

## SUJIT S. JOGLEKAR



### EDUCATION

Bachelor of Engineering (Civil) – REC (NIT) Nagpur

Masters of Management Studies (Finance) – Mumbai University

### PROFESSIONAL AFFILIATIONS

- Accredited Senior Appraiser (ASA) of the American Society of Appraisers,
- Eminent Member of Royal Institute of Chartered Surveyors (RICS)
- Chartered Engineer – Institution of Engineers
- Member - Institution of Surveyors
- Life Member of - Practicing Valuers Association (India) - PVAI
- He has been a member of the *RICS India Valuation Working Committee* that was set up to develop and localize practice statements, guidance notes, provide inputs to develop suitable content for education and training programs etc.
- As a stakeholder he has represented PVAI and was actively involved in the Indian Banks Association's project of drafting the '*Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India*'
- He has also served as the District Director for the International Chapter of American Society of Appraisers.
- Registered Valuer under the Companies Act 2013, registered in All three asset classes viz. Real Estate, Plant and Machinery, and Securities and Financial Assets.

### VALUATION EXPERIENCE

- He is one of the promoter Directors of a closely held limited Company – Best MULYANKAN Consultants Ltd (BMCL) [www.mulyankan.com](http://www.mulyankan.com). He heads the 'Real Property Valuations' AND 'Auctions' division of the Company.
- BMCL is one of the first valuation companies to have been **graded** by a rating agency in compliance with the Securities and Exchange Board of India (SEBI) regulations for REMF/REIT. BMCL has been assigned an investment grade; '**Grade-3**' by the credit rating agency **CRISIL**, reflecting our ability to provide fair property valuations as '**Good**'.

- As a Principal Valuer at BMCL, he has been actively involved in valuations for varied purposes and functions including;
  - Valuation for assessment of **Development potential** and certifying Acquisition Costs
  - **Investment Valuation** on behalf of the Land Lord AND the Investor/ Developer
  - **Review of Real Estate Valuation Reports** for assessing its compliance to the Standards adopted, Methodology followed and HABU analysis
  - **Feasibility** Reports for Real Estate Projects to ascertain its NPV/ IRR
  - Valuation and subsequent **Orderly Liquidation of running factories** as a going concern units
  - Going concern Valuation of Tangible assets of the company for **Foreign Equity Participation**
  - Valuation of fixed assets for **Mergers between Indian Banks**
  - **Portfolio Valuations** on behalf of Asset Reconstruction Companies AND Financial Institutions
  - **Highest and Best Use analysis** to explore the possibility of relocation of factory units and redevelopment of the underlying land
  - Valuation and Expert Witness Testimony for Matters pertaining to Land Acquisition and Condemnation takings under the **Land Acquisition Act**,
  - Valuation and Expert Witness Testimony in case of Valuation for computation of **Mesne Profit**,
- He regularly appears and testifies as an **Expert Witness** before Hon. Courts and Hon. Arbitral Tribunals in matters related to Property Disputes/ Eminent Domain AND Mesne Profits.
- He has presented various Papers on Valuation in National Seminars organized by Practising Valuers Association of India AND Institution of Valuers on the topics such as;
  - Securitization Act AND Valuation,
  - Valuation of Industrial Properties
  - Valuation of Income Generating Properties,
  - Introduction to Non - Market Bases of Valuation etc
  - Development Feasibility Reports for Residential Projects