



Divya Jyoti Valuers Foundation



VALUER INSIGHTS JOURNAL



Divya Jyoti Valuers Foundation
Registered Valuers Organisation

June 2024

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EDITOR IN CHIEF

Mrs. Kajal Goel
+91-9761500666
Eic_mngr@djfrvo.org

MANAGING EDITOR

Mrs.Urvashi Verma
+91-9761500666
m.e_uv@djfrvo.org

EDITORIAL BOARD

Mr. SK Aggrawal
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DISCLAIMER





From The Desk Of Chairman

It gives me great pleasure to write this message for the first edition of half yearly magazine of our organization. This initiative will surely play an important role in enhancing the knowledge of readers and promoting the valuation profession.

The economy of our country is growing rapidly and soon shall be third largest economy in the world. The market for valuation services is also envisaged to grow rapidly. Therefore, there is need to develop high quality valuation professionals.

Our RVO is moving in this direction and this is one of steps towards this objective.

I wish all success to this insightful initiative of the organization.

(S P Sharma)

Independent Director and non executive Chairman



From The Desk Of CEO

I am indeed extremely happy to greet you all through the first issue of our Magazine.

As an RVO our duties include development and regulation of Valuation profession. The publishing of this magazine is one more step towards development of Valuation Profession.

Articles on newer ideas, processes or techniques in valuation will be published in the magazine. Valuer professionals have one more platform to share their thoughts, views and experiences with other professionals.

I thank contributors of the articles of the Magazine.
I profusely thank Mrs. Kajal Goel manager of the RVO for her arduous efforts in bringing out this issue of the magazine.

With best wishes.

Sarita Singh
(CEO)

Divya Jyoti Valuers Foundation RVO

URBAN DEVELOPMENT/DEVELOPMENT PLAN & ITS IMPACT ON REAL ESTATE VALUATION

Urban geography studies how cities work, like how people live and work together, how money moves around, how different cultures mix, and how decisions are made. It also looks at how cities are planned and built to make them successful.

Urban development processes are strongly influenced by more general structural changes in society. Between 1990 and 2000, society underwent changes unprecedented in recent history. Urbanization patterns in the second half of the 20th century showed significant regional concentration, and one of the keys to urban prosperity is sustainable urban and regional development. The desirable sustainable development is not due to quantitative or non-controlled growth of the physical environment, but to a qualitative improvement that contributes to development related to growth, the relationship between human communities in the environment.

This is the difference between growth and development: there can be no infinite and continuous urban growth, but development is continuous, and it is territorial and sustainable urban development.

What is the need of development planning in India?

As cities become more populous and crowded, demands on urban infrastructure increase. If cities invest in innovative and effective sustainable practices, that same infrastructure can become greener and more efficient over time.

Urban planning affects our infrastructure, transportation system, the development, and prescribed densities of our Residential, Commercial, and Industrial areas and more.

Without such planning, our cities quickly become inefficient and uninviting for residents and businesses alike.

What is Development Plan?

The City Development Plan (CDP) is a global sustainable development plan for the city, focused on resolve problems in accordance with the medium and long term vision of the future and with the support of available financial resources.

Same can be described as a plan for the development of the area within the jurisdiction of a Planning Authority (Municipal Corporation/Council/Nagar Panchayat etc) and includes revision of a development plan and proposals of a Special Planning Authority for development of land within its jurisdictions.

What is Development?

Development means, subject to grammatical differences, the construction of buildings on or under land, engineering, mining or other undertakings, or any significant change in the use of buildings, land or other things. The alteration of the materials or structure of a historic structure or land (the construction of an existing building, structure or part of such a building, the construction and delivery of a structure to its condition, the correction and levelling, or the subdivision or development of any land must be interpreted accordingly.

The Main Objectives of the Development Plans

The Main objectives of the Development Plan are as follows:-

- a) To ensure proper utilization of land and guide further development in a disciplined and orderly manner.
- (b) To plan and provide the most efficient transport network to improve connectivity.
- (c) Create provisions related to social and physical infrastructure and minimize personal inequality.
- (d) To make provisions for redevelopment for slums, so that deprived class of the society can be brought in the main stream (k) To make the provisions for increasing the resources of the corporation to take up up-gradation, creation of infrastructure and creation of social amenities.
- (e) To make the provisions for increasing the resources of the corporation to take up up-gradation, creation of infrastructure and creation of social amenities.

SOCIAL INFRASTRUCTURE

A Development Plan also aims at creating an environment to enable the residents to enjoy the desired standard of living conditions in addition to ensuring orderly development of a city by prescribing the land use zoning and the transportation network along with provisions of proper development control. Therefore, it is necessary to study the existing level of social Infrastructure. The Government has laid down minimum essential standards for different social amenities comprising of educational, health, recreational facilities, in terms of area or number of sites required for the probable population of the city.

IMPACT OF DEVELOPMENT PLAN ON REAL ESTATE VALUATION

The process of urban development in urban areas has many effects not only on the spatial structure, but also on land development.

The economic value of lands included in the urban plan related to a particular urbanized use, Increases as the planning process develops on these lands. So that the economic valuation of land coincides with the parameters necessary for the sustainable development of cities and regions, when determining the value of land, it is important not to have expectations that are difficult or impossible to achieve, in order to eliminate speculative elements from the valuation.

The process of urban development brings about spatial changes and with them changes in property rights.

As a result, asset values also change. This linkage between spatial changes of associated property rights and property values represents an important element in understanding how property values change during the urban development process and the role of Municipal Planning as a value changing factor in the urban development process.

The valuation of the land in each year is carried out at the current time, and always considering the hypothesis that the land has the urban conditions of the future urban development.

In addition, local governments play a vital role in urban development, prior increasing urban land inputs to rapidly stimulate economic growth. Rapid land urbanization provides substantial capital to fund infrastructure projects resulting rise in Real Estate Property values significantly.

In urban renewal projects, changes in permitted floor area ratio (FAR), land uses, the location of public infrastructure, services, Transfer of Development Rights and so on , can increase property values. Also, property values increase during phases of land preparation because of the change in zoning (Residential, Industrial, Commercial, Public- Semipublic, Future Urbanization, etc) of the property from its previous use and the provision of new Developing zone & physical infrastructure such as roads, sewage, and electricity etc.

Now a days, In India most of the population shift from RURAL to URBAN areas, causing demand for the Real Estate .In addition to that, most of the people prefer to live outskirts of the Cities due to higher market rates in the core area & day by day increase in Traffic problems .



H.K. Narang
FIV F-6888 (LM)
(Vasai, Maharashtra)

PIPE LINE COLOUR CODE IDENTIFICATION FOR SELECTED FLUIDS

Beware –Valuers of Piping & Plant & Machinery before Valuation

Before physical inspection of any Pipe line of a Chemical Plant or Pharma Plant for various said purposes, specifically when the plant is in operation, carefully observe the base ground colour of pipe, colour of first colour band & second colour band, etc. before the process of valuation begins.

The industrial pipes may contain strong acid or alkali which might lead to serious burn injury to the body of the respective Inspector or Engineer carrying out the process of valuation or any other type of inspection.

Here my sincere advice to my fellow Valuers of Plant & Machinery will be to go through PipeLine Colour code for at least selected fluids in order to avoid any hazardous event.

In this regard the Bureau of Indian Standards (BIS) has a publication on Indian Standard on Pipelines – Identification - Colour Code (IS 2379: 1990). This standard covers the colour scheme for the identification of the contents of pipelines carrying fluids/gases in domestic/ industrial buildings and such industrial installations where a specific colour code does not exist. For detailed information refer the said Standard (copies of the Standard can be procured from BIS Headquarters at New Delhi or any of its Regional / Branch/ Inspection offices). The system of colour coding consists of a ground colour with colour bands superimposed on it.



EXTENDED USE OF GOOGLE MAP TO ACCESS RATES IN PROPERTY VALUATION

Abstract : Some times Valuers advise individual clients and corporate firms on effective strategies for buying properties, such as exploiting any legal and administrative loopholes that may help a purchase go through swiftly. To do so, one concept can be adopted by valuer to note all rates of land in google map through their login. Hence valuer can access rate of land any time anywhere through google map which he/she is using through mobile or through desktop. And can guide any client for buying or selling of property in content to location.

Keyword : Google Map, Land rate

Introduction

A property valuer is an expert surveyor who instructs clients on valuations of properties including houses, factories and shops. Property valuer is a term mainly used in the United Kingdom and former British-ruled countries such as South Africa and Australia. Similar duties in the United States are undertaken by real estate appraisers.

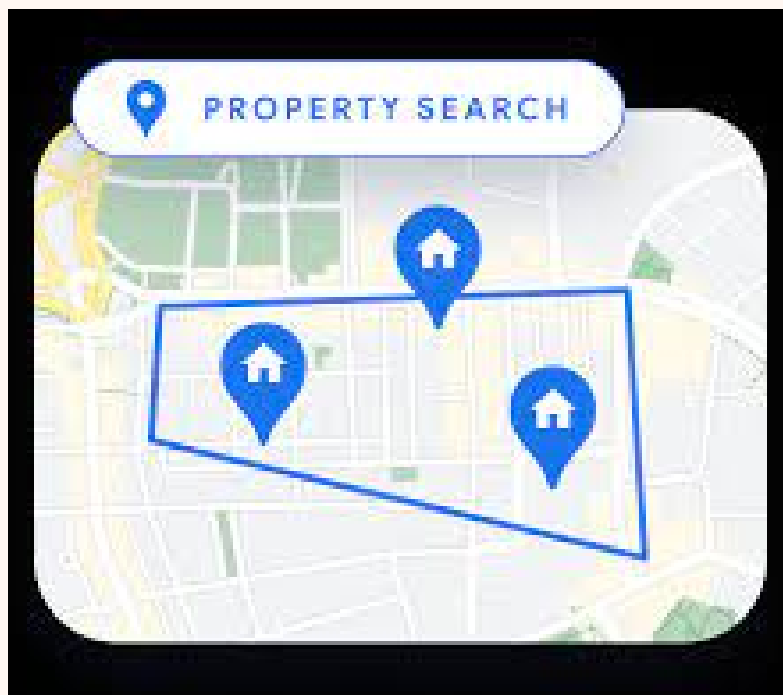
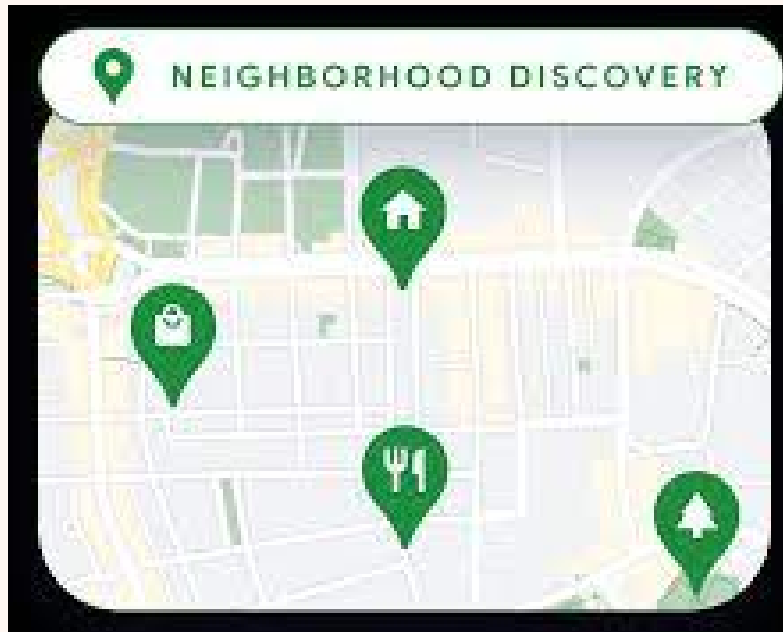
Property valuers usually require professional qualification with basic degree in Civil Engineering and on extended subject like law and accounting. Sometimes role of valuer has been undertaken by an local estate agent or by an independent professional not having basic degree or qualification.

Property valuers evaluate properties on site and measure land dimensions. They can help them with a team of surveyors or legal representatives in cases where the evaluation is complex. The assessor must have detailed knowledge on factors that can affect real estate prices, such as location, level of crime, economic climate and relevant real estate laws. The appraiser should also assess the business potential of a particular area.

In some cases Valuer's advise individual clients and corporate firms on effective strategies for buying properties, such as exploiting any legal and administrative loopholes that may help a purchase go through swiftly along with cost-effective methods to dispose of property that is derelict or in need of severe work. With the aim to provide such guidance a technique can be adopted of noting down the rate of land of different area on google map.

Methodology

As a part of procedure to use this technique one separate email address needs to be created at first, after doing so, we have to open Google Map and visit 'Your Place', as shown in Figure 1. Later screen will appear indicating list of placed saved in your email address (in form of Groups) (Figure 2).



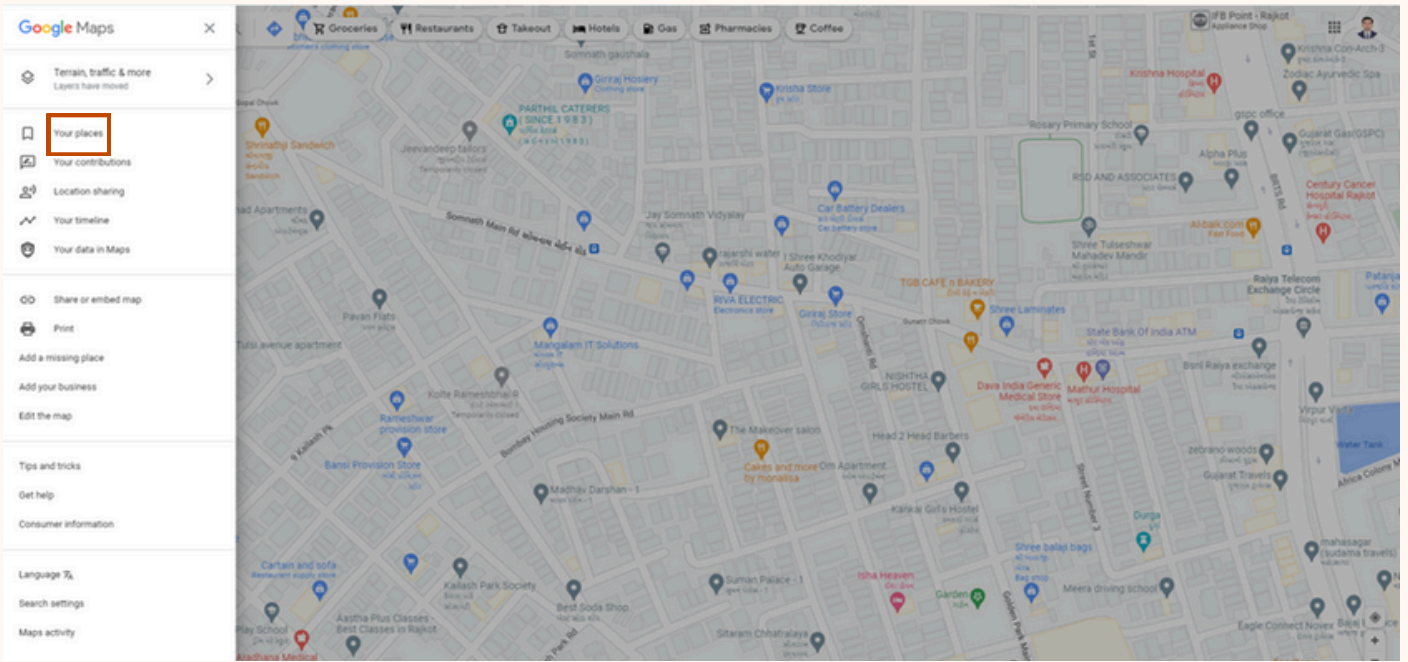


Figure 1

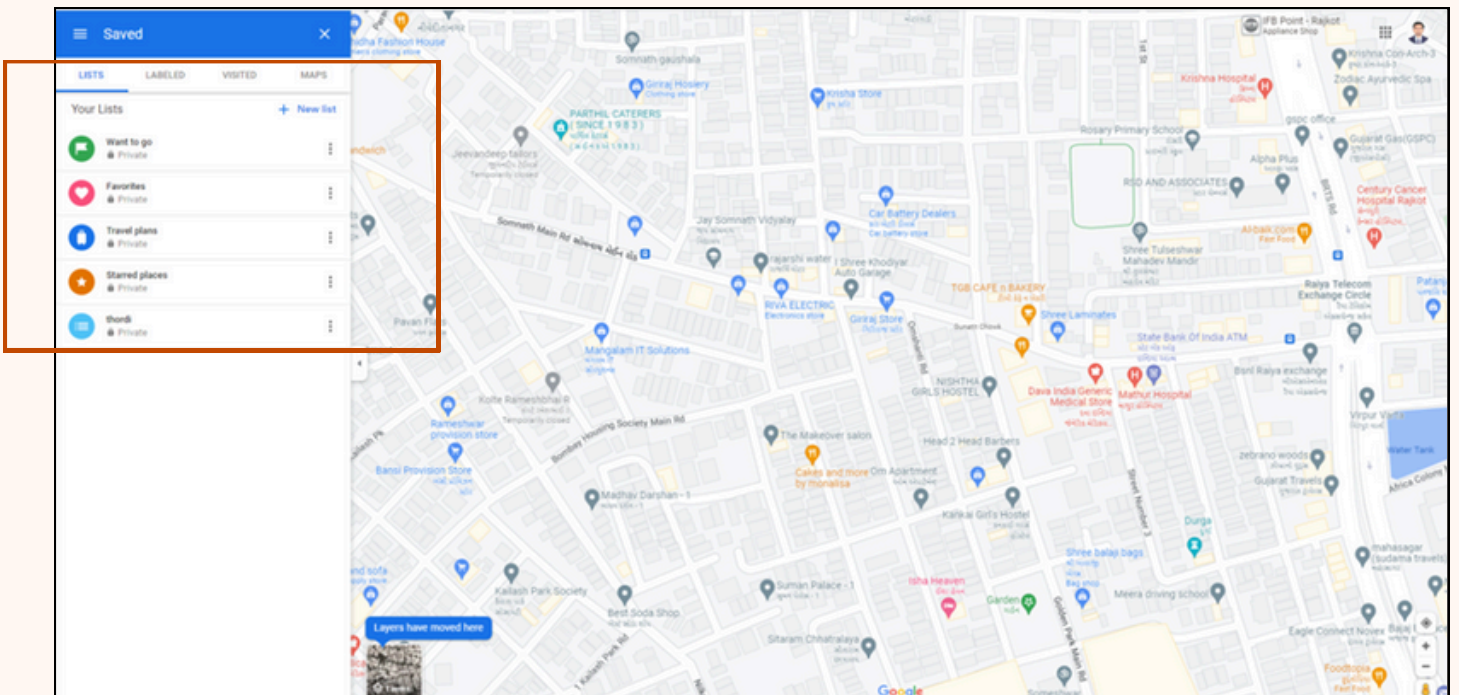


Figure 2

New group of places can be added by clicking on “new list”, as it has been shown, a new group of places has been added named “Rajkot Gujarat” (Figure 3).

After adding group, we can click on any place in google and can add it under the created group and their description can be added i.e. Land Rate (Figure 4 and 5).

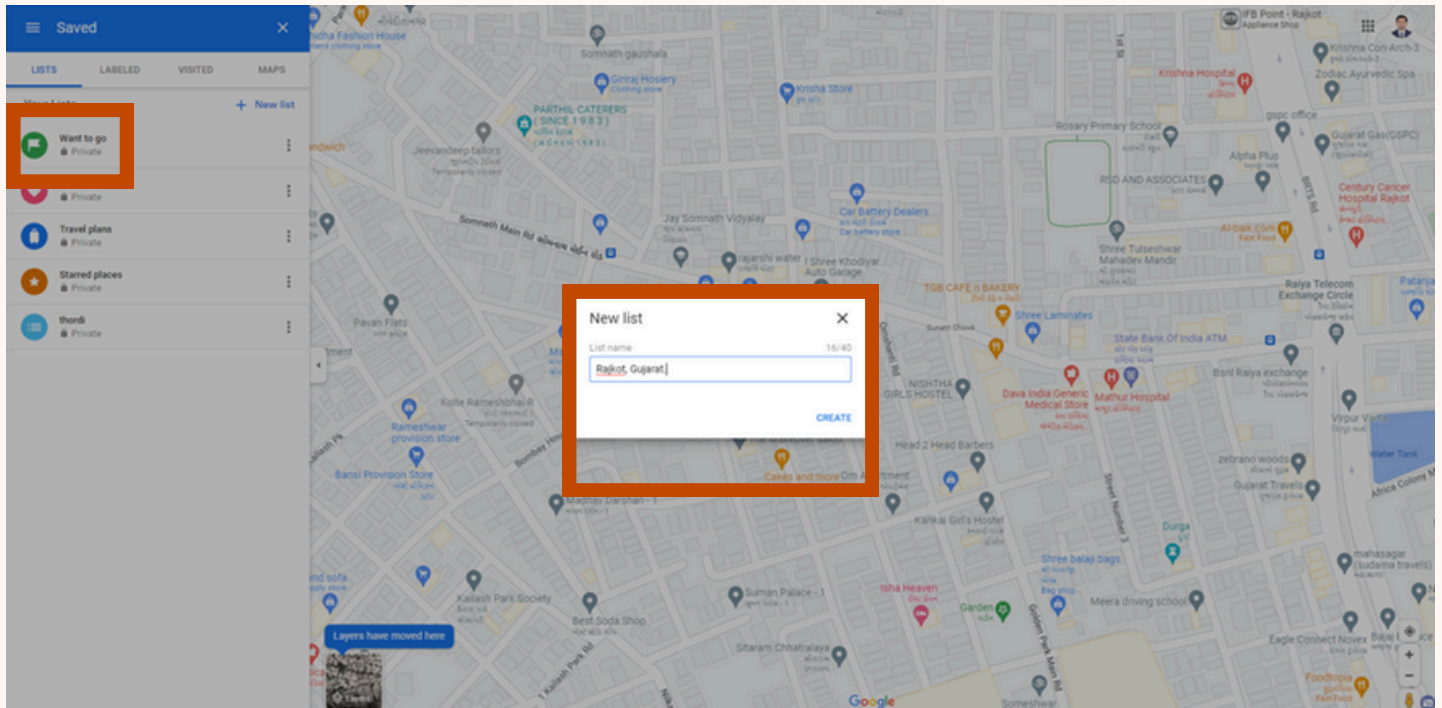


Figure 3

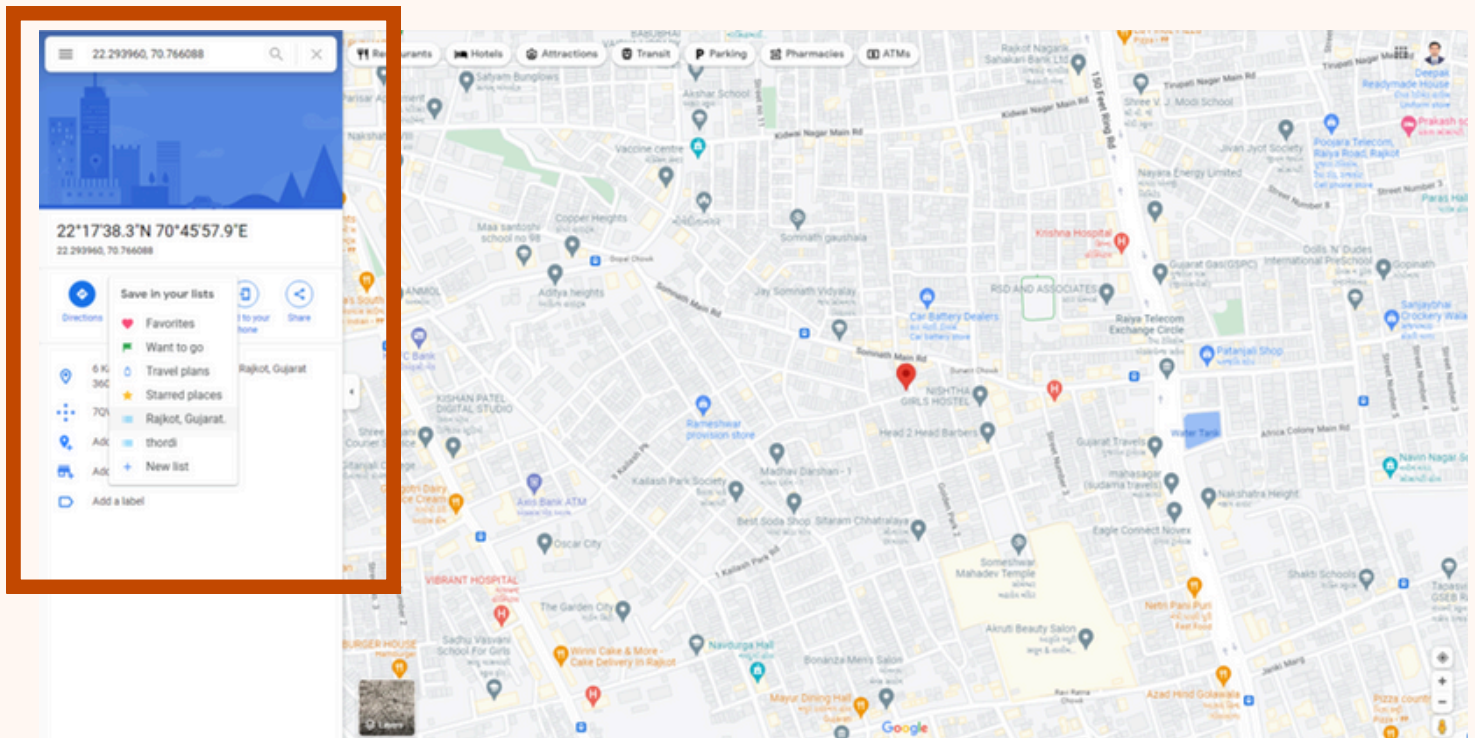


Figure 4

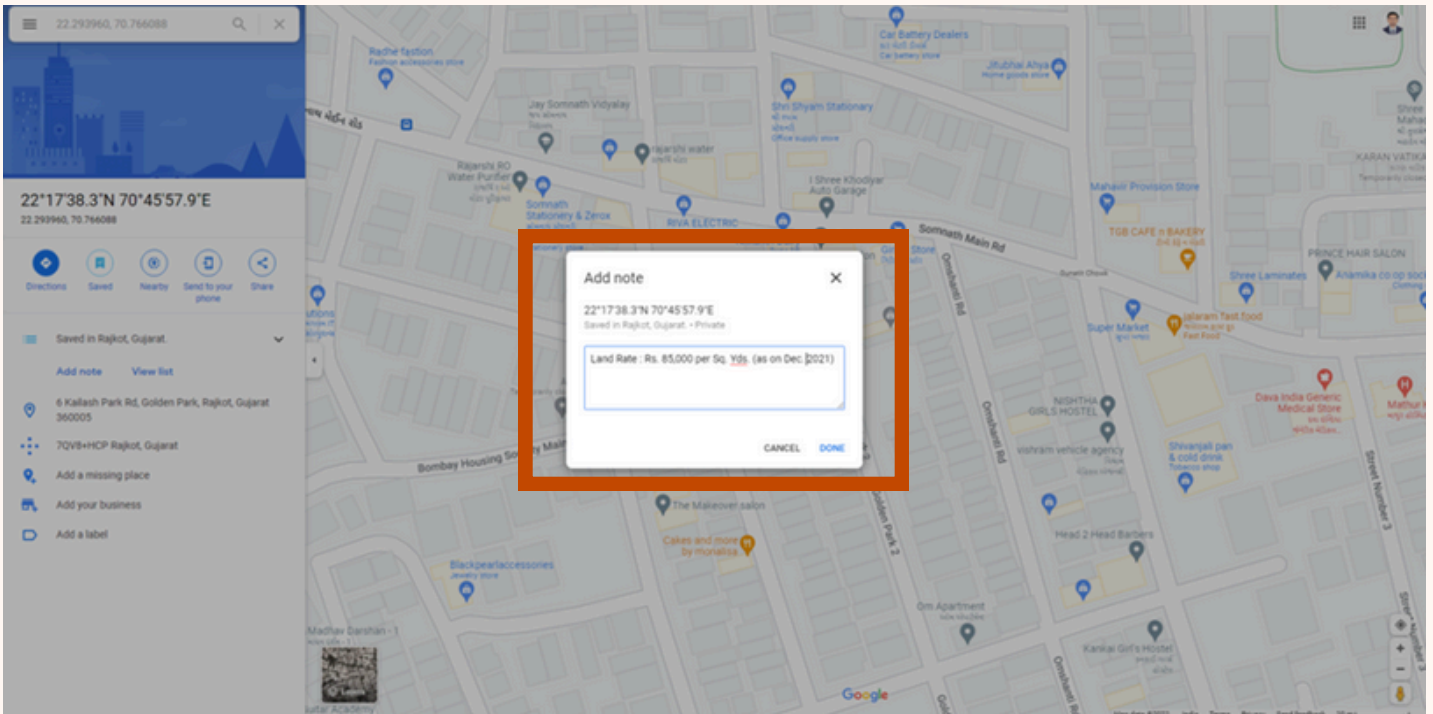


Figure 5

One Such entry has been for residential flat as “Shurbhi Possible”. First location has been found on google map, later it can be added in group “Rajkot Gujarat”. After adding place in group successfully a note can be created under that palce indicating all details such as name of owner, name of bank, rate of property per Sq. Ft., date of visit or date of valuation, etc. (Figure 6 & 7)

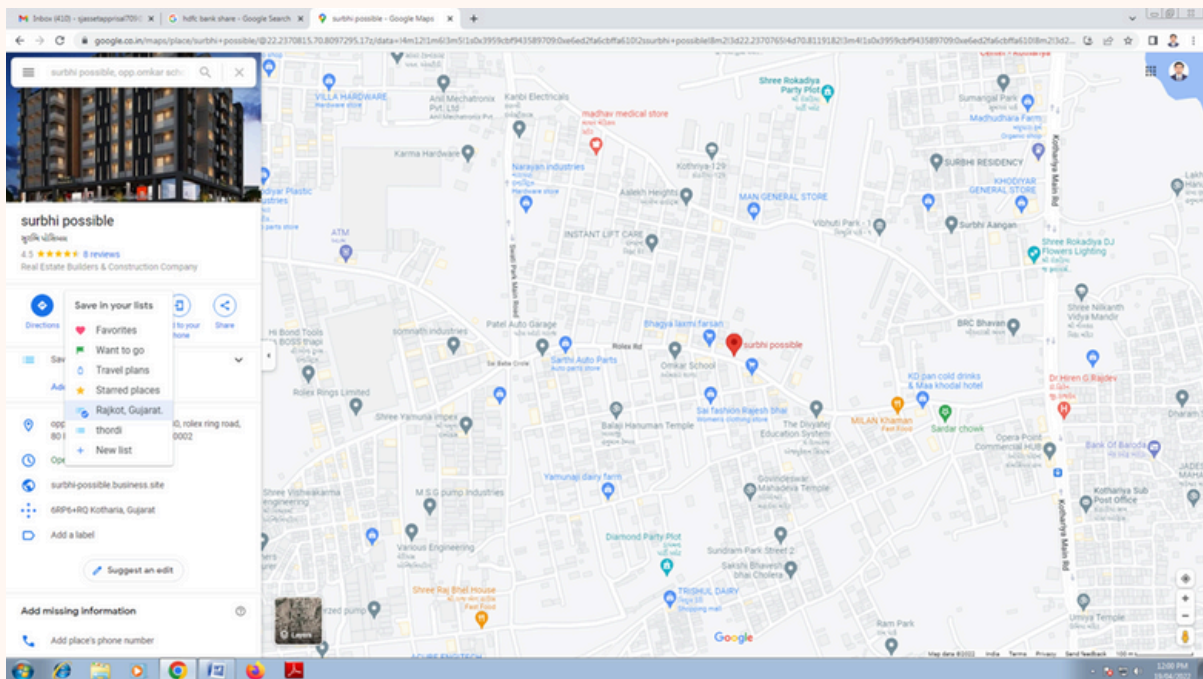


Figure 6

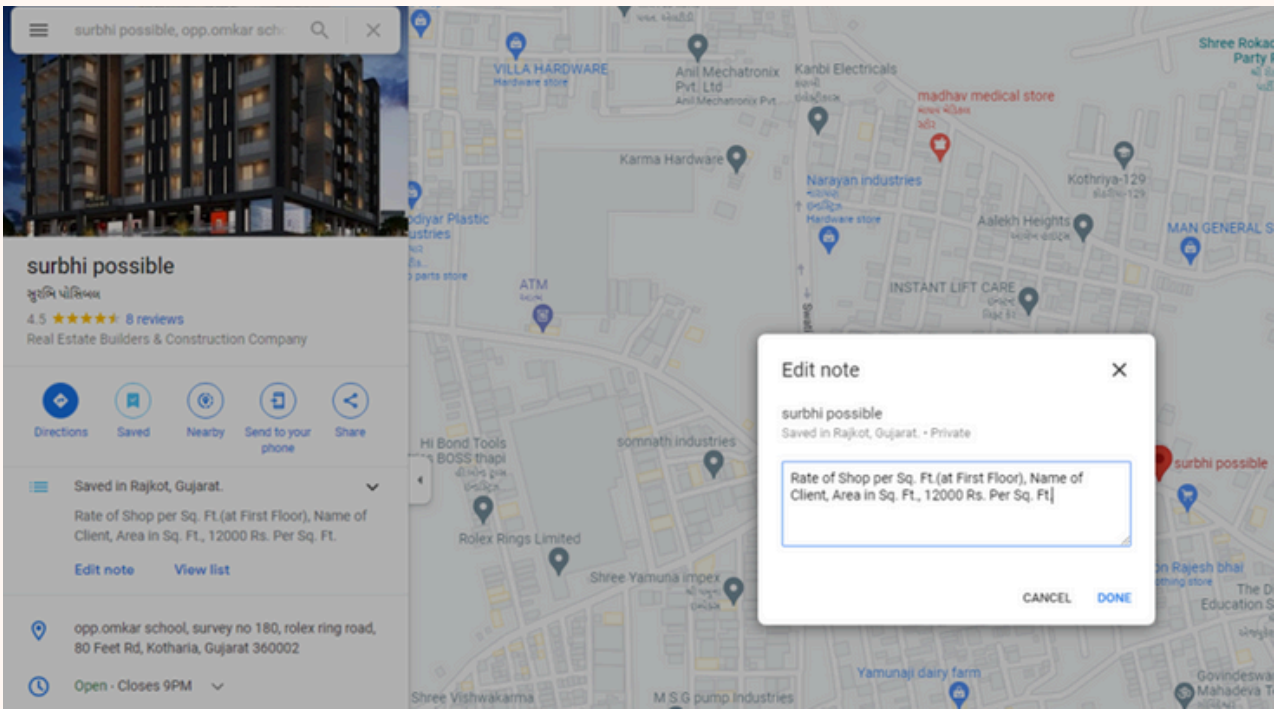
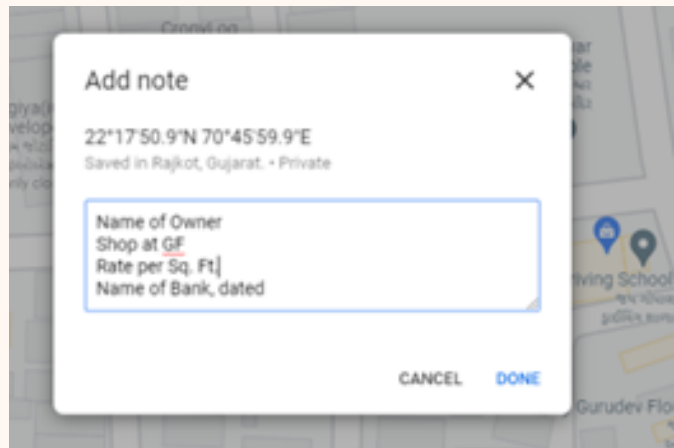
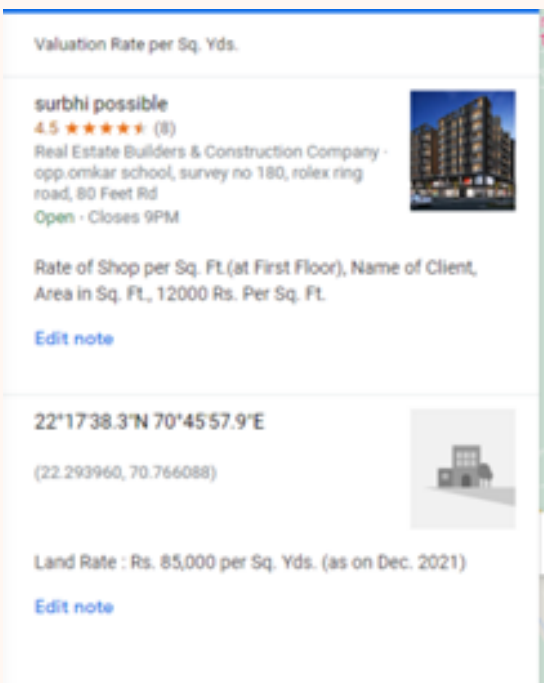
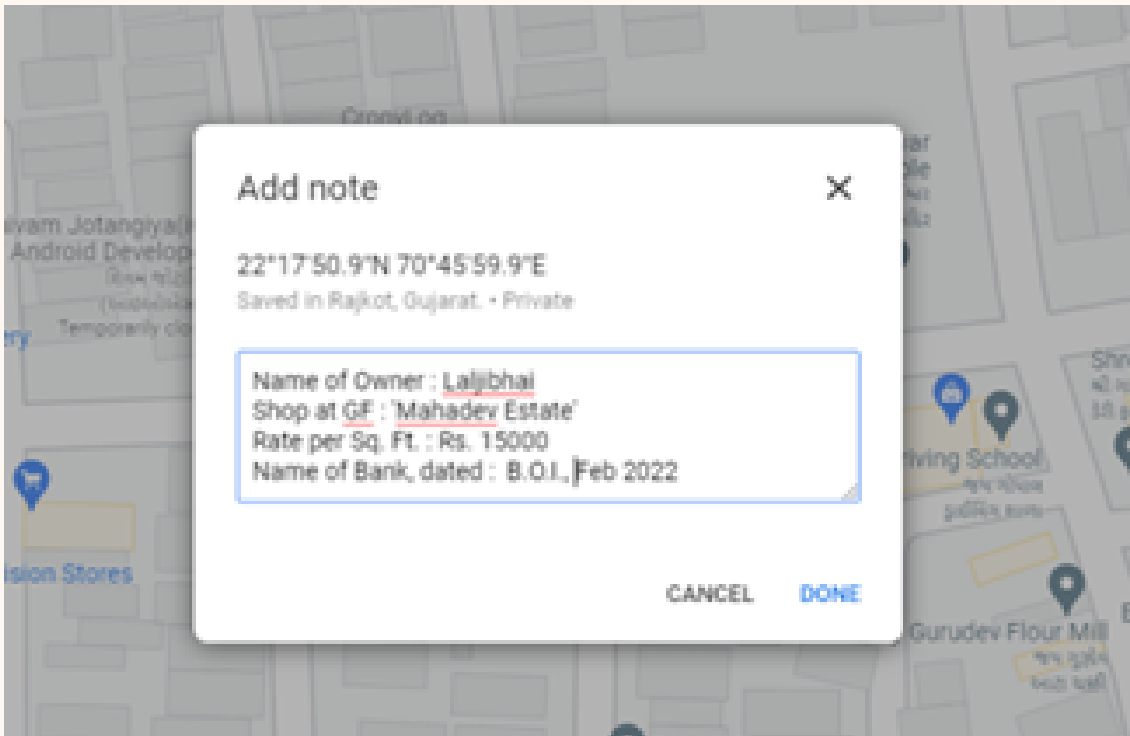


Figure 7





Concluding Remarks:

Different groups can be created as per different region/place. But in single group limitation is upto 40 entries / places per group. With the addition of rate as per location of different place under a single group can help us to create data base. Hence in future by accessing the same, entire range of rates can be obtained from single point. It can also help in searching valuation facts and figure at critical time when bank officer ask for any report and it avoid the tedious task of searching file in system. Even during break down of system it will help to access basic details.



CMA (Dr.) Ram Kumar Mishra

IBBI/RV/11/2021/13944

(Prayagraj, Uttar Pradesh)

CORPORATE GOVERNANCE - A WAY OF SUSTAINABILITY FOR STARTUPS

Abstract

“Innovative entrepreneurship and good public governance are the two key pillars of a nation successful in creating a prosperous society. The objective of innovative entrepreneurs is to convert their new and stunning ideas to jobs for citizens, wealth for themselves and their investors, and taxes for the government. A good public governance system, therefore, must remove all hassles for entrepreneurs to become even more successful in their objectives, and use the tax money honestly and efficiently to provide world-class public good services”

Shri N. R. Narayana Murthy, Co-Founder of Infosys

The G-20 summit under the India presidency has recognised the potential and contribution of the startups to fuel the world economy. The Startup-20 engagement group which is constituted for development and growth of global startup ecosystem, has recognized the sincere efforts of every G20 nation to support startups, and are proposing a way to weave the national startup ecosystems into a global one to make them an engine of economic growth.

The Startup-20 group has come with many suggestions and recommendations pertaining to implementation of the corporate governance in startups which are indispensable for long term survival and growth of the startups.

Through the Startup India initiatives of the Government of India, there are around one lakh startups, many incubators, mentors and industry-academia tie-ups, collectively making a robust startup eco-system in India.

The word ‘Startup’ is rather more turning to a fashionable word and getting popularity especially among the young entrepreneurs. Sometimes young entrepreneurs start doing any business by getting inspired from other startup stories and that is one big reason for failure of startups.

However, it is significant to ensure long term survival and growth of each startup and to make them globally competitive. The principles of Corporate Governance are essential to achieve the same.

Corporate Governance

The corporate governance in simple words is a way and style of management of the business entity, in such a manner where the management complies with all the applicable laws, rules & regulations along with ensuring the interest of all the stakeholders. The Corporate Governance has broad aspects which includes both internal and external elements. The internal aspects of the good corporate governance include the best management practices, optimum utilization of the resources and ethical values of the internal organization. The external aspects include the regulatory compliances and other stakeholders.

The Startup-20 group emphasizes on a robust global startup eco-system, good corporate governance practices will play an important role for creating global startup framework and attracting investment from the global investors.

The Institute of Company Secretaries of India has more precisely defined the Corporate Governance as “Corporate Governance is the application of best management practices, compliance of law in true letter and spirit and adherence to ethical standards for effective management and distribution of wealth and discharge of social responsibility for sustainable development of all stakeholders.”

Need of corporate Governance in Startups

A business of a startup firm is meant to provide a unique solution of a particular problem by way of creative and innovative idea, that may be a product or services. Another vital aspect for a startup business is to ensure its growth and sustainability along with employment generation and wealth creation. Corporate Governance is essential for existence of the Company. Corporate governance is needed to create corporate culture of SMART governance i.e., simple, moral, accountable, responsive and transparent governance system on which stakeholders may rely upon. Corporate Governance is needed in startups from initial stage for following reasons-

(a) Performance of a startup -

A better governance system facilitates in timely and quality decision making system in startup which is critical for planning and management of the activities. The improved performance of the startup results into easy financing and ultimately the prosperity of the startup.

(b) Enhance investor’s trust -

Startup funding at initial stage is very difficult due to lack of data and uncertainty of the business. While investing in any business, the investors review and conduct the due diligence of entire business system, which includes compliances of applicable laws, rules, regulations along with detailed financial analysis, stakeholders’ interest and future prospectives of the business. Good Corporate Governance implemented from initial stage of a startup will automatically take care of these aspects and enhance the investors trust on startups.

(c) Access to Global Market -

Good Corporate governance practices facilitate to access the global market for the startups. The advocacy Startup-20 group to create a global startup ecosystem is based on the same concept. Access to global market means, the startups are required to adhere with the global or internationally accepted business and management principles. The G-20 summit itself has opened many business avenues for startups. However, to get the benefits of international trade and commerce, the startups are required to be equipped with globally accepted business principles which inter alia includes compliances of applicable laws, disclosure and transparency.

Access to global market will lead to more customer base and source of finance which are vital for long term survival, growth and sustainability of the startups

(d) Enhancing startup valuation -

Good corporate governance practices which include accountability, transparency and responsiveness towards the stakeholders creates goodwill of the business and ultimately increases the value of the business.

(e) Corporate Governance as a tool of risk management -

Good corporate governance also instrumental in risk management for startups. Every business decision especially at the early stage of the startup has a vital impact on long term survival and growth of the startup.

(f) Accountability -

Accountability is an indispensable part of the corporate governance. As the startups are always a new business in new or existing market, good corporate governance creates the environment for accountability towards the stakeholders.

(g) Strong reputation -

The startups are required to have a strong reputation in front of the stakeholders especially among the clients and financiers. Good corporate governance paves the way to create strong reputation.

Self-regulation for startup founder

There is a great importance of the 'good corporate governance' in the startups to ensure sustainability, survival and long-term growth. The startup founders are those entrepreneurs who conceive the business idea which transforms into the startup. The startups founder direct and control the business, make the initial relations between the management, customers, suppliers and all other stakeholders. The startup founder must operate the system in an ethical and sustainable manner. The startup founders are required to set the standards and guidelines to operate the startup activities in an ethical and responsive manner to set the examples for other employees.

Sushil Kumar Agrawal

IBBI/RV/02/2018/10236

(Gurgaon, Haryana)

INDEX IN VALUATION

This is a several part article on use of indexes in valuation.

Let us start with – **What are Indexes**

Index are a weighted average of several items of similar nature that gives an over all balanced picture of the whole.

Let us explain in more detail using **Stock Market Index**.

In Bharat there are two stock markets – Bombay Stock Market and National Stock Market. Both are based in Mumbai. Bombay Stock Exchange started in 1896.

Both the two exchanges have their INDEX. BSE – is a 30 share index called SENSEX and NSE index is called NIFTY 50.

Now there are approximately 6500 shares that are quoted and traded every day. Some are traded a lot and some are not traded regularly.

Plus some shares have a high value and high market capitalization and some are not.

The total money invested in the market is very high, and it is an important indicator of the financial health of the companies and the economy.

To understand the over all market it is very cumbersome, costly and not easy.

Let us say – 100 shares have a reduction of price and 70 shares had an increase in price. Which is the way market has moved? Up or down? This will involve a big problem. So, an index is created.

Top 50 stocks were taken. These were selected by several factors like market capitalization, traded volume, industry it represents, and other factors.

Then – each share is allotted a weight. The allotment of weight is such that the total of all the weight is 100. That means there is a relative importance of the share in the over all index.

The price of the share is multiplied by the weight for all the fifty shares. The number is then divided by 100. That give a number.

When the index is created – say 1979 or 1999 – the base value of the index is formed. That means – the same – multiplication of share price with weight is done on a base date. Then the value is made equal to say 1000. That becomes the base of the index.

With that as the base – the index is then calculated on a regular basis and declared.

This is the number where investors, governments, RBI and other institutions make their decisions upon.

So, instead of 6500 share prices and a lot of ups and downs, there is a number that is of 50 shares, that reflects about the market to a very high manner. It is easy to understand by every one, it is transparent.

Let us take another example:

Food prices

Let us say – Black Pepper price increased from Rs. 400 per kg to 700 per kg.

And in the mean time onions price decreased from 25 per kg to 22 per kg.

Is there food inflation?

Now in a day – the use of onions is 250 gms and of pepper is 4 gms. The cost of onions use per day is reduced by Rs $3 \times 0.25 =$ Rs 0.75 saving.

Increase for black pepper. = 4 gms $\times \frac{300}{1000} =$ 0.12 increase. So there is an increase of 0.12 and reduction of 0.75.

*Over all there is a reduction. Means there is no food price inflation.

Now we see how index are made and also help in the economy and other institutions to take decisions.

There are several types of index. Let us list a few.

1. Consumer Price Index

This started in 1951, and takes care of over 700 items that are required by the consumers or all of us in our daily living. Apart from food, it also covers, items like TV, cars etc. Items have different weightages.

This is declared every month.

2. Whole Sale price Index

This is more comprehensive and also includes machines and chemicals and industrial goods. This gives a very comprehensive data.

The constituents in WPI and their weightages are as follows..

Name	Sub Name	Weight Name	Weight Sub Name	Number of item Names	Number of Items Sub Name
Primary Articles		22.6156			
	Food Articles		15.25585		77
	Non Food Articles		4.11894		28
	Minerals		0.83317		11
Fuel & Power	Crude Petroleum & Natural Gas		2.40960		2
		13.15190			
	Coal		2.13813		5
	Mineral Oils		7.94968		10
Manufactured Products	Electricity		3.06409		1
		64.23054			
	Mfg of food products		9.12173		60
	Mfg of Bevreges		0.90907		7
	Mfg of Tobacco products		0.51357		3
			4.88068		25

Name	Sub Name	Weight Name	Weight Sub Name	Number of item Names	Number of Items Sub Name
Manufactured Products					
	Mfg of wearing Apparel		0.81414		8
	Mfg of leather & related products		0.53540		11
	Mfg of wood, it's product and cork		0.77181		10
	Mfg of paper & paper products		1.11322		20
	Printing & reproduction of recorded media		0.67622		7
	Mfg of Chemical & Chemical Products		6.46505		76
	Mfg of Pharma, medicinal chemical, botanical products		1.99345		23
	Mfg of rubber & plastics products		2.29851		38
	Mfg of other non metallic mineral products		3.20176		26
	Mfg of Base Metals		9.64632		41
	Mfg of metal products except machinery & equipment		3.15498		27

Name	Sub Name	Weight Name	Weight Sub Name	Number of item Names	Number of Items Sub Name
Manufactured Products					
	Mfg of computers, electronic & optical products		2.00875		18
	Mfg of Electrical equipment		2.92970		48
	Mfg of Machinery & Equipment		4.78899		60
	Mfg of motor vehicle , trailer & semi trailer		4.96853		24
	Mfg of other transport equipment		1.64777		11
	Mfg of furniture		0.72672		6
	Other Manufacturing		1.06417		13

This a very comprehensive data base. For India – this is the base Index that we can use in valuation most of the items – except share prices and land.

The index is reviewed and every 10 years and then the number of items are added and the weightage of line items are also changed.
To go in a bit more detail.

The following is detail list of manufacturing items.

Name	Sub Name	Weight Name	Weight Sub Name	Number of item Names	Number of Items Sub Name
Manufactured Products					
	Mfg of wearing Apparel		0.81414		8
	Mfg of leather & related products		0.53540		11
	Mfg of wood, it's product and cork		0.77181		10
	Mfg of paper & paper products		1.11322		20
	Printing & reproduction of recorded media		0.67622		7
	Mfg of Chemical & Chemical Products		6.46505		76
	Mfg of Pharma, medicinal chemical, botanical products		1.99345		23
	Mfg of rubber & plastics products		2.29851		38
	Mfg of other non metallic mineral products		3.20176		26
	Mfg of Base Metals		9.64632		41
	Mfg of metal products except machinery & equipment		3.15498		27

Details of Manufacturing of Machinery & Equipment

a. Manufacture of engines and turbines, except aircraft, vehicle and two wheeler engines	1318010000	0.63840
Steam Turbines	1318010001	0.02536
Industrial valve	1318010002	0.61304
b. Manufacture of fluid power equipment	1318020000	0.16151
Injection pump	1318020001	0.04418
Hydraulic pump	1318020002	0.00026
Pneumatic tools	1318020003	0.04017
Water pump	1318020004	0.07690
c. Manufacture of other pumps, compressors, taps and valves	1318030000	0.55183
Centrifugal Pumps	1318030001	0.02796
Pump sets without motor	1318030002	0.25362
Air or vacuum pump	1318030003	0.17456
Air gas compressor including compressor for refrigerator	1318030004	0.05445
Gasket kit	1318030005	0.04124

d. Manufacture of bearings, gears, gearing and driving elements	1318040000	0.34015
Roller and ball bearings	1318040001	0.28071
Motor Starter	1318040002	0.04757
Clutches and shaft couplings	1318040003	0.01187
e. Manufacture of ovens, furnaces and furnace burners	1318050000	0.00837
Furnaces & Ovens	1318050001	0.00837
f. Manufacture of lifting and handling equipment	1318060000	0.28509
Cranes	1318060001	0.07620
Material handling, lifting and hoisting equipment	1318060002	0.04086
Hydraulic equipment	1318060003	0.16803
g. Manufacture of office machinery and equipment	1318070000	0.00582
Reprographic machine and scanners	1318070001	0.00582
h. Manufacture of other general -purpose machinery	1318080000	0.43675
Chillers	1318080001	0.00436
Air filters	1318080002	0.25613
Air conditioning plant	1318080003	0.00015
Filtration equipment	1318080004	0.13412
Conveyors - non-roller type	1318080005	0.00093
Oil pump	1318080006	0.00200
Deep freezers	1318080007	0.01599
Water purifier	1318080008	0.02307

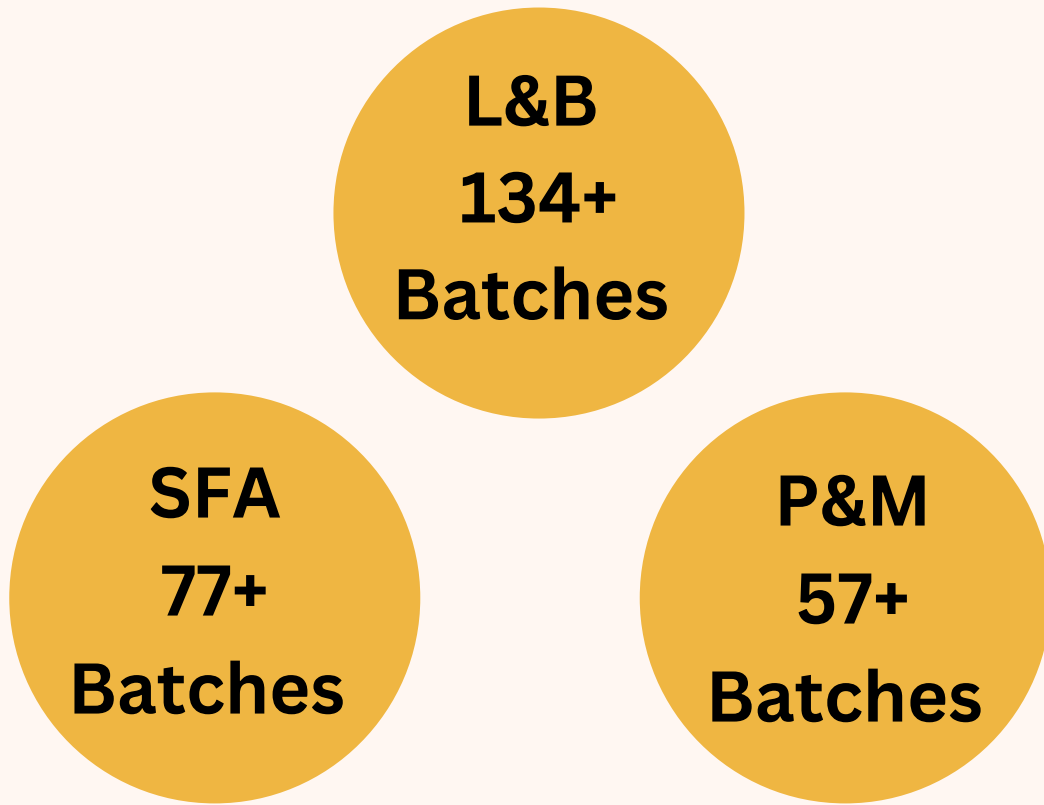
i. Manufacture of agricultural and forestry machinery	1318090000	0.83265
Agricultural tractors	1318090001	0.52772
Harvesters	1318090002	0.00364
Agriculture implements	1318090003	0.26218
Threshers	1318090004	0.00071
Soil preparation & cultivation machinery (other than tractors)	1318090005	0.03840
j. Manufacture of metal -forming machinery and machine tools	1318100000	0.22363
Drilling Machine	1318100001	0.06894
Grinding or polishing machine	1318100002	0.02477
Lathes	1318100003	0.01044
Precision machinery equipment/Form tools	1318100004	0.11948
k. Manufacture of machinery for mining, quarrying and construction	1318110000	0.37079
Excavator	1318110001	0.06463
Dumper	1318110002	0.06785
Road roller	1318110003	0.00995
Loader	1318110004	0.00379
Mining, quarrying & metallurgical machinery/parts	1318110005	0.02454
Mixing machine	1318110006	0.00216
Concrete vibrator & mixture	1318110007	0.01692
Earth moving machinery	1318110008	0.18095

I. Manufacture of machinery for food, beverage and tobacco processing	1318120000	0.22793
Rice mill machinery	1318120001	0.03071
Pressure vessel and tank for fermentation & other food processing	1318120002	0.05469
Machinery used in the milling industry	1318120003	0.02217
Separator	1318120004	0.00246
Sugar Machinery	1318120005	0.11790
m. Manufacture of machinery for textile, apparel and leather production	1318130000	0.19214
Open end spinning machinery	1318130001	0.13728
Sewing Machines	1318130002	0.01112
Roller mill (Raymond)	1318130003	0.00190
Printing machinery	1318130004	0.04184
n. Manufacture of other special -purpose machinery	1318140000	0.46834
Machinery for plastic products - extruded	1318140001	0.08373
Moulding Machine	1318140002	0.09108
Chemical equipment & system	1318140003	0.00731
Pharmaceutical Machinery	1318140004	0.19273
Packing machine	1318140005	0.01276
Evaporator	1318140006	0.08073
o. Manufacture of renewable electricity generating equipment	1318150000	0.04559
Solar power system (solar panel & attachable equipment)	1318150001	0.02582
Windmill turbines (2500KW)	1318150002	0.01977

So, WPI has most of the items that we will require in indexing. This is published every month. It is available for free and can be down loaded from different web sites.

In the next article, I will go in – how to use the index in valuation.





No. of Batches conducted

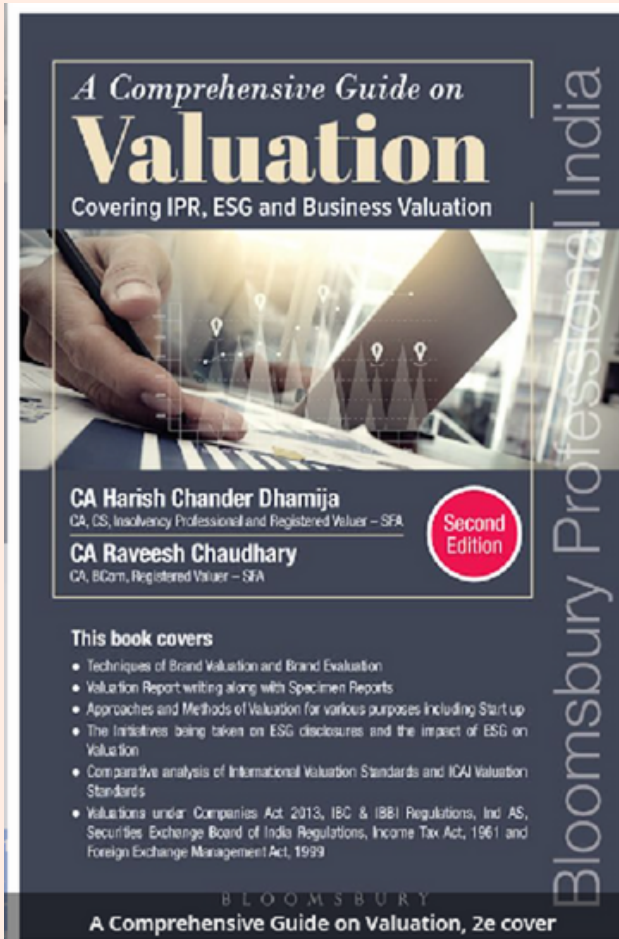
Upcoming Batches

Land & Building (L&B)	Plant & Machinery (P&M)	Securities or Financial Assets (SFA)
<p>Date: 06th July 2024 Time: 9am to 6pm</p> <p>For more information contact : 7455000323</p>	<p>Date: 06th July 2024 Time: 9am to 6pm</p> <p>For more information contact : 7455000323</p>	<p>Date: 06th July 2024 Time: 9am to 6pm</p> <p>For more information contact : 7455000323</p>

Note: Weekend Batches :Saturdays & Sundays

DJVF RVO Members who cleared IBBI Exam in last 6 Month

Sr. No.	Name	Asset class	Scored (%)
1	Shivaraja Kowdoor	Land and Building	68.75
2	Dhruvil RohitKumar Bhatt	Land and Building	62
3	Narendra Kumar Kumawat	Securities Or Financial Assets	63.75
4	Chandrashek har Pawar	Land and Building	61.5
5	Akshay Dodiya	Securities Or Financial Assets	80
6	Sujog Raisonni	Land and Building	63.5
7	Prem Shakar Kaushik	Plant & Machonery	61.5



Description

"A Comprehensive Guide on Valuation" 2ND Edition provides the requirements of valuation under Companies Act, 2013, Income Tax Act, 1961, IBC 2016, Ind AS, FEMA 1999 and SEBI Regulations. This book was published in its first edition under the title "Ready Reckoner for Valuers". It includes theoretical and practical insights on valuations under relevant statutes along with case studies and comparable analysis.

This book covers

- Techniques of Brand Valuation and Brand Evaluation
- Valuation Report writing along with Specimen Reports
- Approaches and Methods of Valuation for various purposes including Start up
- The Initiatives being taken on ESG disclosures and the impact of ESG on Valuation
- Comparative analysis of International Valuation Standards and ICAI Valuation Standards
- Valuations under Companies Act 2013, IBC & IBBI Regulations, Ind AS, Securities Exchange Board of India Regulations, Income Tax Act, 1961 and Foreign Exchange Management Act, 1999

Direct Link - <https://www.bloomsbury.com/in/a-comprehensive-guide-on-valuation-2e-9789390358892/>

Link to Purchase - <https://www.poojalawhouse.in/en/search?controller=search&s=raveesh+chaudhary>

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