

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/प0क्षे0का0/ वैल्यूएशन/

दिनांक : 22/02/2023

सेवा में,

विषय /Sub: हडको द्वारा वित्त पोषित योजना के मूल्यांकन के लिए कोटेशन/

Quotation for Valuation of HUDCO funded project of PRO viz.

1. Construction of Bricks Manufacturing Industries at Barah, Bihar; (Scheme No. – 18958); Agency: Durga Mechanised Bricks Industries.
2. Construction of Rural Godown at Alamnagar, Dist. Madhepura, Bihar; (Scheme No. 19435; Agency : M/s. Raja Bricks and Godown, Bihar.
(Date/Time : Opening – 06/03/2023 - 15:00 Hrs.; Closing - 06/03/2023 - 15:30 Hrs.)

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:

- (a) हडको के पैनल में शामिल मूल्यांकक अनुबंध-I में उल्लिखित संपत्तियों के लिए अपनी बोली प्रस्तुत कर सकते हैं/ The valuers who are empanelled with HUDCO may submit their bids against properties mentioned at Annexure-I.
- (b) संपत्ति कर अधिनियम की धारा 34AC के अनुसार मूल्यांकनकर्ताओं को अभ्यास के लिए पात्र होना चाहिए/ 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 उद्धरण - परियोजना सं. **18958** एवं **19435**; खुलने की तिथि - 06/03/2023" 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 06/03/2023 को या उससे पहले 15.00 बजे तक हमारे कार्यालय में पहुंच जाना चाहिए। निविदा/कोटेशन हडको क्षेत्रीय कार्यालय, पटना में 06/03/2023 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(s).18958 and 19435; Date of Opening – 06/03/2023"** 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 06/03/2023**. The quotation will be opened at Regional Office, Patna on **06/03/2023 at 15:30 Hrs**.

क्षेत्रीय प्रमुख, हडको, आरओ पटना के पास सफल बोलीदाता को कार्य को पूर्ण या आंशिक रूप से देने का अधिकार सुरक्षित है और बिना कोई कारण बताए किसी प्रस्ताव को स्वीकार/अस्वीकार करने का अधिकार भी सुरक्षित रखता है और इस मामले में किसी भी दावे पर विचार नहीं किया जाएगा। क्षेत्रीय प्रमुख का निर्णय बाध्यकारी एवं अंतिम होगा/ 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.

- 1. Construction of Bricks Manufacturing Industries at Barah, Bihar;
(Scheme No. – 18958); Agency: Durga Mechanised Bricks Industries**
- 2. Construction of Rural Godown at Alamnagar, Dist. Madhepura, Bihar;
(Scheme No. 19435; Agency : M/s. Rja Bricks and Godown, Bihar.**

Particulars of the Secured Assets intended to be enforced :

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

एजेंसी का नाम / Name of the Agency(ies)	:	1. <u>M/s Durga Mechanised Bricks Industries (Scheme No. 18958).</u> 2. <u>M/s. Rja Bricks and Godown, Bihar (Scheme No. 19435.</u>
अवस्थिति / Location	:	In the State of Bihar
Scope of Work	:	Valuation of Property (summary) :
	1.	<u>Scheme No. – 18958; Agency: Durga Mechanised Bricks Industries</u>
Lot-1	a	Equitable mortgage created by M/s Durga Mechanised Bricks Industries through its Managing Partner Birendra Prasad Singh (now deceased), S/o Late Surendra Prasad Singh by deposit of registered lease deed bearing deed no. 8651 of 2006. <u>Details of properties:</u> Situated at Mauza- Baraha, Survey Thana Vikram, Thana no. 23, Khata no. 304, 256, 88, S. Plot no. 3269, 3270 and 3272 measuring area 1 Bigha 17 Katha and 10 Dhurs, within Sub Registry Office Vikram and Sadar Registry Office being Patna, town and District- Patna Boundary:- North- Sovardhan Sao, South- Muneshwar Singh, East- Bhubneshwar Singh & Bharat Sharma, West- Road.
	b	Situated at Mauza- Baraha, Survey Thana - Vikram, Thana no. 23, Khata no. 131, 131, 160, 135, 223, 198, S. Plot no. 3265,3273,3274,3275,3267 and 3268 measuring area 1 Bigha 12 Katha, within Sub Registry Office Vikram and Sadar Registry Office being Patna, town and District- Patna. Boundary:- North- Sri Naresh Singh, South- Sri Naresh Singh & Vijay Singh, East- Sri Bablu Shanker Sharma, West- Road.
	c	Situated at Mauza- Baraha, Survey Thana- Vikram, Thana no. 23, Khata no. 131,131,160 and 135, S. Plot no. 3265,3273,3274 and 3275 measuring Area 1 Bigha 2 Katha, within sub registry office Vikram and Sadar Registry Office being Patna, Town and District- Patna Boundary:- North- Sri Naresh Singh, South- Sri Naresh Singh, East- Sri Randhir Singh, West- Sri Bhubneshwar Singh
	d	Situated at Mauza- Baraha, Survey Thana- Vikram, Thana no. 23, Khata no. 231, S. Plot no. 3271 measuring area 1 Bigha 5 Katha, within Sub Registry office Vikram and Sadar Office being Patna Town and District- Patna. Boundary:- North- Sri Kashi Nath Rao, South- Sri Naresh Singh, East-Sri Naresh Singh & Sri Anil Ram, West- Road
Lot-2	a	Equitable mortgage created by Birendra Prasad Singh (now deceased), S/o Late Surendra Prasad Singh by deposit of registered title deed bearing deed no. 13071 of 1974. <u>Details of properties:</u> Situated at Mauza- Lalganj Sehra, Survey Thana- Vikram, P.s- Paligunj, Thana no. 282, Khata no. 342, Khesra no. 1574 measuring area of 61 decimal, within sub Registry office Vikram and Sadar Registry office being Patna town and District- Patna. Boundary:- North- Paen, South- Plot no. 1665, East- , West- Plot no. 1575
	B	Situated at Mauza- Lalganj Sehra, Survey Thana- Vikram, P.S. Paliganj, Thana no. 282, Khata no. 296, Khesra no. 1625 measuring area of 1 acre 68.5 decimal, within sub registry office Vikram and Sadar Registry office being Patna, Town and District- Patna. Boundary:- North- Plot nos. 1574, 1573 and 1572, South-Plot no. 1651, East- Plot no. 1627, West- Plot no. 1575 and 1576.

Scope of Work	:	Valuation of Property (summary) :
		<u>2. Scheme No. – 19435; Agency: Raja Brick and Godowns.</u>
Lot-1		<u>Property Details:</u> All that part and parcel of land admeasuring 5 decimal including a building already constructed therein (which is presently used as house), situated at Mauza, Thana & Anchal - Alamnagar, bearing Khata No.- 484(old) 946(new), Khesra No.- 1726 (old) 2346(new), Thana No.- 72/1, Tauzi No-3808, 3308/1, Jamabandi No.2166, Pargana- Chai, Sub Registry Office- Uda Kishunganj, Sadar Registry Office- Madhepura, Dist- Madhepura, in the State of Bihar, owned and possessed by Shri Raj Kumar Bhagat and is bounded by the follows: North: PWD Road, South: Kamal Kishore Jha, East: Nij (seller), West: Parmama Bhagat. 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.
Lot-2		Plot of land admeasuring 71 decimal situated at Mauza-Bhagipur, Thana & Anchal - Alamnagar, bearing Khata No.-747(new), Khesra No.- 1334(new), Thana No.- 140, Sub Registry Office- Uda, Kishunganj, Sadar Registry Office- Madhepura, Dist- Madhepura, in the State of Bihar, owned and possessed by Shri Roshan Kumar Roshan and is bounded by the follows: North: Khesra 1335, South: Khesra 1349, East: Soni Jaiswal, West: Khesra 1338, 1333, 1351 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.

QUOTATION

मूल्यांकनकर्ता का नाम/Name of the Valuer:

विषय /Sub: हडको द्वारा वित्त पोषित योजना के मूल्यांकन के लिए कोटेशन / Quotation for Valuation of HUDCO funded project(s) of PRO viz.

1. Construction of Bricks Manufacturing Industries at Barah, Bihar; (Scheme No. 18958); Agency: Durga Mechanised Bricks Industries.
2. Construction of Rural Godown at Alamnagar, Dist. Madhepura, Bihar; (Scheme No. 19435; Agency : M/s. Rja Bricks and Godown, Bihar.

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					
2					

घोषणा / DECLARATION

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

- i) यात्रा व्यय, बोर्डिंग व्यय और भ्रमण आवास व्यय/ Traveling expenses, boarding expenses and lodging expenses
- ii) विजिटिंग शुल्क/Visiting charges
- iii) फोटो प्रिंट पर खर्च/Expenses on photo print
- iv) आकस्मिक और अन्य खर्च जो भी प्रकृति के हों/Incidental and
- v)
- vi) d 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: