3 Hours / 100 Marks   Seat No.

Instructions – (1) All Questions are *Compulsory*.

(2) Answer each next main Question on a new page.

(3) Figures to the right indicate full marks.

(4) Assume suitable data, if necessary.

(5) Use of Non-programmable Electronic Pocket Calculator is permissible.

(6) Mobile Phone, Pager and any other Electronic Communication devices are not permissible in Examination Hall.

Marks

1. a) **Attempt any THREE of the following:**   **12**

(i) Define contract. Enlist the objects of contract.

(ii) State the factors affecting value.

(iii) Name any four types of contract. Explain lumpsum contract in detail.

(iv) Explain 'earnest money deposit' and 'security deposit'.

(v) What is NMR? Draw its standard format?

b) **Attempt any ONE of the following:**   **6**

(i) Draw the organization chart of P.W.D. State the functions of any four personnel.

(ii) Explain the procedure of submitting filled tender documents by the contractor.

Marks

2. **Attempt any FOUR of the following:** **16**

    a) State the necessity and importance of specification of an item.

    b) Differentiate between item rate contract and percentage rate contract.

    c) Explain schedule A. Draw its tabular form.

    d) What do you mean by cost, price and value?

    e) State the conditions when lowest tender is rejected.

    f) Define arbitration. State qualities of arbitrator.

3. **Attempt any FOUR of the following:** **16**

    a) Define the terms:

       (i) Administrative approval

       (ii) Technical sanction

    b) Define valuation. Write down it's necessity.

    c) State the advantages and disadvantages of cost plus percentage rate contract.

    d) Give the meaning of 'defect liability period' and 'liquidated damages'.

    e) Define 'depreciation'. What are different methods of calculating depreciation? Explain any one.

4. a) **Attempt any THREE of the following:** **12**

       (i) Differentiate between brief specifications and detailed specifications.

       (ii) Explain 'secured advance' and 'retention money'.

       (iii) Explain any four situations when the contract is terminated.

       (iv) Explain 'BOT' project with one example.

Marks

b) **Attempt any ONE of the following:** 6

(i) Calculate value of a property constructed in 2006. Present cost of construction 10 lacs - monthly rent ₹ 6,000. Outgoing 25%, life 60 years, rate of interest 6 %.

(ii) What do you mean by sinking fund? State it's use. State one example.

5. **Attempt any TWO of the following:** 16

a) Draft a tender notice for construction of Girl's Hostel building at your polytechnic campus costing 90 lakh rupees. Assume suitable data.

b) A building is newly constructed at the cost of ₹ 13,00,000 on a plot of 900 m^2. Fix monthly rent of this property. Given:

(i) Rate of land ₹ 100 per sq.m.

(ii) Return expected on cost of land and building = 8%.

(iii) Life of building 60 years, assume scrap value = 10% of construction cost.

(iv) Other outgoings = 30% gross rent.

c) (i) Explain the requirements of valid contract.

(ii) List the documents to be submitted at the time of registration as a contractor.

6. **Attempt any FOUR of the following:** 16

a) State factors affecting value.

b) Draft detailed specification for P.C.C. Assume suitable mix.

c) Define the terms:

(i) Advance payment

(ii) Payment at reduced rate

(iii) Petty advance

(iv) Mobilization advance

d) State the points to be observed in filling the tender.

e) Give the meaning of negotiated contract. State the situation where it is used.

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