

Name:	 UPES UNIVERSITY WITH A PURPOSE
Enrolment No:	

UNIVERSITY OF PETROLEUM AND ENERGY STUDIES
End Semester Examination, Dec 2019

Course: Real Estate Planning & Management
Program: B. Plan
Course Code: SPCC 3001

Semester: V
Time 03 hrs.
Max. Marks: 100

Instructions:

SECTION A

S. No.		Marks	CO
Q 1	What are the various type of Real Estate?	4	CO1
Q 2	Write short notes on: <ul style="list-style-type: none"> i. Unsold Inventory ii. Co-Working Spaces iii. Liquidity Crunch iv. NBFC v. Institutional Investor vi. Public Housing vii. Asset Management viii. REIT Listing 	8	CO1
Q 3	Highlight the emerging trends in Real Estate Market in India.	4	CO2
Q 4	Draw a flow chart for Process of Development of Real Estate.	4	CO2

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	Evaluate the content of Micro Market Research Analysis in Real Estate with Suitable Example.	10	CO1
Q 8	Discuss the various source of financing a Project. Appraise the various discounted & non-discounted methods used for Capital Budgeting.	10	CO2
Q 9	What are the factors effecting locational decision for any one of the following land use: A- Residential <p style="text-align: center;">OR</p> B- Commercial	10	CO2

SECTION-C

Q 10

A Residential Real Estate Project is proposed at Rajpur Road, Dehradun on a Site Area of 8 Hectare (200 M x 400 M) located on 24 M Wide Road. Project will be delivered in 4 years and as per the Building Byelaws and Zoning Regulations the details are as follows:

- Land use - Residential
- F.A.R – 2.1
- Building Height - 21 M
- D.U.D. – 180

Calculate the following:

1. Total Built-up Area of the Project.
2. Total number, type & area of Dwelling Units.
3. Proposed Sale Price of
 - i. Various type of Units
 - ii. The Project.
4. Estimated Investment/Development Cost of Projects including Land.
5. Calculate NPV for the Project if the cash Flow will be as follows:

Period in Years	0	1	2	3	4
Cash Flow	Full Development Cost of the Project.	Nil	20 % of Sale Price.	30 % of Sale Price	50 % of Sale Price

The Discount Rate is 10% for the above.

20

CO2

Q 11	<p>Create a case study with suitable assumptions to explain Real Estate Financial & Planning Calculations for a Commercial Project: NOI, ROI, Capitalization Rate & DCR.</p> <p>OR</p> <p>Evaluate the implementation of RERA Act 2016 in the state of Uttarakhand based on the following parameters:</p> <ul style="list-style-type: none">• Institutional Capacity.• Information Disclosure on Website.• Provisions in RERA Rules of the State.• No. of Projects Registered & Coverage.	20	CO2
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