**M.Com. (Valuation of Real Estate)**

**PEO’S: PROGRAM EDUCATIONAL OUTCOMES**

1. Appreciate the contribution of subjects like law, economics, town planning, insurance engineering, statistics and environmental science for proper understanding of Valuation.
2. Understand the issues like utility, marketability, transferability, scarcity, physical, social, legal and economic considerations in Valuation of land, building, plant, machinery etc.
3. Understand the essentials of valuation for various fiscal and non-fiscal purposes.
4. Undertake certified services to:

(i) Municipal Corporation or local authorities for

(a) Property taxes to estimate rental values.

(b) Land acquisition for road and reservations to estimate market value of

 property acquired.

(ii) State governments for

(a)Estimating fair market value of property transferred to levy stamp duty. (b) For estimating market values of property acquired for land acquisition.

(iii) Central government

1. For estimating market value of property or cost of construction of for

wealth tax, Income tax, capital gains tax.

1. To estimate market value of property acquired for land acquisition.

(iv) Bank and financial Institutions to estimate values of properties for loan

advances, Mortgage.

1. Seek employment in:
	* 1. Municipal Corporation - for property tax, town planning, land acquisition.
		2. State Government - for land acquisition, stamp duty, fixation of rent, urban development.
		3. Central Government - for land acquisition, income tax, capital gains tax, Company's Act, Public Sector Undertaking, dis investment/privatisation.
		4. Other agencies -audit, banks and financial institutions, Insurance, as private valuer.