



**Chartered Engineers | Govt. Regd. Valuers**  
**Technical Consultants | Lender's Engineers**



## ❖ **Providing Best Value for Your Efforts!**

Functioning in today's dynamic business environment can be successful only when you move ahead with smart strategies. While sometimes you can manage the process on your own, at other times there is an inevitable need of a third party to give your business that extra edge, Realizing this need, '**Joshi Consultants**' provide a host of Consultation, Auditing and Certification services all over India. We majorly provide Valuation Services, CE Certification Services, Import- Export Consultation, Vetting Certifications, TEV Reports etc.

Our success in the industry is a result of having a research-backed system that is continuously updated in tandem with the market trends and requirements of clients.

Our extensive industrial experience together with a successful track record has established us as an undisputable leader for providing technical consultancy. We are promoted by a team with domain experts for catering to the distinct needs of your business and it works diligently in close coordination to understand your requirements and provide result-oriented solutions. Our focus remains on efficient resource utilization and enrichment of manpower while continuously improving to serve the challenging needs of the market through qualitative services provided by us.

Joshi Consultants is one of the leading Govt. Approved Valuers firms. We are associates of Government-registered valuers! We provide valuation work of commercial / residential / industrial premises for banks & limited companies. We provide valuation/revaluation of assets, properties, land and plant all under one roof.

We are a professional property valuation, management & consultancy and real estate agency company.

'**Joshi Consultants**' is approved by and registered with the Income Tax Department of India and Institution of Valuers, Delhi.

We cater our services as Import-Export Consultant which is a need in the days of Globalization.

Our multi-discipline and up-to-date data system enables us to provide our clients effective and efficient property valuation, marketing and management services.



## ❖ **Services Offered**

- ✓ Chartered Engineers
- ✓ Asset Appraisers
- ✓ Valuation of Immovable Properties
- ✓ Valuation of Movable Properties
- ✓ CE Certification
- ✓ Import-Export Consultation
- ✓ LIE Reports (Lender's Independent Engineers)
- ✓ TEV/ Feasibility Reports

## ❖ **About Us**

**Joshi Consultants** has crossed many milestones in providing effective business consultations all over India. We are in this sector from 1982. With Mr. Shrikant V. Joshi, the Proprietor, The company has rapidly progressed in creating a distinct identity, driven by his enterprising skills and rich experience of 34 years in the industry.

## ❖ **Qualifications of Firm's Associates & Key Employees**

- ✓ B.E. (Civil)
- ✓ M.E. (Structures)
- ✓ MIE, FIV, ISSE, FIIBE, LLB (II)
- ✓ Master Of Valuation (Real Estate)
- ✓ B. Tech (Civil)
- ✓ M.B.A. (Finance)
- ✓ AMIE (Mechanical)
- ✓ PGDMM(Marketing)



## ❖ **Achievements and Awards**

- ✓ Contractor for Best Commercial Project at Ahmednagar AESA Award ( 2002 )
- ✓ President – AESA Ahmednagar (1998)
- ✓ Director- PVAI (Practicing Valuer's Association of India)

## ❖ **Professional Affiliation**

Our credibility in the market is reflected in the following affiliations that we have with the concerned authorities for offering the services:

- ✓ Government Registered Valuer - CAT – I 689/2003-04
- ✓ Government Registered Valuer - CAT-VII 209/2013-14
- ✓ Chartered Engineer – M 119522-5 (Mr. Shrikant Joshi Civil Engineering Division)
- ✓ Chartered Engineer - AM 148993-6 (Mr. Abhishek Joshi Civil Engineering Division)
- ✓ Chartered Engineer - AM 136566-8 ( For Mechanical Division )
- ✓ Institution of Valuers, Delhi – F 10269 ( Land & Building / Immovable Properties)
- ✓ Institution of Valuers, Delhi – F 23434 (Machinery & Plant/ Movable Properties)
- ✓ Practicing Valuers Association – Life Member (Ex-Director)
- ✓ Indian Institute of Bridge Engineer – Life Member
- ✓ AESA Ahmednagar – Life Member

## ❖ **Mission**

Our mission is providing services, is to reflect accurately researched facts that will aid the strategy-making process for your business. Maintaining reliability in every aspect, we render the services with the utmost transparency while setting new standards.



❖ **Resources:**

We are supported in our endeavors with a full-fledged infrastructure and have our branches in Pune and Ahmednagar in Maharashtra. Our business network facilitates the faster execution of assignments resulting in considerable savings for time and money. Moreover, our team comprising of knowledgeable auditors, valuation experts and consultants forms the backbone of the company.

❖ **Our Technical Team:**

<p><b>1. Mr. Shrikant V. Joshi (Proprietor)</b> B.E. (Civil), Masters of Valuation (R.E.), L.L.B. (II), M.I.E., F.I.V., F.I.I.B.E., M.I.C.A. <u>Experience:</u> 34 Years in Civil Industry</p>	<p><b>2. Mr. Abhishek S. Joshi (Technical Head)</b> B. Tech (Civil), M.B.A. (Finance), A.M.I.E., Masters of Valuation (R.E.), <u>Experience:</u> 7 Years</p>
<p><b>3. Mr. Naresh Davangre</b> B.E. Civil <u>Experience:</u> 12 Years in Road Construction/ Irrigation/ Civil Industry</p>	<p><b>4. Mr. Shashikant Samb</b> Ex- Executive Engineer WMDC <u>Experience:</u> 45 Years in Civil/ infra Projects</p>
<p><b>5. Mr. Charudatta Kendhe</b> Chartered Accountant &amp; Financial Analyst <u>Experience:</u> 5 Years in Manufacturing Industry</p>	<p><b>6. Ajay Lele</b> B.E. Mechanical, F.I.V., Govt. Regd. Valuer (Machinery) <u>Experience:</u> 45 Years</p>
<p><b>7. Mr. Nandkumar Tambade</b> Ex-Chief Manager, Bank of Maharashtra <u>Experience:</u> 37 Years in Banking &amp; Credit Certified Associate Member of Indian Institute of Banker</p>	<p><b>8. Mr. Chetan Bhutada</b> B.E. Civil, Chartered Engineer</p>



## ❖ **Our Services in Detail:**

### 1. **Chartered Engineering Certification**

Chartered Engineering Certification is required in various aspects of construction & Plant and Machinery installation, to facilitate the process as per legal norms. Our CE Certification Services are offered by qualified Chartered Engineers approved by Institution of Engineers, Kolkata. We have managed to provide certifications to many prestigious organizations all over India. We have the following necessary registrations that are required for doing Chartered Engineer Certification:

- ✓ Institution of Engineers – Calcutta ( Civil Engineering Division)  
(Chartered Engineer - M/ 119522-5)
- ✓ Institution of Engineers – Calcutta ( Civil Engineering Division)  
(Chartered Engineer - AM/ 148993-6)
- ✓ Institution of Engineers – Calcutta ( Mechanical Engineering Division)  
(Chartered Engineer - AM/ 136566-8)

#### **Cases Requiring CE Certification Include: (Civil Engineering Division)**

- ✓ To verify the Project Costs
- ✓ To verify the Progress of Infra / Civil Project
- ✓ Determining balance life of Building
- ✓ Determining stability of Building
- ✓ Creation of Stability certificate for building completion
- ✓ Creation of Acceptance letter stating that the building will be designed as per IS code
- ✓ SEZ work (Special Economic Zones)



### **Cases Requiring CE Certification Include: (Mechanical Engineering Division)**

- ✓ Verification/ Certification of Catalogues of machinery,
- ✓ Verification/ Certification of P.O.,
- ✓ Verification/ Certification of Value, Invoices,
- ✓ Technical specifications
- ✓ Physical inspection of machinery accordingly
- ✓ Certification for Imports/ Exports of machinery

### **Currently On Working as a Chartered Engineer**

- ✓ Chartered Engineer for Rajiv Gandhi Info-Tech Park Ph III (SEZ), Hinjavadi, Pune
- ✓ Chartered Engineer for MIDC, SEZ, Pune Division
- ✓ Chartered Engineer for MIDC, SEZ, Aurangabad
- ✓ Chartered Engineer for MIDC, SEZ, Satara
- ✓ Chartered Engineer for 5 Star MIDC, SEZ, Shendra
- ✓ Chartered Engineer for SEZ, MIHAN, Nagpur



## 2. Valuation

Valuation has often been defined as the art and/or science of estimating values. We will come to see why this has been a common perception of the profession; more formally however: We are counted amidst the dependable providers of **Valuation Services** in India. Our services are rendered with a view to properly estimate the fair market value of various immovable properties like Lands, Open NA Plots, Bungalows, Shops, Flats, Industrial work sheds and buildings and Movable Properties like Machinery and Plant. Reflecting our credibility for doing the necessary registrations, we are registered with various below mentioned organizations for valuation work like:

- ✓ Registered with Income Tax Department under Section 34 – AB  
(Government Registered Valuer - CAT - I - 689 of 2003 - 2004 )
- ✓ Registered with Institution of Valuers - Delhi  
(Approved Valuer - F - 10269)
- ✓ Registered with Income Tax Department under Section 34 – AB  
(Government Registered Valuer - CAT – VII-209 of 2013 - 2014 )
- ✓ Registered with Institution of Valuers - Delhi  
(Approved Valuer - F - 23434)
- ✓ Registered with Practicing Valuers Association, India  
(Life Member)

### **Types of Properties we have valued**

1. Residential and Commercial Property
2. Retail Spaces, Shopping Malls, Multiplexes
3. IT Parks
4. Petrol Pumps
5. Hotel, Resort, Service Apartment
6. Hospitals
7. Industrial Units and Warehouses
8. Townships
9. Educational Buildings
10. Properties of Government & MIDC's





### **3. Valuation Experience for Insolvency Purpose**

Recently we have been part of following Valuation Assignments of Insolvency:-

- 1) MBL Infra Ltd. – Land Building, Plant Machinery & Inventory
- 2) Ferro Alloys Corporation Ltd. - Land Building, Plant Machinery & Inventory
- 3) Max Tech Oil & Gas Services Ltd. - Plant Machinery & Inventory
- 4) KSS Petrons Pvt. Ltd. - Land Building, Plant Machinery & Inventory
- 5) Murali Industries Ltd. - Land Building, Plant Machinery & Inventory
- 6) Jaypee Infra Ltd. Land Building

### **4. Techno Economic Viability & Feasibility Reports**

Techno Economic Viability Study & Feasibility reports provides appraisal of technological parameters of a project and its impact on the financial viability of project. TEV study is a risk mitigation task undertaken in respect of any industrial activity prior to decision taken by bank, whether Bank should lend for such project or not.

It is obvious that no project can be absolutely risk less, the analysis of the degree of technical risk and associated financial viability, by performing techno-Economic Viability Study (TEV) is to assist bank & regulatory bodies to take a view on the acceptability of risk level.

The purpose of TEV Study is to provide utility to the sanctioning authority to conclude at an informed judgment as regards acceptance of the project for lending (or investment) purpose.

'Joshi Consultants' team possesses deep insight knowledge of valuation related issues and is well appraised for having technical rigor in the industry.

We offer complete valuation services to meet client specific needs and specialize in the identification and valuation of all assets. Joshi Consultants possess identified & matched profiles of lot experienced professionals having a high expertise who can use their skills in assessing the worth of a broad range of industry.

Joshi Consultants has a team of dedicated professionals who qualify in properly, quantify and articulate value for taxation, transaction, financing, litigation and strategic management purposes.

**Carrying out technical viability broadly requires analysis of following parameters:**

1. Technical Feasibility
2. Economic Feasibility
3. Financial Feasibility
4. Operational Feasibility
5. Environmental Feasibility



## **5. Cost Vetting Report**

Joshi Consultants also provides vetting reports to various ongoing projects. Vetting reports are generally demanded by loan providers or Banks, to check the flow of money in proper direction. Dictionary meaning of vetting is to make careful and critical examination of (something). Investigate thoroughly, especially in order to ensure that they are suitable for a job requiring secrecy, loyalty or trustworthiness.

## **6. Lender's Independent Engineer (LIE)**

The concept of lender's engineer was developed to primarily safeguard the interests of the lenders (banker/financial institution/investor) to ensure that the risk of the lender is minimized. The above is achieved by the lender's engineer monitoring a project techno-commercially to ensure its timely completion, within cost & of requisite quality. While doing regular factual reporting from site, the lender's engineer also monitors the proper utilization of funds.

Lender mainly checks & verifies the progress of the project for which they have sanctioned the loans.

This LIE Report mainly covers:-

- Physical details of various components of the project, vis-a-vis implementation schedule
- Verification of cost of various components of the project
- Verification of cost already incurred on the project/ mobilization cost
- Examination of various approvals/ permission requirement for the proposed project
- Verification of approvals/ permission so obtained till date and its applicability /adequacy/ sufficiency for the project parameters
- Other issues for safeguarding the interest of the lenders

### 7. Recent Experience in “Infra Project”’s Lender’s Independent Engineer/ Project Cost Vetting / Techno Economic Viability

S N.	Client Name	Assignment	Project	Scope	Carried out in
1	DBL Hassan Periyapatna Tollways Limited (Dilip Buildcon)	LIE	Road	73.69 Km, <b>Karnataka</b>	August 2016
2	M/s. DBL Hata Dargawan Toll ways Ltd (Dilip Buildcon)	Tech. Chapter for TEV	Road	64+40 Km, near Bhopal <b>Madhya Pradesh</b>	August 2016
3	M/s RDS Construction	L.I.E.	Irrigation Dam	@ Somanthalli at Baramati Maharashtra	January 2016
4	Agra-Gwalior Pathways Pvt. Ltd.	L.I.E.	Road	Agra-Gwalior 137 Km National Highway No3, <b>Uttar Pradesh - M.P.</b>	Total Assignments 3
5	Allahabad Bypass Pathways Pvt Ltd	L.I.E.	Road	158.00 to 242.7 Km, <b>Uttar Pradesh</b>	Total Assignments 2
6	Laddowal Bypass	Tech. Chapter for TEV	Road	At Ludhiyana, <b>Punjab</b>	May 2016
7	Mahalaxmi Infra Projects Pvt Ltd	L.I.E.	Irrigation Dam	@ Aruna at Sindhudurga	September 2015
8	Ayodhya Gorakhpur SMS Tolls Pvt Ltd	Cost Vetting	Road	116 Km, <b>Uttar Pradesh</b>	May 2016
9	DBL Patan Rehli Tollways Ltd (Dilip Buildcon)	Tech. Chapter for TEV	Road	199.60 Km, <b>Madhya Pradesh</b>	January 2016
10	4-Lane of Mohania-Ara	Tech. Chapter for TEV	Road	116.76 Km, @ <b>Bihar</b>	April 2016
11	Mahalaxmi Infra Projects Pvt Ltd	L.I.E.	Irrigation Dam	@ Gunjawani at Velhe, Dist. Pune	May 2016
12	M/s. Atlanta Infra Assets Ltd	Tech. Chapter for TEV	Road	40.8 Km @ <b>Nagpur</b>	September 2015
13	M/s Pratibha Industries Pvt. Ltd.	L.I.E.	Micro Tunneling & Pumping Stations, at New Delhi		Oct & March 2016



❖ **We are On Panel of Following Institutions & Banks**

1. State Bank of India
2. Union Bank
3. United bank of India
4. IDBI Bank
5. Central Bank of India
6. Bank of Maharashtra
7. Bank of Baroda
8. State Bank of Hyderabad
9. Vijaya Bank
10. EXIM Bank
11. Punjab National Bank
12. MITCON Consultancy & Engineering Services Ltd.
13. TJSB Sahakari Bank Ltd
14. Janata Sahakari Bank Ltd
15. The Kalyan Janata Sahakari Bank Ltd
16. NKGSB Bank
17. Federal Bank
18. Buldana Urban Co-Op Bank Ltd.
19. Ahmednagar Shahar Sahakari Bank
20. Karad Urban Bank
21. Nagar Urban Bank
22. Development Credit Bank

**And many other Financial Institutions!**



❖ **Our Esteemed Clients**

<p><b>1) <u>Real Estate/ Construction Companies</u></b></p> <ol style="list-style-type: none"><li>1. Lavasa Corporation Ltd.</li><li>2. Well-wisher Homes</li><li>3. Vini Group, Mumbai</li><li>4. Naman Constructions Pvt. Ltd.</li><li>5. Ami Corporation</li><li>6. IVRCL</li><li>7. Rihim Developers Pvt. Ltd.</li><li>8. Vector Properties</li><li>9. PVR Projets, Hyderabad</li><li>10. Kumar Properties</li></ol>	<p><b>2) <u>Townships/ Construction Projects</u></b></p> <ol style="list-style-type: none"><li>1. XRBIA Developers Pvt. Ltd. (280 Flats)</li><li>2. Aapla Ghar, Ranjangaon ( 270 Flats)</li><li>3. Apala Ghar, Shikrapur ( 104 Flats)</li><li>4. Sanvy Residency Shikrapur ( 72 Flats)</li><li>5. Prathama Heights, Talegaon ( 30 Flats)</li><li>6. Vishal Vishwa, Sanaswadi</li></ol>
<p><b>3) <u>Hotels</u></b></p> <ol style="list-style-type: none"><li>1. Hotel Ista ( 5 Star )</li><li>2. Hotel Shreyas</li><li>3. Hotel New Leaf ( 3 Star )</li><li>4. Hotel Utsav</li></ol>	<p><b>4) <u>Cinema Theatres</u></b></p> <ol style="list-style-type: none"><li>1. City Pride, Kothrud</li><li>2. Mangala Cinema</li><li>3. City Pride, Satara Road, Pune</li></ol>
<p><b>5) <u>Consultancies</u></b></p> <ol style="list-style-type: none"><li>1. Jones Lang Lassale</li><li>2. MITCON Consultants</li></ol>	<p><b>6) <u>Educational Institutes</u></b></p> <ol style="list-style-type: none"><li>1. Sinhagad Technical Education Society</li><li>2. Padmashree Dr. Vikhe Patil Institutes</li></ol>



**7) Engineering / Industrial / Manufacturing**

1. P.N. Gadgil Jewellers Pvt. Ltd.
2. Tata Yazaki
3. Tata TOYO
4. Tata TACO
5. Kinetic
6. Malpani Group
7. Larsen & Tubro
8. Synechron
9. Automotive Coaches & Comp. Ltd.
10. Pashankar Auto Components
11. Hydrocons Systems Pvt. Ltd., Mumbai
12. Bora Agro Foods
13. Transparent Energy
14. Rayan Plast, Mumbai & Gujrat
15. Suttati Enterprises Ltd., Pune
16. Innoventive Industris Ltd., Pune

**Engineering / Industrial / Manufacturing**

17. Signet Products Pvt. Ltd.
18. Jayashree Electron Pvt. Ltd.
19. Design Tech Systems Pvt. Ltd.
20. Chowgule Industries Pvt. Ltd.
21. Deity Fuel Energy Pvt. Ltd.
22. HRS Process Systems
23. International Automotive Compo.
24. Emitech
25. Kenersys ( Kalyani Group)
26. Sankalp Industries Pvt. Ltd.
27. Bilcare Research Ltd.
28. Biltube Industris Ltd.
29. Super Gas ( Hyderabad)
30. MRC Trans Solutions
31. Prabhat Dairy
32. SHV Energy Pvt. Ltd., Hyderabad

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