

Letter No. HUDCO/LRO/2023/

Dated 01.02.2023

Sub. : Engagement of valuer for valuation of property mortgaged with HUDCO

Dear Sir,

Housing & Urban Development Corporation Limited (HUDCO) is a Government of India Enterprise under the administrative control of Ministry of Housing and Affairs (MoUA).

The HUDCO Regional Office, Lucknow would like to invite quotation for all inclusive (including GST and other charges etc.) fee for valuation of HUDCO mortgaged property against HUDCO loan by HUDCO Regional Office, Lucknow empanelled valuer. If you are interested to submit a financial bid then the same may be submitted in the stipulated format. Please note that the following general terms and conditions are applicable with regard to submission financial bids and furnishing reports as per format annexure – B. Information related to mortgaged property are as under:

Name of the property	Name of the Borrowing Agency	Mortgaged Property	Schedule of Property
Property mortgaged to HUDCO situated at Varanasi for securing the loan to Late Shri Shailendra Nath Pandey (LKOV00026) for construction of House at Chuk No. 486, IInd part, Gata No. Mi 935, Mi 936, Mi 938, Mi 939, Mi 940. Mouza - Amra Khera Chuk, Pargana – Dehat Amanat, Tahsil & District - Varanasi, Uttar Pradesh Via DLW where GT Road touch with Bypass road just before left hand towards Amra Khera	Late Shri Shailendra Nath Pandey (LKOV00026)	Mortgaged property	Construction over the land admeasuring 1200 Sqft. at Chuk No. 486, IInd part, Gata No. Mi 935, Mi 936, Mi 938, Mi 939, Mi 940. Mouza - Amra Khera Chuk, Pargana – Dehat Amanat, Tahsil & District - Varanasi, Uttar Pradesh and bounded by East – Kaccha Rasta 8 feet, West - Juj Hissa Arazi, North – Juj Hissa Arazi, South - Juj Hissa Arazi Shri Nandkesh pandey Via DLW where GT Road touch with Bypass road just before left hand towards Amra Khera

- Date of invitation of tender: 31.01.2023 from 03:00 pm
- Last date of submission of tender: 10.02.2023 at 03:00 pm
- Date of opening of tender: 10.02.2023 at 04:00 pm

Thanking you,

Yours faithfully,

Joint General Manager (F)
HUDCO, Lucknow RO

SCOPE OF WORK:

1. The valuer of immovable property shall have to make an unprejudiced and factual valuation of any immovable property, which he may be required to value as per the Guidelines prescribed by HUDCO from time to time.
2. The valuer of immovable property shall furnish report of such valuation in HUDCO format, charge fees at a rate not exceeding the rate or rates prescribed in the erstwhile Wealth-tax Act, 1957 and not undertake valuation of any assets in which he has a direct or indirect interest.
3. The valuer of immovable property shall be governed by the Chapter VIIB of the Wealth tax Act, 1957 and rules made there under unless stated otherwise in HUDCO norms in this behalf from time to time.
4. The valuer of immovable property shall have to:-
 - Exhaustively and understandably carry out the valuation and give the valuation report in a manner that will not be deceptive.
 - Present adequate information to allow those who read and trust on the report to fully understand the data, reasoning, analysis and conclusion underlying the valuer's finding, opinions and conclusions.
 - Clearly identify and describe the property being valued and the rights associated with the property to be valued.
 - Define the value being estimated and state the purpose of the valuation, the effective valuation date and the date of the report.
 - Fully and exhaustively explain the valuation basis applied and the reasons for their applications and conclusions.
 - State realistic and practicable assumptions and limiting conditions upon which the valuation is based.
 - Avoid ambiguous, flimsy assumptions and limiting conditions.
 - Furnish a signed professional certificate of objectivity, non-bias, professional contribution and other relevant disclosures along with the valuation report.

TERMS AND CONDITIONS:

- Financial Bid shall be submitted in the stipulated format enclosed at Annexure-A duly typed in letter head. Bid in any other format will not be acceptable and would lead to rejection of the bid.
- Financial bid without signature and seal of the valuer will be rejected without notice.
- The Financial Bid shall be given in absolute figure. The financial bid shall not be in the terms of percentage. The financial bid shall include the cost of stationery, travel cost, manpower cost, administrative cost, applicable taxes and other cost if any along with GST in totality. In case GST is not mentioned then it would be presumed that the quoted fee is inclusive of GST. In any case no extra amount would be paid by HUDCO.
- The valuer shall complete the valuation assignment as early as possible within stipulated time frame.
- Bid received after due date of submission will be rejected.
- Bid may be submitted by post/courier or directly by hand in the office of **HUDCO Regional Office Lucknow, 2nd Floor, NE Block, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh**. The sealed envelope shall be kept into another envelop in case tender is submitted through post/courier. Bid submitted through email and any other mode will be rejected.
- HUDCO reserves right to deduct the statutory deductions i.e. TDS etc. as per the norms of State/Central Govt.
- The valuation report shall be submitted in HUDCO's prescribed format enclosed at Annexure-B. The valuer shall adopt valuation methods like market approach, cost approach, rent capitalization method as well as Govt. circle rate and the applicability/non-applicability of each of the above mentioned methods shall be clearly indicated in the report.

FINANCIAL BID

Sub: Financial Bid for valuation of properties mortgaged with HUDCO at Varanasi.

(The bid amount shall be in lump-sum not in terms of percentage and shall be inclusive of all cost and other charges etc.)

Name of the Project	Schedule of Properties	Quoted Amount (Rs.)
Property mortgaged to HUDCO situated at Varanasi for securing the loan to Late Shri Shailendra Nath Pandey (LKOV00026) for construction of House at Chuk No. 486, IInd part, Gata No. Mi 935, Mi 936, Mi 938, Mi 939, Mi 940. Mouza - Amra Khera Chuk, Pargana – Dehat Amanat, Tahsil & District Varanasi, Uttar Pradesh	Plot area - 1200 Sqft. at Chuk No. 486, IInd part, Gata No. Mi 935, Mi 936, Mi 938, Mi 939, Mi 940. Mouza - Amra Khera Chuk, Pargana – Dehat Amanat, Tahsil & District - Varanasi, Uttar Pradesh and bounded by East – Kaccha Rasta 8 feet, West - Juj Hissa Arazi, North – Juj Hissa Arazi, South - Juj Hissa Arazi Shri Nandkesh pandey Via DLW where GT Road touch with Bypass road just before left hand towards Amra Khera	
GST		
Total		
CERTIFICATE: The above information is true to the best of my knowledge and belief and my financial bid may be rejected in point of time if anything is found wrong. I abide by the terms and condition of the HUDCO from time to time.		

(Signature with name and office seal)

Valuation Report Format

A. General Information

Name of the Applicant/s	
Address of the property to be mortgaged: (with details such as Survey No., Plot No. Ward No. etc)	
Amount of loan sought from HUDCO	
Title (Freehold/Lease hold)	
Ownership	
Occupancy Status	
Nature of interest of the applicant in property and its likely effect on the value of the subject property	
Area of The Land	
Land Use as per Local Law	
Land Use at Present	
Boundary	East West North South
Descriptive information about the project area:	
Nearest Land Mark	
Nature of activities nearby (Residential, Commercial, Recreational, Industrial, etc.)	
Infrastructure facilities availability (Water Supply and Drainage, Roads, Electricity, School, Hospital, etc.)	
Copy of the site plan with clear demarcation (Attached as Annexure)	
Other relevant information, if any, which affect the Marketability of Land	

The above mentioned property has thoroughly been inspected on _____ and the original sanctioned plan and other relevant documents required for valuation of the property have been scrutinized.

1.0	Site Location	
1.1	Distance from:- • Railway station • Local Bus Station • Market & shopping • Central Business District • School (Attach separate annexure for details & description)	
1.2	Surrounding locality (LIG, MIG, HIG)	
1.3	Other factors, if any, which may adversely affect the value of the property (industry, slum, nallah, etc.)	
1.4	Is the locality safety from hazardous influences such as encroachment from unauthorized persons industry nuisance that would create noise, smoke, dust, pollution of air, water or environment etc.	
1.5	Immediate neighbourhood of the property (middle class, industrial, commercial, slum, poor class) (Attach separate annexure for details & description)	
1.6	Adequacy of infrastructural facilities like civic, social and transportation amenities, electricity etc. a) Excellent b) Very good c) Good d) Average e) Poor (Attach separate annexure for details & description)	
2.0	Property Details :	
2.1	Plot No.	
2.2	Building or Flat No.	
2.3	Land area:	
2.4	Number of floors:	
2.5	Tenure of the land (lease hold or free hold)	

2.6	If lease hold, give premium, rent and lease period.	
2.7	Built-up area & Carpet area in sq. ft.	
2.8	Number of rooms including kitchen	
2.9	Year of construction	
2.10	Specification and usage of building (attach annexure)	
2.11	Nature of occupancy (vacant, owner occupied, rented, occupied by relative, under construction etc.)	
3.0	Sanction Particulars	
3.1	Have the competent authority approved the plan?	
3.2	Give the full details including the name of the concern authority.	
3.3	If the plans are approved by Village Panchayat give Collector's approval details.	
3.4	Have you verified original copy of approved plans?	
3.5	Is construction carried out as per approved plans?	
3.6	In case of the deviation, are the changes approvable by local authority? (attach completion certificate)	
4.0	Valuation	
4.1	Mention the approach used in valuation of the subject property (for justification attach annexure)	
4.2	Is building in a good habitable condition?	
4.3	Is building structurally sound?	
4.4	State estimated age and residual life of the building to be valued	Estimated Age : _____ years Estimated Residual life : _____ years
4.5	If Market Approach is used give the sale instances adopted for comparison. (For description of sale instances use separate annexure)	Sale instance of flat/and 1 Rs./sq.ft. Sale instance of flat/and 2 Rs./sq.ft. Sale instance of flat/and 3 Rs./sq.ft.
4.6	Value of the property as per the Market Approach	

4.7	Value of the property as per the Cost Approach	
4.7.1	Cost of construction in Rs./sq.ft.	
4.7.2	Built up Area in sq.ft.	
4.7.3	Total cost of construction in Rs.	
4.7.4	Rate of depreciation in %	
4.7.5	Total Depreciation in Rs.	
4.7.6	Depreciated Replacement Cost in Rs.	
4.7.7	Land rate as per the Market Approach in Rs./sq.ft.	
4.7.8	Value of the property as per the Cost Approach	
4.8	For income approach give rental instances and also describe them in separate annexure	➤ Rental instance 1 Rs./sq.ft.per month ➤ Rental instance 2 Rs./sq.ft.per month ➤ Rental instance 3 Rs./sq.ft.per month
4.8.1	Rate of capitalization used in valuation – in % (justification in separate annexure)	
4.8.2	Gross annual income in Rs.	
4.8.3	Outgoings in Rs.	
4.8.4	Net annual income in Rs.	
4.8.5	Year's Purchase	
4.8.6	Capitalized value of the property	
4.9	Value of Property as per Collector Value/Ready reckoner Value Ready Reckoner Referred (Copy of the extract)	
5.0	Mention adverse characteristic and/or favourable features or any other information, which has material effect on the value of the property.	

The value of the abovementioned property as on _____ is:

- Market Value: Rs. _____
- Distress Value: Rs. _____
- Government Value: Rs. _____

Place:

Seal and Signature

Annexure – C

SCHEDULE OF PROPERTY

1.	Name of the Project:	Property mortgaged to HUDCO situated at Varanasi for securing the loan to Late Shri Shailendra Nath Pandey (LKOV00026) for construction of House at Chuk No. 486, IInd part, Gata No. Mi 935, Mi 936, Mi 938, Mi 939, Mi 940. Mouza - Amra Khera Chuk, Pargana – Dehat Amanat, Tahsil & District Varanasi, Uttar Pradesh Via DLW where GT Road touch with Bypass road just before left hand towards Amra Khera
2.	Name of the Borrowing Agency	Late Shri Shailendra Nath Pandey (LKOV00026)
3.	Mortgaged Property:	
3.1	Land (Prime Security):	Construction over the land admeasuring 1200 Sqft. at Chuk No. 486, IInd part, Gata No. Mi 935, Mi 936, Mi 938, Mi 939, Mi 940. Mouza - Amra Khera Chuk, Pargana – Dehat Amanat, Tahsil & District Varanasi, Uttar Pradesh and bounded by East – Kaccha Rasta 8 feet, West - Juj Hissa Arazi, North – Juj Hissa Arazi, South - Juj Hissa Arazi Shri Nandkesh pandey Via DLW where GT Road touch with Bypass road just before left hand towards Amra Khera

