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SHIVJI UNIVERSITY



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**Master of Valuation (Real Estate) (Distance Education)
(Semester - I) (Part - I) Examination, 2008
BOOK KEEPING AND ACCOUNTANCY**

Day and Date : Sunday, 21-12-2008
Time : 2.30 p.m. to 4.30 p.m.

Total Marks : 40

- Instructions :* 1) Attempt all questions.
2) All questions carry equal marks.

1. Following properties were purchased by Mr. Landlord

1.4.00 No. A - 1, for Rs. 1,20,000/- 1.10.01 X - 3 for Rs. 60,000/-
1.1.02 B - 2 for Rs. 80,000/- 1.10.02 C - 3 for Rs. 1,20,000/-
31.3.03 D - 4, for Rs. 2,00,000/-

He sold property No. A - 1, on 1.10.02 for Rs. 1,00,000/-

Prepare Property A/c for the years ending on 31.3.01, 31.3.02 and 31.3.03
charging depreciation @ 10% by reducing balance method.

2. Journalise the following transactions :

- 1) Business started with cash of Rs. 20,000/-
- 2) Borrowed Rs. 1,00,000 from Bank
- 3) Placed order with A and Co. for Machinery worth Rs. 25,000 and paid Rs. 10,000/- by cheque
- 4) Goods of Rs. 5,000 were distributed as free samples
- 5) Purchased goods worth Rs. 25,000 from X he allowed Rs. 1,000 trade discount
- 6) Sold goods Rs. 20,000 for cash
- 7) Paid to A and Co amount due to him
- 8) Drawn for personal use Rs. 1,000 in cash
- 9) Paid salary 1,000, Phone bill 250, Printing stationery 100
- 10) Paid instalment of bank loan Rs. 10,000 and interest Rs. 50

OR

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2. Record the following transactions in 3 column Cash book for the Month of Jan. 08

- 11) Op. cash balance Rs. 10,000 and bank balance Cr. Rs. 20,000/-
- 12) Paid by cheque Rs. 2,000/- school fees of his son
- 13) Paid advance to Mr. A Rs. 5,000/- against order of Rs. 20,000/-
- 14) A bank draft for Rs. 20,000/- was received in full settlement of claim of Rs. 21,000 from Mr. R.
- 15) Cash sales Rs. 60,000/-
- 16) Paid into bank Rs. 20,000/-
- 17) Purchased machinery by cheque Rs. 5,000
- 18) Bank charges as per pass-book Rs. 100
- 19) Purchased goods worth Rs. 10,000
- 20) Depreciation on furniture Rs. 100 was charged.

3. A) Fill in the blanks:

- 1) Assets are always equal to liabilities plus _____
- 2) A person to whom payment is to be made is called as _____
- 3) In double entry system every debit must have corresponding _____
- 4) No interest is paid on balance laying on _____ A/c
- 5) A _____ is more safe than other cheques.

B) State whether True or False :

- 1) Cost of raincoats for employees is a capital expenditure
- 2) Income Expenditure A/c is prepared for manufacturing industries
- 3) Variable cost per unit remains always constant
- 4) Any production above BEP results in loss to unit
- 5) Marginal cost is a useful method of costing.

4. Write short notes any two :

- 1) Elements of cost
- 2) Petty Cash Book
- 3) Income and Expenditure A/c
- 4) Break Even Point.



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**Master of Valuation (Real Estate) (Part – I) (Sem. – I) Examination, 2009
ECONOMICS
(Under Distance Education)
Principles Of Economics**

Day and Date : Tuesday, 28-4-2009

Total Marks : 80

Time : 11.00 a.m. to 2.00 p.m.

- Instructions :*
- 1) All questions are compulsory.
 - 2) Figures to the right indicate full marks.
 - 3) Diagrams and graphs should be drawn whenever necessary.

SECTION - I

1. Explain in detail the properties of indifference curve. 14

OR

Explain the Modern theory of rent.

2. Write short answers (any two) : 16

64.
35

- a) Discuss the Risk Bearing Theory of Profit.
- b) Explain the concept of quasi rent.
- c) Explain the Liquidity Preference Theory of rate of interest.
- d) Discuss the functions of Entrepreneur.

3. Write short notes (any two) : 10

- a) Innovation theory of profit.
- b) Features of perfect competition.
- c) Determinants of price-mechanism.
- d) Gross interest and net-interest.

P.T.O.



SECTION - II

4. What is Inflation ? Explain in detail the various measures to control the inflation. 14

OR

Explain the Fisher's Transaction Approach to Quantity Theory of Money.

5. Write short answers (any two) : 16

- a) Explain the primary and secondary functions of money.
- b) Explain various causes of inflation.
- c) Explain uses of index numbers.
- d) Explain the determinants of savings.

6. Write short notes (any two) : 10

- a) Types of Inflation.
- b) Gross National Product (GNP) and Net National Product (N.N.P.)
- c) Income method of computing National Income.
- d) Impact of parallel economy on real estate market.

Handwritten notes:
27 ENW
 $P = \frac{M \cdot V}{Y}$
f t = ...
m = ...



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**Master of Valuation (Real Estate) (Part - I) (Sem. - I) Examination, 2009
(Under Distance Education)**

LAW - I

Day and Date: Monday, 4-5-2009
Time: 11.00 a.m. to 2.00 p.m.

Total Marks : 80

Instructions : i) Attempt any three questions from Q.1 to Q.4 (20 marks each).
ii) Attempt any four short notes from Q.5 (5 marks each).

1. What do you understand by 'Source of Law'? Explain the various sources of law.
2. Discuss the scheme of distribution of powers between the Union and State Governments.
3. What is 'Free Consent' ? When is consent not said to be free, under the Indian Contract Act ?
4. What are the different modes of Discharge of an original contract by Mutual Agreement ?
5. Short notes (any four) :
 - i) Difference between Fundamental Rights and Directive Principles of State Policy.
 - ii) Investigation of Title.
 - iii) Difference between Contract and Tort.
 - iv) Duties of an agent.
 - v) Wagering agreements.
 - vi) Essential elements of consideration.

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Master of Valuation (Real Estate) (Part - I) Semester - I
Examination, 2009
(Under Distance Education)
TOWN AND REGIONAL PLANNING

Day and Date : Thursday, 30-4-2009
 Time : 11.00 a.m. to 2.00 p.m.

Total Marks : 80

Note : 1) Answer any five questions.
 2) All questions carry equal marks. (16 each)

1. Explain why planning, in general, is necessary. What are the various levels of planning in India? What is the scope and nature of planning at each of these levels? What is their inter-relationship?

Name (only) the authorities responsible for planning at each of these levels.

2. What are the procedural (legal) steps required to be taken by a local planning authority (i.e. a Municipal Corporation/Council etc.) in preparation, finalisation and submission to the State Govt. for sanction a draft Development Plan/Master Plan? Which step or steps you consider to be the most important and why?
3. The proposals of a Development Plan/Master Plan can be implemented either by acquisition of lands/properties under the Land Acquisition Act, 1894 or by preparation and implementation of Town Planning Schemes. Discuss the advantages and disadvantages of both these methods. Which of these methods you would prefer and why?
4. Discuss the objectives of Regional Planning what do you understand by a 'Region' and what are the criteria for the areas for being included in or forming a 'Region'. What are the different types of regions?
5. What are the broad categories or aspects in which the Development Control Rules can be grouped? What are the purposes or intentions of development control rules of each of the categories? How and to what extent the Development Control Rules have effect on market values of properties?
6. What is the concept of 'Neighbourhood Planning'? What are its advantages and disadvantages? What care needs to be taken in planning a residential neighbourhood unit? Where this concept is used in India?
7. Write short notes on **any four** of the following :
- 1) Contribution of Sir Patric Geddes in Town Planning.
 - 2) Incremental contribution.
 - 3) Public Participation in Town Planning.
 - 4) Satellite Towns.
 - 5) Floor Space Index [F.S.I.] and Floor Area Ratio [F.A.R.].
 - 6) Migration to Urban areas : causes and remedies.

Gen. -
 Prof. -
 Syf. -
 Fin. Insp.
 Sub.
 Supt.
 Appr.
 Enr.