

Valuation Consulting | Transaction Advisory | Techno - Economic | Feasibility Studies  
Real Estate Advisory | Project Consultants | Lender's Engineers



GARG A. ASSOCIATES

[www.egargs.com](http://www.egargs.com)

# Introduction

Garg A Associates is an independent organization established in 1984 with a diversified interest in the field of Valuation Advisory and Consultancy.

We provide a comprehensive range of consultancy services encompassing the entire gamut from Engineering Consultancy to Financial Market Research. TEV Studies, Lender's Engineer, Tangible Asset Valuation, Due Diligence are few services covered in engineering consultancy. Market Feasibility, Intangible Asset valuation, Business Valuation, Transaction Advisory are services covered in Financial Market Research.

We provide professional services to a wide range of clients that includes Business Houses, Manufacturing Industries, Telcom Service Providers, Banks, Financial Institutions, Private Equity Funds, Developers & Promoters, Consultants, Auditors and High Courts.

We have a team of highly qualified, skilled and motivated professionals. The team comprises engineers, architects, valuers, MBA's, Financial Analysts from institute of repute such as IITs & SPA. Expert opinion, of each professional, on a subject gives an edge in addressing different perspective in an engagement.

Over the years, we have diversified activities branching out systematically into other sectors, each new step being a logical extension of the previous one. Hence, Garg A. Associates can provide everything that goes into carrying out Engineering Consultancy and Financial Market Research. Our track record is very significant and the client's appreciation says it all.



# Services

Valuation Consulting

Transaction Advisory

Techno – Economic Feasibility Studies

Real Estate Advisory

Project Consultants

Lender's Engineer



*Nepa Limited, Nepa Nagar, Madhya Pradesh*

*Conducted business and asset valuation of Nepa Limited, India's first and Asia's biggest paper mill, on behalf of Government of India for its disinvestment & privatization.*

## Valuation of Real Estate

- Hospitals
- Hotels & Resorts
- Institutional Properties
- IT Parks
- Petrol Pumps
- Residential, Commercial, Industrial Properties
- Retail Space, Shopping Malls

## Valuation of Plant & Machinery

- Engineering Plants
- Fertilizer Plants,
- Information Technology, Telecom Assets
- Pharmaceuticals & Chemical Companies
- Power Generation & Transmission Companies
- Steel Plants, Metal Smelters
- Automobile Plants, Ceramic Industry,



## Valuation of Intangible Assets

- Brand
- Business, Industry
- Company
- Contracts, Agreements,
- Copyright
- Patents
- Trade Mark

## Valuation of Specialized Assets

- Cost Investigation
- Fairness Opinions
- Quantity Surveying & Estimation
- Stock & Inventory Valuation
- Software
- Temples
- Valuation of Securities



Valuation and Technical Audit,  
CWGV, New Delhi

*Marketability, cost incurred and fair value of Commonwealth Games Village, was estimated for the committee constituted by Lt Governor of Delhi, comprising of DDA, NBCC, CPWD and HUDCO*



## Transaction Advisory

- Mergers, Acquisitions, Takeover of Companies, Purchase, Sale, Disinvestment of Business, Assets, Disinvestment & Privatization Advisory

## Techno-Economic Feasibility Studies

- Appraisal of Projects
- Economic Analysis, Technical Opinions
- Project Cost Analysis and Investigations

## Real Estate Advisory

- Sale and Purchase of Residential, Commercial, Industrial Properties
- Lease and Rental of Residential, Commercial, Industrial Properties and IT Parks
- Research and Analysis of Potential Construction Sites
- Opportunity Investigations for existing Sites



*Rockland Hospital, Qutab Institutional Area, New Delhi*

*Valuation of Rockland Hospital, B.L. Kapoor Memorial Hospital, Balaji Hospital*

## Project Consultants

- Chartered Engineer's Opinions & Certifications
- Detail Project Reports, Financial Studies
- Lender's Engineer
- Project Monitoring
- Technical Analysis & Opinions, Technical Audits

# Panelled Consultant

## Banks

ABN Amro  
Axis Bank  
Allahabad Bank  
Andhra Bank  
Bank of Maharashtra  
Canara Bank  
Citibank  
Central Bank of India  
Dena Bank  
DBS  
HSBC  
Indian Overseas Bank  
Karnataka Bank  
Oriental Bank of Commerce  
Punjab National Bank  
Punjab & Sind Bank  
State Bank of India  
State Bank of Patiala  
State Bank of Bikaner & Jaipur  
State Bank of Travancore  
Syndicate Bank  
Union Bank of India



*Hotel Claridges, Surajkund, New Delhi*

*A detailed study was conducted for marketability and estimation of the market value of The Claridges Hotel*



*Akshardham Temple, New Delhi*

*A detailed study was undertaken for technical details of the world's largest temple, Akshardham, to estimate the cost incurred in construction*



# Financial Institutes

DFC: Delhi Financial Corporation

HSIDC: Haryana State Industrial & Infrastructure Development Corp.

HUDCO: Housing and Urban Development Corporation Ltd.

LIC Housing Finance

PICUP: Pradeshiya Industrial & Investment Corporation UP Ltd.

Reliance Capital

SIDBI: Small Industries Development Bank of India



*Hydro Power Project,  
Sarju river, Bageshwar,  
Uttarakhand*

*Lender's Engineer to  
consortium of  
Nationalized Banks  
for advising on the  
execution of the  
project*

*\* Picture is not actual*

## Government Department & Bodies

DDA: Delhi Development Authority

Delhi High Court

HSIDC: Haryana State Industrial & Infrastructure Development Corporation

HUDA: Haryana Urban Development Authority

HUDCO: Housing and Urban Development Corporation Limited

MCD: Municipal Corporation of Delhi

NBCC: National Buildings Construction Corporation Ltd

Punjab and Haryana High Court



Surya TMT Bar, Bhiwadi, Rajasthan

TEV Study of proposed TMT bar project, having  
annual production capacity of 1 Lac ton

# Clients

## Auditors and Consultants

- AC Nielsen Org-Marg
- BMR Advisors
- Grand Thornton India Private Limited
- Knight Frank India Limited
- KPMG



*Lemon Tree Hotels,  
PAN India, Locations*

*A detailed study was  
undertaken for business  
valuation and asset  
valuation of the group*

## Hotels & Resorts

- Hotel Claridges
- Hotel Savoy Dehradun
- Lemon Tree Hotels
- Piccadily Holiday Resort
- Swagat

## Educational Institutes

- Alliance Francaise
- Amity University
- Ansal Institute of Technology
- Babu Banarsaridas Educational Society
- Bakson Homeopathic College
- Bluebells School
- Delhi Public School
- G.D Goenka
- GPS International School
- Lingayas Institute of Technology
- Northern India Engineering College
- Pearl Global Limited





## Infrastructure

- Boruka Power Corporation Limited
- D S Constructions
- MJ Logistics Services Limited
- Nawanshahar Power Private Limited
- NEPA Limited,
- Uttar Bharat Hydro Power (P) Limited



*\* Picture is not actual*

### *Wind Farm, Gadag, Karnataka*

*Provided consultancy to the lender's, Axis Bank, DEG – Germany and PROPARCO – France, on execution of 26 MW wind power project.*

## Iron & Steel

- Kamdhenu Steels
- Magnum Tubes & Strips Ltd
- Nanak Steel
- Rathi Saria
- Rimjhim Ispat



### *Thermal Power Plant Madhya Pradesh*

*Conducted, business valuation and asset valuation of 30 MW thermal power plant, owned by government, for sale purpose.*

## Real Estate

- Ansal API
- Best Group of Companies
- Bestech
- Dhoot Infrastructure
- DLF Limited
- EMAAR MGF
- IREO
- Indiabulls
- Landmark Developers
- Mahagun India (P) Limited
- Manish Buildwell (P) Limited
- OMAXE
- Parasvath
- RMG Group
- SRS Group
- Surya Infracon
- Unitech
- Usha Breco
- Vipul Group

## Hospitals

- Balaji Hospital
- B.L Kapoor Memorial Hospital
- Eye Care Center
- Fortis
- RG Stone
- Rockland Hospital

## Telecom Sector

- Agilent Technology India (P) Ltd
- Airtel Bharti Limited
- Buongiorno (Hong Kong) Limited
- Dish TV
- Net 4 India Limited



*DLF Limited, PAN India*

*A detailed study was conducted for marketability and valuation of assets owned by the company across the country.*



## Manufacturing Industries

- Bajaj Printers & Packers
- Cummins Control & Switch Gear Co Limited
- Donear Plywood
- IAC Group
- Kamdhenu Paints Limited
- Meera & Company
- MP Plywood Ltd
- NEPA Limited
- Nilgiri Cultivations (P) Limited
- Orient Clothing
- Orient Craft
- Orient Fans
- Philips Electronics India Limited
- Premier Molding
- Trim India



*3PL Warehouse, Palwal, Faridabad*

*Provided consultancy and advisory services for execution and completion of one of the biggest 3PL warehouse in North India.*

## Processing Industries

- Bharat Petroleum
- Indian Oil Corporation
- Kwaliti Milk Products
- Paras Milk
- Rama Dairy

## Service Industry

- AFCON Exim
- AVA Merchandising Solutions (P) Limited
- Buongiorno (Hong Kong) Limited
- MJSL Limited
- NIIT
- Transport Corporation of India
- Infomedia 18 Limited

## Others

- Akshardham Temple
- DSM Anti-Infective
- JPM Tools Limited
- MKU Holdings (P) Limited
- IKEA

# Core Team



**Ashok Garg**

B. Tech Civil, IIT Delhi, FIV, MIE, FICA, MRICS

Ashok Garg graduated in Civil Engineering from IIT Delhi in the year 1973. He worked for Italian and German companies for a period of more than 10 years, in Bahrain and Iran. He started engineering consultancy services in the year 1984. Experience in Engineering Consultancy led him to diversify in the field of Valuation, Feasibility Studies, Market Analysis and Technical Audits. Besides member of Govt. Bodies, He is a visiting faculty in the School Of Planning and Architects (SPA), New Delhi. He is member of The Royal Institution of Chartered Surveyors.



**Ashok Ahuja**

B. Tech Mech. IIT Delhi

Ashok Ahuja graduated in Mechanical Engineering from IIT Delhi in 1972. Has more than 30 years of industry experience in the domain of marketing, purchase, finance and project management. Few prominent projects executed by him include: a vegetable oil extraction plant of 500 TPD capacity on Soya seeds, power metallurgy unit for manufacturing of automobile components and synchronising the work of supermarkets and warehouses for Federal-Mogul Goetze (India) Limited. His principles, morals and work ethics have been driving force to the organization.





**Inderjeet Singh**

B. Tech Civil, IIT Delhi, FIV, MIE, FICA

Inderjeet Singh an engineering graduate from IIT Delhi has an experience of more than 30 years in field of civil engineering consultancy and execution. Has worked on prestigious project of DCM for setting-up foundry plant at Ropar. While in Iran, he was responsible for development and maintenance of military Airbase along with conceptualization of water recovery system for copper mines. In Kuwait, He was in Ministry of Defense and was entrusted with responsibility of maintaining Airbases, Brigades including repair of runways, aircraft shelters and simulators.



**J.B. Agrawal**

AMIE Elect.

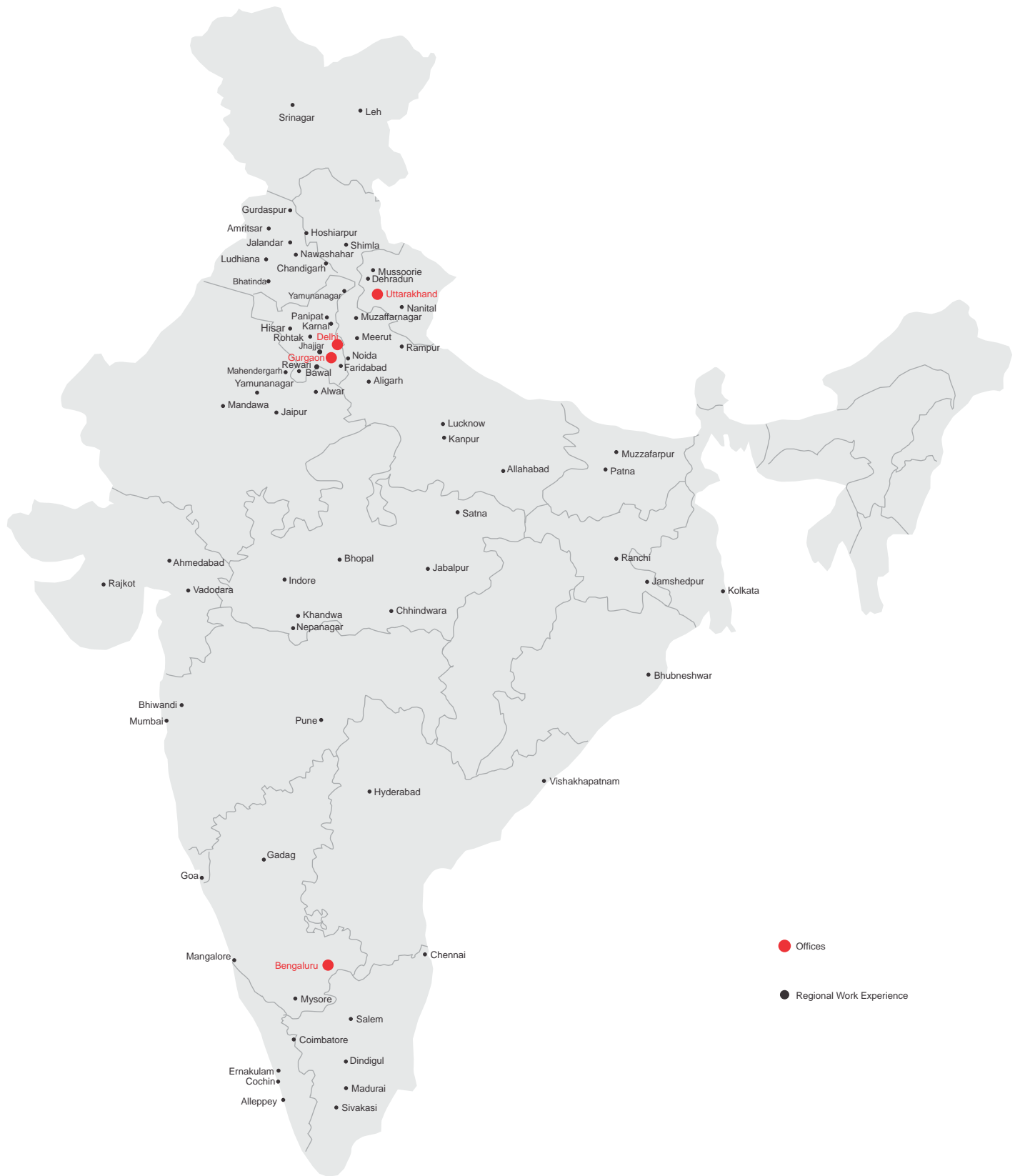
JB Agarwal an electrical engineer by profession has retired from BHEL, after a successful tenure. His previous stints with Western Railways, Exploratory Tube Wells Organisation holds him in good stead. His expertise spans from industrial drives control panel, Turbo & Hydro Generators, Turbo Rotor Coil, Relays & Contactors to Junction boxes & cable for Super Rapid Guns, used by Indian Navy. He has been specially trained in Otto Melary, Italy for Super Rapid Gun Mount. During the course in BHEL he has catered to the requirements of several clients including NTPC, State Electricity Board, Steel Plants, Heavy Electrical Engineering, NHPC and Indian Navy. His immense knowledge and dedication towards work has made him an admirable figure in the industry.

# Recent Work

- Valuation of Nepa Limited, for Department of Disinvestment, Ministry of Finance, Government of India.
- Valuation and Technical Audit, of Commonwealth Games Village for the committee constituted by Lt Governor Delhi, comprising of DDA, NBCC, CPWD and HUDCO.
- Valuation of Akshardham temple, New Delhi.
- Techno-Economic feasibility study of Cogen based Power Project for Andhra Bank.
- Lender's engineer for 40 MW thermal power project at Allahabad, being financed by consortium of Banks, led by Punjab National Bank.
- Lender's engineer of Punjab National Bank and Punjab & Sind Bank for two hydro power plants at Bageshwar and Saruja-1, uttarakhand, being developed by Uttar Bharat Hydro Power Private Ltd
- Financial feasibility study of proposed township in an area of 500 acres, located at Ghaziabad for AC Neilson.
- Valuation for Bid Price fixation of 11 acres of commercial land parcel at Bandra, Mumbai, owned by Railway Land Development Authority for Grant Thornton Advisory.
- Portfolio valuation at PAN India locations, of residential and commercial projects of DLF Limited.
- Techno-Economic feasibility study of TMT bar unit, having annual capacity 1 lac tones for Andhra Bank.
- Lender's engineer of HUDCO for a 7 lakh sq.ft of a commercial project situated at Manesar being developed by Ultra Homes Pvt. Ltd
- Lender's engineer of Axis Bank, DEG – Germany and PROPARCO – France for 26 MW wind power plant developed by Bhoruka Power
- Asset and Business Valuation of hotels on PAN India basis, for Lemon Tree.
- Lender's engineer for a warehouse project, based on hub and spoke model, by a consortium of banks led by Canara Bank
- Feasibility studies of proposed residential projects in Ranchi, for Usha Breco

*“People not for credit but for Concern...”*







**GARG A. ASSOCIATES**

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