Professional profile

Kirit P. Budhbhatti

He has a distinction of being the only author in the world to have written books in both the disciplines of valuation of real estate as well as plant and machinery. The grandnephew of Royal Engineer K.S. Budhbhatti (who studied during 1886-89 at Royal Indian Engineering College, London and thereafter worked as an engineer in the construction of Tower Bridge at London during 1889-94) and the son of P.D. Budhbhatti renowned practising valuer in the city of Rajkot, Gujarat, India, in the fields of real estate as well as plant & machinery, the author Kirit P. Budhbhatti carries the professional banner in the third generation. He entered the professional field of valuation in 1971 at the age of 24 after graduation in Electrical Engineering and thereafter passed the examination of Institution of Surveyors (India) in the discipline of valuation of real estate. He built up a lucrative practice in the metropolitan city of Mumbai and added to his professional qualifications. He has wide and varied experiences in the field of valuation of real estate as well as plant and machinery.

Educational and professional qualifications and registration:

- Graduate in Electrical Engineering
- Direct Final Examination in Valuation of real estate discipline conducted by Institution of Surveyors (India)
- Fellow, Institution of Surveyors (India)
- Fellow, Institution of Valuers (India)
- Member, Institution of Engineers (India)
- Registered as a Valuer of Immovable Property and plant and machinery under Wealth Tax Act, 1957 in India.
- Founder Member, Centre for Valuation Studies, Research and Training Association

A leading valuer and have carried out valuation for various purposes like taxation, sale/purchase, compulsory acquisition, insurance, mortgage, mergers, acquisitions, financial reporting, and many others. Clientele comprise of individuals, privately owned businesses, stock exchange listed companies, banks and financial institutions and Govt. owned enterprises.

One of the founders of B & A Valuers – Sydney – Australia

Valuation and allied services provided to large corporate like:

- Hindustan Uni Lever
- Lipton
- Brooke Bond
- Lever Gist Brocade
- Lever Johnson
- MWH
- Murugappa
- Ranabaxy
- Golden Tobacco
- Sree Rama Multi-Tech
- Ashok Birla
- Ceat Tyres
- R. P. Goenka
- G. P. Goenka
- Arvind Mafatlal
- Essar
- Indian Oil Corporation
- Thapar
- J.B.Chemicals and Pharmaceuticals
- Bombay Dyeing
- Orkay
- Dharamsi Morarjee
- S. B. Somani
- M. L. Apte,
- Pittie

  and

  many others

Wide spectrum of industries valued:

- Breweries,
- Cement,
- Chemical,
- Cigarette,
- Computer Hardware,
- Computer software
- Construction,
- Dairy,
- Detergent/Soap
- Electronics

- Engineering Products,
- Fibre Glass,
- Jelly Filled Cables,
- Mining
- Paint,
- Paper,
- Pharmaceutical,
- PVC Rigid Film,
- Rolling Mill,
- Refinery
- Sugar,
- Tea garden
- Tobacco
- Textile,
- Utility services,
- Watch

Contribution to profession

After spending around 20 years (1971-1991) in profession and attending valuation conferences across the globe, realised a dire need of academic qualification in real estate valuation in India and plant and machinery in the world.

Convinced Sardar Patel University (SPU), Vallabh Vidyanagar, Gujarat (a recognised university established under Sardar Patel University Act, 1955) for the need of course in valuation of real estate and plant and machinery. After years of persuasion SPU introduced full time post graduate degree courses leading to the degrees Master of Valuation in both the disciplines real estate as well as plant and machinery from the year 1994. The plant and machinery course emerged as the only course to qualify in this discipline in the whole world and real estate as the only course in India.

Initiated the procedural activities from A to Z in this context, starting from framing the syllabi, selecting suitable faculty members from all over India from diverse fields, right thro' lending services in teaching, conducting research etc. and ultimately getting the courses accredited by the Royal Institution of Chartered Surveyors (RICS) initially for 5 years. Helped SPU absolutely in honorary capacity without charging any remuneration for 10 years till the core faculty was developed out of the students who completed the courses.

Also instrumental to convince Central Board of Direct Taxes (CBDT), Ministry of Finance, Government of India to amend the rules for registration as valuers under Wealth Tax Act, 1957 in force in view of post graduate degrees in valuation offered by SPU. The petition through SPU was accepted by CBDT and experience criteria for the holders of these post graduate degree courses in valuation was **reduced to 2 years from 10 years.**

As no formal academic education in Valuation discipline was available in India till 1994, the valuers in these two disciplines were registered on the basis of degrees in the fields of engineering and architecture.

Thus, played a leading role in introducing and running post graduate academic programme and getting the accreditation of both these courses from the Royal Institution of Chartered Surveyors (UK) and by the Govt. of India. Due to this initiative young talented valuers were available who are employed by leading firms in India and abroad like – **Australian Valuation Office, AEC Valuation Canada, Rushton Sydney, American Appraisal London, Housing and Urban Development Corporation (HUDCO), Knight Frank, CB Richard Ellis, Cushman, E&Y, Wakefield, Deloitte and many others.**

As there was a dearth of literature in the field of plant and machinery valuation it became essential to create literature with the assistance of outstanding plant and machinery valuers of the world. For this purpose, did pioneering work in the field of international conference in plant and machinery valuation and organised first, ever plant and machinery valuation conference in India in 1998. The conference was of a meaningful character.

The main idea behind organising the conference was to create a literature on plant and machinery valuation for offering academic programme as this was very vital. The excellent literature was created through conference due to active participation by stalwarts from advanced and developing countries like:

- Chairman, International Valuation Standard Committee,
- President, American Society of Appraisers (ASA),
- Prof. from Sheffield University UK,
- Former Chairman, Machinery and Equipment Committee ASA,
- Superintendent Valuer, Valuation Office Agency, London,
- Former Chairman, Central Valuation Board, Kolkata, India,
- Executive Vice President, American Appraisals, Milwaukee, USA
- Head, Rating Valuation-British Telecommunication, London
- CEO, BC Assessment, Victoria Canada.
- Member, Machinery and Equipment Committee ASA**,**
- Former Chairman, Plant and Machinery Committee RICS

  and

  Valuers from UK, USA, Canada, France, Malaysia, Fiji, Philippines, Nigeria, Kenya, Zimbabwe, Botswana, Mauritius, Ecuador, Thailand, and from length and breadth of India.

Bharat Heavy Electricals Ltd (BHEL) deputed 12 delegates to the conference.

This was followed by regular bi-ennial international conferences of meaningful character.

The young plant and machinery valuers from SPU have also presented papers in International Plant and Machinery Valuation Conference in KL, Sydney, Hong Kong, London, San Francisco and Beijing, and also became the member of IPMVCC.

The introduction of real estate course raised a heavy demand for post graduate degree in master of valuation through **distance learning model** for benefit of practicing valuers. This ultimately resulted in similar post graduate degree for Master of Valuation (Real Estate) at Shivaji University, Kolhapur in Maharashtra under distance learning programme for which university approached Kirit through Institution of Valuers to play a key role in following areas:

- Framing syllabi
- Preparing study material for 21 subjects
- Teaching and indentifying the faculties for teaching

Accordingly, played a key role in all the above areas during 2007-2010, identified the faculties for teaching and for preparing study material and took personal interest in preparing the study material for core subjects of valuation. The study material was made available in time bound programme.

Lectures were taken on following subjects:

(a) International Valuation Standards
(b) Case studies and practical aspects of valuation
(c) Judicial pronouncements

Helped the Insolvency and Bankruptcy Board of India in establishing their examination system in both the disciplines of valuation of real estate and plant and machinery by providing the study materials running in 4000 pages and other infrastructure to conduct the examinations for registration as valuers under the Companies Act,2013.

International Conferences / Meetings attended:

- World Valuation Congress in Vancouver, Singapore, London, Vancouver in 1987, 1989, 1991 and 1995 respectively.

- Conference on rating organized by IRRV (London) at Copenhagen in May 1995.
- ASA Annual conference in Denver in June 1995.
- Commonwealth Conference of Heads of Valuation Agencies in 1996 and 2012 in Christchurch and Sydney respectively.
- IPTI International Conference on rating in Hong Kong in 2002
- 5th Asean Valuers' Association Conference in Ho Chi Minh City, in Sept.2002.
- International Plant, Machinery & Equipment Valuation Conferences in Sydney, Hong Kong, Sydney, Kuala Lumpur and India in 2017,2005, 2002, 2000 and 1998 respectively.
- 21st Pan Pacific Valuation Conference, Kuala-Lumpur in Oct.2002.
- Meetings of International Valuation Standards Committee in Scottsdale, Cape Town and Warsaw in 1994, 1995 and 1996 respectively.

Number of papers presented in National and International Conferences, chairing of sessions and Some of them are:

- ***Centre For Valuation Studies, Research and Training Association (India)***
    - Practical aspects of Valuation,2007
    - Valuation of plant and machinery, 2009
    - Valuation Maxims, 2010
    - Draft valuation Policy Framed by IBA/NHB,2010

- ***Institution of Valuers (India)***
    - Valuation of a Cinema Hall,1981
    - Valuation of immovable property, 1982
    - Meaning of the term year to year,1982
    - Comments on Judgement of Special Tribunal Bench on Wealth Tax Rule 1BB,1982
    - Valuation of lease hold property,1982
    - Revaluation of plant and machinery,1982
    - Comments on Judgement of Supreme Court of India on Urban Land Ceiling Act,1983
    - Valuation under Chapter XXA of Income Tax Act,1957,1985
    - Chapter XXC of Income Tax Act,1986
    - Valuation Profession across the Globe,1997
    - Value of land,1999
    - Various Purposes of Valuation,2001

- Valuation for Stamp Duty,2003
- Crisis in Valuation profession,2004
- Valuation for bank finance,2023
- Valuation under IBC, IVS and IBA Handbook, 2023

- ***Institution of Surveyors (India)***
  - Valuation for Restructuring, 2000
  - Qualification of a Valuer/Valuation profession in India and steps to be taken to bring professionalism in India
  - Valuation of Earthquake Affected Property, 2001

- ***Assessors and Registered Valuers Foundation***
  - Valuation of Plant and Machinery for Bank Finance – 2024
  - Case Studies on Valuation – 2024

- ***World Valuation Congress***
  - State of Art of Plant and Machinery Valuation in Auckland, 1993
  - Obsolescence in Valuation in Vancouver, 1995

- ***International Plant and Machinery Valuation Conference***
  - Fundamentals of Valuation in Anand India in 1998
  - Valuation as an aid to business decision in KL 2000
  - Valuation of Tangible Assets for Privatisation of Government owned Companies - Methodology, Bases and Process in HK, 2005

- ***FIG conference in Brighton***
  - Obsolescence in Valuation in 1998

- ***Asean Valuers' Association. Conference in Ho Chi Minh City, in 2002***
  - Valuation of Plant and Machinery

- ***International Property Tax Institute***
  - Valuation for property tax on residential premises in India in Prague, Czech Republic in 2005.

- ***Commonwealth Heads of Valuation Agencies (CHOVA 2012 Sydney)***

- Valuation of plant and machinery for mergers, takeovers and restructuring in Sydney March 2012

Details of some of the sessions chaired:

- International Plant and Machinery Valuation Conference Anand, KL and Sydney
- Seminars organized by Sardar Patel University, Anand in 1995,1997 and 1998
- Seminars organized by Institution of Surveyors (India) in Delhi in 1998,2000,2001 and in Kolkata in 1989 and 1997
- Seminars organized by Institution of Valuers (India) in Lucknow,1982, Hyderabad 1983, Mumbai 2005,2009 and 2011, Chennai 2004,2011 and Tiruchirappalli 2004
- Seminars organized by Centre for Valuation Studies, Research and Training (India) in Mumbai 2007, Ahmedabad 2009 and Surat 2010

Rigorous representations were made to decision makers at various levels for need of academically qualified and trained valuers and creating a separate cadre of valuers, which resulted into providing training in this area of felt need.

Faculty in training to Government and public sector undertakings:

Govt. of Gujarat

Training programme for senior officials of stamp duty department on valuation held at Sardar Patel Institute of Public Administration, Ahmedabad in 1996

Comptroller and Auditor General of India (C&AG)

On request from the office of Comptroller and Auditor General of India training programme on valuation for privatisation of public sector undertakings was held at Delhi which was attended by senior officials in the rank of Deputy Comptroller and Auditor General of India, Deputy Accountant General and Directors in 2001

Bharat Heavy Electricals Ltd. (BHEL)

BHEL is one of the largest public sector undertakings of Govt. of India having a turnover of about US$ 10 billion. BHEL has manufacturing facilities at 10 different locations in India.

BHEL carried out an internal valuation exercise of their tangible assets for Management Information System. This valuation was conducted under the supervision of officers in the rank of Deputy General Managers (DGM) and General Managers (GM) of various divisions.

BHEL arranged a workshop for two days in 1995 which was attended by the officers involved in valuation from technical and finance fields and DGM and GM from all locations. KPB was invited by BHEL as an expert to attend the workshop to discuss procedure and methodology adopted in valuation and also to solve any queries so that ultimate exercise is absolutely professional.

Banks and Financial Institutions

Training programme on Valuation of Assets provided to the appraisal team of Housing and Urban Development Corporation Ltd. (HUDCO) - a leading financial institution of India in 1999.

Indian Banks' Association (IBA)

Acted as a valuation expert in the workshop organised by Indian Banks' Association (IBA) in 2001 on Valuation of Assets for Safety and Security for banking sector at Mumbai. This resulted in a working group preparing a Model Policy document on valuation of property by IBA in which invited to attend the meeting.

As per policy announced, from 1st April 2015 only academically qualified valuers shall be empaneled. The engineers and architects empaneled as valuers on the panel of banks as on 1st April 2015 will be allowed to continue on panel provided they undergo a course curriculum of duration of one semester under distance learning in the subjects vital for valuation but not covered in engineering and architecture courses before 31st March 2020.

Served the following professional bodies in a leading capacity:

- Founder Secretary, Centre for Valuation Studies, Research and Training
- Former, President, Institution of Surveyors (India) and represented India at the International Valuation Standards Committee.
- Former, Member of the Advisory Board of the International Property Tax Institute, Canada.
- Former, Council Member and Former, Member Editorial Board Institution of Valuers (India).
- Founder Chairman – International Plant and Machinery Valuation Conference Committee (IPMVCC). IPMVCC organized conferences once in two years from 2000 in KL, Sydney, Hong Kong, London, San Francisco, Beijing, St. Petersberg, Tokyo, Sydney, Auckland and Saudi and Retired as a Chairman in 2007 after rendering the services for 8 years. **The office bearers of world-**

renowned professional societies like – The Royal Institution of Chartered Surveyors, American Society of Appraisers (ASA) and Australian Property Institute (API) are the members of IPMVCC since its inception.

Other outstanding contributions in the field of valuation across the globe:

Delivered lectures on valuation at following places on invitation from professional valuation societies, universities and Govt. Valuation Agencies:

- Length and breadth of India - Mumbai, Delhi, Kolhapur, Ahmedabad, Surat, Pune, Bangalore, Lucknow, Kanpur, Chennai, Tiruchirappalli, Hyderabad, Rajkot
- Sydney
- Kuala Lumpur– Thrice
- Jakarta-Twice
- Colombo
- Nairobi-Twice
- Dar es Salam- Twice
- Harare
- Lusaka
- Lagos
- Paris (This was a general talk on tangible asset valuation in India)

Invited as a keynote speaker on “Challenges for Quality Valuation in India” in a conference organized by RICS in New Delhi.

Contribution to the International Valuation Standards Committee in preparing the basic document for standards on:

- Plant and Machinery valuation
- Consideration of Environmental factors in valuation.

Kirit was invited as a guest speaker in the training program on the valuation of plant and machinery jointly organized by the University of Technology Sydney (UTS) and Australian Property Institute (API) in June/July 2003 in Sydney where he met Prof. Garrick Small of Valuation Dept of University of Technology Sydney.

At the training program, it became obvious that there was a need for enhancing the understanding of the PME valuation fundamental concepts amongst the majority of the participants.

Further enquiries revealed that the lack of compulsory registration requirement, absence of structured training covering all the issues to be considered in plant and machinery valuation in practice and academic degree courses in Plant and Machinery valuation were the main reasons.

Also, it highlighted the immediate need to develop a document in the form of guidelines, which incorporates most of the fundamental concepts of PME valuation often encountered in the practice. Centre for Valuation Studies, Research & Training Association (CVSRTA) appointed a committee under the leadership of Kirit to develop the much-needed guidance material, which was then published in the year 2015. Since then, the guidelines have assisted immensely with the practicing valuers. It has also accoladed from professional experts around the world, including Australia. The views of these experts are given below:

Chris Derry – Former Chairman, Plant & Machinery Committee – the Royal Institution of Chartered Surveyors (RICS)

> ‘Congratulations on moving published PME valuation material up to a new level. It is a major work that must have taken endless hours of thought and research from which the profession will benefit enormously.’

Carlo King – Former Principal Valuer – Erstwhile Australian Valuation Office

> ‘It seems very practical and based on sound valuation principles.’

Les Miles – Former President – American Society of Appraisers (ASA), Former Chairman – Machinery & Equipment Committee, ASA and Former Secretary, International Plant and Machinery Valuation Conference Committee (IPMVCC)

> ‘It is a good book. Professionals will be benefited. Thank you and I will also try to push the book in PME conference in Tokyo in October this year.’

Rod Hyman – Former Chairman – Plant & Machinery Committee, RICS, Former Member – Australian Valuation Standards Board and Member - IPMVCC

> ‘It will be an excellent introductory book for PME Valuers’

Charles Chifamba RICS – PME Valuer from Botswana and former member - IPMVCC

> 'It is well detailed and will be very useful to the profession since there are not many books on the valuation of plant and machinery.'

Mani Usilapan – Former – Director General (Valuation), Malaysia

> 'Thank you so much for the book. I love it. It is a great book. I am sure professionals will love it.'

Thus, it was found that the profession of valuation of plant and machinery in Australia was in a vicious circle and therefore carried out research and prepared a Research Paper Identifying Shortfalls in Plant and Machinery valuation profession in Australia and, its present status (including reasons, short and long-term remedial measures).

The research paper was circulated to the following practitioners, academicians and valuers in the government service

Valuer Generals -QLD and NT, Professional Valuation Societies - The Royal Institution of Chartered Surveyors Australia Division (RICS), Australian Property Institute (API), Chairman-Discussion Group Plant and Equipment - API, Former-Member Australian Valuation Standard Board and Chairman Plant and Machinery Committee Royal Institution of Chartered Surveyors (RICS), Valuers in public sector like – Principal Valuer - erstwhile Australian Valuation Office. Senior Valuer - erstwhile Australian Valuation Office (Brisbane Office), Academicians from University of Western Sydney, QUT and University of South Australia.

Mark Paterson AO - Chief Commissioner-Australian Skills Quality Authority (ASQA)

David Morgan - Chief Executive Officer- Artibus Innovation

All of them agreed with the findings of the research paper.

David Morgan - Chief Executive Officer-Artibus Innovation vide his email dtd. June 20, 2018, conveyed that:

Your research paper has been forwarded to me by Mark Paterson AO, Chief Commissioner of the Australian Skills Quality Authority.

Artibus Innovation is the Skill Service Organisation with carriage of the training for the property services sector. Your report will be brought to the attention of the Industry Reference Committee and also incorporated into our annual skills forecast.

Education and Training Department Australian Government vide communication dtd.12 Oct. 2018 recommended for implementation of the findings of research paper on intervention from Attorney General-the Hon. Christian Porter MP.

Shannon Fentiman MP Minister for Employment and Small Business and Minister for Training and Skills Development QLD vide letter dtd 17 Oct.2019 addressed to the author advised that:

I have been advised that your research paper is progressing through the formal training packaging development cycle led by Artibus Innovation. This process must be completed prior to State Training Authority consideration of a qualification of plant and machinery valuer.

Other Honors

Invited to give opening remarks of international plant and Machinery Valuation conference held at Sydney in 2017.

Institute of Revenue and Rating Valuation (IRRV) published the following articles byn KPB in their Valuer Journal

(a) Dec.23 on KPB book-Valuation of Plant & Machinery for Insolvency & Bankruptcy, Secured Lending, M&A, Restructuring & Insurance
(b) June 2024 on Study material running in about 4000 pages on Valuation of Land & Building and Plant and Machinery prepared under KPB's guidance
(c) June 25 on KPB book - Significance of Obsolescence in Valuation of Tangible Assets

Study material prepared by the CVSRTA for examinations in the disciplines of Valuation of Real Estate and Plant and Machinery conducted by Insolvency and Bankruptcy Board of India (IBBI) -2018.

- Under the guidance of KPB the study material on valuation of real estate and plant and machinery running in about 4000 pages was prepared absolutely on honorary basis and same is available for free download on the following websites of IBBI and The European group of Valuers Associations.

  https://ibbi.gov.in/uploads/resources/CVSRTA-Plant_and_Machinery.pdf

  https://ibbi.gov.in/uploads/resources/CVSRTA-Land_and_Building.pdf

  https://tegova.org/research-studies

Assessors and Registered Valuers foundation felicitated and presented an Award for outstanding contribution to valuation profession at V20 Valuation Summit at Delhi in October 2023.

Books authored

Plant and Machinery

- Valuation of Plant and Machinery (Theory and Practice) -1999,2002,2017 and 2023 editions

  As there was a dearth of material for studies in plant and machinery valuation, authored a book -. The book has the distinction of wide acceptance across the globe. The Forward to the book is given by Chris Derry, Former-Chairman Plant and Machinery Committee the RICS and introduction is by Les Miles Jr. Former Chairman Machinery and Equipment Committee, American Society of Appraisers (ASA) and President ASA

- Significance of Obsolescence in Valuation of Tangible Assets - 2025

Real Estate

- Real Estate Valuation in Practice for Fiscal and Non Fiscal purposes – The book focuses on case studies in real estate valuation for various Fiscal and Non-Fiscal purposes

  The Foreword to the book is given by M.K.Sharma, Former, Vice Chairman, Hindustan Uni Lever.

- Valuation of Real Estate for Bank Finance and Liquidation – 2023

The following experts have expressed words of appreciation for books authored by KPB and other professional material prepared under his guidance.

N.A. Palkhiwala - Eminent jurist
Hon'ble Justice Paramjit Singh Dhaliwal Former Judge Punjab & Haryana High Court
Hon'ble Justice Mr Nooty Rama Rao Former Judge Madras High Court
Hon'ble Justice Mr. E. Padmanabhan Former Judge Madras High Court
Hon'ble Justice Mr. T. N. C. Rangarajan Former Judge Madras High Court
Hon'ble Justice Mr. Sudhir Kumar Katriar Former Judge Patna High Court
Hon'ble Justice Mr. K. C. Sood Former Judge Himachal Pradesh High Court
Hon'ble Justice Mr. S. L. Bhayana Former Judge Delhi High Court
Hon'ble Justice Mr. A. K. Srivastava Former Judge Madhya Pradesh High Court
Les – Miles Former President American Society of Appraisers
Max Crofts – Former President Royal Institution of Chartered Surveyors
CJC Derry – Former Chairman - RICS Plant and Machinery Committee
Dr. Roshan H. Namavati – Former -President, Institution of Valuers
Mukesh M. Shah - Practising Valuer Ahmedabad
Andrew Liew – Property Institute New Zealand Plant and Machinery Valuation Board
K.K. Venugopal – Former Attorney General for India

N.K. Singh – Former Chairman 15th Finance Commission – India
Paul Sanderson – Chairman International Property Tax Institute
Rod Hyman - Former Chairman - RICS Plant and Machinery Committee
Prof. Dr. Garrick Small -Head -Economics, Finance and Property CQ University
Hari Mundra Former Director Hindustan Unilever
Kashyap Budhbhatti -Former Chairperson Plant and Equipment Valuation Study Discussion Group, Australian Property Institute
Konstantinos Palis - Chairman TEGoVA PME Valuation Standards Board
PMgr Sr Dr.Kamalahasan ACHU - Sr. Lecturer Valuation Uni.of Tech Malaysia
Marcin Malmon – Member EVS Board TEGoVA
Dana Ababei Former President National Association of Authorised Romanian Valuers
Prof Yury Kozyr-President Russian Society of Appraisers
Alexander Kostin – Chairman of International Committee on Intellectual Property Economics
Thomas Sexton -Member -MTS Committee American Society of Appraisers