

Factors Affecting Value :-

- The value of the property depend upon, -
- (i) Life
 - (ii) Maintenance
 - (iii) Location
 - (iv) Its structure
 - (v) Demand/supply ratio
 - (vi) Legal control

7.2 Types of Value -

- (i) Book value
- (ii) Scrap Value
- (iii) Salvage value
- (iv) Market value
- (v) Speculative value (कल्पित)
- (vi) Distress value
- (vii) Monopoly value (एकाधिकार)
- (viii) Sentimental value (शुभ्रामिच्छा)

(i) Book Value - It is an amount shown in the account book of a particular year after making due provisions for the depreciation of the previous years.

(ii) Scrap Value -

Scrap value is the value of dismantled materials. For a building when the life is over at the end of its utility period the dismantled materials as steel, bricks, timber etc.

The scrap value of a building may be about 10% of its cost of construction.

(III) Salvage Value -

It is the value at the end of the utility period without being dismantled.

A machine after the completion of its usual span of life or when it become uneconomical, may be sold and one ~~may~~ may purchase the same for use for ~~in~~ some other purpose, the sale value of the machine is the salvage value.

(IV) Market Value -

The market value of a property is the amount which can be obtained at any particular time from the open market.

(V) Speculative Value -

Speculators (अनुमानकर्ता) purchase properties at a low price that properties where a proposal to construct road, water line etc. The speculators sell the property again at profit after a short period without spending any amount on its development. The purchase of such properties by a speculator at a low price is known as speculative value.

(VI) Distress Value —

A property is said to have distress value when it can fetch (बिक्री पर आना) lower than the market value.

(VII) Monopoly Value —

When land is not available in a particular locality, the limited land available will have monopoly value.

Some properties possess special advantages with respect to its location, frontage, size, shape etc. in this case the owner may demand monopoly price.

Such value of a property is known as monopoly value.

(VIII) Sentimental Value —

When a property is ~~set~~ sold or purchased at a higher value than the market value due to feelings of owner or purchaser, this is known as sentimental value.

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Civil Engr, Sem. 6th
Sub-Contract and Account (1615602)

Assignment

Assignment
submit date 27/4/20

- ① Define arbitration state qualities.
- ② How the scrutiny of tender is done.
- ③ write short note on imprest. Also draw the standard proforma of it.
- ④ Mention the use of Invoice and cash book.
- ⑤ Define following terms related with billing.

- Ⓐ Advance Payment
- Ⓑ Voucher