

हाउसिंग एण्ड अर्बन डेवलपमेंट कारपोरेशन लिमिटेड (हडको)

क्षेत्रीय कार्यालय, मौर्यलोक काम्पलैक्स,

डाक बंगला रोड, पटना-800001

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संख्या : हडको/प0क्षे0का0/ वैल्यूएशन/

दिनांक : 18/01/2022

सेवा मे,

विषय : Empanelment of Valuers by HUDCO Regional Office, Patna.

महोदया/महोदय,

Housing & Urban Development Corporation Limited (HUDCO) is a Government of India Enterprise under the administrative control of Ministry of Housing & Urban Affairs (MoHUA), Govt. of India with Corporate Office at New Delhi. HUDCO Provides techno-financial assistance to State Governments and State/Parastatal Agencies for various Housing and Infrastructure Projects.

HUDCO, Patna Regional Office, intends to empanel the valuers for taking up valuation of the immovable assets (land/ building/ construction works)/ equipment and machinery of its financed/to be financed projects/HUDCO properties mortgaged/ hypothecated as security as per the requirement from time to time for the next 2 years w.e.f 01/04/2022.

The eligibility criteria for applying for empanelment with HUDCO are as under:

- 1) A Valuer of immovable property shall be the Government Registered Valuer as per rule 8A(2) of the Wealth-tax Rule, 1957 and shall have post Registration experience as a consulting valuer for a period of not less than 5 years for doing valuations for reputed clients. Year-wise details of valuation undertaken in the last 5 years indicating the property details, valuation amount, distress amount if any and fees charged may be provided in this regard.
- 2) Minimum gross income from valuation in any three of the preceding years of practice should not be less than Rs.1.5 Lakhs per year. The valuer should provide a Certificate from a Chartered Accountant regarding actual fee received from valuation in each of the last 3 years.
- 3) A 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 as may be prescribed by HUDCO from time to time.
- 4) A Valuer of immovable property shall furnish report of such valuation in the prescribed form, charge fees at a rate not exceeding the rate or rates prescribed in the Wealth-tax Act, 1957 and not undertake valuation of any assets in which he has a direct or indirect interest.
- 5) A 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.

Contd.....2/-

- 6) **The valuer should be entitled for carrying out valuation in accordance with the clause under 34AC of Chapter VIIB of the Wealth Tax Act, 1957.**
- 7) A Valuer of immovable property shall have to:-
- a. Exhaustively and understandably carry out the valuation and give the valuation report in a manner that will not be deceptive, duly signed and stamped.
 - b. 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.
 - c. Clearly identify and describe the property being valued and the rights associated with the property to be valued.
 - d. Define the value being estimated and state the purpose of the valuation, the effective valuation date and the date of the report.
 - e. Fully and exhaustively explain the valuation basis applied and the reasons for their applications and conclusions.
 - f. State realistic and practicable assumptions and limiting conditions upon which the valuation is based.
 - g. Avoid ambiguous, flimsy assumptions and limiting conditions.
 - h. Furnish a signed professional certificate of objectivity, non-bias, professional contribution and other relevant disclosures along with the valuation report.
- 8) Preference shall be given to the persons or partnership firm having partner holding post graduate degree in Valuation of (Real Estate) and/or (Plant & Machinery) from recognized university.
- 9) HUDCO shall have power to modify the norms for empanelment of valuer from time to time without prior notice and it shall be retrospectively binding on concerned empanelled Valuers from the date of such modification.
- 10) HUDCO may remove the name of any person from the empanelment list without prior notice if he fails to fulfill any of above-mentioned requirements.
- 11) The proposed Empanelment would be valid for a period of two years w.e.f 01/04/2022 or from the date of empanelment.
- 12) The empanelment does not automatically entitle the valuer to any privilege such as award of work etc. The services of the empanelled valuers will be utilized on the basis of competitive quotations called from all the existing empanelled valuers. Valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fee.

Contd.....3/-

- 13) The valuation of properties shall be done in accordance with principles of valuation and HUDCO guidelines for valuation which would be circulated to empanelled valuers.

In case you/your firm fulfils the eligibility criteria, your brief profile alongwith Annexure-I with documents to support your eligibility for empanelment may be submitted in a sealed envelope marked as **"Application for Empanelment of Valuers; Date of Opening-21/02/2022"** and addressed to – **"The Regional Chief, HUDCO Regional Office, Block B2, 2nd Floor, Mauryalok Complex, Dak Bungalow Road, Patna-800 001"** and deposited in the Tender Box kept near Reception in this office by **3.00 P.M.** on or before **21/02/2022**. The proposals/bids shall be opened on same day at **3.30 PM**. You/your representative may be present during opening of bids. The applications received either by Fax/E-mail or late/beyond the closing time/date would not be entertained.

सधन्यवाद,

भवदीय

सतीश कुमार सिन्हा
संयुक्त महाप्रबन्धक (परि.)

संलग्न : यथोपरोक्त

EMPANELMENT OF VALUERS

1.	Name & Address					
2.	Details of infrastructure available					
a	Landline Tel. No.					
b	Mobile No.					
c	Email id :					
d	Fax No.					
e	Computer (Yes/ No)					
3.	Application for empanelment of valuer for (Tick where ever applicable) a) Land, Building & Construction works b) Equipment and Machinery	Yes/ No Yes/ No				
4.	Qualifications of partners/proprietor/Associates alongwith Bio-Data (Preference shall be given to the persons or partnership firm having partner holding post graduate degree in Valuation of (Real Estate) and/or (Plant & Machinery) from recognized university). Please attach copies of certificates.					
5.	Details of Registration (Registration No. and year of Registration) as per rule 8A (2) of Wealth Tax Rule, 1957. Please attach copy of registration certificate (self attested) .					
6.	Post registration experience in years. Please attach details, if required.					
7.	Key Clients (Enclose separate annexure)					
8.	Year wise details of valuation taken during last 5 years					
A.	Land, Building & Construction works (Rs. In Lakhs)					
		2016-17	2017-18	2018-19	2019-20	2020-21
a.	Valuation Amount (Total)					
b.	Distress amount					
c.	Fees charged/ Gross income from valuation					
B.	Equipment & Machinery (Rs. In Lakhs)					
		2016-17	2017-18	2018-19	2019-20	2020-21
a.	Valuation Amount (Total)					
b.	Distress amount					
c.	Fees charged/Gross income from valuation					
9.	Enclose Certificate from a Chartered Accountant regarding fee received from valuation in the last 3 years as proof of item 8 A / 8 B	Yes/ No				
10.	PAN No. (Please attach self-attested copy)					
11.	GST No. (Please attach self-attested copy)					

This is to certify that I/We have gone through the terms & conditions mentioned in the letter calling quotation for empanelment of valuer and I/we accept the same.

Above information is correct to the best of my/our knowledge.

Signature of Valuer/ Chief Executive of Firm with Seal