

**Important Instructions to examiners:**

- 1) The answers should be examined by key words and not as word-to-word as given in the model answer scheme.
- 2) The model answer and the answer written by candidate may vary but the examiner may try to assess the understanding level of the candidate.
- 3) The language errors such as grammatical, spelling errors should not be given more importance (Not applicable for subject English and Communication Skills).
- 4) While assessing figures, examiner may give credit for principal components indicated in the figure. The figures drawn by candidate and model answer may vary. The examiner may give credit for any equivalent figure drawn.
- 5) Credits may be given step wise for numerical problems. In some cases, the assumed constant values may vary and there may be some difference in the candidate's answers and model answer.
- 6) In case of some questions credit may be given by judgement on part of examiner of relevant answer based on candidate's understanding.
- 7) For programming language papers, credit may be given to any other program based on equivalent concept.
- 8) As per the policy decision of Maharashtra State Government, teaching in English/Marathi and Bilingual (English + Marathi) medium is introduced at first year of AICTE diploma Programme from academic year 2021-2022. Hence if the students in first year (first and second semesters) write answers in Marathi or bilingual language (English +Marathi), the Examiner shall consider the same and assess the answer based on matching of concepts with model answer.

Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q.1		Attempt any <u>FIVE</u> of the following:		(10)
	a)	Define Contract.		
	Ans.	Contract is an undertaking by person or firm to do work under certain terms and conditions.	2	2
	b)	List four objects of the contract.		
	Ans.	Objects of contract : i. To execute the work by experienced persons. ii. To execute the work with most competitive rate. iii. To do work as per specification. iv. To use latest machineries and techniques. v. To have free hand for a supervisor to check the work done by contractor without interference	$\frac{1}{2}$ each (any four)	2
	c)	Define engineering procurement construction contract.		
	Ans.	Engineering procurement construction contract: Engineering procurement construction contract is the most common form of contract used to undertake construction works by the private sector on large scale and complex infrastructure projects. Under engineering procurement construction contract sometimes commissioning of	2	2



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q.1	c)	structure is also included and then it is called engineering procurement construction and commissioning contract. This contract also called as Turnkey contracts. The main condition of this contract is to deliver the facility for a guaranteed date and it must be performed at a specified level failure to comply with any requirements will usually result in the contract incurring monetary liabilities.		
	Ans.			
	d)	List four tender documents.		
	Ans.	List of tender documents: i. Title page:-Regarding the agreement number. ii. Index. iii. Tender notice. iv. General Instructions. v. Special condition. vi. Form of contract. vii. Schedule A: Showing details of materials to be supplied by department. viii. Schedule B: Bill of quantities. ix. Schedule C: Detailed item wise specifications and drawings. x. Specifications: General and Detailed. xi. A complete set of drawings (contact drawings).	$\frac{1}{2}$ each (any four)	2
	e)	Write the use of indent.		
	Ans.	Use of indent: i. Procurement of material from store. ii. Materials from the stock are issued on demand.	1 each	2
f)	State four necessities of valuation.			
Ans.	Necessity: i. Buying and selling the property. ii. Taxation. iii. Rent fixation. iv. Security of loans or mortgage. v. Compulsory acquisition. vi. Insurance.	$\frac{1}{2}$ each (any four)	2	



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q.1	f)	vii. Wealth tax and estate duty.		
	Ans.	viii. Assessment of stamp fees.		
		ix. Gift tax.		
		x. Partition.		
	g)	Define book value and market value.		
	Ans.	Book value: It is the value or amount mentioned in the account book at the time of purchase and can be obtained on deduction done by depreciation. The book value of a property at a particular year is the original cost minus the amount of depreciation allowed per year and will be gradually reduced year to year and at the end of the utility period of the property, the book value will be only scrap value.	1	2
		Market value: It is the value or amount of a property, which may be obtained at any time from the open market. The market value changes from time to time for various miscellaneous reasons such as changes in industry, changes in fashions, means of transport, cost of materials and labour etc.	1	



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q.2	a)	<p>Attempt any THREE of the following:</p> <p>Draw organizational structure of PWD.</p> <pre> graph TD A[Government (PWD)] --> B[Secretary to Government] B --> C[Chief Engineer] C --> D[Superintending Engineer Circle-1] C --> E[Superintending Engineer Circle-2] C --> F[Superintending Engineer Circle-3] C --> G[Superintending Engineer Circle-4] E --> H[Executive Engineer] H --> I[Assistant Executive Engineer] I --> J[Junior Engineer] J --> K[Supervisor] K --> L[Skilled Workers] K --> M[Semiskilled Workers] K --> N[Unskilled Workers] </pre>	1	(12)
	Ans.		1	4
	b)	<p>Give the meaning of –</p> <p>i) Administrative approval</p> <p>ii) Technical sanction</p>		
	Ans.	<p>i. Administrative approval: For any work, it is necessary to take formal acceptance with respect to cost and work is called as administrative approval. For this the department sends a proposal to government for taking up the work. After considering all aspects like feasibility of project, financial aspect, government accepts proposal.</p> <p>ii. Technical sanction: Technical sanction means the sanction of the detailed estimate, design, rates and cost of work. It is sanctioned by competent authority. The work is taken for the execution only after the technical sanction.</p>	2	4
			2	



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q.2	c)	State four functions of Junior Engineer.		
	Ans.	Following are the functions of Junior Engineer (JE): i. To supervise the work in his charge. ii. Maintain attendance of daily work labours. iii. Taking measurement of all work in MB. iv. Prepares estimates for all types of works in his section. v. Preparation of bills running and final bills for work in his charge. vi. Carry out field survey for proposed project. vii. Carry out half yearly check of all stores in his charge and submit report to SDO. viii. Report to higher authorities for irregularities in contract, specification, and shortage of supply of materials or any other difficulty during execution.	1 each (any four)	4
	d)	Explain four requirements of valid contract.		
	Ans.	Following are the requirements of valid contract: i. Contract should be in writing and should be signed by both the parties i.e. owner and contractor. ii. The subject matter of agreement must be legal and definite. iii. If situation arises the contract can be enforced in court of law. iv. Parties should be competent enough to carry out work. v. Both parties must give their free consent to do work. vi. Contract should be attested by responsible officer.	1 each (any four)	4



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks															
Q.3		Attempt any <u>THREE</u> of the following:		(12)															
	a)	List eight documents required for the registration as a contractor.																	
	Ans.	Documents required for the registration as a contractor: i. Latest income tax clearance certificate. ii. Proof of financial status. iii. Solvency certificate. iv. List of machinery with their condition. v. List of technical staff employed along with qualification and experience. vi. Professional capacity and experience certificate. vii. Attested copies of partnership deed if any. viii. Registration fee.	$\frac{1}{2}$ each	4															
	b)	Differentiate between item rate contract and percentage rate contract. (Four points)																	
	Ans.	<table border="1"><thead><tr><th>Sr. No.</th><th>Item rate contract</th><th>Percentage rate contract</th></tr></thead><tbody><tr><td>i.</td><td>In this contract, the contractor agrees to work as per the rates quoted by him for each item.</td><td>In this contract, the contractor agrees to carry out the work at a certain percentage below or above the estimated cost.</td></tr><tr><td>ii.</td><td>This is useful when the quality of work is required and also quantities of work to be executed are not known previously.</td><td>This is useful for the work of all nature with no item-wise rates.</td></tr><tr><td>iii.</td><td>Suitable for most of public works executed by government departments.</td><td>Suitable for all type of government as well as private.</td></tr><tr><td>iv.</td><td>It is difficult to prepare comparative statement.</td><td>It is easy to prepare comparative statement.</td></tr></tbody></table>	Sr. No.	Item rate contract	Percentage rate contract	i.	In this contract, the contractor agrees to work as per the rates quoted by him for each item.	In this contract, the contractor agrees to carry out the work at a certain percentage below or above the estimated cost.	ii.	This is useful when the quality of work is required and also quantities of work to be executed are not known previously.	This is useful for the work of all nature with no item-wise rates.	iii.	Suitable for most of public works executed by government departments.	Suitable for all type of government as well as private.	iv.	It is difficult to prepare comparative statement.	It is easy to prepare comparative statement.	1 each	4
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Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q.3	c)	State eight conditions where lowest tender is rejected.		
	Ans.	Following are the situation where the lowest tender is rejected: i. When tender is not submitted in a particular form sold by department. ii. The lowest tenderer may lack in experience for work. iii. Earnest money is not enclosed along with tender. iv. Unsatisfactory reputation of lowest tender. v. Inadequate finance to execute work. vi. Inadequate connection of fair rates is not received. vii. Tender is not signed by contractor. viii. If any page is removed from document. ix. If contractors is black listed by any department.	$\frac{1}{2}$ each (any eight)	4
	d)	Define arbitrator and state four qualities of good arbitrator.		
	Ans.	Definition: During execution of work owner and contractor may come across situations where disputes may arise. The process of settling the dispute between owner and contractor is called as arbitration and the person who settles such dispute is called as arbitrator. Four qualities of good arbitrator are as follows: i. The arbitrator should be a person having experience of work. ii. He should have in depth knowledge of work. iii. He should know rules, procedures of law. iv. He should be impartial and acceptable to both parties.	2 $\frac{1}{2}$ each	4



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q.4	a)	Attempt any <u>THREE</u> of the following: State the importance of measurement book.		(12)
	Ans.	Following are the importance of measurement book: i. Measurement Book is an important document in which measurements are recorded for the work done by the contractor, or for the materials received at the site or services rendered. ii. Measurement Book belongs to the Division and serially numbered recording to whom issued, date of issue, etc. (DEE/SDO) iii. Contractor payments are made based on the measurements recorded in the Measurement Book. iv. It is considered very important accounts record and maintained very carefully and accurately and form substantial evidence in the court of law should need arises. v. Measurements are written legibly so that transactions are readily traceable. vi. A reliable record is the object to be aimed at as it may have to be produced as evidence in a court of law.	1 each (any four)	4
	b)	Explain bills and voucher.		
	Ans.	Bill: Bill is the account of work done or supply of materials made, and included the particulars and quantities of work done or material supplied their rates and amount. It contains the reference to the agreement number also. Generally, white forms are used for running bill and yellow forms are used for final bills. Voucher: A legal receipt prepared for the purpose of proof against payment made is called as voucher. After the payment is made bill becomes voucher. Usually form - 28 is used for the payments below Rs.10/-. The most general type of voucher is a hand receipt, which is used for all miscellaneous payments and advances for which no special form is available.	2 2	4



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks														
Q.4	c)	Differentiate between advance payment and secured advance payment. (Four points)																
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	d)	List the four points to be considered while framing specifications of item.																
	Ans.	Following are the points to be considered in framing the specifications of item: i. The main intention or object of specification is to present a clear picture of facts to be adopted in the construction work. Hence clear facts of the quality of material and workmanship mentioned in the specification should be observed. ii. Specification depends upon the site conditions; hence it is to be	1 each (any four)	4														



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q.4	d) Ans.	<p>observed the nature of work and purpose for which the work is carried out.</p> <p>iii. Well-known or familiar abbreviations in building industry are to be used without giving information.</p> <p>iv. Proper and suitable words with required meaning should only be used. Unfamiliar works should not be used in specification.</p> <p>v. Prepare the specification by observing the rules of grammar.</p> <p>vi. The information about quality of the material and procedure of workmanship to be adopted should be complete and accurate.</p> <p>vii. Avoid cross-references.</p> <p>viii. The specification should state looking to view that what the contractor shall or shall not do and not what the contractor should or should not do.</p> <p>ix. The subject matter mentioned in the specification should relate to the information required when the contract is given to the contractor.</p> <p>x. Unfair specifications are not desirable, meaning that throwing all the possible risks on the shoulders of contractors is unfair and hence such specification should not be mentioned.</p> <p>xi. The sentences of the specification should be simple and short so as to avoid the risk of legal difficulties and allegations.</p> <p>xii. Specifications of various items should be framed by keeping the practical limitations of materials and workmanship in mind.</p>		
	e) Ans.	<p>Define specification. State three purposes of specification.</p> <p>Specification:</p> <p>A contract document specifying the quality of material to be used and procedure and method of workmanship to be adopted in the construction work is called as specification.</p> <p>Following are the purposes of specifications:</p> <p>i. In contract document, the specification defines or shows the quality of material and workmanship.</p> <p>ii. Since the specifications are mentioned in the contract agreement, it protects or keeps safe the owner from damage due to poor</p>	<p>1</p> <p>1 each (any three)</p>	<p>4</p>



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q.4	e) Ans.	workmanship. iii. Specification is the witness document and hence useful in court to settle the disputes. iv. It is helpful to prepare rate analysis of various items. v. Specification is an important tool or document and plays the important role for arbitration. vi. Specification fixes the responsibilities of owner and contractor. vii. It helps to the contractor in preparing and pricing the tender.		



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks												
Q.5	a)	<p>Attempt any TWO of the following:</p> <p>Draft a tender notice for construction of workshop building of a new polytechnic costing Rs. 100 lakhs, assume suitable information if required.</p>		(12)												
	Ans.	<p style="text-align: center;">Tender Notice</p> <p>No: _____ Date: 13/06/2022</p> <p>Sealed item rate tenders in form B2 are invited by Executive Engineer of XYZ institute from registered contractors of appropriate class for the following work.</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Name of work</th> <th>Estimated cost</th> <th>Earnest money</th> <th>Security deposit</th> <th>Time Limit</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Construction of workshop building of a new polytechnic</td> <td>100 Lakhs</td> <td>100000/- (1%)</td> <td>500000/- (5%)</td> <td>18 months (including monsoon)</td> </tr> </tbody> </table> <p>Blank tender form at non-refundable cost of Rs. 1000/- (Rs. 1100/- If required by post) can be obtained from the office secretary, XYZ institute, 10.00 a.m. to 5.00 p.m. during working hours of all working days (except Sundays and Holidays) from 13/06/2022 to 20/06/2022. Tenders will be received in office of secretary up to 3.00 pm. on 20/06/2022. and shall be opened on the same day at 4.00 p.m. in presence of contractors who may like to attend.</p> <p>The authorities reserve the right to reject any or all tenders without assigning any reason.</p> <p style="text-align: right;">Sd/- Executive Engineer Building Division XYZ Institute</p>	Sr. No.	Name of work	Estimated cost	Earnest money	Security deposit	Time Limit	1	Construction of workshop building of a new polytechnic	100 Lakhs	100000/- (1%)	500000/- (5%)	18 months (including monsoon)	<p style="text-align: center;">1</p> <p style="text-align: center;">2</p> <p style="text-align: center;">2</p> <p style="text-align: center;">1</p>	6
Sr. No.	Name of work	Estimated cost	Earnest money	Security deposit	Time Limit											
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Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q.5	c)	<p>logical ground without any fixed percentage of the cost of property. Only experienced valuer can work out the amount of depreciation.</p> <p>Define outgoings and explain four outgoings with their %.</p>		
	Ans.	<p>Outgoings: The expenditure or expenses which are to be incurred in connection with the property, to maintain revenue from it is called as outgoings. These are generally assumed to be 30% of the gross income.</p> <p>Types of outgoings:</p> <p>i Municipal Taxes: These are paid to the local authorities for the services like water supply, sanitation etc. These taxes are calculated at certain percentage of rentable value of the property. These may be 15 % of the gross income.</p> <p>ii Repairs: It is the amount spent for annual repair and maintenance to keep property in fit condition. This amount is usually 1 to 1.5% of the total value of the property.</p> <p>iii Sinking Fund: The fund created by regular periodic payment which accumulates at the compound interest is called a sinking fund. This amount is used for reconstructions of the building at the end of utility period.</p> <p>iv Management and collection charges: These are the charges which include expenses on rent collector, watchman, liftman, sweeper, etc. These may be 5 to 10 % of the gross rent.</p> <p>v Insurance: It is the premium paid by the owner of the property. It depends upon the sum assured. These may be 0.5% of the gross income.</p>	2	6
			1 each (any four)	



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q.6	a)	Attempt any <u>TWO</u> of the following:		(12)
	Ans.	Give the meaning of –		
		i) Security deposit		
		ii) Earnest money		
		iii) Validity period		
		i) Security deposit:		
		After acceptance of tender, contractor has to deposit a certain amount with the department or owner is called as security deposit, it varies from 5 to 10% of total estimated cost of work.	2	
		ii) Earnest money:		
		While submitting tender contractor has to deposit certain amount about 1 to 2% of estimated cost with department. This amount is termed as earnest money deposit. It ensures guarantee of the tender, so that contractor may not refuse to accept work or run away when his tender is accepted.	2	6
		iii) Validity period:		
		It is a period within which the rates quoted by the contractor are valid. Beyond this period the contractor either may agree or he can refuse to accept the rates for executive the work.	2	
	b)	Draft detailed specification for RCC slab in CC- 1:1:2.		
	Ans.	i) Materials:		
		a) Coarse aggregate:		
		Coarse aggregate shall be from hard broken stone of compact basalt or granite or similar stone and shall be free from dust, dirt, oil and other foreign matters.		
		Size of stone shall be 20 mm and down and all sizes of stones shall be retained in a 5 mm square mesh and well graded. Size of stone aggregate depends upon the thickness of concrete and nature of work.	2	6
		b) Fine aggregate:		
		Fine aggregate shall have coarse sand consisting of hard, sharp and angular grains. Sand shall be as per the standard specification. Sand		



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q. 6	b) Ans.	<p>shall be clean and free from dust, dirt, oil and other organic matter.</p> <p>c) Cement: Cement shall be fresh, not old & as per the standard I.S. specification and shall have required compressive strength and fineness.</p> <p>d) Water: Water shall be clean water, free from any impurities and free from alkaline and acid matters; water shall be suitable for drinking purpose.</p> <p>e) Reinforcement: It shall be of mild steel free from corrosion .All bars shall be made and placed as per bar schedule and design. Proper overlapping shall be provided.</p> <p>ii) Proportion : The proportion of concrete shall be such that it should give strength of at least 20 N/mm^2 .1:1:2 proportion of cement, sand and coarse aggregate by volume shall be used, unless otherwise specified. All ingredients shall be dry. Bulking of sand allowance shall be made for wet sand.</p> <p>Mixing of concrete:</p> <p>a) Machine Mixing : Cement, sand and coarse aggregate shall be taken into the mixer in required proportion. The mixing time shall not be less than 3 minutes Mixed concrete shall be discharge on a masonry platform or on a flat iron sheet.</p> <p>b) Hand Mixing : Hand mixing is allowed for small work only. Mixing of ingredients shall be done on masonry platform or flat iron sheet. Then water shall be added slowly and gradually and then turning the mix up and down at least three times by spade till to obtain a plastic mix of the required workability and water–cement ratio.</p> <p>iii) Form work/Centering: Form work and centering shall be used as per the standard specifications Internal surface of formwork shall be applied by oil so as to avoid sticking of concrete during removal of the formwork.</p>	2	



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q. 6	b)	iv) Laying of concrete: Concrete shall be laid gently and compacted with rods and tamping with wooden tampers or with mechanical vibrating machine until a dense concrete is obtained. Immersion type vibrators or needle vibrators shall be used for thick concrete or mass concrete. Surface vibrators or form vibrators shall be used for thin concrete. There shall not be overvibration. Concrete shall be laid continuously.		
	Ans.	v) Curing: When concrete is on the point of hardening, after and about two hours laying, then it shall be kept wet by covering with wet gunny bags for 24 hours and then cured by flooding with water. Making mud wall 75 mm high or by covering with wet sand continuously for 15 days.	2	
		vi) Measurement: The measurement shall be taken as per the drawing or as per instruction of the engineer. The measurement shall be in cubic meter without deducting volume of steel. The rate of RCC shall be for the complete item which includes shuttering, tools and plants. The measurement shall confirm as per IS 1200.		
	c)	A land measuring 200 sq.m. is purchased at a rate of Rs.3500/- per sq.m. and building of 100 sq.m. area is constructed on it. The cost of construction is 7000/- per sq.m. If the return on the cost of land is 8% and building is to be 10%. Calculate monthly rent of property. Assume all outgoings 30% of gross rent.		
	Ans.	Cost of land = $200 \times 3500 = 7,00,000/-$ Cost of building = $100 \times 700 = 7,00,000/-$ Step 1 : To calculate Net rent : $10\% \text{ on cost of building} = \frac{10}{100} \times 7,00,000$ $= 70,000/-$	$\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$	



Que. No.	Sub. Que.	Model Answer	Marks	Total Marks
Q. 6	c) Ans.	$8\% \text{ on cost of land} = \frac{8}{100} \times 700000$ $= 56000/-$ <p>Net rent = Net return per annum</p> $\text{Net rent} = 70000 + 56000$ $= 1,26,000/-$ <p>Step 2 : To calculate Gross rent :</p> $\text{Gross rent} = \text{Net rent} + \text{outgoing}$ $\text{Gross rent} = \text{Net rent} + 30\% \text{ of Gross Rent}$ $\text{GR} = 126000 + 0.3 \text{ GR}$ $0.70 \text{ GR} = 126000$ $\text{GR} = 1,80,000/-$ <p>Step 3 : To calculate Gross rent per month :</p> $\therefore \text{Gross rent per month} = 180000/12$ $= 15000/-$ <p>Gross rent per month is 15000/-</p> <hr/>	$\frac{1}{2}$ 1 1 1 1	6