



Vishnu Waman Thakur Charitable Trust's  
**VIVA INSTITUTE OF TECHNOLOGY**  
Shirgaon, Post: Virar (w), Tal: Vasai, Dist: Palghar – 401 305.  
CIVIL ENGINEERING DEPARTMENT

**Report on Guest Lecture by Mr. Sahil Shashank Patil on Valuation of Properties in Professional Practice**

**Date:** 7th October 2022, 11:00 am to 1:00 pm

**Venue:** Seminar hall (4<sup>th</sup> floor, Main Building),

Viva Institute of Technology, Shirgaon, Virar

**Presenter:** Mr. Sahil Shashank Patil. (• Bachelors of Engineering, from Viva Institute of Technology, in CIVIL Engineering. • Masters in Technology, from Shivali university, in Real Estate and valuation. • Masters of Science, from Henley Business School, United Kingdom, in Real Estate Finance & Investment)

**Introduction:**

The guest lecture held on 7th October 2012 from 11.00am to 1:00pm gave a deep insight to the valuations of building. The interactive Session focused on the overall overview of the valuation, Approach to valuation, communication and involvement of Students so that the agenda of the lecture is reached to the students effectively. The speaker was felicitated by our honorable H.O.D. Prof. Lissy Jose & Asst. Prof. Arathy Menon by giving a sapling, as a token of love to our aluminate Speaker introduced himself & gave an overall overview of the topics that were going to be discussed in the session.

**Summary:**

The Session 1, was on topic of 'overview of valuation' in which the standards that are used for the valuation were discussed i.e., IVS standard, RICS & gave information about the Institute of Valuers & Roles of Valuer. The key terms such as the Cost approach, Income approach, Market approach, Basis of value, Intangible asset, Trading Stocks, Investment in property etc. were discussed. The bases of value like the Market value, Market rent, Investment value & Fair value were also included. The format for drafting the Valuation Report was shown which includes the Identification, Status of valuer, Identification of client, Purpose, Valuation date, Assumptions, etc. The Session-I ended with the explanation of the term Ready Recnor Rate which is in fact a value imposed by the Government that is it is the minimum value that has to be paid or given. The Session II started with the different approaches that are need to be followed for the valuation. The approaches include the “Market Approach & Cast Approach”.



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The Market Approach. 1. It consists of the comparable transaction methods in which the fair value for a corporate takeover is assessed so that the target is fulfilled. 2. Market Approach also consisted of the comparison table to compare the data of multiple services side-by-side for better understanding. 3. The Cost Approach consisted of 3 methods. Which are as follows: I) Replacement cost Method. II) Reproduction cost Method. iii) Summation Method

The session - 3 was all about the Income approaches which included two income base approaches that are: i) Capitalization of Cash flow method. ii) Discounted Cash Flow method These methods are used to value a company based on the amount of income which the company is expected to generate in future. The Seminar was concluded with the 4th session which was the questionnaire or doubt solving where the platform was open for all questions related to the seminar. The students enjoyed and gained ample knowledge about “Valuation of Building” which might help them in the future during the practical work. The guest speaker thanked all the Students, HOD, Professor & the civil Department for inviting them as the speaker for this session. Also, we students thanked him for the investment of his precious time and for sharing his abundant knowledge in the fields



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