ) Rs.185 d) Rs.1950	<b>L3</b>
<b>4</b>	<b>An old building has been purchased by a person at a cost of Rs.30000/- excluding the cost of the land. Calculate the amount of annual sinking fund at 4% interest assuming the future life of the building as 20 years and the scrap value of the building as 10% of the cost of purchase.</b> a) Rs.979.7 b) Rs.4387.20 c) Rs.107.20 d) <b>Rs.907.20</b>	<b>L3</b>
<b>5</b>	<b>In this method, it is assumed that the property will lose its value by a constant percentage of its value at the beginning of every year. This method is called?</b> a) Sinking fund method	<b>L2</b>

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	b) Constant percentage method c) <b>Straight line method</b> d) Quantity survey method	
<b>6</b>	A property fetches a net annual income of Rs.900 deducting all outgoings. Workout the capitalized value of the property if the rate of interest is 6% per annum. a) <b>Rs.67003.00</b> b) Rs.189003.00 c) Rs.45603.00 d) Rs.15003.00	<b>L3</b>
<b>7</b>	Find the plinth area required for the residential accommodation for an assistant engineer in the pay scale of Rs.400.00 to 1000.00 per month. a) 293.33 sq m. b) <b>93.33 sq m.</b> c) 983.33 sq m. d) 23.33 sq m	<b>L3</b>
<b>8</b>	Obsolescence is the annual periodic payments for repayments of the capital amount invested by a party. a) True b) <b>False</b>	<b>L5</b>
<b>9</b>	insurance Value is defines as - (a) the Value of the Building for which the building is insured including its foundation (b) <b>the Value of the Building for which the building is insured excluding its foundation</b> (c) the Value of the Building for which the building is insured only for fire (d) the Value of the Building for which the building is insured only for earthquake.	<b>L1</b>
<b>10</b>	What are most popular methods adopted to calculate the cost depreciation of an Asset - (a) Straight-line method (b) Constant percentage method (c) Sinking fund method	<b>L1</b>

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	<b>(d) Any one of Above.</b>	
<b>11</b>	<p><b>Which Valuation method shall be for collateral security to the bank -</b></p> <p>(a) Market value based on the prevalent market rate.</p> <p>(b) Value based on the guideline rate.</p> <p>(c) ) Value based on Land &amp; Building method</p> <p><b>(d) ) Give Both Values of Option A &amp; Option B.</b></p>	<b>L1</b>
<b>12</b>	<p><b>estimation of the masonry work and excavation work, accuracy requirement in the measurement of the length as compared to thickness or width is</b></p> <p>1) less</p> <p>2) more</p> <p>3) equal</p> <p>4) in dependent</p>	<b>L2</b>
<b>13</b>	<p><b>The Scope of Registered Valuer Under Direct taxes are-</b></p> <p>(a) Cost of construction and Capital Gains Tax under Income Tax Act</p> <p>(b) Fair market value of Assets under Wealth Tax Act.</p> <p>(c) ) Auction value of the property</p> <p><b>(d) ) All of above</b></p>	<b>L1</b>
<b>14</b>	<p><b>Breakup for External Water Supply + Sewerage + Drains + Horticulture services of Residential building as CPWD per Plinth Area rates is -</b></p> <p>(a) 20 %</p> <p>(b) 10 %</p> <p>(c) 12.5 %</p> <p><b>(d) 5 %.</b></p>	<b>L3</b>
<b>15</b>	<p><b>Does cost of construction of a building vary with the time -</b></p> <p><b>(a) The cost of construction of a building will remain the same for ever irrespective of the date of valuation</b></p>	<b>L2</b>

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	(b) It Changes with time (c) It Changes with the nature of occupancy (d) It Changes due to inflation.	
<b>16</b>	<b>A property fetches a net annual income of Rs.900 deducting all outgoings. Workout the capitalized value of the property if the rate of interest is 6% per annum.</b> a) <b>Rs.67003.00</b> b) Rs.189003.00 c) Rs.45603.00 d) Rs.15003.00	<b>L3</b>
<b>17</b>	<b>Scrap value is the net annual letting value of a property, which is obtained after deducting the amount of yearly repairs from the gross income.</b> a) True b) False	<b>L5</b>
<b>18</b>	<b>Which of the following terms refers to the purchase of land as well as the actual property?</b> a) Leasehold b) <b>Freehold</b> c) Long hold d) Termhold	<b>L1</b>
<b>19</b>	<b>Which type of mortgage automatically pays off interest and capital?</b> a) <b>repayment</b> b) shared appreciation c) interest only d) fixed rate	<b>L1</b>
<b>20</b>	<b>A building costing Rs.700000.00 has been constructed on a freehold land measuring 100 sq m recently in a big city. Prevailing rate of land in the neighbourhood is Rs.150.00 per sq m. Determine the net rent of the property, if the expenditure on an outgoing including sinking fund is Rs.24000.00 per annum. Work out also the gross</b>	<b>L3</b>

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	<p><b>rent of the property per month.</b></p> <p>a) 48000/-, 8000/-                  b) 18000/-, 6000/-                  c) 46700/-, 6000/-                  d) <b>48000/-, 6000/-</b></p>	
<b>21</b>	<p><b>Which of the following mortgages removes high risk for first-time buyers by allowing a third party to take a share in the property?</b></p> <p>a) Fixed rate.                  b) Flexible mortgage                  c) Cap and collar.                  d) <b>Shared appreciation.</b></p>	<b>L1</b>
<b>22</b>	<p><b>Which of the following mortgages allows payments to fluctuate with income to suit those with variable earnings?</b></p> <p>a) <b>Fixed rate.</b>                  b) Flexible mortgage                  c) Cap and collar.                  d) Shared appreciation.</p>	<b>L2</b>
<b>23</b>	<p><b>Identify the form of insurance that protects the lender against failure to pay the mortgage</b></p> <p>a) Equity release.                  b) Payment protection.                  c) <b>Mortgage indemnity.</b>                  d) Mortgage assurance.</p>	<b>L2</b>
<b>24</b>	<p><b>What does the term MIRAS stand for?</b></p> <p>a) Mortgage Interest Rate At Selection.                  b) <b>Mortgage Interest Rate At Source.</b></p>	<b>L1</b>

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	<p><b>c) Mortgage Interest Relief At Source.</b>  <b>d) Mortgage Interest Recuperation at Source.</b></p>	
<b>25</b>	<p><b>In this method, it is assumed that the property will lose its value by a constant percentage of its value at the beginning of every year. This method is called?</b>                  a) Sinking fund method                  b) Constant percentage method  <b>c) Straight line method</b>                  d) Quantity survey method</p>	<b>L1</b>

