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India Is Valuing Everything, Except the Valuation Profession

From Invisible Profession to Economic Backbone

“India is valuing everything—from land and infrastructure to enterprises, environment, and impact.

The real question is: who is professionally prepared to value it?”

Recently, the Institution of Valuers (IOV) announced **2026 as the “Year of Education, Research & Standards in Valuation.”**

For me, this announcement is not merely an institutional milestone—it is a timely and necessary response to a reality I have witnessed closely over the last four years of engagement with IOV. Despite being indispensable to India’s economic ecosystem, **Valuation in India remains misunderstood, under-communicated, and under-chosen as a profession.**

This perspective is not academic. It is experiential.

Through sustained interaction with senior valuers, regulators, academicians, and practitioners across platforms of IOV and IOV RVF, I have seen Valuation emerge clearly—not as a supplementary activity or side engagement, but as a **full-time, intellectually rigorous, and judgment-driven profession.** I have witnessed successful valuation practices, evolving business models, and even **second-generation valuers** who are proudly expanding and innovating within this field.

Yet, outside this ecosystem, Valuation continues to suffer from a deep identity gap. The challenge begins with how professions are traditionally viewed:

- Anything involving **numbers** is assumed to be the domain of **Chartered Accountants**
- Anything involving **land or buildings** is automatically attributed to **Engineers or Architects**

So where does Valuation belong? The answer is both simple and complex.

Valuation is not an add-on to CA or Engineering. It is a profession that sits at the intersection of disciplines.

Valuation translates **assets, enterprises, infrastructure, risks, and future potential** into credible economic value. It integrates finance, law, engineering, economics, markets, and—most importantly—**professional judgment**. This makes Valuation a specialised profession in its own right, not a subset of any other.

The demand for Valuation is undeniable—across banking, insolvency, infrastructure, taxation, investments, dispute resolution, and governance. Markets ask for Valuation **every single day**. However, the profession continues to face critical gaps:

- Inconsistent regulatory understanding across sectors
- Absence of structured and visible education pathways
- Limited research orientation and publication culture
- Lack of mainstream career communication

Valuation today often functions in silos—**partially regulated in some domains, evolving institutionally in others, and misunderstood in many**. While institutions and standards are

developing, they are not yet embedded strongly enough in mainstream education, career counselling, or public consciousness.

As India moves decisively towards becoming a USD 5 trillion economy, one question demands urgent attention:

Who will professionally and ethically value this growth?

India is no longer only creating assets—it is **measuring, monetising, transferring, regulating, and reporting value** at every level. Today, almost everything that powers growth is being valued:

- Agricultural produce, warehouses, and logistics assets linked to finance and digital platforms
- Infrastructure—roads, ports, airports, railways—being monetised, leased, and securitised

- Urban land, redevelopment projects, and public assets being unlocked for investment
- Start-ups, MSMEs, and enterprises being evaluated for funding, restructuring, and exits
- Natural capital, environmental impact, carbon credits, and social outcomes entering balance sheets through **ESG frameworks**

Valuation is no longer optional. It is central to governance, finance, sustainability, and trust. Despite this relevance, Valuation remains absent from **structured career narratives**.

Students are introduced to CA, CS, CMA, Engineering, and Architecture—but Valuation is rarely presented as a conscious career choice, even though it draws talent from all these streams. This is not merely an academic omission. It is a systemic awareness gap.

Ironically, one of Valuation's greatest strengths is its **accessibility across career stages**:

- Young professionals seeking a specialised, future-oriented profession
- Mid-career professionals seeking independence and relevance
- Experienced and retired professionals seeking continued contribution through expertise and judgment

Institutions like **IOV and IOV Registered Valuers Foundation (IOV RVF)**—through journals, CEPs, seminars, webinars, and platforms such as the **Indian Valuers Congress**—are steadily building an intellectual ecosystem for Valuation.

IOV's declaration of **2026 as the Year of Education, Research & Standards in Valuation** must now become a catalyst. In today's connected world, even curiosity can be a beginning:

- Explore professional bodies such as IOV, IOV RVF, and IBBI
- Attend seminars, webinars, and CEP programmes
- Read, write, and engage with valuation journals
- Follow practitioners who practise with integrity and depth
- Question, learn, and unlearn assumptions about “who does valuation”

But institutions alone cannot carry this responsibility. Many established valuers practise with excellence yet hesitate to speak openly about Valuation as a career choice. While specialisation is natural, **silence does not strengthen a profession—visibility does**.

Valuation needs visibility.

Valuation needs research.

Valuation needs the next generation.

And 2026 must become the year when Valuation is not only practised—but understood, respected, and consciously chosen as a profession.

