

हाउसिंग एण्ड अर्बन डेवलपमेंट कारपोरेशन लिमिटेड (हडको)

क्षेत्रीय कार्यालय, मौर्यलोक काम्पलैक्स, डाक बंगला रोड, पटना-800001

टेलीफोन/Phone: (0612) 2204432:/ जीएसटी/GSTIN : 10AAACH0632A1ZS

संख्या : हडको/प0क्ष0का0/ वैल्यूएशन/

दिनांक : 10/01/2023

सेवा में,

विषय /Sub: हडको द्वारा वित्त पोषित योजना संख्या 19311 के मूल्यांकन के लिए कोटेशन /
Quotation for Valuation of HUDCO funded project of PRO viz.
Construction of Ram Parikshan Cold Storage at Vaishali, Bihar;
Scheme No. – 19311; Agency: Ram Parikshan Cold Storage Pvt. Ltd.

महोदय/ Sir,

हडको का इरादा परियोजनाओं की गिरवी रखी गई संपत्तियों का मूल्यांकन हडको के पैनल में शामिल मूल्यांकनकर्ताओं के माध्यम से करना है, जिनका उल्लेख अनुबंध-I में किया गया है और नीचे उल्लिखित नियमों और शर्तों के अनुसार:/ 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:

नियम एवं शर्तें:/Terms & Conditions:

इसकी सीमाओं के साथ संपत्तियों की अनुसूची का विवरण, जिसके लिए उपरोक्त संपत्तियों से संबंधित मूल्यांकन की आवश्यकता है, अनुबंध-I के रूप में संलग्न है।/ 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.**

मूल्यांकनकर्ता कृपया निम्नलिखित पर ध्यान दें:/ 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. M/s Vijay Kumar Singh & Associates House No.15, Manju Bhawan, New Punaichak, Boring Canal Road, Patna-800 023 is excluded for this particular Tender.**
- (b) **The valuers should be eligible for practice as per section 34AC of Wealth Tax Act.**
 1. The valuation work will be assigned to the valuer who has quoted lowest valuation fee.
 2. 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.

तदनुसार, आपसे अनुरोध है कि उपरोक्त संपत्तियों का मूल्यांकन करने के लिए कृपया अनुलग्नक-II में संलग्न प्रारूप के अनुसार एक सीलबंद लिफाफे में लिफाफे के साथ "हडको वित्त पोषित परियोजना के मूल्यांकन के लिए उद्घरण - परियोजना सं.19311; खुलने की तिथि - 18/01/2023" के रूप में उद्धृत करें। निविदा/कोटेशन क्षेत्रीय प्रमुख, हडको क्षेत्रीय कार्यालय, मौर्यलोक कॉम्प्लेक्स, बी 2 ब्लॉक, दूसरी मंजिल, पटना-800001 को विधिवत संबोधित किया जाना चाहिए और यह 18/01/2023 को या उससे पहले 15.00 बजे तक हमारे कार्यालय में पहुंच जाना चाहिए। निविदा/कोटेशन हडको क्षेत्रीय कार्यालय, पटना में 18/01/2023 को 15:30 बजे खोला जाएगा।/

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.19311; Date of Opening – 18/01/2023"** 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 18/01/2023.** The quotation will be opened at Regional Office, Patna on **18/01/2023 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.

अधिकृत हस्ताक्षरकर्ता/Authorised Signatory

संलग्न : यथोपरोक्त

संपत्तियों का विवरण/Details of Properties :

विषय /Sub: Quotation for Valuation of HUDCO funded project of PRO viz.
Construction of Ram Parikshan Cold Storage at Vaishali, Bihar;
Scheme No. – 19311; Agency: Ram Parikshan Cold Storage Pvt. Ltd.

Particulars of the Secured Assets intended to be enforced :

गिरवी रखी गई संपत्तियां:/ The mortgaged/ hypothecated assets:

एजेंसी का नाम / Name of the Agency	:	M/s. Ram Parikshan Cold Storage Pvt. Ltd. (Scheme No. 19311)
अवस्थिति /Location	:	Vaishali in the State of Bihar
Scope of Work	:	Valuation of Property (summary) : 1. All piece and parcel of land admeasuring 113.50 Decimal more or less pertaining to two deeds (65.5 Decimal in deed No. 1608 dtd. 15.03.2007 & 48 Decimals in deed No.4888 dtd. 17.08.2007) situated at Khata No.37, Survey Plot No.-3055, Thana No.-626, Mauza-Chand Sarai, PS-Jandhar, Sub Registry & Sub Division- Mahua, Distt. & Distt. Registry Office-Vaishali in the State of Bihar owned & possessed by Smt. Nitu Raj W/o Shri Bashishth Kumar, Shri Rajan Shrivastava S/o Shri Dharmnath Lal, Master Kishore Kunal S/o Late Ram PARikshan Ram and Smt. Geeta Kumari W/o Shri Ram Nath Ram and bounded by: NORTH: Part of Plot Nos. 3060, 3061 & 3062. SOUTH: Land of Nijj Seller. EAST: Plot No.-3072. WEST: Village Road. 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. 2. All that piece & parcel of land admeasuring 212.75 Decimal, more or less situated at Khata No 795, 697, 233, 649, 1267, 795, 719, 549, 417, 290,387 Plot No.-2345, 2149, 2150, 2357, 2358, 2359, 2360, 2361, 2362, 2343, 2317, 2345, 2893, 1830, 2345, 2344, 2245, 2397, 2398, 2852 Thana No.-632, Mauza-Mahisaur, Distt.- Vaishali (Bihar) admeasuring in the name of Shri Kailu Ram S/o Late Chintaman Ram, Shri Ram Lakhan Ram & Smt. Halsi Devi W/o Late Ram Parikshan Ram and other legal Heirs of Late Chintaman Ram 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.

अनुलग्नक-I(A)/Annexure-I(A)

Property Details for Valuation :

Lot	Deed No. & Date	Land Details with Boundary
1	(a) 1608, dtd.15/03/2007	Area - 65.50 Decimal, Thana No.626, Khata no.37, Plot No.3055, Mauza - Chand Sarai Jandaha, P.S. Jandaha Distt.Vaishali, N- Khesra Plot No.3060, 3061 & 3062, S- Plot of Vendee, E - Khesra Plot No.3072, W- Village Road
	(b) 4888, dtd.17/08/2007	Area-48 Decimal, Thana No.626, Khata No.37, Plot No.3055, Mauza- Chand Sarai Jandaha, P.S. Jandaha Distt.Vaishali, N- land of vendee, S - land of vendee, E - Khesra Plot No.3072, W-Village Road
2	(a) 11343, dtd.18/09/2004	Area - 9 Decimal, Thana No.632, Khata No.290, Plot No.2397, Mauza - Mahisaur, Thana - Jandaha, Distt. Vaishali, N-Sant Lal Rai, S - Ram Chandra Rai, E- Pavitra Singh, W-Niz
	(b) 11344, Dtd.18/09/2004	Area - 9 Decimal, Thana No.632, Khata No.290, Plot No.2397, Mauza - Mahisaur, Thana - Jandaha, Distt. Vaishali, N-Sant Lal Rai, S - Ram Chandra Rai, E- Pavitra Singh, W-Niz
	(c) 7049, Dtd.18/07/1995	Area - 1Katha 11.5 Dhur, Thana No.632, Khata No.795 & 1267, Khesra No.2345, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N- Mithilesh Rai, S - Chandra Shekhar Rai, E - Niz, W-Chintaman Rai
	(d) 7050, Dtd.18/07/1995	Area - 1Katha 11.5 Dhur, Thana No.632, Khata No.795 & 1267, Khesra No.2345, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N- Mithilesh Rai, S - Chandra Shekhar Rai, E - Niz, W-Chintaman Rai
	(e) 7617, Dtd.28/06/1982	Area - 8.25 Decimal, Thana No.632, Khata No.795, Khesra No.2345, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N-Road, S-Niz, E- Nathuni Tiwari, W-Ratan Singh
	(f) 7618, Dtd.28/06/1982	Area- 9 ¹ / ₄ Decimal, Thana No.632, Khata No.795, Plot No.2345, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N-Road, S- Niz & Nathuni Tiwari, E- Niz, W-Ratan Rai
	(g) 4136, Dtd.20/04/1985	Area - 9 Decimal, Thana No.632, Khata No.795, Khesra No.2345, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N-Road, S-Niz, E-Ram Niwas Rai, W-Vendee
	(h) 1591, Dtd.06/02/1989	Area - 19 Decimal, Thana No.632, Khata No.649, Khesra No.2343, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N- Jagdeep Singh, S- Jagdeep Singh, E - Ram Sharan Singh, W-Ramashray Singh
	(i) 8845, Dtd.30/08/1988	Area - 20 Decimal, Thana No.632, Khata No.233, Khesra No.2357, 2358, 2359, 2360, 2361 & 2362, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N- Sadak, S - Balmukund Thakur, E - Adhera Devi, W- Radha Ballabh Singh
	(j) 10407, Dtd.17/08/1992	Area - 10 Decimal, Thana No.632, Khata No.795, Khesra No.2398, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N-Niz, S-Etwari Rai, E-Niz, W-Niz
	(k) 10405, Dtd.17/08/1992	Area - 39 Decimal, Thana No.632, Khata No.795, Khesra No.2852, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, Boundary of 19 Decimals :- N-Niz, S- Lakhan Rai, E - Shatrughan Singh, w-Ram Roop Rai Boundary of 20 Decimals :- N-Bindeshwari Ram, S- Suryadev Singh, E- Niz, W-Niz
	(l) 10406, Dtd.17/08/1992	Area - 17 Decimal, Thana No.632, Khata No.795, Khesra No.2345, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N- Mithilesh Rai, S - Chandra Shekhar Rai, E- Pavitra Singh, W-Pokhara
	(m) 13847, Dtd.09/05/1994	Area - 10 Decimal, Thana No.632, Khata No.795, Plot No.2345, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N- Vendee, S - Niz, E - Ram Vivek Rai, W-Brahamdev Singh
	(n) 5283, Dtd.09/05/1994	Area - 3 Decimal, Thana No.632, Khata No.387, Khesra No.1830, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N- Baidya Nath Singh, S- Anandi Mahto, E - Bindeshwar Singh, W- Vendee & Baidya Nath Singh
	(o) 7576, Dtd.04/07/1994	Area - 3 Decimal, Thana No.632, Khata No.387, Khesra No.1830, Mauza - Mahisaur, Thana - Jandaha, Distt.Vaishali, N- Baidya Nath Singh, S- Anandi Mahto, E - Murari Singh & Sanjay Singh, W- Sri Chintaman Ram

QUOTATIONमूल्यांकनकर्ता का नाम/**Name of the Valuer:**

विषय /Sub: हडको द्वारा वित्त पोषित योजना संख्या 19311 के मूल्यांकन के लिए कोटेशन /
Quotation for Valuation of HUDCO funded project of PRO viz.
Construction of Ram Parikshan Cold Storage at Vaishali, Bihar;
Scheme No. – 19311; Agency: Ram Parikshan Cold Storage Pvt. Ltd.

संदर्भ/Ref: हडको पत्र दिनांक/HUDCO letter dt._____

(रुपये में/in Rs.)

क्रमांक/ Sl. No.	योजना संख्या/ Scheme No.	मूल्य की जाने वाली संपत्ति का नाम/ Name of the property to be valued	मूल्यांकन फीस/ Valuation fees	लागू जीएसटी/ Applicable GST	कुल मूल्यांकन फीस/ Total valuation fees
			1	2	(1+2)
1	19311				

घोषणा / DECLARATION

उपर्युक्त मूल्यांकन शुल्क सभी समावेशी है, जैसे / The above mentioned valuation fee is all inclusive, like

- यात्रा व्यय, बोर्डिंग व्यय और भ्रमण आवास व्यय/ Traveling expenses, boarding expenses and lodging expenses
- विजिटिंग शुल्क/Visiting charges
- फोटो प्रिंट पर खर्च/Expenses on photo print
- आकस्मिक और अन्य खर्च जो भी प्रकृति के हों/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.

(मुद्रा सहित मूल्यांकनकर्ता के हस्ताक्षर)

(Signature of valuer along with seal)

स्थान/Place:

दिनांक/Date: