

ACADEMIC REGULATIONS – 2026

Version 1.0

(Applicable for the batches admitted from A.Y 2026-27)

Master of Science in Real Estate Valuation

Approved in the Academic Council Meeting held on 28-02-2026



A D I T Y A
U N I V E R S I T Y

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CONTENTS

1. Admissions and Eligibility
 - 1.1 Admissions
 - 1.2 Eligibility Criteria
2. Academic System
 - 2.1 Program Duration
 - 2.2 Semester
 - 2.3 Curriculum
 - 2.4 Curriculum Flow
 - 2.5 Syllabus
 - 2.6 Course Plan
 - 2.7 Course Code
 - 2.8 Roll Number
3. Proctoring System
4. Course Registration
 - 4.1 Adding and dropping courses
 - 4.2 Attendance and Course Detention
5. Course and Credit Requirements
 - 5.1 Course Credits
 - 5.2 Credit Distribution
 - 5.2.1 Foundation & Management Courses (FMC)
 - 5.2.2 Course Valuation & Legal Courses (CVLC)
 - 5.2.3 Technical & Analytical Courses (TAC)
 - 5.2.4 Research Ethics & Professional Practice (REPP)
 - 5.2.5 Industry – Oriented Project Work/ Field Work (IOPW/ FW)
 - 5.2.6 Internship (INT)
 - 5.2.7 Credit Transfer/equivalence
6. Assessment and Evaluation
 - 6.1 Assessment pattern
 - 6.2 Eligibility for Examinations
 - 6.3 Announcement of Results
 - 6.4 Script Viewing/Revaluation

- 6.5 Withholding of Results
- 6.6 Makeup Internal Examinations
- 7. Grading
 - 7.1 Absolute Grading
 - 7.2 Computing Grade Point Averages (SGPA & CGPA)
 - 7.3 Conversion from CGPA to Percentage
 - 7.4 Award of class
- 8. Academic Malpractice
- 9. Issue of Certificates
- 10. Revision in Academic Regulations

NOMENCLATURE

Abbreviation	Description
M. Sc	Master of Science
RV	Real Estate Valuation
FMC	Foundation & Management Courses
(TAC)	Technical & Analytical Courses
CVLC	Course Valuation & Legal Courses
REPP	Research Ethics & Professional Practice
IOPW/ FW	Industry – Oriented Project Work/ Field Work
INT	Internship
HoD	Head of the Department
BoS	Board of Studies
PEOs	Program Educational Objectives
Pos	Program Outcomes
Cos	Course Outcomes
PSOs	Program Specific Outcomes
LTPSC	Lecture: Tutorial: Practical: Self Study: Credits
HEI	Higher Educational Institutions
CIE	Continuous Internal Evaluation
SEE	Semester End Examinations
ME	Mid Examination
LA	Learning Activities
SGPA	Semester Grade Point average
CGPA	Cumulative Grade Point Average
PC	Provisional Certificate
CMM	Consolidated Marks Memo
OD	Original Degree

M. Sc for working Professionals Academic Regulations

1 Admission and Eligibility

1.1 Admission

Admission to the M.Sc Program shall be made subject to the eligibility, qualifications, and specialization prescribed by the Institute of Valuers (IoV) and Aditya University from time to time. Admissions shall be made based on fulfillment of the prescribed eligibility criteria and merit in the qualifying Undergraduate degree, subject to reservations as prescribed by the Institute of Valuers/University from time to time.

1.2 Eligibility Criteria

Candidates who have completed any of the following degree programs are eligible to enroll in this program.

- B.Tech (Civil Engineering / Construction Engineering /Structural Engineering /Infrastructure Engineering/ Mechanical Engineering)
- B.Arch (Bachelor of Architecture)
- B.Sc (Mathematics/ Statistics/ Economics/ Geography/ Quantity Surveying/ Environmental Science/ Construction Management/ Urban Infrastructure)
- BBA / B.Com / BA with specialization in Real Estate/ Economics
- A minimum of 50% marks in the qualifying degree is mandatory, with a relaxation of 5% for SC/ST candidates

2. Academic System

2.1 Program Duration

A student is expected to complete the M.Sc degree in a stipulated period of two years. If a student is unable to complete the program within the stipulated period, he/she will be allowed a maximum of four years from the year of admission to complete the M.Sc degree. A student has to register for 80 credits and secure all 80 credits to be awarded the M.Sc degree. The mode of instruction is English and minimum working days are 90 days per semester.

2.2 Semester

The M.Sc program adopt a semester system. There are two semesters in an academic year.

- Odd Semester (July–November)
- Even Semester (December –April)

2.3 Curriculum

M.Sc program contains a prescribed list of courses in a specific format which is generally

called “Curriculum”. Students admitted into a program shall adopt a curriculum specified by the Academic Council for that academic year. Unless otherwise stated explicitly by the Academic Council, any changes in curriculum will be applicable to the students admitted in the subsequent year and the existing batches continue to follow the curriculum prescribed at the time of their joining the program. Curriculum contains list of courses grouped under various heads, viz. Foundation & Management Courses (FMC), Core Valuation & Legal Courses (CVLC), Technical & Analytical Courses (TAC), Research Ethics & Professional Practice (REPP), Industry-Oriented Project Work/Field Work (IOPW / FW), Internship (I). A student is considered to have completed the degree program, if and only if, he/she has successfully cleared/ completed all the necessary courses prescribed in the curriculum. Each Head of the Department (HoD) of the program is deemed to be responsible for the curriculum. Any change in the Curriculum should be recommended by the Board of Studies of the program concerned and submitted to the Academic Council by the Chairperson of the Board of Studies (BoS) for approval. The Program Educational Objectives (PEOs), Program Outcomes (POs), and Course Outcomes (COs) along with the Program Specific Outcomes (PSOs) should be clearly defined while framing the curriculum.

2.4 Curriculum Flow

A curriculum describing how various courses are connected through prerequisites, if any, shall be shown and made part of the curriculum. Standard pictorial representations are adopted to indicate the basket; it belongs to and is grouped in such a way as to indicate the year of the course.

2.5 Syllabus

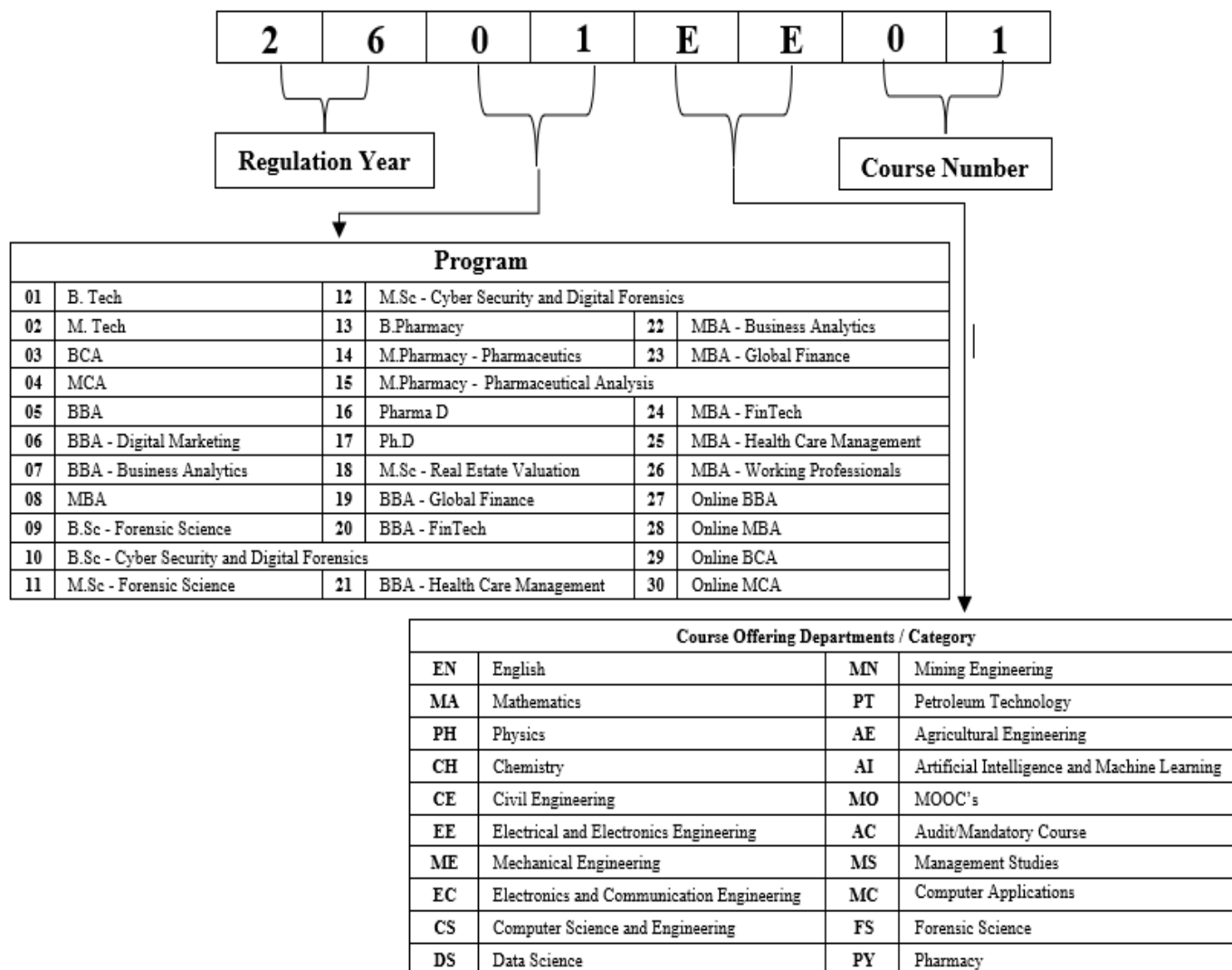
A course syllabus is a document that outlines all the essential information about a course. Each course shall have a course code, course title, LTPC (Lecture: Tutorial: Practical: Credits), expected course outcomes, a brief description of the topics, suggested textbooks, reference books and other e-resources.

2.6 Course Plan

A course plan consists of a list of lectures carried out in each instructional class by the course teacher during the semester as per the LTPC (Course components) of the course, with details like mode of delivery, reference material used, and others. For one course credit, 15 lecture hours for theory or 15 hours for tutorial or a minimum of 30 hours of laboratory work, or 60 hours of project work should be put in, within the regular semester period as specified in the Academic Calendar of the University.

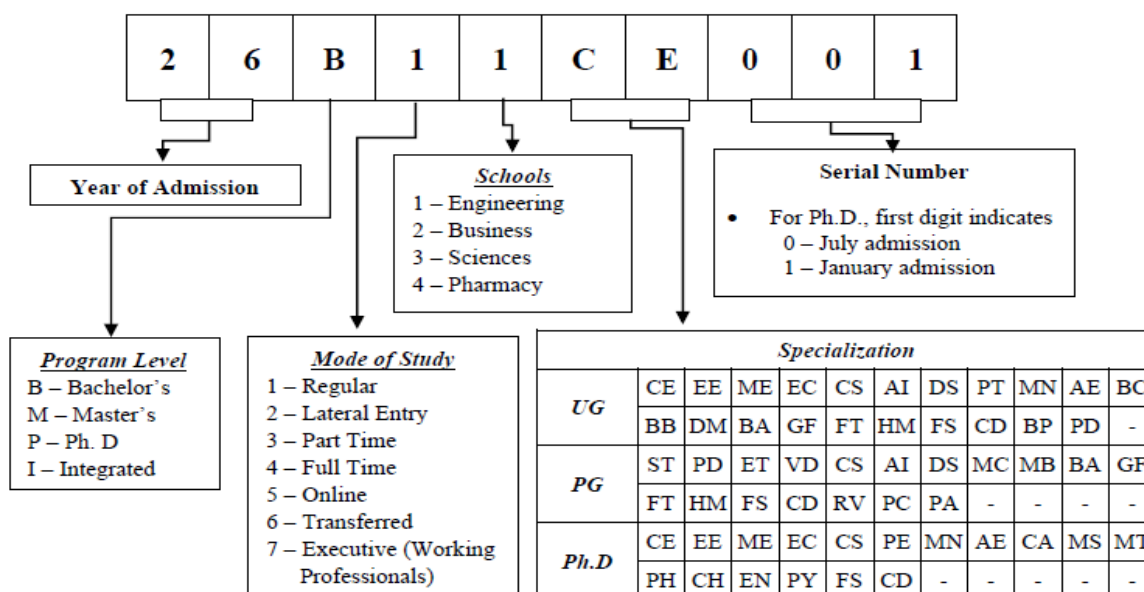
2.7 Course Code

Each course is identified by a unique Course Code consisting of eight alphanumerical characters. The first two numerals indicate the regulation year, third and fourth numeral indicates the program, the next two alphabets reflect the course offering department, and the rest of the two numerals indicate a running course number.



2.8 Roll Number

A roll number is a unique identification number assigned to students, it's typically used for administrative purposes, including tracking academic performance, exam registration, and identification. A roll number consists of ten alphanumerical characters, the first two numerals indicate the year of admission, third alphabet indicates the Program level, the fourth numeral indicates the mode of study, fifth numeral indicates the school, the next two alphabets indicate the specialization, and the last three numerals indicate the serial number, for PhD program eighth numeral indicates the session of admission (July/January).



PROGRAM CODE & SPECIALIZATION

Undergraduate (UG) Programs

Code	Specialization
B.Tech	
CE	Civil Engineering
EE	Electrical and Electronics Engineering
ME	Mechanical Engineering
EC	Electronics and Communication Engineering
CS	Computer Science and Engineering
AI	Artificial Intelligence and Machine Learning
DS	Computer Science and Engineering (Data Science)
PT	Petroleum Technology
MN	Mining Engineering
AE	Agricultural Engineering
BCA	
BC	Bachelor of Computer Applications
BBA	
BB	Bachelor of Business Administration
DM	Digital Marketing
BA	Business Analytics
GF	Global Finance
FT	FinTech
HM	Health Care Management
B.Sc	
FS	Forensic Science
CD	Cyber Security and Digital Forensics
Pharmacy	
BP	Bachelor of Pharmacy
PD	Pharm D

Postgraduate (PG) Programs

Code	Specialization
M.Tech	
ST	Structural Engineering
PD	Power Electronics and Devices
ET	Energy Science & Technology
VD	VLSI Design
CS	Computer Science and Engineering
AI	CSE (AI & ML)
DS	Artificial Intelligence and Data Science
MCA	
MC	Master of Computer Applications
MBA	
MB	Master of Business Administration
BA	Business Analytics
GF	Global Finance
FT	FinTech
HM	Health Care Management
M.Sc	
FS	Forensic Science
CD	Cyber Security & Digital Forensics
RV	Real Estate Valuation
M.Pharmacy	
PC	Pharmaceutics
PA	Pharmaceutical Analysis

Doctor of Philosophy (Ph.D) Program

Code	Specialization	Code	Specialization
CE	Civil Engineering	MS	Management Science
EE	Electrical and Electronics Engineering	MT	Mathematics
ME	Mechanical Engineering	PH	Physics
EC	Electronics and Communication Engineering	CH	Chemistry
CS	Computer Science and Engineering	EN	English
PE	Petroleum Engineering	PY	Pharmacy
MIN	Mining Engineering	FS	Forensic Science
AE	Agricultural Engineering	CD	Cyber Security & Digital Forensics
CA	Computer Applications		

3 Proctoring System

Each admitted student is assigned under a Proctor by the School concerned. The proctor can refer to the student information system to get information on his / her academic performance. The Proctor shall discuss with the student periodically and suggest the number and nature of courses to be registered in a semester, within the framework of that program curriculum. Students having backlogs or under detention may get advice for pacing the program accordingly. Apart from guiding in academics, the proctor shall also motivate/encourage the students in all other aspects for their holistic development.

4 Course Registration

All students must register for the courses prescribed for the semester through the Course Registration process. The Course Registration will be carried out on specific day(s) as declared by the University. Students having any outstanding dues to the University will not be permitted to register for the courses. For valid reasons, late registration for a maximum of 1 week from the commencement of the semester may be permitted only with the approval of the Head of the Department concerned and on payment of a late Registration fee as specified by the University. Students can register for a maximum of 40% of the Credits through MOOCs such as NPTEL, SWAYAM, etc with prior permission from HoD.

4.1 Attendance and Course Detention

- The student must maintain minimum attendance requirement in a course to appear for the Semester End Examinations (SEE).
- A student shall be eligible to appear for the Semester End Examinations in a course, if he/she acquires a minimum of 75% attendance in that course.
- Condonation for shortage of attendance up to 10% (65% and above and below 75%) on medical grounds may be granted.

- In case of medical exigencies, the student/parent should inform the Head of the Department within a week of exigencies by submitting necessary proofs.
- A stipulated fee shall be payable towards condonation for shortage of attendance.
- If a student has attendance below 65% in a course, he/she shall be detained in that course.

4.2 Course Re-Registration

- If a student has been detained in any course, he/she need to re-register for the course in the forthcoming semesters or summer semester.
- If a student wants to enhance the grade in a course, he/she may re-register the course in the summer semester, however previous grades will nullify.
- Students have to pay prescribed fee to Re-Register for a course.

5 Course and Credit Requirements

This section explores the curriculum structure and courses for program completion.

5.1 Course Credits

A course credit is a metric that quantifies the duration of a course provided to students as "instruction." Courses are offered throughout the entire semester, which consists of 16 instructional weeks. One credit is equivalent to one hour classroom Lecture (L) or one hour Tutorial (T), or one hour Self Study (S) two hours Practical (P).

5.2 Credit Distribution

The programs provide students with ample opportunities to enhance their skills through a variety of courses which are broadly classified as:

S.No.	Broad Category of Courses	Credits
1	Foundation & Management Courses (FMC)	4
2	Core Valuation & Legal Courses (CVLC)	36
3	Technical & Analytical Courses (TAC)	16
4	Research Ethics & Professional Practice (REPP)	4
5	Industry-Oriented Project Work/Field Work (IOPW / FW)	10
6	Internship (INT)	10
Total Credits to be earned for M.Tech. Degree		80

5.1.1 Foundation & Management Courses (FMC)

Foundation & Management Courses provide fundamental knowledge in economics, finance, management principles, and real estate fundamentals. These courses build the conceptual base required for understanding valuation practices and professional decision-making.

5.1.2 Core Valuation & Legal Courses (CVLC)

Core Valuation & Legal Courses are compulsory subjects that focus on valuation principles, land and building valuation, real estate laws, regulatory frameworks, and statutory provisions. These courses form the backbone of professional valuation education.

5.1.3 Technical & Analytical Courses (TAC)

Technical & Analytical Courses emphasize quantitative techniques, construction technology, building services, data analysis, and valuation methodologies. These courses enhance analytical capability and technical competence in real estate assessment.

5.1.4 Research Ethics & Professional Practice (REPP)

Research Ethics & Professional Practice courses develop research skills, professional ethics, regulatory compliance knowledge, and standards of valuation practice. These courses ensure adherence to professional conduct and industry standards.

5.2.5 Industry-Oriented Project Work/Field Work (IOPW / FW)

Industry-Oriented Project Work / Field Work provides practical exposure through real-time case studies, site visits, market surveys, and applied valuation assignments. This component bridges academic learning with industry practice.

5.2.6 Internship (INT)

The Internship offers structured professional training in valuation firms, financial institutions, or real estate organizations. It enables students to gain hands-on experience, industry exposure, and practical competency in valuation practice.

5.2 Credit Transfer/Equivalence

- Credit Transfer/Equivalence is a convenient way for students to transfer credits earned from courses completed through MOOCs, proctored exams, or courses completed at other Higher Educational Institutions (HEIs).

- Credit transfer through MOOCs allows students to earn academic credits from courses offered through online platforms like NPTEL/Swayam, etc.

6 Assessment and Evaluation

Student performance in coursework is assessed through examinations conducted during and at the conclusion of the semester. At the university, student knowledge, understanding, and competence in the courses studied are thoroughly assessed and certified. Assessment typically comprises two essential parts for evaluating student performance:

- Continuous Internal Evaluation (CIE)
- Semester End Examinations (SEE)

CIE consists of Mid Examination (ME) and Learning Activities (LA), conducted by the course instructor throughout the semester. Learning Activities may include mid-term tests, weekly or fortnightly class tests, assignments, problem-solving exercises, group discussions, quizzes, seminars, presentations, mini-projects, and other methods.

SEE is conducted at the end of the semester by the University Examination Center, on dates set at the university level. This include a written examination for theory courses.

6.1 Assessment pattern for theory and practical courses

Based on the type of course, CIE and SEE will be conducted as follows.

Types of Courses	L & T	P	C	CIE (Marks)				SEE (Marks)			GT
				IE1	IE2	LT	TM	TE	PE	TM	
Theory	4	-	4	20	30	-	50	50	-	50	100
IC	3	1	4	16	24	10	50	50	-	50	100
	2	2	4	10	15	25	50	50	-	50	100
IOPW / FW	-	10	10	-	-	-	50	-	-	50	100
INT	-	10	10	-	-	-	-	-	-	100	100

IE	Internal Examinations	TM	Total Marks
LT	Lab Test	PE	Practical Examination
IC	Integrated Courses	INT	Internship
IOPW / FW	Industry-Oriented Project Work/Field Work	L	Lecture
GT	Grand Total	T	Tutorial
P	Practical	-	-

- If the course(s) consist only of Lecture (L) and Tutorial (T) components, the CIE is based on IE. IE shall be conducted from Unit I to Unit V. The total marks scored in the two IE shall be considered for the CIE.

- The SEE for theory courses shall be conducted for 100 marks with a duration of 180 minutes, consisting of 10 questions—two questions from each unit. Each question may have sub-questions. Students must answer one question from each unit, with each unit carrying 20 marks. The total 100 marks shall be scaled down to 50.
- A student has to secure minimum 40% marks in SEE and a minimum of 50% of the total marks (sum of CIE and SEE marks) to pass a course.

- **Field Work (FW)**

In the fourth semester, students are required to register for Field Work. At the end of the semester, they must submit a field work report. Field Work is evaluated for a total of 100 marks through Continuous Internal Evaluation (CIE), which comprises two internal reviews—Internal Review-I and Internal Review-II—each carrying 50 marks. Each review is assessed based on the following components: Presentation (20 marks), Report (15 marks), and Viva-Voce (15 marks). The final CIE score is the sum of the marks obtained in both reviews.

- **Internship (INT)**

In the fourth semester, students are required to register for Internship. At the end of the fourth semester, they must submit a internship report. Internship is evaluated for a total of 100 marks—50 marks through Continuous Internal Evaluation (CIE) and 50 marks through Semester-End Examination (SEE).

The CIE consists of two internal reviews, each carrying 20 marks, evaluated based on Presentation (15 marks) and Report (5 marks). The remaining 10 marks are awarded by the project guide based on the student's overall performance throughout the project. The total from the two reviews constitutes the CIE score out of 50 marks.

The SEE consists of a Viva-Voce for 50 marks, conducted by an external examiner appointed by the Controller of Examinations.

- For courses assessed solely through Continuous Internal Evaluation (CIE) and carrying credits, the examinations will be conducted at the department level. Any one of the following cases may apply:

Case 1: If a student is promoted in the course and has paid the regular examination fee, the CIE marks obtained during the regular semester shall be retained.

Case 2: If a student is promoted but did not pay the regular examination fee, the student must apply for supplementary examinations, and the CIE marks obtained during the regular semester will be retained.

Case 3: If a student is detained in the course, the student must re-register for the course when it is offered again.

6.2 Eligibility for Examinations

A student who has registered for the courses is eligible to take the SEE. However, a student shall not be permitted to take the SEE if they are involved in any in-disciplinary issues or have a shortage of attendance.

6.3 Announcement of Results

The Controller of Examinations will announce the results within a week after the completion of the examinations. Students can view their results through their student login portal.

6.4 Script Viewing/Revaluation

6.4.1 Students can view their answer scripts through their login portal by paying the prescribed fee.

6.4.2 Students who are not satisfied with the grade obtained can apply for revaluation by paying the prescribed revaluation fee.

6.5 Withholding of Results

If a student has any dues to the university or is involved in any in-disciplinary activity, malpractice, or court case, his/her results shall be withheld.

6.6 Makeup Internal Examinations

If a student is absent during the internal examinations for a valid reason and with prior permission from the HoD, the student shall attend the Makeup Internal Examination. The schedule for the Makeup Internal Examination is provided in the academic calendar.

7 Grading

The Absolute grading system is adopted to assign the grades.

7.1 Absolute grading

- Absolute grading will be adopted for the Courses including only CIE, MOOCs, and projects.
- Absolute grading-Letter Grade and its range

Range of Marks	Description	Grade	Grade Point
90-100	Outstanding	O	10
80-89	Excellent	A+	9
70-79	Very Good	A	8
60-69	Good	B+	7
50-59	Average	B	6
0-49	Fail	F	0
-	Absent	Ab	0

7.2 Computing Grade Point Averages (SGPA, CGPA)

- The Semester Grade Point average (SGPA) is the ratio of the sum of the product of the number of credits with the grade points scored by a student in all the courses taken by a student and the sum of the number of credits of the courses undergone by a student

$$\sum(C_i \cdot G_i)$$

$$SGPA = \frac{\sum(C_i \cdot G_i)}{\sum(C_i)}$$

- Where C_i is the number of credits of i^{th} course and G_i is the grade point scored by the student in the i^{th} course.
- The Cumulative Grade Point Average (CGPA) is also calculated in the same manner considering all the courses undergone by a student over all the semesters of the program. Where S_i is the SGPA of the i^{th} semester and C_i is the total number of credits in that semester.
- The SGPA and CGPA shall be rounded off to two decimal points and reported in the transcripts.
- While computing the SGPA/CGPA, the courses in which the students is awarded zero grade points will also be included.

7.3 Conversion from CGPA to Percentage:

Cumulative Grade Point Average can be converted into an equivalent percentage using the following,

$$\text{Percentage of Marks} = (\text{CGPA} - 0.5) \times 10$$

7.4 Award of class

A student is awarded a M.Sc. Degree if he/she acquires the minimum number of credits, as specified in the program structure.

A student shall be placed in one of the following four classes.

Class Awarded	CGPA Secured
First class with Distinction	≥ 7.5
First Class	≥ 6.5 to < 7.5
Second Class	≥ 5.5 to < 6.5

8 Academic Malpractice

The Controller of Examinations shall refer all instances of malpractice detected in Internal Evaluations and Semester End Examinations to an Enquiry Committee. The Committee shall submit a report on the malpractice allegedly committed by the student to the Controller of Examinations. The Controller of Examinations, along with the members of the Committee, is authorized to impose a suitable punishment as per the University malpractice rules. The committee consists of the HoD of the department concerned, a course expert, and an observer.

9 Issue of Certificates

The Provisional Certificate (PC), Consolidated Marks Memo (CMM), and Original Degree (OD) will be issued by the University Examination Center, whereas grade sheets shall be obtained from DigiLocker.

MALPRACTICE RULES

Disciplinary Action for /Improper Conduct in Examinations

	Nature of Malpractices / Improper conduct	Punishment
	If the candidate	
1	(Possesses or keeps accessible in examination hall, any paper, note book, programmable calculators, Cell phones, pager, palm computers or any other form of material concerned with or related to the course of the examination (theory or practical) in which he is appearing but has not made use of (material shall include any marks on the body of the candidate which can be used as an aid in the course of the examination)	pulsion from the examination hall and cancellation of the performance in that course only.
2	Gives assistance or guidance or receives it from any other candidate orally or by any other body language methods or communicates through cell phones with any candidate or persons in or outside the examination hall in respect of any matter.	Expulsion from the examination hall and cancellation of the performance in that course only of all the candidates involved. In the case of an outsider, he will be handed over to the police and a case is registered against him.
3	Has copied in the examination hall from any paper, book, programmable calculators, palm computers or any other form of material relevant to the course of the examination (theory or practical) in which the candidate is appearing.	Expulsion from the examination hall and cancellation of the performance in that course and all other courses the candidate has already appeared including practical examinations and project work and shall not be permitted to appear for the remaining examinations of the courses of that Semester.
4	Comes in a drunken condition to the examination hall.	Expulsion from the examination hall and cancellation of the performance in that course and all other courses the candidate has already appeared including practical examinations and project work and shall not be permitted to appear for the remaining examinations of the courses of that Semester

4	Smuggles in the Answer book or additional sheet or takes out or arranges to send out the question paper during the examination or answer book or additional sheet, during or after the examination.	Expulsion from the examination hall and cancellation of the performance in that course and all other courses the candidate has already appeared including practical examinations and project work and shall not be permitted for the remaining examinations of the courses of that Semester. The candidate is also debarred for two consecutive semesters from class work and all End examinations. The continuation of the course by the candidate is course to the academic regulations in connection with forfeiture of seat.
5	Leaves the exam hall taking away answer script or intentionally tears of the script or any part thereof inside or outside the examination hall.	Expulsion from the examination hall and cancellation of the performance in that course and all other courses the candidate has already appeared including practical examinations and project work and shall not be permitted for the remaining examinations of the courses of that Semester. The candidate is also debarred for two consecutive semesters from class work and all End examinations. The continuation of the course by the candidate is subject to the academic regulations in connection with the forfeiture of seat.
6	Possess any lethal weapon or firearm in the examination hall.	Expulsion from the examination hall and cancellation of the performance in that course and all other courses the candidate has already appeared including practical examinations and project work and shall not be permitted for the remaining examinations of the courses of that Semester. The candidate is also debarred and forfeits of seat.

7	Impersonates any other candidate in connection with the examination.	The candidate who has impersonated shall be expelled from examination hall. The candidate is also debarred and forfeits the seat. The performance of the original candidate, who has been impersonated, shall be cancelled in all the courses of the examination (including practical and project work) already appeared and shall not be allowed to appear for examinations of the remaining courses of that semester/year. The candidate is also debarred for two consecutive semesters from class work and all examinations. The continuation of the course by the candidate is subject to the academic regulations in connection with the forfeiture of seat. If the impostor is an outsider, he will be handed over to the police and a case is registered against him.
8	Refuses to obey the orders of the Chief controller of examinations / Observer / any officer on duty or misbehaves or creates disturbance of any kind in and around the examination hall or organizes a walk out or instigates others to walk out, or threatens the officer- in-charge or any person on duty in or outside the examination hall of any injury to his person or to any of his relations whether by words, either spoken or written or by signs or by visible representation, assaults the officer-in charge, or any person on duty in or outside the examination hall or any of his relations, or indulges in any other act of misconduct or mischief which results in damage to or destruction or property in the examination hall or any part of the University campus or engages in any other act which in the opinion of the officer on duty amounts to use of unfair means or misconduct or has the tendency to disrupt the orderly conduct of the examination.	In case of students at the University, they shall be expelled from examination halls and cancellation of their performance in that course and all other courses the candidate(s) has (have) already appeared and shall not be permitted to appear for the remaining examinations of the courses of that semester. The candidates also are debarred and forfeit their seats. In case of outsiders, they will be handed over to the police and a police case is registered against them.

9	If a student of the University, who is not a candidate for the particular examination or any person not connected with the University indulges in any malpractice or improper conduct mentioned in clause 6 to 8.	Student of the University expulsion from the examination hall and cancellation of the performance in that course and all other courses the candidate has already appeared including practical examinations and project work and shall not be permitted for the remaining examinations of the courses of that semester/year. The candidate is also debarred and forfeits the seat.
10	Uses objectionable, abusive or offensive language in the answer paper or in letters to the examiners or writes to the examiner requesting him to award pass marks.	Cancellation of the performance in that course.
11	Copying detected on the basis of internal evidence, such as, during valuation or during special scrutiny.	Cancellation of the performance in that course and all other courses the candidate has appeared including practical examinations and project work of that End examination.
12	If any malpractice is detected which is not covered in the above clauses 1 to 11 shall be reported to the Chief controller of examinations for further action to award suitable punishment.	