

हाउसिंग एण्ड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड

(एक भारत सरकार उपक्रम)

क्षेत्रीय कार्यालय

तृतीय मंजिल, साफल्यम, पालयम, तिरुवनन्तपुरम - 695034

दूरभाष : (0471) 2339742-44, 2339746-47 फैक्स (0471) 2329006

No. HUDCO/TRO/PRG-94/VALUER/2022-23/
20th January, 2023

Housing & Urban Development Corporation Ltd.

(A Government of India Enterprise)

Regional Office :

3rd Floor, Saphalyam, Palayam, Thiruvananthapuram - 695 034

Tel : 2339742-44, 2339746-47 Fax : (0471) 2329006

E-mail : tro@hudco.org, hudcotro@gmail.com

CIN : L74899DL1970GOI005276, GST No: 32AAACH0632A1ZM

Sub: Empanelment of Valuers for HUDCO

Dear Sir,

Housing & Urban Development Corporation Ltd. (HUDCO) Thiruvananthapuram Regional Office is in the process of empanelment of valuers, for a period of 2 years, for the valuation of properties mortgaged/to be mortgaged with HUDCO. A Govt. Registered Valuer as per Rule 8A(2) of the Wealth Tax Rules 1957 and shall have post registration experience for a period of **not less than 5 years** for doing valuations for reputed clients with minimum gross income **not less than Rs.1.50 lakhs** in any three of the preceding years of practice, may apply for empanelment. Regarding income from valuation, a Certificate from the Chartered Accountant on the matter of the actual fee received in each of the last 3 years from valuation work to be attached.

We request you to furnish the required information in the enclosed proforma as Annexure-1 for considering your name in the list of panel valuers of HUDCO. The terms and conditions for empanelment is enclosed herewith as Annexure-2. We request you to furnish the details **on or before 3rd February, 2023 by 2.00 p.m.** in the following address:

The Regional Chief
HUDCO, Regional Office
3rd floor, "Saphalyam Complex"
University P.O., Palayam
Thiruvananthapuram – 695034.

The applications received after the specified date and time will not be considered.

The proforma attached as Annexure I should accompany the following documents:-

1. Proof of professional qualification
2. Copy of Registration Certificate as per Rule 8A(2) of Wealth Tax
3. Year-wise income received from valuation work for the preceding 3 years supported by the certificate from the Chartered Accountant
4. Proof of empanelment for valuation with other Banks/Financial Institutions.

Thanking you,

Yours faithfully



Venugopal P

Asstt. General Manager (Projects)

Mobile No.9495837228

Encl: As above



पंजीकृत कार्यालय : कोर 7 ए, हडको भवन, भारत पर्यावास केन्द्र लोधी रोड, नई दिल्ली-110003
दूरभाष : 011-24649610-23 फैक्स : (011) 24625308, आई एस ओ 9001:2015 प्रमाणित कम्पनी
वेबसाइट : www.hudco.org सी आई एन : L74899DL1970GOI005276, जी एस टी : 07AAACH0632A1ZF
Regd. Office : Core - 7 'A', HUDCO Bhavan, India Habitat Centre, Lodhi Road, New Delhi - 110 003
Tel : 011-24649610-23, Fax : 011-24625308, AN ISO 9001:2015 CERTIFIED COMPANY
website : www.hudco.org CIN : L74899DL1970GOI005276 GST : 07AAACH0632A1ZF



Profitability with Social Justice

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HOUSING & URBAN DEVELOPMENT CORPORATION LTD.

Proforma to be filled by the Valuer

1	Name	
2	Age	
3	Address	
4	Phone Nos.	
5	Fax	
6	E-mail	
7	Educational Qualifications	
8	Are you the Registered Valuer as per rule 8A(2) of the Wealth Tax Rule, 1957 If yes, the Registration number and the year of Registration	
9	GST No.	
10	PAN No.	
11	Gross income received from the valuation work supported by the Certificate from the Chartered Accountant)	
12	Have you been empanelled for valuation with any other Banks/FIs?	

Please enclose proof with respect to Sl. Nos. 7, 8, 11 and 12.

Signature

TERMS & CONDITIONS FOR VALUATION OF PROPERTIES

1. A valuer of immovable property shall be Govt. Registered Valuer as per Rule 8 A (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 with minimum gross income not less than Rs.1.50 lakhs in any three of the preceding years of practice. Regarding income from valuation, a Certificate from the Chartered Accountant on the matter of the actual fee received in each of the last 3 years against valuation needs to be furnished.
2. No person, either alone or in partnership with any other person, shall practice, describe himself or hold himself out as a registered valuer for the purpose of Wealth Tax Act or permit himself to be so described or held out, unless he is registered as a valuer or in the case of partnership, unless he and all his partners are so registered under the walth Tax Act..
3. No company or other body corporate shall practise, describe itself or hold itself out as registered valuers or permit itself to be so described or held out.
4. A valuer of immovable property shall have to make an unprejudiced and factual valuation of any immovable property, which he/she may be required to value as per the Guidelines as may be prescribed by HUDCO from time to time.
5. 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/she has a direct or indirect interest.
6. The Valuation Report is to be signed by the qualified valuer only as per the eligibility criteria of HUDCO empanelment.
7. A valuer of immovable property shall be governed by the Chapter VII B of the Wealth Tax Act, 1957 and rules made there under unless stated otherwise in HUDCO norms in this behalf from time to time.
8. 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.
9. Valuation Report shall be sole property of HUDCO and shall not be used by Valuer for any other purposes and with any other party.

10. HUDCO shall have the 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.
11. 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.
12. The performance of valuers be reviewed every two years by the Competent Authority and the valuers shall be informed accordingly.
13. In each case, HUDCO official shall explain requirement of HUDCO, location, scope and purpose of valuation work proposed to be carried out and shall call for quotations from the empanelment valuers for awarding proposed valuation work. Valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fees.
14. HUDCO has right to reject any or all offers without assigning any reason.

Accepted