



INDIVALUE ADVISORS PRIVATE LIMITED

CIN: U74999DL2021PTC381050

Introduction

Indivalue Advisors Private Limited (IVAPL) is founded and promoted by Vintage professional ex-banker Valuer Real Estate Appraiser and Advt. & PR Management consultants. A fine blend of young and experienced professionals from field of Engineering, Financial consultants Management consultants IT software development and Legal professionals provide an end to end solution to our privileged clientele.

“We have established credibility as a consistent performer with strong track record of achieving performance milestones within defined time/cost parameters.”



Our vision is to become a premium MNC Consultancy firm focused on quality services.

Real Estate Appraiser



Project Appraisal & Due Diligence : Real Estate advisory in Relationship Management company promoter Architect Ashish Sawe Possess sound knowledge and understanding of construction practices/techniques, contract laws, project controls, liaison for Real Estate project development in New/Existing market. Exposure to Standard Design/Drawings and Construction practices, legal aspects and regulatory norms, Architect by Profession, Possess keen understanding of practices in 11 States of India;

What type of project covered?



Plotted
Development



Integrated
Township



Group Housing
Project



SEZ



Industrial
Township. Etc.

Real Estate Appraiser



Project Reporting covering complete project buildability aspect, sanction approvals, construction stage analysis supported with photographs



Project Monitoring and valuation Report



Micro Market research and advisory



Project Feasibility study



digitization of project documents of plans, sale deeds, approvals etc.

What you get from Indivalue Advisors



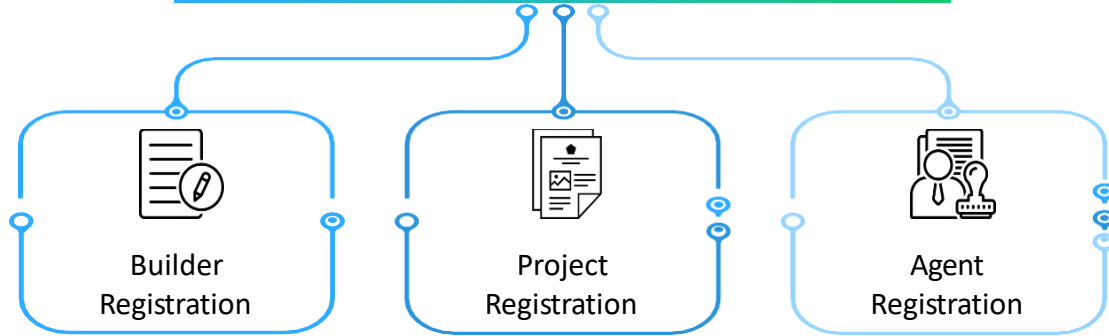
Deliverable

- Market Research, Due-diligence & Intelligence
- RERA consultants
- Valuation of Immovable property as Registered Valuer
- Structural Audit of Project
- Project technical appraisal and Real Estate TPIA – Third Party Investigation Agency
- Appraisal of project funding with Construction funding reports
- Collateral analysis of Real Estate projects
- Retail home loan, Mortgages, others products of banks and stressed assets appraisal & Advisory
- SME funding collateral analytics & Advisory
- Inventory funding analytics & Advisory
- NBFC & HFC Land & Building valuation services
- SaaS Software application services for Real Estate domain Technical+ Legal+ Financial aspect of project

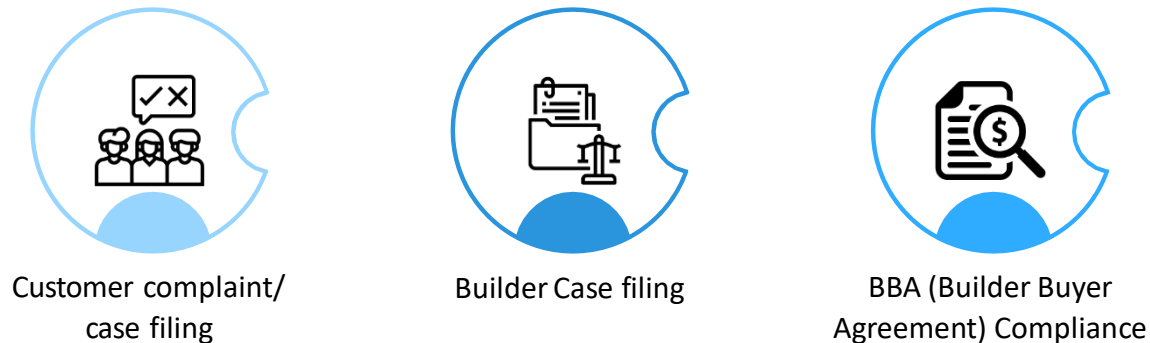
We are RERA Consultant

Real Estate Regulatory and Authority (RERA) is central Act of year 2016. We provide complete understanding of project under Technical , Legal and Financial aspect of project, Builder, RERA Act norm. We provide services under 3 distinctive categories.

Category (A) Registration



Category (C) Legal Compliance



Category (B) Compliance



Real Estate Project/RERA Delivarable



RERA Registration



RERA compliances quarterly/annual Architect Certificate, Engineer Certificate and Chartered Accountant Certificate;



Perusal of fully filled up and signed documents as per the format prescribed by RERA, Provided by developer company;



Liasioning for incomplete/ expired NOC, pending EDC, IDC and regulatory charges;



Monthly Project Monitoring report;



Certification of RA Bills;



Project estimation & preparation of Tender document for execution deployment;



Cost Monitoring & Cost Optimization



Third party Technical Audit



BOQ preparation, Quantity Survey & BBS



Secretarial work, Legal Retainership & Technical Retainership.



Structural Audit

Credential – Group of Architect, Engineer, Registered Valuer, Financial & Legal Consultants



Real Estate Appraisal and Valuation of Immovable property to large Integrated Townships , Real Estate Project Appraisals, Various Industries covered like Hotel properties, Real Estate Group Housing Projects, IT building, Power project, Auto Manufacturing Industry, Hospital Properties, etc., Real Estate Construction finance, Collateral analysis for funding purpose, funding in SEZ projects, SME, Inventory funding. Due –diligence & advisory, Builder’s & Project Scoring, Feasibility study, Lender’s Engineer Services and Project Monitoring .



Promoter Architect Ashish Sawe, An Architect and Management Graduate Ex Banker -Senior Principal Consultant, having Rich & comprehensive experience of 22+ Years in the area of Real Estate Appraisal, Valuations, Market Research & Intelligence, Project Due Diligence, Mortgage loan products, Construction funding RERA consultancy and Real estate domain IT consultancy. He has worked with Premier Institution Like ICICI Bank, HDFC Ltd, IndiaBulls, Housing.com & Others. He holds prestigious memberships of Council of Architecture, Institution of Valuers, Member Royale Institution of Chartered Surveyors & Govt. Registered Valuer.



MRICS - Member of Royal Institution of Chartered Surveyors



RV- Government Approved Registered Valuer from IBBI- Insolvency and Bankruptcy Board of India- REGISTERED VALUER (RV)




Registered Architect Municipal Corporation of MCD Delhi
CA/2001/28463





FIV – Fellow Institution of Valuers under “ immovable property valuation”

Valuation Approaches


Value is arrived for many purpose few is mentioned below

 Market Value


 Fair Value


 Liquidation Value : Liquidation value arrived as under


 An asset on a standalone basis;

 The assets in a slump sale;


 A set of assets collectively;


 The assets in parcels;

 The corporate debtor as a going concern; or

 The business(s) of the corporate debtor as a going concern.

 Income Approach (DCF Method)

 Market Approach

 Cost Approach

Useful For Projects Undergone CIRP



CIRP – Corporate Insolvency Resolution Process



Buildability Analysis Report: an exhaustive analysis of the entire project, covering sanction approvals, site visit and dept. backed analysis, constructability analysis, unit analysis, construction timelines to complete the project, Inventory analytics, sales velocity, brief on payment plan, Cash flow analysis, RERA Compliances. Planned – Sanctioned V/s Work Executed at Site

IT Services





+91 70440 91174

indivalueadvisors@gmail.com
indivalue@indivalue.org

Thank You

www.indivalue.org

