

AMC-25-II: VALUATION OF REAL PROPERTY

1. **INTRODUCTION:** General, Doctrine of estate, Types of estates in England, Land systems in India, Cost, Price and valuation, Concept of the term value, Purposes of valuations, Different forms of value, Supply and demand forces, Occupation value and investment value, Factors affecting changes in market value, Concepts of right of compulsory purchase and value in India, Emergence of profession of real estate valuation in India, Role of the valuer, New horizons of valuation
 2. **INVESTMENT IN REAL PROPERTY:** General, Characteristics of land, Investment, Investment market, Investment opportunities, Characteristics of ideal investment, Interest on capital, Nature of real property, Factors affecting real property market, Determination of value of real property, Estate brokers
 3. **INTERESTS IN REAL PROPERTY:** General, Types of interests, Freehold interests, Leasehold interests, Mortgage, Development process
 4. **METHODS OF VALUATION:** General, Methods of valuation for open lands, Methods of valuations for lands with buildings, conclusion
 5. **OUTGOINGS:** Definition, Usual types of outgoings, Conclusion
 6. **DEPRECIATION:** Meaning of the term, Depreciation as cost in operation, Depreciation as decrease in worth, Methods for estimating cost depreciation, Cost of construction, Cost depreciation and value depreciation, Reproduction cost and replacement cost, Conclusion
 7. **VALUATION OF LICENSED PREMISES:** General principle of valuation, Valuation of a cinema, valuation of a hotel
 8. **VALUATION OF LIFE INTERESTS:** General, Types of life interest, Mortality tables, Compilation of mortality tables, Application of mortality tables, Jellicoe's formula
 9. **VALUATION FOR RATING:** General, Definitions, Principles of rating, Rent as evidence of annual value, Hypothetical tenant and hypothetical rent, Exemptions from ratability, Process of assessment, Methods of assessment, Conclusion
 10. **VALUATION OF AGRICULTURAL LANDS:** General, Importance, Factors affecting value of agricultural land, Methods of valuation of agricultural lands, Agricultural land and direct tax laws
 11. **FINANCE FOR INVESTMENT IN REAL PROPERTIES:** General, Terms of borrowing, Sources of borrowing, Genaring and equity, Conclusion
 12. **VALUATION TABLES:** General, Valuation tables I to VIII
 13. **MISCELLANEOUS TOPICS:** General, Capitalized value, Cost inflation index, Deferred or reversionary land value, Discounted cash flow, encumbrance factor, Floating F.S.I. , Forms of rent, life of structures, Mobilization fund, Rate of interest, Record of rights, Valuation as a going concern, Year's Purchase
 14. **EASEMENTS:** General, Definition, Essential characteristics of easements, Creation of easements, Extinguishment of easements, Easements and natural rights, Effect on valuation due to easement
 15. **STANDARD RENT:** General, Objects of Rent Act, Meaning of standard rent, Exemptions from the Rent Act, Process of fixing standard rent, Methods of ascertaining standard rent, Important factors, Inheritance of tenancy right, Paying guests and Rent Act, Recovery of possession from tenant by landlord, Conclusion
 16. **COMPULSORY ACQUISITION OF LAND:** General, The land Acquisition Act, 1894, Important aspects of the L. A. Act, 1894, Conclusion
 17. **THE TRANSFER OF PROPERTY ACT:** General, Meaning of transfer, Definition of transfer of property, Requirements of a valid transfer, Contingent interest, Conditional transfer, Sales of immoveable property, Mortgages of immovable property, Leases of immoveable property, Exchanges, Gifts, Actionable claims
 18. **URBAN LAND CEILING ACT:** General, Selection of towns, Objects of the Act, Important provisions in the Act, Effects of the U.L.S. Act, Summary
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