



SINCE 1993

ROHIT SHARMA & ASSOCIATES
(An ISO9001:2008 CERTIFIED COMPANY)

**CHARTERED ENGINEER &
REGISTERED VALUER
(GOVT. OF INDIA)**

ROHIT SHARMA
B.E., M.Val. (Master in Valuation),
FIE, PE, FIV, MICA, M.I.Stru.E.
Chartered Engineer &
Registered Valuer (Govt. of India)
Specialization in:
TEV Study and Lenders Engineer

I - PERSONAL DETAILS	
Name	Rohit Sharma
Date of birth	26.01.1969
Firm	M/s Rohit Sharma & Associates (An ISO 9001:2008 Certified Company)
Constitution	Proprietorship
Year of establishment	1991
Postal address	Registered Office - Bhopal: 25, Amaltas Colony, Phase-II, Chunabhatti, Kolar Road, Bhopal-462 016 (MP) India
	Branch Office - Indore: 'Eshavasyam' House No. 549, Scheme No. 114, Part-1, AB Road, Behind Honda Abhikaran, Indore - 452 010 (MP)
PAN under Income Tax Act	ALXPS7176D
GST Registration No.	23ALXPS7176D1ZI
ISO certification	As an ISO 9001:2008 Certified Company. We are the first company in the State of Madhya Pradesh to have been granted ISO Certification in the field of valuation.
Contacts	Mobile : 98270-56055, 99269-56055 Office : 0755-4275055 E-mail : rohitsharmavaluer@gmail.com Website : www.rohitsharmavaluer.in



II - PROFESSIONAL PROFILE AND SPECIALIZATION	
<p>In the name and style of M/s Rohit Sharma & Associates (An ISO 9001:2008 Certified Company), we have been executing assignments for valuation, TEV Study & Lender's Engineer.</p> <p>We have been doing valuation of immovable/movable properties as required by Nationalized Banks, Private Sector Banks, Non-Banking Financial Institutions, Insurance Companies, State/Central Government, Individuals, Trade & Industry entities. We also provide expert opinions with regards to genuine Fair Market Value of Properties for the purposes of Income Tax, Wealth Tax, Capital Gains Tax etc. We also design and provide specific valuation solutions in respect of sale/purchase, mortgage & current value of immovable properties for requirements of registration and market related needs.</p> <p>We have deep & wide knowledge of topography and geography of areas and current market trends that have resulted in true and correct valuation of properties over the years. Our valuation solutions enjoy high level of credibility and reliability among stake holders, being based on sound and acceptable business practices. We have been all through maintaining consistency and sustained track record in punctuality and correctness of valuation work. We also undertake out-station valuation works in association with other consultants.</p>	

Techno Economic Viability (TEV) is the modern barometer used by public and private agencies to evaluate Green Field or Expansion Projects under MSME or Infrastructure Projects. Taking into consideration the technical and financial assessments and compiling them to arrive at the economic viability as well as the technical feasibility we give our recommendation for acceptance, modification recommendation or rejection. Stakeholders and decision makers rely on our TEV for a critical, non-biased analysis of projects to determine the risk-to-reward ratios of projects.

The Lender's Independent Engineer's report comprises of the technical due diligence done by an Engineering consultant. It evaluates the technical inputs like efficiency, O&M Expenses, outputs and availability against a predetermined technical specification and financial model. This analysis enables the lender to verify the physical, financial progress and quality of work done by the developer.

Rohit Sharma & Associates has been engaged by institutional lenders to prepare LIE reports for infrastructure projects across the country. Our team starts by vetting contracts for all works, this includes reviewing performance guarantees and comparing them to industry standard contract prices. We also review the necessary approvals for the construction, adequacy of clearances and any consent, license, approval, registration, permit or other authorization of any nature which is required to be granted by any statutory or regulatory authority or any third party for the construction, operation and maintenance of the project.

III - EDUCATIONAL QUALIFICATIONS

Examination	Year / Division	University / Institution
BE (Civil)	1986 to 1991 First Division	SATI, Vidisha under Barkatullah University, Bhopal (MP)

IV - PROFESSIONAL QUALIFICATIONS

Examination	Year / Division	University / Institution
Master in Valuation (Immovable Property) (Two Year Course)	2015 to 2016 First Division	The Indian Institution of Valuers (India) - An Institution enlisted by Indian Banks' Association (IBA) & National Housing Bank (NHB)
Six Months Certificate Course in Valuation (Immovable Property) under Continuing Professional Development (CPD) by IBA	2015 Grade 'A'	The Indian Institution of Valuers (India) - An Institution enlisted by Indian Banks' Association (IBA) & National Housing Bank (NHB)
Six Months Certificate Course in Valuation (Real Estate) NoC from AICTE, Ministry of Human Resource Development, Govt. of India	2018 Grade 'A'	The Indian Institution of Valuers (India) - An Institution enlisted by Indian Banks' Association (IBA) & National Housing Bank (NHB)

Mandatory Educational Program (MEP) 50 Hrs. Course for the IBBI Examination for Class of Assets - Land & Building	Educational Course Completion Certificate 07 August 2019 to 12 August 2019 Membership No. CEV/IAF/RVO/VM/218	RVO CEV Integral Appraisers Foundation (CEVIAFRVO) (Company Registered Under Section-8 of Companies Act, 2013) Registered Valuers Organization - IBBI / RVO / 2018 / 010, Recognized by IBBI - Ministry of Corporate Affairs, Govt. of India
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V - PROFESSIONAL LICENSE		
Registration / License	No. / Date	Registering Authority
REGISTERED VALUER, Government of India (u/s 34AB of Wealth Tax Act)	CCIT / MP / Cat-I / 153 / 39 / 01-02 dated 18.07.2001	Chief Commissioner, Income Tax, Bhopal, MP, Department of Revenue, Ministry of Finance, Gol, New Delhi
Approved Valuer	F-4956 dated 29.06.2002	The Institution of Valuer, New Delhi (As per approval by Council)
Chartered Engineer	AM 80983/5 dated 15.11.1996	The Institution of Engineers, Kolkata, WB (India)
Chartered Valuer	CAT-I/F-4671 dated 10.12.2016	The Indian Institution of Valuers (India)
Authorized Structural Engineer	License No. 04 dated 09.08.1995	Municipal Corporation, Bhopal - (upgradation from Engineer, license No. A-138 dt. 09.07.1992)
Authorized Engineer	License No. E-11/Engineer/T&CP/2017 dated 25.05.2017	Department of Town & Country Planning, Govt. of MP.
Authorized Structural Engineer for Building Permission	License No. 87 dated 05.11.2018	The Commissioner, Municipal Corporation Bhopal has authorized to grant Building Permission up to Plot Size 300.00 sq.mtr. as per Govt. of MP Notification No. 480, dated 27.11.2015
Certified Appraiser	CAT-I-M-0053 dated 25.08.2017	Confederation of Engineers and Appraisers. (Regd. under Companies Act - 2013 Section-8)

VI - Recognized Registered Valuer Organization (RVO)		
RVO	Recognition No.	Membership No.
CEV Integral Appraisers Foundation (CEV IAF RVO)	IBBI/RVO/2018/010	CEV/IAF/RVO/VM/218

VII - INSTITUTIONAL / PROFESSIONAL MEMBERSHIPS		
Membership	No. / Date	Institution
FIV Fellow of Institution of Valuers (India)	F-4956 dated 12.05.2001	The Institution of Valuers (India), upgraded from: <ul style="list-style-type: none"> • Licenceate Member dt. 15.01.1994 • Associate Member dt. 29.06.1996 • Further upgradation to Fellow on 12.05.2001
FIE Fellow of The Institution of Engineers (India)	F-1219649 dated 30.11.2016	The Institution of Engineers (India), upgraded from: <ul style="list-style-type: none"> • Associate No. A-506110/6, dtd.18.02.1994. • Associate Member AM80983/5, dtd. 10.07.1996. • Member No. M-136548-1, dtd. 17.07.2008 • Further upgradation to Fellow F-1219649 on 30.11.2016
PE Professional Engineer (India)	PE7001210 28.07.2018 to 31.07.2023	The Institution of Engineers (India)
FIIV Fellow Life Member of The Indian Institution of Valuers (India)	LM/CAT-I/F-4671 dated 10.12.2016	The Indian Institution of Valuers (India)
FIGAV Fellow of Institution of Govt. Approved Valuer (India)	F-1371 dated 28.06.2015	Institution of Govt. Approved Valuer (India)
PVAI Life Membership Practicing Valuers Association (India)	LM-3040 July 2015	Practicing Valuers Association (India)
MICA Member of Indian Council of Arbitration (India)	IL/ICA/5738, dated 30.09.2016	Indian Council of Arbitration (India)

FIITArb. Fellow of Indian Institution of Technical Arbitrators	F-0719, dated 28.03.2017	Indian Institution of Technical Arbitrators, Chennai.
MI Struct. E. (I) Member of Institution of Structural Engineers, Kolkata, WB (India)	M-0565 dated 25.04.2001	Institution of Structural Engineers, Kolkata, WB (India) - Elevated to higher level from Associate Member No. A-0734, dt. 21.03.1996.
AMISE Associate Membership of The Indian Institute of Standard Engineers (India)	AM-2302 dated 01.12.1995	The Indian Institute of Standard Engineers (India)
SMCEV Membership of Council of Engineers & Valuers	SMCEV-5363 dated 31.03.2018	The Council of Engineers & Valuers 210, Dayal Nagar, Near Ashok Nagar, Jalandhar-144 001
FVA Fellow membership of Valuers Association	FVA(LM)-210 dated 05.05.2017	Head Office: 914 (Plot No. 69), First Floor, Maya Nagar, Ludhiana, Punjab
VWF Fellow membership of Valuersworld	F-1159 dated 17.08.2016	Valuersworld - International Hub of Valuers / Appraisers
Valuers Forum Membership of Valuers Forum	VF-0008 dated 22.02.2021	Valuers Forum - Mansarovar Complex, Hoshangabad Road, Bhopal (MP)

VIII - KNOWLEDGE BUILDING THROUGH TRAINING / SEMINAR / WORKSHOPS / STUDY CIRCLE / CERTIFICATE COURSES
<ul style="list-style-type: none"> • Workshop - Two Days: 'Knowledge Series - Workshop Program' on Valuation for Taxation conducted by Mr. Mahendra Kakule, Goa held at Indore duration of 12 hours from 9th & 10th November 2019. • Seminar - Two Days: Completed Certificate Course on 'Valuation Profession: New Challenges on Horizon' conducted by Institution of Valuers, Indore Branch for Two Days in 28th & 29th October 2017. • Seminar - One Day: Completed Certificate Course on 'Valuation of All Types of Assets' conducted by Institution of Valuers, Indore Branch on 13th November 2016. • Seminar - One Day: Completed Certificate Course on 'Valuation of All Types of Assets' conducted by Institution of Valuers, Indore Branch in August 2016. • All India National Seminar - Three Days: Completed Certificate Course on 'Valuation of All Types of Assets' conducted by Institution of Valuers, Indore Branch in 26, 27 & 28 December 2014. • National Workshop - Three Days: Completed Certificate Course on 'National Program for Capacity Building in Earthquake Risk Management' jointly conducted by National Disaster Management Division, Ministry of Home Affairs, Govt. of India and Maulana Azad National Institute of Technology, Bhopal in 15 to 17 February 2013.

IX - AWARDS / FELICITATIONS

- Conferred with the 'Best Citizen of India' award 2016 by International Publishing House, Delhi.
- Selected by Bangalore based 'Siliconindia', a leading and the most credible journal of services in India, as one of ten most promising property valuation service providers of 2018.

X - EMPANELLED VALUER WITH THE FOLLOWING BANKS/INSTITUTIONS

Name of Bank	Date of Empanelment / Renewal
State Bank of India	19.07.2008, 20.06.2020
Formerly also empanelled with	
State Bank of Bikaner & Jaipur	19.11.2008
State Bank of Hyderabad	19.07.2008
State Bank of Indore	10.01.2003
State Bank of Mysore	24.09.2001, 12.02.2004
State Bank of Patiala	18.03.2005
State Bank of Travancore	01.09.2010
Punjab National Bank	21.09.2011, 2019-20, 31.12.2020, 04.01.2021
Formerly also empanelled with	
Oriental Bank of Commerce	11.03.2003, 21.01.2009, 10.12.2011 18.05.2017
United Bank of India	16.01.2013, 19.11.2018
Bank of Baroda	17.01.2009, 30.08.2011, 19.09.2012, 24.01.2014, 16.07.2015, 02.08.2016 01.07.2017, 03.07.2019
Formerly also empanelled with	
Dena Bank	20.02.2016
Vijaya Bank	25.04.2006, 06.07.2018
Canara Bank	27.03.2000
Formerly also empanelled with	
Syndicate Bank	13.02.1998, 02.02.2016 under SARFAESI Act, 2002 - 21.05.2010
Union Bank of India	21.04.2008, 29.11.2011, 16.12.2014
Formerly also empanelled with	
Andhra Bank	26.10.2015
Corporation Bank	09.08.1997, 01.07.2009, 16.10.2014 18.04.2018

Indian Bank	01.04.2020
Formerly also empanelled with	
Allahabad Bank	12.02.2005, 03.07.2008, 03.01.2011, 04.06.2019
Bank of India	12.03.2003, 31.03.2011, 01.08.2015, under SARFAESI Act, 2002 - 27.12.2007
Bank of Maharashtra	22.07.1996, 17.12.2007, 25.04.2011
Central Bank of India	30.10.2004, 07.11.2015
IDBI Bank	10.12.2001, 01.04.2012, 05.09.2014
Indian Overseas Bank	20.01.2005, 10.07.2017
UCO Bank	23.03.2002, 27.10.2014, 31.12.2018
Private Banks	
Axis Bank Ltd.	02.12.2009, 30.05.2012, 13.05.2014 25.05.2016, 28.06.2018
Dhan Laxmi Bank	25.05.2017
Federal Bank Ltd.	23.10.2003
IDFC Bank Ltd.	02.11.2016
IndusInd Bank	03.06.2010
Jammu & Kashmir Bank	18.07.2012, 10.10.2014, 03.10.2015 16.09.2016, 13.03.2019
Karnataka Bank Ltd.	13.11.2006, 26.11.2009, 11.07.2013 02.03.2017, 05.07.2021
Karur Vysya Bank	30.10.2010
Kotak Mahindra Bank	01.04.2017
The Lakshmi Vilas Bank Limited	17.10.2015
Yes Bank Ltd.	June 2011
Housing Finance Companies	
Birla Home Finance Ltd.	28.10.2002
Can Fin Homes Ltd.	12.01.2009
Cent Bank Home Finance Ltd.	26.07.1997
CitiFinancial	01.04.2006
DHFL	29.01.2018
ICICI Home Finance	23.02.2001
LIC Housing Finance Ltd.	14.06.1996
Maharishi Housing Development Finance Corporation Ltd.	04.05.1998
Sundaram BNP Paribas Home Finance Limited	15.12.2011, 03.04.2017

Central Govt. Departments / Organizations / Institutions	
HUDCO Ltd.	23.08.2006, 27.08.2008, 02.09.2010, 31.08.2012, 29.09.2014, 19.01.2017, 13.03.2019, 14.06.2021
IFCI Ltd. (The Industrial Finance Corporation of India Limited)	21.12.2016
Income Tax (U/s 34 – AB of Wealth Tax Act)	18.07.2001
LIC of India	01.01.1998
SIDBI Ltd.	06.05.2016, 07.06.2018
UTI Infrastructure and Services Ltd.	22.04.2009, 21.06.2017
General Insurance Companies	
The National Insurance Co. Ltd.	10.05.1999
The New India Assurance Co. Ltd.	03.08.1996
The Oriental Insurance Co. Ltd.	01.08.1995
The United Insurance Co. Ltd.	23.05.1997
Co-operative Banks	
Apex Bank MP Rajya Sahakari Bank Mydt.	02.11.2015
Astha Mahila Nagrik Sahakari Bank Mydt.	08.06.2000, 01.02.2021
Bhopal Cooperative Central Bank	12.04.1999
Bombay Mercantile Co-opp. Bank	18.08.2001
Jharneshwar Nagrik Sahakari Bank Mydt.	12.09.1997, 02.08.2008
Krishna Mercantile Co-opp. Bank Ltd.	21.10.1999
Maha Nagar Nagrik Sahakari Bank Mydt.	13.10.1998, 27.02.2017
Sadguru Nagrik Sahakari Bank	30.07.2001, 25.02.2008
Central Madhya Pradesh Gramin Bank	10.01.2003
SVC Bank Ltd.	01.04.2015, 01.09.2016, 01.08.2017, 18.11.2018, 09.11.2020

XI - Empaneled for Techno Economic Viability (TEV) Study and Lenders' Independent Engineer (LIE)	
Name of Bank / Institution	Date of Empanelment
Bank of Maharashtra	09.08.2019
Central Bank of India	19.10.2019
UCO Bank	20.02.2018
MPCON Limited	23.10.2020

Private Sector Entities	Date of Empanelment
Kamal Krishna Builders Pvt. Ltd.	15.06.2017
Raj Events & Entertainment Pvt. Ltd.	31.03.2016
AG8 Ventures Limited	10.04.2015
P.G. Infrastructure & Services Private Limited (People's Group)	01.07.2021

XII - HIGH VALUE ASSIGNMENTS DURING LAST 3 YEARS

The assignments value exceeding ` 5 Crore executed during the last 3 years are listed in Annexure-I which have been appreciated by the clients and experts for technical proficiency and precision observing the best practices in the field of valuation.

Financial Year 2020-21	60 Nos.
Financial Year 2019-20	77 Nos.
Financial Year 2018-19	43 Nos.

XIII - EXPERIENCE

We have been providing full range of services for valuation, TEV Study & Lender's Engineer Services. Our assignments include valuation of movable/immovable properties for various Banks, Non-banking Financial Organizations, Central/State Government, Trade Business and Industry since 1991. We have executed number of TEV reports and Lender's Engineer Services under our company as well as in association with our professional associates.

We are empanelled as Valuer / TEV & LIE Consultants for Nationalized Banks, Private Sector Banks. We are also empanelled with General Insurance Companies, Income-Tax, Wealth-Tax, Capital Gain etc. We are recognized as Approved Valuer by Chief Commissioner, MP and CG under Department of Revenue Affairs, Ministry of Finance, Government of India, Bhopal (MP). Apart from executing institutional assignment, we also cater to individual needs of our customers to arrive at correct and proper price to take vital decisions regarding sale / purchase of immovable properties. Our Valuation services regarding valuation of whole business premises of industries carry a high level of creditability and professionalism and are helpful to industry to make vital move in the present and the future. It is credibility and correctness of our valuation report that second opinion is sought in respect of NPAs or where the banks are in doubt with respect to their valuation by other professionals.

The punctuality, correctness, professionalism and expertise are the hallmark of our valuation services.

XIV - SPECIALIZED EXPERIENCE

- Providing reliable services for independent Techno Economic Viability (TEV) Study and Lender's Independent Engineer (LIE) Reports.
- Providing specialized valuation services to the customer for the purposes of levy of Capital Gains Tax under the Income Tax Act as per specifications issued by CBDT, New Delhi.
- Providing specialized services to Courts, Tribunals etc. as their authorized representative relating to inspection and reporting of immovable properties.

XVI - OUR ASSOCIATES

M/s Rohit Sharma & Associates has entered MoU to extend professional services under our umbrella

S.N.	Associate	Qualifications	Specialization	Experience (Years)
1	Shri Pradeep Sharma	B.E. (Mech. Hon.), FIE	Industrial Consultant	40
2	Dr. (Smt.) Sheetal Sharma	Ph.D., M. Plan, B. Arch, FIV, Master in Valuation	Architect & Planner	24
3	Shri Nazish Khan	BE (Civil), MIE, FIV	TEV Study & LIE Services	30
4	Shri Amit Gupta	BE (Electrical), MBA, PGDBM, FIV, FIE	Energy Auditor / Advisor	30
5	Shri Daljeet Singh Bhatia	B.Sc., FCA	Project Financing, Taxation & TEV Reports	Above 30
6	Shri Ajay Kumar Shrivastava	FCA, MBA (Finance)	Chartered Accountant	Above 12
7	Shri Rakesh Jangalwa Director, CAS Management P. Ltd.	B.Com. & CA, Inter	TEV, DPR, Survey Study, Project Financing Work & Management Reports	Above 33
8	Alka Dubey	M.A., LLB.	Legal Advisor	20
9	Shri Mukul Sharma	B.Sc., LLB	GST Expert	Above 40
10	Shri Gaurav Gupta	B.E. (Civil)	Registered Valuer Company Act, IBBI	Above 9
11	Shri Vinod Sharma	B.E. (Civil)	Registered Valuer Company Act, IBBI	8
12	Shri Rajeev Kumar Shrivastava	BE (Civil), FIV, AIE	Project Management	25
13	Shri Mahesh Premchandani	Diploma in Civil Engineering	Liasoning Work	30

XV - ADMINISTRATIVE SETUP

We have a fully computerized set-up backed-up by proper software to implement assignments with the facilities of Desktop Computers, Monochrome & Colour Printers, Laptop/Computer, Internet/Wi-fi, Library, Photocopier, Scanner, Camera, Vehicles, Digital Image Processor, GPS, PDA, Accutapes etc. with qualified support staff. **The support staff comprises as under:**

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| <ul style="list-style-type: none"> • Technical Officers • Marketing Manager • Liasoning Officer • Special Consultants | <ul style="list-style-type: none"> • Computer Operators • Drivers • Site Supervisors • Draftsmen | <ul style="list-style-type: none"> • Office Assistants • IT Operators • Messengers • Associates Professionals |
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Place : Bhopal
Date : 10 July 2021

Rohit Sharma