Seat No.: _____ Enrolment No.: _____

GUJARAT TECHNOLOGICAL UNIVERSITY

BPLAN – SEMESTER V– • EXAMINATION – WINTER 2016

Subject Code: 1055501 **Date:21/10/2016**

Subject Name: Real Estate Planning and Management

Time:10:30 AM to 12:30 PM **Total Marks: 50**

Instructions:

1. **Attempt all questions.**
2. **Make suitable assumptions wherever necessary.**
3. **Figures to the right indicate full marks.**

Q.1 **(a)** Answer following multiple choice questions: **06**

i) Which of the following financial appraisal methods consider 'Time Value' of money'?

a) Payback Period c) Net Present Value

b) Average Rate of Return d) None of the above

ii) The Real Estate (Regulation and Development) Act, 2016 shall enforce developers to offer/sell residential properties on basis of _____.

a) Built-up Area b) Carpet Area c) Rooms Area d) Super Built-up Area

iii) If the supply of land is inelastic, 'Economic Rent' would be _____ 'Transfer Earnings'.

a) Lower than b) Higher than c) Equal to d) Half of

iv) When a property is owned by 2 or more persons jointly, it is called a _____.

a) Co-ownership c) Duplicate Ownership

b) Concurrent Ownership d) Contingent Ownership

v) NPA refers to _____.

a) Non Planned Assets c) Not Preferred Assets

b) Non Performing Assets d) Not Paid Assets

vi) Rents diminish outward from the centre of a city to offset _____ revenues and _____ operating costs.

a) increasing, decreasing c) decreasing, increasing

b) increasing, increasing d) decreasing, decreasing

(b) Fill in the blanks: **04**

i) Present Value of a sum of Rs. 3,00,000 to be received after 3 years with prevailing interest rate of 9% shall be _____.

ii) Future Value of a sum of Rs. 2,00,000 shall be _____ after 5 years at an interest rate of 12%.

iii) Pledging a property as security/guarantee against loan is referred as _____.

iv) TDR refers to _____.

Q.2	**(a)**	Draw schematic map of an Indian city of your choice and present the emerging areas with respect to real estate development. Also explain the characteristics of development in these areas, and discuss the factors that influenced such development.	**06**
	(b)	Write a brief note on Freehold right and Leasehold right in a property.	**04**
		OR	
	(b)	Explain the importance of rights/interests in a real estate property. Give examples of different types of rights/interests for explanation.	**04**
Q.3	**(a)**	Discuss – 'Each land parcel is heterogeneous'.	**05**
	(b)	Write your perception on how the rise of Information and Communication Technology has started affecting and may further affect real estate development scenario in coming times.	**05**
		OR	
Q.3	**(a)**	Out of demand and supply forces, demand side is major determinant of 'pricing'.- Explain. Also discuss how changes in one of these forces affect the other through changes in 'prices'.	**05**
	(b)	Explain how public transit alters the real estate potential of certain areas, and how planning of TOD shall be carried out to promote and integrate real estate development with public transit.	**05**
Q.4		Write a note on ANY 2 of following.	
	(a)	Net Present Value	**05**
	(b)	Real Estate Investment Trust.	**05**
	(c)	Real Estate (Regulation and Development) Act, 2016	**05**
	(d)	Easement Rights	**05**
Q.5	**(a)**	Write a note on Travel Cost and Housing Cost Trade-off theory explaining selection of location for housing.	**05**
	(b)	List and briefly explain planning measures that increases value of a real estate property. Also list and briefly explain planning measures that decreases value of a real estate property.	**05**
		OR	
Q.5	**(a)**	Explain how the Property (Real Estate) Investments are different than other investment avenues.	**05**
	(b)	Write a note on any Market Approach of Valuation of Real Estate properties.	**05**

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