

THEKKEPAT SUJESH NAIR B.E. (CIVIL), MRICS, FIIV, MIE

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REAL ESTATE VALUATIONS

Proven track record of achievements in time bound real estate valuations, project management, site execution, construction, teaching, maintaining exceptional quality levels and ethical standards

PROFILE SUMMARY

- REGISTRATIONS BY GOVT. OF INDIA / GOVT. OF KERALA**

Registration No.	Registration Law / Registering Authority	Date of Registration
CCIT/CHN/Cat-II/10/2018-19	Under Section 34AB of Wealth Tax Act, 1957 by Income Tax Department, Govt. of India	17.10.2018
IBBI/RV/02/2020/13709	Under Section 247 of Companies Act, 2013 by Insolvency and Bankruptcy Board of India	17.12.2020
IBBI/RV/08/2020/13709	Under Section 247 of Companies Act, 2013 by Insolvency and Bankruptcy Board of India	17.12.2020
Certificate of Practice (Previous)	CVSRTA Registered Valuers Association	05.03.2021
Certificate of Practice (Present)	IOV Registered Valuers Association	20.02.2025
PCIT/KKD/HQ/34AB REG/77(1)/2023-24/3	Under Section 77(1) of Black Money Act, 2015 by Income Tax Department, Govt. of India	30.10.2023
License No. AM-147257-5	Urban Affairs Department, Govt of Kerala	13.02.2026

- EDUCATIONAL QUALIFICATIONS**

Bachelor of Engineering in Civil Engineering (B.E.-Civil) from Dharmsinh Desai Institute of Technology (Present day Dharmsinh Desai University), Nadiad in 2003

- WEBSITES:**

<https://sreedevivaluers.com/> | <https://sujeshnair.org/web>

- OTHER INDEPENDENT ROLES:**

- Independent Director – NAM Chartered Valuers LLC, UAE (MAR 2026)
- Non-Executive Director – Chartered Evaluators Pvt. Ltd., Mumbai (MAR 2026)



• AS GUEST FACULTY TEACHING REAL ESTATE VALUATIONS

INSTITUTION / PROFESSIONAL BODY	SUBJECTS TAUGHT (GUEST FACULTY)
ROYAL INSTITUTION OF CHARTERED SURVEYORS	REAL ESTATE VALUATIONS
INSTITUTION OF VALUERS	CONTINUOUS DEVELOPMENT PROGRAM
THE INSTITUTE OF CHARTERED ACCOUNTANTS OF INDIA	REAL ESTATE VALUATIONS (ALL APPROACHES)

• PROFESSIONAL QUALIFICATIONS / MEMBERSHIPS

Professional Qualification	Institute / Professional Body	Membership No.	Date of Enrolment
MRICS	ROYAL INSTITUTION OF CHARTERED SURVEYORS, UK	6396392	23.11.2017
FIIV	THE INDIAN INSTITUTION OF VALUERS (INDIA)	CAT-I/F-3940	10.09.2015
CHARTERED ENGINEER	THE INSTITUTION OF ENGINEERS (INDIA)	AM-147257-5	12.05.2013
MIE	THE INSTITUTION OF ENGINEERS (INDIA)	M1710138	13.01.2021

SKILL SET

~ Immovable Property Valuation	~ Due Diligence	~ Building by-laws
~ Expertise in techno-legal factors	~ Permissions & Approvals	~ Strategic Planning
~ Expertise in Regulatory guidelines	~ Project Management	~ Market Intelligence
~ Budgeting & Forecasting	~ Team Management	~ Liaison & Coordination
~ Research & Advisory	~ Learner & Trainer	~ Total Quality Management

LANDMARK PROPERTIES APPRAISED AS PROPERTY VALUER:

Properties above INR 100 Million appraised as Technical Manager in ICICI Bank Ltd, Kerala		
Name of Property	Name of Client	Property Location
Office Building Project in Technopark – IT Building	Reputed MNC	Kazhakuttom, Trivandrum
Top Tier Hotel	Land Owner	Chakaraparambu, Ernakulam
Top Tier Hotel	Land Owner	Vazhuthacaud, Trivandrum
Mixed Use property	A reputed brand	Thiruvalla
Commercial Property	International Group	Angamaly
Industrial Building	Reputed MNC	Mulanthuruthy
Mall	Reputed MNC	Thrissur
Luxury Villa – 40,000+ sq.ft	Independent owner	Thrissur

Properties above INR 100 Million as Regional Technical Manager in India Infoline Finance Ltd, Pune		
Name of Property	Name of Client	Property Location
Vacant Land (2.25 Hectares)	Reputed Developer	Moshi, Pune
IT Park (IT Space – 48,000 sq.ft.)	Private Client	Bavdhan, Pune
International School	Reputed Developer	Talegaon, Pune
Development Appraisal - Residential	Reputed Developer	Talegaon, Pune
Development Appraisal - Residential	Reputed Developer	Kharadi, Pune
Vacant Land (8 Acres)	Reputed Developer	Baner, Pune



PROFESSIONAL EXPERIENCE

Self-Employed Professional | Independent Real Estate Appraiser (Kerala)

Feb 2018 – Present

- **Scale & Scope:** Completed over 2,000+ retail property valuations as a solopreneur; empanelled with 23 Banks / NBFCs / ARCs.
- **Tax & Regulatory Compliance:** Conducted valuations under the Income Tax Act, prepared official replies to tax agency notices, and handled property registration assessments.
- **Special Projects:** Collaborated on a cost-approach valuation report for an international airport.
- **Mentorship & Training:** Serves as an APC Counsellor and Valuation Pathway Supervisor for RICS candidates, alongside guest lecturing.
- **Entrepreneurship:** Launched *sujeshnair.org* (Jan 2026), an online academy delivering multi-disciplinary valuation training across engineering, law, and finance.

PREVIOUS EXPERIENCE

Regional Technical Manager | India Infoline Housing Finance Ltd. (Pune, MH)

May 2017 – Feb 2018

- **Operations Leadership:** Managed immovable property valuations, technical due diligence, and Turnaround Time (TAT) for Rest of Maharashtra and Chhattisgarh.
- **Risk & Strategy:** Handled project finance residual value assessments, audited project clearances for retail funding, and delivered market intelligence on price trends.
- **Team Management:** Led a team of in-house and panel valuers, reporting directly to the National Technical Manager and Chief Risk Officer.

Branch Manager | Sundaram BNP Paribas Home Finance Ltd. (Palakkad, KL)

Dec 2016 – Apr 2017

- **Business Operations:** Oversaw branch-level sales, operations, collections, and overall productivity to meet disbursement targets.
- **Channel & Risk Management:** Recruited DSAs, managed builder relations, and audited project files for technical clearance to secure a high-quality asset portfolio.

Technical Manager (In-house Real Estate Appraiser) | ICICI Bank Ltd. (Cochin, KL)

Jan 2011 – Dec 2016

- **Valuation Technicalities:** Conducted comprehensive asset valuations (residential, commercial, industrial, hotels, warehouses) using comparison, income, residual, and cost/summation methods.
- **Risk Mitigation:** Classified builders under scoring models for funding, performed feasibility studies on land banks, and analysed legal, technical, and reputational risks.
- **Statewide Leadership:** Led and mentored a statewide team of in-house personnel and panel agencies; managed periodic cross-audits to ensure bank policy compliance.
- **Strategic Support:** Provided localized real estate supply-demand intelligence and market development trends directly to the Zonal Technical Manager.

Senior Project Engineer | Al Balagh Trading and Contracting Co. W.L.L. (Doha, Qatar)

Sep 2007 – Oct 2009

- **Project Execution:** Managed site execution, civil works, and interior fit-outs for major public works, including the \$40M Al Daayen Public Services Building Complex and the \$110M Barzan Camp Phase-I.
- **Project Controls:** Utilized Primavera to track project progress, update master/resource schedules, and coordinate with MEPD sub-contractors to meet strict milestones.



- **Commercial & Quality Management:** Handled quantity surveying, technical material submittals, vendor conformance, sub-contractor agreements, and strict QA/QC site compliance.

Project Engineer & Lecturer | Nehru College of Engineering & Research Centre (Thrissur, KL)

Mar 2006 – Aug 2007

- **Engineering Management:** Acted as the client's technical representative for the construction of an \$60M Academic Block, managing QA/QC, scheduling, and architectural/structural design coordination.
- **Academic Role:** Lectured in the Mechanical Department, teaching Advanced Mechanics of Solids, Engineering Mechanics, and Strength of Materials.

Assistant Manager - Technical (In-house Appraiser) | Kotak Mahindra Bank Ltd. (Mumbai)

Feb 2005 – Feb 2006

- **Technical Appraisals:** Executed multi-method real estate appraisals (market, income, residual, cost) for retail mortgage financing.
- **Risk & Team Oversight:** Managed external technical valuation agencies, analysed risk parameters, and verified property characteristics to ensure strict turnaround times (TAT).

Graduate Engineer Trainee | Essar Constructions Ltd. (Hazira, Surat)

May 2004 – Feb 2005

- **Site Execution:** Coordinated civil construction activities, including cast-in-situ piling, heavy earthworks, and massive concrete works for major industrial foundations.
- **Project Milestones:** Supervised over 10,000 cu.m of RCC works, completing the project two weeks ahead of schedule through precise contractor coordination and quantity estimation.

PERSONAL DETAILS

Languages Known: English, Hindi, Malayalam and Gujarati
Nationality: Indian