

हाउसिंग एण्ड अर्बन डेवलपमेंट कारपोरेशन लिमिटेड (हडको)
क्षेत्रीय कार्यालय, मौर्यलोक काम्पलैक्स,
डाक बंगला रोड, पटना-800001
Phone: (0612) 2204432; Fax: (0612) 2221886
GSTIN : 10AAACH0632A1ZS

संख्या : हडको/प0क्षे0का0/ वैल्यूएशन/

दिनांक : 22/04/2022

सेवा मे,

विषय : हडको द्वारा वित्त पोषित योजना संख्या 18839 & 18902 के मूल्यांकन के लिए कोटेशन/ Quotation for valuation of HUDCO funded project for Construction viz. M/s. Aar Pee Cold Storage & Ice Plant at Mangugrahi, NH-103, Industrial Area, Hazipur, Vaishali, Bihar (Sch. No.18839 & 18902).

महोदय/ Sir,

HUDCO intends to get the valuation of the mortgaged properties of projects through HUDCO empanelled valuers which has been mentioned in Annexure-I and as per the terms & conditions mentioned below:

Terms & Conditions:

The details of schedule of properties along with its boundaries which require valuation pertaining to the above said properties is enclosed as **Annexure-I**.

The job includes valuation of the above mentioned scheduled property with due consideration of various essential parameters and to submit the **valuation report in a descriptive form bringing out all the required details as per the HUDCO guidelines forwarded to you along with empanelment letter.**

Valuer may please note the following:

1. (a) The valuers who are empanelled with HUDCO may submit their bids against properties mentioned at Annexure-I.
(b) The valuers should be eligible for practice as per section 34AC of Wealth Tax Act.
2. The valuation work will be assigned to the valuer who has quoted lowest valuation fee.
3. Valuer has to make his own arrangements for conveyance, lodging, boarding, apart from other logistic support for carrying out the valuation.
4. Valuer is expected to acquaint himself about the nature of works involved etc before submitting the quotation. If valuer desires to have any further information regarding details of plans, etc, on the subject matter, can visit our Office at the above address for the same.

Contd....2/-

5. The rate quoted should be all inclusive to complete the job in full including conveyance, lodging and boarding charges during their period of stay at respective places including secretarial charges and other incidental expenses for valuation of the said properties. Further, in case of failure to submit valuation report due to whatsoever reasons, no charges of any kind shall be paid under any circumstances.
6. **The rate should be quoted in amount only.** Rate quoted in percentage or any other form will not be entertained and such quotation would be considered as rejected.
7. The valuer has to acquaint himself about the nature/quantum of work involved in locating / identifying the enclosed scheduled property to be valued before submission of the quotation.
8. Payment will be released through e-transfer only after submission of Valuation Report in full, satisfactory to HUDCO.
9. **Valuer is required to submit the final valuation report in duplicate as per the HUDCO guidelines within 10 days from the date of award of work irrespective of number of valuation works awarded.**
10. Valuer's firm or its employees should not be having any relationship with the agency (or its employees) whose property is being valued.
11. Valuer has to certify in the valuation report that the subject property is situated within / outside the Municipal limits.

Accordingly, you are requested to kindly quote the valuation fees for carrying out the valuation of the above properties as per the enclosed format at **Annexure-II** in a sealed cover with the envelope superscribed as **"Quotation for Valuation of HUDCO funded project of PRO-Scheme No.18839 & 18902; Date of Opening - 13/05/2022"** duly addressed to the Regional Chief, HUDCO Regional Office, Mauryalok Complex, B2 Block, 2nd Floor, Patna-800 001 and the same should reach our office by **15.00 Hrs on or before 13/05/2022.** The quotation will be opened at HUDCO Regional Office, Patna on **13/05/2022 at 15:30 Hrs.**

Regional Chief, HUDCO, RO Patna reserves the right to award the work in full or part of it to the successful bidder and also 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 Regional Chief shall be binding and final.

सधन्यवाद,

भवदीय

for Housing & Urban Development Corporation Ltd.

Authorised Signatory

संलग्न : यथोपरोक्त

संपत्तियों का विवरण/Details of Properties :

M/s. Aar Pee Cold Storage & Ice Plant at Mangugrahi, NH-103, Industrial Area, Hazipur, Vaishali, Bihar (Sch. No.18859 & 18902).

Particulars of the Secured Assets intended to be enforced

The mortgaged/ hypothecated assets:

1. All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. – 60, Thana No.- 228, Mauza – Mogurahi, Pargana& Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 22 Decimal more or less owned and possessed by Sangita Kumari.
ON OR TOWARDS THE NORTH: Indradev Choudhary & etc.
ON OR TOWARDS THE SOUTH: Govt. Road P.W.D.
ON OR TOWARDS THE EAST: Ashok Kumar.
ON OR TOWARDS THE WEST: SaritaKumari.
2. All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. – 60, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 21 Decimal more or less owned and possessed by Rajendra Prasad Yadav.
ON OR TOWARDS THE NORTH: Indradev Choudhary & etc.
ON OR TOWARDS THE SOUTH: Govt. Road P.W.D.
ON OR TOWARDS THE EAST: DukhinChaudhari& others.
ON OR TOWARDS THE WEST: Ashok Kumar.
3. All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. – 60, Thana No.- 228, Mauza – Mogurahi, Pargana& Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 22 Decimal more or less owned and possessed by Ashok Kumar.
ON OR TOWARDS THE NORTH: Indradev Choudhary & etc.
ON OR TOWARDS THE SOUTH: Govt. Road P.W.D.
ON OR TOWARDS THE EAST: Rajendra Prasad Yadav etc.
ON OR TOWARDS THE WEST: Sangeeta Kumari.
4. All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. –56, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 22 Decimal more or less owned and possessed by Sobha Kumar.
ON OR TOWARDS THE NORTH: Indradev Choudhary & etc.
ON OR TOWARDS THE SOUTH: Govt. Road P.W.D.
ON OR TOWARDS THE EAST: Nita Kumari.
ON OR TOWARDS THE WEST: Vimal Kumar.
5. All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. –60, Thana No.- 228, Mauza – Mogurahi, Pargana& Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 22 Decimal more or less owned and possessed by Nita Kumar.
ON OR TOWARDS THE NORTH: Indradev Choudhary & etc.
ON OR TOWARDS THE SOUTH: Govt. Road P.W.D.
ON OR TOWARDS THE EAST: NijVendee.
ON OR TOWARDS THE WEST: Ashok Kumar.

6. All the piece and parcel of land owned and possessed by Rajendra Prasad Yadav & Subhadra Devi (inherited from their unmarried son Vimal Kumar, who died intestate) bearing Khata No. – 123, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar:
 - (i) **Admeasuring 10 Decimal more or less at Khesra Nos. –56, bounded by:**
 - ON OR TOWARDS THE NORTH: Newaji Rai & Bilat Rai.
 - ON OR TOWARDS THE SOUTH: Indradev Choudhary & etc.
 - ON OR TOWARDS THE EAST: Sobha Kumari.
 - ON OR TOWARDS THE WEST: Subhadra Devi.
 - (ii) **Admeasuring 12 Decimal more or less at Khesra Nos. –60, bounded by:**
 - ON OR TOWARDS THE NORTH: Indradev Choudhary & etc.
 - ON OR TOWARDS THE SOUTH: Govt. Road P.W.D.
 - ON OR TOWARDS THE EAST: Sobha Kumari.
 - ON OR TOWARDS THE WEST: Subhadra Devi.
7. All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. –60, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 22 Decimal more or less owned and possessed by Sarita Kumar.
 - ON OR TOWARDS THE NORTH: Indradev Choudhary & etc.
 - ON OR TOWARDS THE SOUTH: Govt. Road P.W.D.
 - ON OR TOWARDS THE EAST: Nij Vendor.
 - ON OR TOWARDS THE WEST: Nita Kumari.
8. All the piece and parcel of land owned and possessed by Subhadra Kumari bearing Khata No. – 123, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar:
 - (i) **Admeasuring 11 Decimal more or less at Khesra Nos. –57, bounded by:**
 - ON OR TOWARDS THE NORTH: Newaji Rai & Bilat Rai.
 - ON OR TOWARDS THE SOUTH: Indradev Choudhary & etc.
 - ON OR TOWARDS THE EAST: Vimal Kumar.
 - ON OR TOWARDS THE WEST: Pond.
 - (ii) **Admeasuring 11 Decimal more or less at Khesra Nos. –60, bounded by:**
 - ON OR TOWARDS THE NORTH: Indradev Choudhary & etc.
 - ON OR TOWARDS THE SOUTH: Govt. Road P.W.D.
 - ON OR TOWARDS THE EAST: Vimal Kumar.
 - ON OR TOWARDS THE WEST: Pond & Road.
9. All the piece and parcel of land bearing Survey Khata No. – 36, Survey Khesra No-88, Chak Roll.- 35, Chak Khesra No.41, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 49 Decimal more or less owned and possessed by M/s Aar Pee Cold Storage and Ice Plant, an unit of M/s Maruti Construction Pvt. Ltd. through its Director Shri Rajendra Prasad Yadav and bounded as follows:
 - ON OR TOWARDS THE NORTH: Deo Narayan Singh & Ramji Singh.
 - ON OR TOWARDS THE SOUTH: Govt. Road P.W.D.
 - ON OR TOWARDS THE EAST: Basudeo Choudhary.
 - ON OR TOWARDS THE WEST: Nij Vendee.

Together with all the buildings and structures constructed or to be constructed thereon, fixed plant and machinery attached to the earth or permanently fastened to anything attached to the earth, fixtures and fittings erected/installed or to be erected/installed thereon, both present and future, and every part thereof.

SCHEDULE-B- Hypothecated goods/stocks, plants and machinaries.

QUOTATION**Name of the Valuer:** _____**विषय :** Quotation for valuation of HUDCO funded project for Construction viz. M/s. Aar Pee Cold Storage & Ice Plant at Mangugrahi, NH-103, Industrial Area, Hazipur, Vaishali, Bihar (Sch. No.18839 & 18902).

Ref: HUDCO letter dt. _____

(in Rs.)					
Sl. No.	Scheme No.	Name of the property to be valued	Valuation fees	Applicable GST	Total valuation fees
			1	2	(1+2)
1					

DECLARATION

The above mentioned valuation fee is all inclusive, like

- i) Traveling expenses, boarding expenses and lodging expenses
- ii) Visiting charges
- iii) Expenses on photo print
- iv) Incidental and other expenses of whatever nature

I hereby declare and undertake that I will not claim any other charges other than the above mentioned valuation fees and applicable Service Tax.

I further declare and undertake to do valuation of above mentioned properties as per HUDCO guidelines, if assigned by HUDCO.

(Signature of valuer along with seal)

Place:

Date: