

Valuation of Real Estate

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1	What should be a monthly income (rent), if Mr. X has purchased shop at Rs. 7,77,000 and required rate of return is 12%? (Ignore all other out going)
A	Rs. 92,400
B	Rs. 7,700
C	Rs. 9,240
D	Rs. 77,000
2	Replacement Cost New of two years old building is Rs. 4,35,790. What will be a Market Value of the property, if value of land is Rs. 1,25,000 and rate of depreciation is constant at 5% for each year. (use straight line method and ignore residual value / salvage value / scrap value)
A	Rs. 5,60,790
B	Rs. 5,04,711
C	Rs. 5,17,211
D	Rs. 5,45,619
3	A flat is sold at Rs. 2,00,000. It has a yearly rental income of Rs.15,000. What is the rate of return?
A	12%
B	7.5%
C	10%
D	75%
4	How much income should be generated from the property per year, if Market Value is Rs.13,57,000 and rate of return is required at 12%?
A	Rs. 1,20,000
B	Rs. 12,000
C	Rs. 1,70,000
D	Rs. 1,62,900
5	What will be a rounded Market Value of land having area of 10 Hectares, if rate of land is Rs. 150 per square foot?
A	Rs. 16,14,00,000
B	Rs. 15,00,00,000
C	Rs. 14,14,00,000
D	Rs. 15,14,00,000
6	A fee simple estate is one that [Fee simple (a permanent and absolute tenure) is the purest form of ownership, unencumbered by other interest or estates, subject only the governmental restriction.]
A	is a leasehold
B	is for a determine period of time
C	is the common form of partnership
D	is the most complete form of the property ownership
7	If buyer is going to buy unit in Co-operative Housing Society than buyer buys
A	Share in Co-operative Housing Society
B	Air & water rights as well as the unit
C	The land under the Co-operative Housing Society as well as unit
D	Sole ownership of the unit
8	Ownership is severalty is the name of
A	Joint ownership
B	Sole Ownership
C	Owners by the cooperation

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D	Tenancy in common
9	If the buyer wants to purchase of property for residential purchase (self occupation) than the valuer has to carry out the value of
A	Market Value
B	Value in Use
C	Assessed Value
D	Investment Value
10	A social factor that effect the value is
A	Parking
B	Corner influence
C	Building Code
D	School & Garden
11	Which of the following example of functional obsolescence?
A	Lacking of a lift in high rise apartment
B	Lacking of a third bed room
C	Unfinished kitchen
D	Semi-finished bathroom
12	When sale comparisons of large parcel of land is not available than for valuation of large parcel of land is done by
A	Residual Value Method
B	Hypothetical Plotting Scheme
C	Development Method
D	JV Development Method
13	When sale comparisons of land in highly developed area is not available than for valuation of land is done by
A	Residual Value Method
B	Hypothetical Plotting Scheme
C	Sale Comparisons Method
D	JV Development Method
14	Which of the following factor is not typically inspected during a site inspection
A	Structural
B	Plans
C	Energy Efficiency
D	Property at vicinity
15	A power line easement is an example of an
A	Easement in gross
B	Easement by prescription
C	Appurtenant easement
D	Easement by necessity
16	Which of the following is not an encumbrance on a property?
A	A deed restriction on the use of a property as a day care facility
B	Mortgage
C	Rent Control Act
D	A deed restriction to mortgage the property
17	What is the interest paid (rounded) over the period of a Rs. 562980 mortgage at 6% with monthly payments of Rs. 10,883?
A	Rs. 90,000

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B	Rs. 1,10,000
C	Rs. 1,45,000
D	Rs. 1,52,000
18	The capitalization rate is that
A	Amount of money that an investor will have to put into a property to gain a certain rate of return
B	Figure that represents the relationship between income & value
C	Same as the rate of return & value
D	Cost of reproduction or replacement used in figuring the cost approach in valuation
19	All valuation reports should contain all the following expect
A	Property rights
B	A range of sale price for the property based on the valuation
C	The assumption on which the valuation is based on
D	The intended use and user
20	Social factors that enhance residential property value are
A	Prestige, recreational area & low property tax
B	Prestige, recreational area & infrastructure
C	Low property tax and low interest rate
D	Prestige, low property tax and low interest rate

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