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G.R. No.	
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DECEMBER 2021 - ENDSEM EXAM
THIRD. YEAR B. TECH. (CIVIL) (SEMESTER - I)
COURSE NAME: QUANTITY SURVEYING, CONTRACTS & TENDERS
COURSE CODE: CVUA31181
(PATTERN 2018)

Time: [1 Hour]

[Max. Marks: 30]

(*) Instructions to candidates:

- 1) Answer Q.1 OR Q.2, Q.3 OR Q.4, Q.5 OR Q.6.**
- 2) Figures to the right indicate full marks.**
- 3) Use of scientific calculator is allowed**
- 4) Use suitable data where ever required**

- Q.1 a Identify the factors affecting the valuation of a property [4]
- Q.1 b A Building in A Class City is Rent out for 5000 Rs. Per month. [6]
The total outgoings from the property is estimated to about 15% of the Gross Income, Determine the Capitalized Value of the property, if the present rate of interest is 6% and Life of property is 50 Years

OR

- Q2 a Compare Costing and Valuation of a building and identify the [4]
factors affecting them.
- Q2 b Based on the data given below, determine economic rent of [6]
the property, Data given below:
Cost of building = 4.00 Lakh
Expected Future Life = 60 years
Plot area and Land rate = 500 m² and 160 Rs./m²
Yield on investment and on land = 12% and 8%
Outgoings @ 35% of gross income
Redemption of capital @ 4% per year.
- Q.3 a Justify various methods of tendering systems with respect to [4]
civil Engineering works
- Q.3 b Compare merits, demerits of Open Tenders and Negotiated [6]
Tender.

OR

- Q.4 a Simplify the term Pre-Bid Conference with respect to its [4]
advantages.
- Q.4 b Organize a Tender Notice to be advertised in newspaper for [6]
extension of a college building. The estimated amount is Rs. 1.75 Crores and work is to be completed in 15 Months. Give also the Pre-Qualification Criteria's.

Q.5 a Identify the necessity of Arbitration in details. [4]

Q.5 b Compare Lump Sum Contracts and Item Contracts with [6]
reference to: a Nature of Agreement
b Contract Documents
c Advantages

OR

Q.6 a List the types of Contract and distinguish them briefly. [4]

Q.6 b Identify the essential requirements of a Valid Contract [6]