

University of Mumbai
M.E.S Pillai's College of architecture, Navi Mumbai
Sem-IX- October 2023

Sub: Professional Practice - II

Subject Code – BARC 910

Maximum Marks – 30

Minimum Marks – 50

Date - 17.10.23

Duration – 2 Hrs.

Note – Draw neat & labelled sketches wherever necessary, assume suitable data wherever necessary. Write proper question numbers against the answers/sketches.

1. Answer the following (Any two).....20 Marks
 - (a) What is Land Acquisition Act? Explain its objectives & purpose.
 - (b) What is the process for Land Acquisition ?
 - (c) Dilapidation & Depreciation of a building.
 - (d) Explain Maharashtra rent control act 1999. What is a Pagadi system ?
2. Answer any three:.....30 Marks
 - (a) Explain what is Easement. Describe with three examples.
 - (b) Write notes on (a) Modes of acquiring easement (b) Dominant Heritage & Servient Heritage.
 - (c) What is fire insurance? Describe in detail the essentials for formation of fire insurance contract.
 - (d) Explain the procedural conditions of claim for fire insurance with the help of an example.
 - (e) Explain Valuation of Immovable properties. Describe different types of value.
 - (f) What is Standard rent? Describe the terms (i) Contractual Rent (ii) Protected tenant.
What are the factors & process for fixation of Standard Rent in the market.