

**हाउसिंग एंड अर्बन डेवलपमेंट कारपोरेशन लिमिटेड (हडको)
क्षेत्रीय कार्यालय, राँची**

HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED

RANCHI REGIONAL OFFICE

Short Tender Notice

Engagement of valuer for valuation of movable property mortgaged with HUDCO Regional Office Ranchi.

HUDCO Regional Office at Ranchi intends to engage HUDCO empanelled valuer for valuation of HUDCO mortgaged property against HUDCO loan. Interested HUDCO empanelled valuer may submit a financial bid in stipulated format. Information related to project are as under:

Name of the Project	Name of the Borrowing Agency	Mortgaged Property	Schedule of Property
Swawlambi Dental College and Hospital, Hazaribagh	M/S Swawlambi Educational Trust, Patna	Movable properties	Annexure – D

- Date of invitation of tender: 01/09/2022
- Last date of submission of tender: 16/09/2022
- Date of opening of tender: 16/09/2022

For the details of selection criteria and other term and conditions of empanelment, please refer to our website www.hudco.org.

**Regional Chief
HUDCO, Ranchi**

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HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED

RANCHI REGIONAL OFFICE

Short Tender Notice

**Sub: Engagement of valuer for valuation of movable properties mortgaged with HUDCO
Regional Office Ranchi.**

FINANCIAL BID:

HUDCO Regional Office at Ranchi intends to engage HUDCO empanelled valuer for valuation of the properties mortgaged with HUDCO against HUDCO loan. Interested HUDCO empanelled valuer may submit a financial bid in stipulated format enclosed in Annexure-C duly typed in letter head.

The Financial bid shall be given on lump-sum basis. The financial proposal shall not be in the terms of percentage. The financial bid shall include the cost of stationary, travel cost, manpower cost, administrative cost, applicable taxes and other cost if any in totality. In any case no additional charge would be paid over and above bid amount.

ELIGIBILITY CRITERIA:

Valuer must have valid empanelment with any of the HUDCO Regional Office across the country/Corporate Office at New Delhi.

SELECTION OF BIDDERS:

HUDCO Ranchi RO is willing to obtain 2 valuations from two different valuers simultaneously. Therefore two valuers, L1 and L2 will be engaged for valuation of each of the project properties mortgaged with HUDCO. However, L2 will be assigned the job only when the bid amount of L2 is upto 25% above the bid amount of L1. In case, the bid amount of L2 exceeds 25% of the bid amount of L1, HUDCO Ranchi RO will go for retendering for valuation of those properties.

SCHEDULE OF HUDCO MORTGAGED PROPERTY:

Schedule of HUDCO mortgaged property is enclosed in Annexure – D.

DURATION OF ASSIGNMENT:

The duration of the assignment will be valid for 10 days initially for valuation of the property as mentioned in the schedule below. This period could be further extended by HUDCO Regional Office if genuine reason for delay in valuation is produced.

SCOPE OF WORK:

1. A valuer of movable 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.
2. A valuer of movable property shall furnish report of such valuation in HUDCO format, 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.
3. A valuer of movable 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. A 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:

- The valuer must have a valid empanelment with any of the HUDCO Regional Office across India or with Corporate Office at New Delhi. Agency must submit a copy of proof of empanelment with HUDCO.
- Financial Bid shall be submitted in stipulated format enclosed in Annexure-C duly typed in letter head. Bid in any other format will not be acceptable and may lead to rejection of the bid.
- Financial bid without signature and seal of the office 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 stationary, travel cost, manpower cost,

administrative cost, applicable taxes and other cost if any in totality. In any case no extra fees would be paid by HUDCO.

- The valuer shall complete the valuation assignment as early as possible within stipulated time frame.
- Bid receipt after due date of submission will be rejected.
- Bid may be submitted by post/courier or directly by hand in the office of **Regional Chief, HUDCO Ranchi Regional Office, 6th Floor Maple Plaza, Opposite Ashok Nagar Gate No. 2 Ranchi, Jharkhand**. 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, GST etc. as per the norms of State/Central Govt.
- The valuation report shall be submitted in HUDCO's prescribed format enclosed in Annexure-D. 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.

IMPORTANT DATES:

- Date of invitation of tender: 01/09/2022
- Last date of submission of tender: 16/09/2022
- Date of opening of tender: 16/09/2022

FINANCIAL BID MAY BE SUBMITTED IN STIPULATED FORMATS IN PHYSICAL FORM IN SEALED ENVELOPE ON OR BEFORE LAST DATE OF SUBMISSION IN THE FOLLOWING ADDRESS.

**REGIONAL CHIEF
HOUSING & URBAN DEVELOPMENT CORPORATION LTD.
RANCHI REGIONAL OFFICE
6TH FLOOR, MAPLE PLAZA,
OPPOSITE ASHOK NAGAR GATE NO. 2,
RANCHI – 834002, JHARKHAND
Phone: 0651-2241526, 2240523 Fax: 0651-2241236.**

BIDDERS DETAILS

The details of Bank Account in which payment is to be transferred and other details are as follows:-

BIDDERS DETAILS	
Name of Agency	
PAN No.	
GST No.	
BANK DETAILS	
Bank Name	
IFSC Code	
Branch Name	
Branch Address	
Branch Telephone No.	
Account Type (SB A/c/CA/)	
Bank Account Number	

(Signature with name and office seal)

TECHNICAL BID**Sub: Engagement of valuer for valuation of movable properties mortgaged with HUDCO.****Tender ID:** _____**Name of the Scheme:** _____

01	Name of valuer/firm:	
02	Name and Position of the key contact person:	
03	Contact Address:	
04	Phone No/Mobile No:	
05	Fax:	
06	E-mail ID:	
07	Empanelment with which office of HUDCO(Please enclose copy of the letter)	
08	Name of the Banker (Name of Bank, IFSC Code, etc.)	
09	Bank Account No.	
10	PAN No:	

(Signature with name and office seal)

FINANCIAL BID

Sub: Financial Bid for valuation of immovable/movable properties mortgaged with HUDCO.

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

Name of the Project	Schedule of Mortgaged Properties	Amount – in Rs. (In figure & words)
Swawlambi Dental College & Hospital, Hazaribagh-movable properties.	Annexure – D	
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 found wrong. I abide by the terms and condition of the HUDCO time to time.		

(Signature with name and office seal)

Upon open the Gate following movable articles have been found inside the the Auction Sold Immovable properties:-

"Movable Property/ articles Annexed in a Separate Sheet"

The aforesaid articles are being given in custody of Sri Pradip Prasad Son Of Bhagirath Prasad, , resident of Anandpuri Colony, Near Sadar Block, Hazaribagh-825301 Who undertakes to hand over the same if required upon the direction of the Tribunal.

Pradip Prasad

19.11.22

Witness:-

1. Baban Singh 9155719221
19-01-2022
A.S.F. Muzaffarpur P.S.
2. Dr Shubli 10
19/01/22 (7903338738)
3. TR Ranchurung 9531335035
4. डोट्टे मन्ना - 9661156821
19/11/22
5. राजेश भाबन 9631266440
19/11/22
6. विजय कुमार 9431577111
19/01/2022
7. राजेश कुमार 7903801207
19/11/22
8. जयराज राय 9234416608
19/01/2022

सहायक महाप्रबन्धक (परियोजना)
Asst. General Manager (Proj.)
एन. डेवलयमेंट कॉर्पोरेशन लिमिटेड
N. Development Corporation Ltd.



Nursing Block

Nursing Hostel premises - Iron pipe, Shuttering material, and 1 mixer machine.

Central Library

→ Kent RO

Principal Office

→ 1 Table

→ 2 plastic chairs

Library

→ Book Shelf Almirah 34 piece

→ Table 6 piece

→ Ceiling fans - 12 piece

Staff Room

→ Table 5 piece

→ Plastic chair - 6 piece

→ Inverter 1 piece

- (1093)
- Battery 1 piece
 - Stabilizer 1 piece
 - Ceiling fan 3 piece

Incharge Office

- Table 4 piece
- Chair (plastic) 5 piece
- Almirah - 6 piece
- Computer set 1 piece

Vice principal Room

- Table 1 piece
- Chair 1 piece
- Sofa set 1 piece
- plastic chair 6 piece

First floor

- Dummy 2 piece
- Bed 10 piece
- Table 7 piece
- Suction machine - 2 piece
- Surgical instruments
- Oxygen cylinder 1 piece
- Stretcher bed 1 piece
- Community bag 15 piece
- Ceiling fan 10 piece
- Table 2 piece
- plastic chair 1 piece
- DVR machine 1 piece
- Microscope 5 piece
- Lab equipments

- Sofa 3 piece
- plastic chairs 1 piece
- Escalator 1 piece

Roof area

- Syntex 1 piece

Administrative Block

waiting Hall

- 4 Rows black chairs
- Keant RO 1 piece
- Ceiling fan 1 piece

⇒

Administrative Chamber

- plastic chairs 2 piece
- Table 2 piece
- P.C Set with printer 1 piece
- Ammirah 2 piece

⇒

Accounts Office

- Table 2 piece
- Amirah 3 piece
- PC set with printer 1 piece
- Locker 1 piece
- Ceiling fan 2 piece
- CPU - 5 piece (defective)

Staff Chamber

- Table 2 piece
- Chair 1 piece
- Amirah 2 piece

Laboratory

→ Chairs 27 piece

→ Table 3 piece

Central store

→ NIL

X-ray room

→ Dental chair - 1 piece

→ Table 1 piece

Dark Room

→ X-ray film 1 piece

Lecturer room

→ Desk 13 piece

→ Table 1 piece

Dinning Hall

- Chairs 7 piece
- Table 2 (damaged)

Kitchen

- Commercial cylinder 2 piece
- Gas stove 2 piece
- Refrigerator 1 piece
- utensils
- Table 1 piece
- Plastic chairs 5 piece

Teacher Room (1st floor)

- Desk 20 piece
- Working table 10 piece

→

CorridorLecturer Hall

→ Table 28 piece

→ Shuttering material 19 piece

General Male ward

→ Bed 23 piece

→

Female ward

→ Bed 15 piece

Proposed Critical unit

→ Bed 10 piece

→

Female ward - 2

→ Bed 28 piece

→ Defectine ep4 set - 8 piece

Dreams Room

- Sofa set 1 piece
- Centre table 1 piece
- Plastic chairs 5 piece

→

OPD-1 & OPD-2

- Bed 2 piece

Room - 1

- Bed 1 piece
- Table 1 piece
- Centre table 1 piece
- plastic chairs 2 piece

Room - 2

- Bed 2 piece
- Chair (plastic) 1 piece
- Table 1 piece

Roof area

- water Syntex 6 piece
- Tala sky 1 piece

Medical OPD

Emergency

- Table 3 piece
- Diagnostic table 2 piece
- Chairs 2 piece
- Sitting table 1 piece
- X-ray viewer 1 piece

Dental OPD

- working chairs 14 piece
- Non-working chairs 5 piece

Staff Quarter (female)

- Room 7 consisting of 12 beds
- Study tables 6 piece
- Dental equipments

Girls Hostel

- All the staff quarters are found vacant
- Hostel 10 rooms
- Bed 20 pieces
- Plastic chairs 10 piece
- Table 10 piece
- Water sytem (roof area) 2 piece
- Generator set 1 piece
- water sytem (ground area) 1 piece

Rooms near entry gate

- Six Rooms
- Benches 5 pieces (damaged condition)
- Plastic chairs 2 piece
- Chowki 1 piece
- Computer table 1 piece
- Iron bag 1 piece

Kitchen & Canteen Hall

- Vacant Room 2 and 1 Hall
- Table 9 pieces
- Benches 11 pieces
- Table 2 pieces
- Air Conditioner 1 (damaged condition)