



# ANVI ADVISORS

A Nex-Gen Valuation Intelligence



**VALUATION & TECHNICAL  
ADVISORY SERVICES**

# ABOUT ANVI

- **ANVI** stands for “**A Nex-Gen Valuation Intelligence**” which aims at providing accurate, reliable and timely information on the realty market thus playing the role of most preferred knowledge partner to Banks, Financial Institutions, Corporate Clients, Government agencies.
- ANVI is an initiative of team comprising of talent from IIT and NICMAR with new age, young and dynamic team, provides range of services from valuation and technical appraisal to consulting and research solutions.
- ANVI is among the first valuer firms to be registered with IBBI as Registered Valuer Entity with specialization in valuation of all asset class of Land & Building, Plant & Machinery, Securities or Financial Assets.
- ANVI has its Head Office at Hyderabad and branches at Vizag and Anantapur. Shortly planning to open in other cities as well.
- ANVI is providing the Technical Advisory Services on PAN India basis.

## ANVI's Difference

- ANVI is recognized “10 Most Promising Property Valuation Companies - 2022” by Silicon India Business Magazine.
- Experienced professionals and consultants from Real Estate, Plant and Machinery and Securities or Financial Assets providing once stop solution for Clients.
- Approved to undertake valuations under Company Act, IndAS, GAAP, IBC 2016 and other statutory requirements.
- Adaption of advanced technological solutions for valuation and technical solutions.
- Part of network of professional organizations enabling up to date adaption of knowledge in the services curated for the Clients.



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# OUR SERVICES

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## Valuations and Appraisals

- Valuations under Company Act, IndAS, GAAP, IBC 2016
- Retail Valuation
- Portfolio Valuation
- Investment Valuation
- Insurance Valuation
- Infrastructure Assets Valuation

## Technical Advisory Services

- Lenders Independent Engineer
- Technical Due Diligence
- Project Monitoring
- Approvals/ Zoning Diligence
- Project Cost Investigation & Forensic Advisory
- Land Due Diligence
- Technical Opinions
- Project Audit

## Strategic Advisory & Market Intelligence

- Micro market Analysis
- Project Feasibility Analysis
- Project Appraisal

## Valuations

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- **Technique:** The purpose of valuation and nature of asset form the basis in adopting the appropriate approach / method of Valuation.
- ANVI adopts internationally accepted valuation methodologies framed by IVS and RICS alongside the methodologies framed for asset valuations by local authorities in India.
- **ANVI** has developed the large and detailed databases of property values across the its servicing locations through access to local markets and market intelligence.
- Over **40,000** valuations and technical advisory assignments has been delivered across major parts of the country.

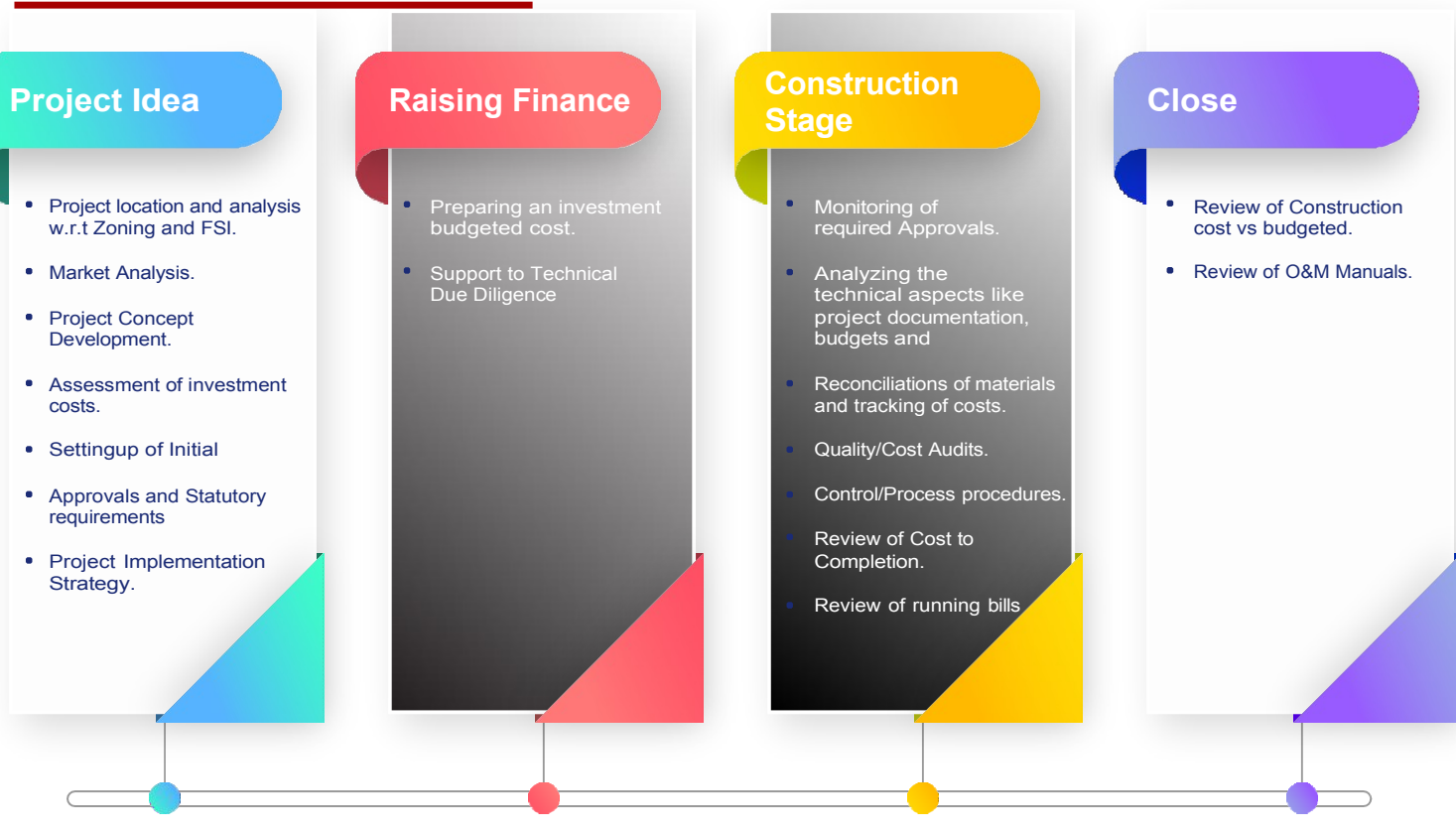


# Technical Advisory Services

- Lenders Independent Engineer
- Technical Due Diligence
- Project Monitoring
- Approvals/ Zoning Diligence
- Project Cost Investigation
- Land Due Diligence
- Technical Opinions
- Project Audit
- Disbursement Vs Construction Progress

The technical range of services offered is broad and flexible, meaning that the service provided can be tailored to a client's specific requirements.

## Project



# Technical Advisory

## Services for Lenders : Comprehensive

### APPROVALS

The construction activity consists of numerous approvals, which would be required according to the timeline of project life cycle. The purpose is to list down all the approvals required for a project and identify the non-conformance and deficiencies. The Lender has to ascertain the approval diligence prior to the investment process.

Zoning complies with the municipal ordinances, government orders prevailing for that land parcel. The FSI and zoning regulations varies based on property location, sizes of land parcels and density of development. The Lender has to ascertain whether the construction area and project type is in line with the potential FSI and zoning regulations.

### ZONING / FSI REGULATIONS

### SCHEDULE

The master schedule consists of all phases in the project starting from design phase to close out phase. The schedule / phasing changes shall have a bearing on the overall cashflows which may even lead to viability issues of the project at times. The Lender has to determine whether the project timeline is in accordance with their business plan.

The Budget has to be ascertained by the Lender whether the budget considered by Developer is in line with the prevailing and the market standards.

### COST

Real Estate financing/ investment is one of the riskiest, most complicated and sophisticated forms of lending, and experience matters. To minimize exposure, lenders must control and monitor the construction process, including the budget, completion,

**take-out failure and document compliance. ANVI team guides lenders and investors through this complex process from pre- to post-construction.**

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# Technical Advisory

## Services: Scope

- > Validating and Adequacy of the approvals.
- > Zoning and Government Orders affecting the project. > Change in the Statutory norms affecting the project.
- > Assessment pertaining to the local body and environment norms. > Review of construction and saleable area.
- > Monitoring of Security / receivables cover.
- > Capability assessment of the entities involved in project execution.
- > Review of cost of Land, Building, Plant & Machinery proposed for the project.
- > Verification of running bills/payments made by clients to their vendors.
- > Review of the Quality assurance and Quality control/process at site.
- > Monitoring the project and identifying critical activities to be addressed to meet project deadlines.
- > Determining the progress of project executed with respect to the schedule.
- > Feedback regarding the progress of the work and proper application of funds.
- > Vetting of estimates of cost components submitted by the client with comments. > Actual cost incurred on the project vis-à-vis cost envisaged in the project report.

## Areas of Service





# Core

## **SRINIVAS MVDS** BE (Civil), PGD: ACM, RV (IBBI) - L&B, RV (Wealth Tax Act), MRICS, CE (IEI)

- > Over 15 years' experience in Valuations, Technical Advisory and Construction.
- > Registered Valuer with Insolvency and Bankruptcy Board of India (IBBI) - Land & Building, Registered Valuer with Wealth Tax Act, Member of Royal Institute of Chartered Surveyors (RICS), Member of Institution of Valuers (IOV), Chartered Engineer and Member of Institution of Engineers (IEI).
- > Previous worked as Zonal Technical Manager, New Delhi with ICICI bank and experience of working in Dubai, UAE with two MNCs Mammut Technocrete and Doosan Heavy Industries and Constructions.
- > Post Graduate in Advanced Construction Management from NICMAR- Pune subsequent to graduation in Civil Engineering. Completed MSc in Real Estate Valuations.

## **OBULA REDDY M** BTech Honors (Civil), RV (IBBI) - L&B, RV (Wealth Tax Act), CE (IEI)

- > An IIT Kharagpur Civil Engineering Graduate with over 12 years' experience in Real Estate Valuations and expertise in Micro Market Analysis and Project Feasibility reports. Completed MSc in Real Estate Valuations.
- > Registered Valuer with Insolvency and Bankruptcy Board of India (IBBI) - Land & Building, Registered Valuer with Wealth Tax Act, Member of Institution of Valuers (IOV), Chartered Engineer and Member of Institution of Engineers (IEI).
- > Previously worked with Real Estate Valuation Division in ICICI Home Finance Company, Realty Business Intelligence Pvt Ltd and HDIL.

## **MARUTI VARA PRASAD** BE (Civil), RV (IBBI) - L&B, RV (Wealth Tax Act), FIV

- > A Civil Engineer with an overall experience of over 32 years in Construction and Valuations (more than 19 years of experience in Valuations and Technical Advisory with prior experience of around 13 years in various roles in real estate construction).
- > Registered Valuer with Insolvency and Bankruptcy Board of India (IBBI) - Land & Building, Registered Valuer with Wealth Tax Act, Fellow Member of Institution of Valuers (FIV).
- > A panel valuer SBI, Andhra Bank, Union Bank, PNB, IDBI, Syndicate bank, APGB, HUDCO, IOCL for over 17 years.

## **DHANAPATI RAO K** BE (Mech), RV (IBBI) – P&M, CE (IEI), FIV

- > Over 36 years of rich experience in valuing all kinds of Plant and Machinery Assets, bank valuations, servicing major PSU banks and elite clientele.
- > Registered Valuer with Insolvency and Bankruptcy Board of India (IBBI) – Plant & Machinery Fellow Member of Institution of Valuers (IOV), Chartered Engineer and Member of Institution of Engineers (IEI).

## **NIRMALA RANI** MBA (Finance), RV (IBBI) - SFA

- > Chartered Accountant with an inimitable corporate experience of over 15 years in Finance/Accounts, Audit and Taxation, currently into handling Insolvency, Stressed Assets Management, Corporate Valuations in SFA under CIRP, issuance of shares etc.
- > Registered Valuer with Insolvency and Bankruptcy Board of India (IBBI) – Securities or Financial Assets.

**Overall team strength of 40 which consists of Valuers, Architects, Engineers, MBA (Finance) Graduates.**

# Accolades



## FIRST VALUER ENTITY (RVE) TO BE REGISTERED WITH IBBI



## 10 MOST PROMISING VALUATION COMPANIES SILICON MAGAZINE



## START-UP INDIA REGISTRATION




## MSME REGISTRATION

# Our Clientele



# Contact Info

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