

हाउसिंग एण्ड अर्बन डेवलपमेन्ट कॉर्पोरेशन लिमिटेड (भारत सरकार का उपक्रम), क्षेत्रीय कार्यालय : 1-बी, सूर्या अपार्टमेंट्स, कटोरा तालाब, रायपुर-492001

दूरभाष : 0771-2427796, 2425517, टेली फैक्स : 0771-2422023, ई-मेल : raipur@hudco.org.in, वेबसाईट : www.hudco.org.in, सीन - L74899DL1970GOI005276
Housing & Urban Development Corporation Ltd. (A Govt. Of India Enterprise), Regional Office : 1-B, Surya Apartments Katora Talab, Raipur- 492001
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आई.एस.ओ. 9001:2015 प्रमाणित कंपनी

GSTIN - 22AAACHO632A1ZN

AN ISO 9001 : 2015 CERTIFIED COMPANY

टेंडर नोटिस/Tender Notice

Quotation invited from HUDCO empaneled Valuers (Land & building) only

क्र. हडको/रा.क्षे.का./19129 & 20676/2022/

1171

दिनांक : 01.02.2022

- विषय :-** निम्न 2 योजनाओं के संबंध में नया रायपुर अटल नगर विकास प्राधिकरण (NRANVP) पूर्व में नया रायपुर विकास प्राधिकरण (NRDA) को HUDCO वित्तपोषित योजना की सुरक्षा के रूप में HUDCO के लिए बंधक रखी गई भूमि का मूल्यांकन:
1. छत्तीसगढ़ की नई राजधानी - नया रायपुर के लिए भूमि अधिग्रहण और अधोसंरचना विकास के लिए कार्यक्रम ऋण (योजना क्रमांक 19129)।
 2. नया रायपुर विकास प्राधिकरण (योजना संख्या 20676) द्वारा नया रायपुर में भूमि अधिग्रहण और अवसंरचना विकास की योजना के लिए टेक आउट फायनेंस।

Sub : Valuation of Land mortgaged to HUDCO as security towards HUDCO financed schemes for Land Acquisition and Infrastructure Development for New Capital of Chhattisgarh - Naya Raipur to Nava Raipur Atal Nagar Vikas Pradhikaran (NRANVP) formally known as Naya Raipur Development Authority (NRDA) in respect of 2 schemes (Scheme No. 19129 & 20676).

महोदय,

हडको ने वर्ष 2009 से 2015 के दौरान उपर्युक्त योजनाओं को निम्नानुसार वित्तपोषित किया है:

Sir,

HUDCO has financed the above mentioned schemes during the year 2009 to 2015 as per following:

(रु. करोड़ में)

क्र.सं. S. No.	योजना क्रमांक Scheme No.	सेक्योरिटी (भूमि का बंधक) हेक्टेयर में Security (Mortgage of land in Hect.)	ऋण राशि स्वीकृत/अवमुक्त Loan amount Sanctioned/ Released	बकाया ऋण राशि Outstanding Loan amount (As on 30.09.2020)	टिप्पणी Remarks
1	19129	1867.217	555.00	225.93	Security was created through mortgage of land for the project in phased manner.
2	20676	158.40	250.00	131.25	
		2025.617	805.00	357.18	

हडको ने एनआरएएनवीपी (तत्कालीन एनआरडीए) को पूर्वोक्त योजनाओं को भूमि अधिग्रहण और बंधक सुरक्षा के खिलाफ बुनियादी ढांचे के विकास के लिए वित्त पोषित किया है। एनआरएएनवीपी द्वारा सरकार के साथ-साथ निजी पार्टियों से चरणों में कच्ची जमीन की खरीद की गई तथा NRANVP द्वारा विकसित किया गया था। हडको के पास अब तक गिरवी रखी गई भूमि की सीमा 2033.617 हेक्टेयर है। हडको ने एनआरएएनवीपी के अनुरोध पर 40.27 हेक्टेयर की सीमा तक एनओसी / डिस्चार्ज सुरक्षा जारी की है।

HUDCO has funded the aforesaid schemes to NRANVP (the then NRDA) towards land acquisition and infrastructure development against the security of mortgage. The raw land was procured by NRANVP in phases from Govt. as well as private parties and then was developed by NRANVP. The extent of land mortgaged to HUDCO so far is 2025.617 Hectares. HUDCO has issued NOCs/ Discharge Security to the extent of 40.27 hectares on request of NRANVP.

दिशानिर्देश के अनुसार, समय-समय पर हडको को गिरवी रखी गई उपरोक्त संपत्तियों के संबंध में आवश्यक प्रावधान करने हेतु मूल्यांकन किया जाना चाहिए। तदनुसार, हडको ने गिरवी रखी गई भूमि का मूल्यांकन करने का प्रस्ताव रखा और अनुलग्नक- A में संलग्न मूल्यांकन की संक्षिप्त आवश्यकता और अनुलग्नक- B में संपत्ति के विवरण के अनुसार मूल्यांकन करने के लिए हडको के नामित वैल्युअर्स से उद्धरण मांगने और प्रस्तुत करने का प्रस्ताव किया।। वर्तमान में, मूल्यांकन NRANVP द्वारा विकसित की गई भूमि और बुनियादी सुविधाओं के आधार पर किया जाएगा। वर्तमान में NRANVP विभिन्न भूमि उपयोगों के लिए लैंड पार्सल निर्धारित आरक्षित मूल्य के आधार पर आवंटित करता है और कोई अन्य एजेंसी नहीं है जो परियोजना क्षेत्र में भूमि की बिक्री से संबंधित है। हडको ऋण की सुरक्षा कवरेज और आवश्यक के रूप में बाद की कार्रवाई का मूल्यांकन करने के लिए उपरोक्त परियोजना में उचित बाजार मूल्य, यथार्थवादी मूल्य और व्यथित संपत्तियों के बिक्री मूल्य के यथार्थवादी मूल्यांकन की दिशा में मूल्यांकन करने की आवश्यकता है।

As per guideline, valuation has to be done in respect of the above properties mortgaged to HUDCO periodically to make the necessary provision. Accordingly, HUDCO proposes to undertake valuation of the mortgaged land and seek quotations from the HUDCO empaneled valuers to carry out valuation and submit valuation report as per brief requirement of valuation enclosed at Annexure-A and details of property at Annexure B. Presently, valuation shall be undertaken on the basis of land and infrastructure facility developed on it by NRANVP. NRANVP allots land parcels on the basis of reserve price fixed for various land uses and there is no other agency which deals with selling of land in the Project Area. The valuation needs to be carried out towards realistic assessment of Fair Market Value, Realizable Value and Distressed sale value of the mortgaged properties in the above project in order to assess the security coverage of HUDCO loan and subsequent action as necessary.

हडको एम्पैनल्ड वैल्युअर्स से अनुरोध किया जाता है कि वे अनुलग्नक- A, B एवं C में संलग्न प्रोफार्म अनुसार विस्तृत योजनावार संपत्तियों के मूल्यांकन के लिए देय एकमुश्त मूल्यांकन शुल्क (GST के अलावा) का उद्धरण करें। लागू जीएसटी का उल्लेख अलग से किया जाना है। संलग्नक- I में उल्लिखित निर्देश अनुसार उद्धरण को सीलबंद लिफाफे में स्पष्ट रूप से चिह्नित किया जाना चाहिए "मूल्यांकन के लिए उद्धरण - नवा रायपुर अटल नगर विकास प्राधिकरण"। मूल्यांकन के लिए आपके उद्धरण को "क्षेत्रीय प्रमुख, हडको क्षेत्रीय कार्यालय, 1-वी, सूर्या

अपार्टमेंट, कटोरा तालाब, रायपुर - 492001" को संबोधित किया जाना चाहिए और इस कार्यालय में 04/02/2022 तक या उससे पहले 3.00 बजे तक पहुंचना चाहिए।। उसी दिन शाम 4.00 बजे कोटेशन खोला जाएगा।

HUDCO empanelled valuers are requested to quote lump sum valuation fee (exclusive of GST) payable for valuation as per brief requirement of valuation at Annexure-A, as per scheme wise properties detailed at Annexure- B and as per proforma for Financial Bid enclosed in Annexure-C. The applicable GST is to be mentioned separately. The quotation should be submitted in sealed envelope clearly marked "Quotation for Valuation – Nava Raipur Atal Nagar Vikas Pradhikaran" and as per the direction mentioned in Annexure-A. Your quotation for valuation should be addressed to "The Regional Chief, HUDCO Regional Office, 1-B, Surya Apartment, Katora Talab, Raipur - 492001" and should reach this office **by 3.00 p.m. on or before 16/02/2022**. The quotations will be opened on the same day at 4.00 p.m.

केवल हडको इम्पैनल्ड वैल्यूएटर के कोटेशन पर विचार होगा।

Quotations received from HUDCO empanelled valuers (Land & Building) only will be entertained.

हडको को यह अधिकार है कि वह वैल्यूअर्स को एन्जोमेन्ट करने के संबंध में निविदा को आंशिक या पूरी तरह से रद्द कर सकता है या नई बोली आमंत्रित कर सकता है।

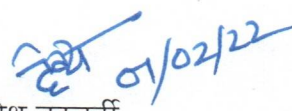
HUDCO has the right to cancel the tender partially or fully with regard to engagement of valuer(s) and invite fresh bids.

हम उपरोक्त पर आपकी तत्काल प्रतिक्रिया की सराहना करेंगे।

We would appreciate your immediate response on the above.

सधन्यवाद,

भवदीय,


देवेश चक्रवर्ती

संलग्न :- उपरोक्तानुसार।

संयुक्त महाप्रबंधक (परियोजनाएं)

ANNEXURE- A

Brief Requirement for Valuation

1. Purpose : To make unprejudiced and factual valuation of the mortgaged land with the developments thereon for the purpose of fixing reserve price and value to ensure security of HUDCO loan.

2. Scope : a) Extent of land –
(i) Scheme No. 19129 - 1867.217 hect. Mortgaged to in 6 phases covering 21 Villages and 2073 khasras comprising of 1706.471 Hect. Of Govt. land and 160.74 hect. of Private land

(ii) Scheme No. 20676 -158.40 hect. mortgaged to in 3 phases covering 3 Villages and 602 khasras comprising of 158.40 hect. of Private land

b) To carry out realistic assessment of fair Market Value, Realizable Value & Distress Sale Value of the mortgaged land listed and indicated in maps as per Annexure–B and as per HUDCO guidelines, incorporate your findings, opinions and conclusions in a detailed report in the standard HUDCO proforma along with Summary Sheet. **The Valuation Report may presently indicate the value of the land only considering all the relevant factor like development, land use etc. associated with it. Further, it may indicate the major development taken place on the subject land, if any excluding the valuation of the buildings/structure thereon.**

c) To explain the valuation basis applied and reasons for application of assumptions, if any. While valuation, the acquisition / procurement cost of raw land, reserved price fixed by NRANVP on different land use base rate, land value enhancement as per approval of HUDCO authority and based on respective land use value added due to infrastructure development and other factors associated with valuation, market value for registration purposes for the land based on recent sale instances etc. as applicable may be

considered. Avoid ambitious flimsy assumptions and limiting conditions shall be quoted in the valuation report.

- 3. Valuation Fee :** To be quoted lump sum (exclusive of GST) not exceeding the rate or rates prescribed in the Wealth Tax Act 1957 in prescribed proforma for Financial Bid as per Annexure-C. The applicable GST is to be mentioned separately.

Eligibility Criteria:

Only quotations from HUDCO empanelled valuer (Land & Building) will be entertained. In case the valuer is empaneled by HUDCO other than HUDCO Raipur Regional Office, then the valuer should submit the letter of empanelment issued by the concerned HUDCO Office(s) in a separate cover.

5. Other points to be noted by the Valuer: -

Please also note that :-

- a) Financial Bids should be submitted in a sealed envelope super-scribing "Quotation for Valuation – Nava Raipur Atal Nagar Vikas Pradhikaran".
- b) Further, the letter of empanelment issued by Head Office/Concerned Regional Office should be placed in Cover A, the financial bid should as per Annexure-C be placed in Cover B. Both Cover A & B should be placed in the Main Cover as indicated at above sl.no. (a) with the name of the valuer / firm as per the empanelment of HUDCO. The covers should be marked as Cover A & Cover B over it. The bids without such covers may not be considered by HUDCO.
- c) Valuation work will be assigned to HUDCO empanelled Valuer, who will quote lowest Valuation Fee.
- d) However, HUDCO may require two independent valuation reports as per guidelines from 2 different valuers empaneled with HUDCO. Accordingly, HUDCO shall select the valuers in the following manner:

The bidder quoting the least (L 1) shall be asked to carry out valuation and submit report.

For the purpose of obtaining second valuation report, if necessary, email/letter will be sent to all the bidders for their acceptance to undertake the valuation work at the rate indicated by L1 to HUDCO within a week. On the basis of acceptance received within the stipulated time the work will be awarded to the bidder who has accepted the rate quoted by L1 on the basis of ranking L2, L3, L4 etc. In case of non-receipt of acceptance letter to work at L1 rate, the original rate already quoted by the bidder shall remain valid and shall be considered for evaluation.

For example, If L2, L4 & L5 agree to do the work at the rate quoted by L1 then the work will be awarded to L2. If further L2 does not agree to L1 rate, the same will be awarded to L4 & so on.

If no bidder is agreeable to take up the valuation work at the L 1 rate, fresh NIT shall be issued and L1 in the fresh bid will be awarded the work for obtaining the second valuation report.

HUDCO has the right to cancel the tender partially or fully with regard to appointment of 1st Valuer or 2nd Valuer and invite fresh bids.

- e) The Valuation Report should be in a descriptive form bringing out all the required details as per the HUDCO's guidelines for Valuation.
- f) The valuer required to keep the subject matter confidential.
- g) The valuer shall submit the sitemap/location map of each property valued along with the valuation report.
- h) Separate Schemewise Valuation Reports in scheme no. 19129 & scheme no. 20676 indicating scheme name is to be furnished.
- i) Valuer is required to submit the final report (2 sets) in hard & soft copy in prescribed form within 15 days time from the date of HUDCO's work order on selection/approval. The period may be extended by HUDCO, if required with valid reason and justification.
- j) The payment will be released through e-transfer only after submission of final valuation report in full and satisfactory acceptance by HUDCO. Hence, the bank account details may be submitted, when advised.
- k) HUDCO shall furnish the details of land mortgaged by NRANVP towards security of loan for the aforesaid schemes and furnish list of properties together with Maps, land documents, relevant information as available and permissible to the selected valuer to enable carry out valuation works.
- l) The Valuer is expected to acquaint himself about the nature and extent of works involved along with applicable guidelines, norms etc. before submitting the quotation. If valuer desires to have any further information on the subject matter, can visit our office or call the concerned official at the above address/telephone number for the same on any working day during office hours.
- m) The Valuer has to make his own arrangements for conveyance along with other logistic support for carrying out the valuation. No other fee will be paid other than lump sum amount quoted and accepted by HUDCO.
- n) The valuer shall not undertake the work of valuation of the subject property if he has a direct or indirect interest. Certificate to this effect may be submitted.
- o) The valuer shall not undertake valuation in future for at least one year or has not undertaken valuation in the recent past of the subject property for the party(s) other than HUDCO. Undertaking to this effect may be submitted.

- p) Regional Chief, HUDCO, Raipur reserves the right to accept/reject any proposal without assigning any reason and no claims whatsoever on this matter will be entertained. The decision of the Regional Chief shall be binding and final.



ATAL NAGAR VIKAS PRADHIKARAN FORMALLY KNOWN AS NRDA

As on date 31.01.2022

Details of Mortgage of land by NRDA						
S. No.	Date of Mortgage	NRDA letter evidencing mortgage	Phase	Type of Land	Total Number of Khasras	Area in Hect.
1.	31.10.2009	03.11.09	Phase-I	Govt. Land	1159 Nos.	1013.469
						1. List of Village with details Annexure-I. 2. Details of Khasra nos. of respective village Annexure- 1 to 13 A. 3. Details of Maps of respective village Annexure- 1 to 13 B.
Details of Mortgage of land by NRDA						
S. No.	Date of Mortgage	NRDA letter evidencing mortgage	Phase	Type of Land	Total Number of Khasras	Area in Hect.
2.	13.07.2010	14.07.2010	Phase-II	Govt. Land	204 Nos.	316.078
					04 Nos. (Kuhera, PH. No.71/16, Chicha, PH.No. 72/15 Nawagaon, PH.No.75/10 Tuta, PH.No.137/1 6)	1. List of Village with details Annexure-II. 2. Details of Khasra nos. of respective village Annexure- 1 to 4A. 3. Details of Maps of respective village Annexure- 1 to 4B.
3.	22.09.2010	23.09.2010	Phase-III	Govt. Land	32 Nos.	107.510
					Kotrabhata (Ph No. 69/18)	1. List of Village with details Annexure-III. 2. Details of Khasra nos. of respective village Annexure- 1A. 3. Details of Maps of respective village Annexure- 1B.
4.	08.12.2004	09.12.2004	Phase-IV	Govt.	305	269.420
					Rakhi, Ph	1. List of Village with details Annexure-IV.

				Land	Nos.	No.71/16, Uparwara, Ph No. 137/16		2. Details of Khasra nos. of respective village Annexure- 1 to 2A. 3. Details of Maps of respective village Annexure- 1 to 2B.
5.	26.07.2011 (119 documents, 227 khasras)	27.07.2011	Phase-V	Private Land (Village Sendh)	227 Nos.	Sendh, Ph No. 68/21	87.04	1. List of Village with details Annexure-V. 2. Details of Khasra nos. of respective village Annexure- 1A. 3. Details of Maps of respective village Annexure- 1B.
6.	21.09.2011 (80 documents, 146 khasras)	22.09.2011	Phase -VI	Private Land (Village Kotrabha ta)	146 Nos.	Kotrabhata, Ph No. 20(new)/68/1 8(old))	73.70	1. List of Village with details Annexure-VI. 2. Details of Khasra nos. of respective village Annexure- 1A. 3. Details of Maps of respective village Annexure- 1B.
Grand Total							1867.217	



FINANCIAL BID**Sub:- Quotation for Valuation.****Ref:- HUDCO letter dated 01/02/2022**

S. NO.	ITEM		DESCRIPTION
1.	Name of the Valuer GST Number	:	
2.	Total Valuation Fee in Rs. for Valuation of Valuation of Land mortgaged to HUDCO as security towards HUDCO financed scheme to Nava Raipur Atal Nagar Vikas Pradhikaran (NRANVP) formally known as Naya Raipur Development Authority (NRDA) in respect of following 2 schemes: 1. Programme Loan for Land Acquisition and Infrastructure Development for New Capital of Chhattisgarh - Naya Raipur (Scheme No. 19129). 2. Take-out finance for the scheme of Land Acquisition and Infrastructure Development at Naya Raipur by Naya Raipur Development Authority (Scheme No. 20676).	:	
	Applicable GST		
	Grand Total		

DECLARATION

The above-mentioned Valuation Fee is all inclusive, like :-

1. Visiting charges.
2. Travelling Expenses, Boarding Expenses & Lodging Expenses.
3. Expenses on photo print.
4. Incidental and other expenses of whatever nature etc.

I hereby declare and undertake that I will not claim any other charges.

I further declare and undertake to do Valuation of above-mentioned properties, if assigned by HUDCO.

Place:

Date:

(Signature of Valuer along with Seal)

