



हाउसिंग एण्ड अर्बन डेवलपमेन्ट कॉर्पोरेशन लिमिटेड

जम्मू क्षेत्रीय कार्यालय की बिल्डिंग ओ.बी.-8 हडको भवन,
रेलहैड काम्प्लेक्स, जम्मू - 180012 की वैल्यूएशन करने के
लिए बिड्स / कुटेशन आमंत्रित करने हेतु निविदा की
अंतिम तिथि 15.05.2023 (4:00 तक) है। सम्पूर्ण विवरण
सहित निविदा पत्र इस के साथ सलंगन है।

**“Only for Valuers empanelled in HUDCO in category
LAND AND BUILDINGS”**

सं०-हडको / क्षेत्रा०ज० / Valuations/ 2023 /

दिनांक : 04.05.2023

**विषय: Valuation of HUDCO's Office Building (HUDCO Bhawan) at OB-8,
Rail Head Complex, Jammu (J&K).**

महोदय,

As per our norms, HUDCO intends to get done present valuation of the properties detailed in Annexure – I from HUDCO empanelled Valuers as per the terms & conditions enclosed as Annexure – II. Please send your quotation in the format enclosed as Annexure – III.

Please note that:

- i) Only those Valuers are eligible, who are at present empanelled in any Regional Office of HUDCO, in the category “Land & Buildings”. Please enclose attested copy of empanelment letter issued by HUDCO Regional Office.
- ii) Valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fee.
- iii) The valuer will have to value the above mentioned property as per the HUDCO guidelines for valuation already agreed at the time of empanelment.
- iv) The valuer is expected to keep the subject matter confidential.

Kindly quote the valuation fees inclusive of all expenses and GST as per the enclosed format along with your acceptance to the HUDCO terms & conditions as enclosed latest by 15.05.2023 at 4.00 PM in a sealed envelope addressed to HUDCO Regional Office, HUDCO Bhawan at OB-8, Rail Head Complex, Jammu (J&K), subscribing “Quotation for Valuation”. Quotations will be opened on 16.05.2023 at 10.30 AM.

धन्यवाद सहित,

भवदीय,

सहायक महाप्रबंधक (परि)

DESCRIPTION OF PROPERTY

Land and Building situated at HUDCO Regional Office, HUDCO Bhawan, OB-8,
Rail Head Complex, Jammu (J&K),

1. Land Area (210' x 90' = 18900 sq.ft) - 1756 sqmt

2. Building :-

- Basement - 1567.00 sq.mt
- Ground Floor - 1576.48 sq.mt
- First Floor - 339.10 sq.mt
- Second Floor - 28.00 sq.mt

Total Area 3510.58 sq.mt

RENTED SPACE

- Deptt. of Telecommunication – 12073.00 sq.ft.
- Deptt. of Telecommunication – 3672.64 sq.ft.
 (LSA- Jammu)

Total: - 15745.64 sq.ft.

(say 1463.35 sq. mt.)

(Total area of 1463.35 sq. mts. is already included in above said area of 3510.58 sq. mt)

Annexure-II

1. A valuer shall have to make an unprejudiced and factual valuation of immovable property.
2. A valuer 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 has a direct or indirect interest.
3. A valuer shall have to:
 - Exhaustively and understandably carry out the valuation and given 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.
 - Valuation report shall be sole property of HUDCO and shall not be used by valuer for any other purposes and with any other party.
 - Furnish a signed professional certificate of objectively, non-bias, professional contribution and other relevant disclosure along with the valuation report.
4. The valuer would also have to furnish photograph indicating of his visit to the subject property.
5. Valuation report should give **fair market value, realizable value and distress sale value** of the property.
6. Regional Chief, HUDCO reserves the right to reject any or all offers without assigning any reason.
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. Valuer is required to submit final valuation report in duplicate as per the HUDCO's guidelines within 05 days from the date of award of the work.
9. A valuer shall be governed by the Chapter VIIB of the Wealth Tax Act, 1957 and rules made thereunder unless stated otherwise in HUDCO norms in this behalf from time to time and registered under Companies (Registered Valuers and Valuation) Rules, 2017.
10. Valuer has to make his own arrangements for conveyance, lodging, boarding apart from other logistic support for carrying out the valuations. The rates quoted should be all inclusive.
11. The payment for the valuation work shall be made by RTGS only, after submission of the final valuation report.

(Accepted)
(Signature with Office Seal)

Annexure – III

QUOTATION

Sub.: Quotation for Valuation.

Ref.: HUDCO letter dated _____

Valuation fee (inclusive of all expenses) Rs.	GST* Rs.	Total Valuation Fee (inclusive of all expenses & GST) Rs.

* Mention if GST is not applicable.

Total Valuation Fee: _____ (inclusive of all expenses and GST)

DECLARATION

The above mentioned valuation fee is all inclusive like:

- I. Visiting charges.
- II. Travelling expenses, boarding expenses & lodging expenses.
- III. Expenses on photo print.
- IV. Incidental and other expense of whatever nature etc.

I hereby declare and undertake that I will not claim any other charges except mentioned under total valuation fee column above.

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

Place:

Date:

(Signature of valuer along with Office Seal)