

<b>Name:</b>	
<b>Enrolment No:</b>	

**UNIVERSITY OF PETROLEUM AND ENERGY STUDIES**  
**End Semester Examination, December 2018**

**Course: Real Estate Planning & Management**

**Programme: B. Plan**

**Time: 03 hrs.**

**Instructions:**

**Semester: V**

**Course Code: BPLC 321**

**Max. Marks: 100**

**SECTION A**

S. No.	Question	Marks	CO
Q 1	Discuss the advantages and disadvantages of various sources of Real Estate Finance in India.	4	CO2
Q 2	Explain how the 'Heterogeneity' and 'Imperfection' dominates the Real Estate Market.	4	CO2
Q 3	Identify the effect of land policies at various levels of decision-making.	4	CO1
Q 4	What are the factors effecting locational decision for a specific land use?	4	CO1
Q 5	What is the definition of 'Promoter' including all promoters and 'Allottee' in RERA Real Estate Bill?	4	CO1

**SECTION B**

Q 6	Summarize the Real Estate Transaction Documentation required to safeguard the interest of the developer and the consumer. Highlight the main content of various documents.	10	CO2
Q 7	Create a complete process flow for a Commercial real estate project on a site area of 5 Hectare adjacent to Pacific Mall, Rajpur Road Dehradun.		CO2
Q 8	Develop a design brief for a Group Housing Project proposed adjacent to the UPES University in Village-Bidholi, Dehradun on a site area of 10 hectare. Important Considerations: <ul style="list-style-type: none"> <li>• Micro market</li> <li>• Product Mix</li> <li>• Site Characteristics including Adjacent Developments</li> <li>• Development Control Regulations</li> </ul>	10	CO2
Q 9	<i>When two Indians sit down to sip chai, they quickly agree that their country seems to be rising despite the state, and cynically express the idea of private success and public failure as 'India grows at night while the government sleeps'</i>  Under the light of the above statement, appraise how the Real Estate can be a facilitator of Development with the help of the case of Gurugram. Also, highlight the gaps in the current scenario and its reason.	10	CO2

	Or Describe how development of real estate can act as a tool for controlling land & property prices.		
<b>SECTION-C</b>			
Q 10	What is RERA Act 2016? What are its salient features? How does it protect the buyers & sellers interest and analyze the difference in scenario before and after it?	<b>20</b>	<b>CO2</b>
Q 11	Discuss the concept of valuation. What are the factors effecting the value of an Asset. Highlight the variety of purposes for which Real Estate valuation is required.  Or  Appraise the various market-based methods of valuation generally used globally.	<b>20</b>	<b>CO1</b>