

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 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 |
|-----------------------------------------------|---------------------------------------------------------|----------------------------------------------|----------------------|
| Residential Complex "SHRISHTY" at Jamshedpur. | M/S Binod Kumar Singh Construction Pvt. Ltd Jamshedpur. | Project Land & Building constructed thereon. | Annexure - E         |

- Date of invitation of tender: 06/02/2024
- Last date of submission of tender: 20/02/2024
- Date of opening of tender: 20/02/2024

For the details of selection criteria and other term and conditions of empanelment, please refer to our website [www.hudco.org](http://www.hudco.org).

  
Regional Chief  
HUDCO, Ranchi

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**Sub: Engagement of valuer for valuation of 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 – E.

### **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 immovable 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 immovable 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 immovable 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, 6<sup>th</sup> 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: 06/02/2024
- Last date of submission of tender: 20/02/2024
- Date of opening of tender: 20/02/2024

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  
6<sup>TH</sup> 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:-

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

(Signature with name and office seal)

**TECHNICAL BID****Sub: Engagement of valuer for valuation of 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 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.)

| <b>Name of the Project</b>                                                                                                                                                                                                               | <b>Schedule of Mortgaged Properties</b> | <b>Amount – in Rs.<br/>(In figure &amp; words)</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------------------|
| Residential Complex “SHRISHTY” at Jamshedpur.                                                                                                                                                                                            | Annexure – E                            |                                                    |
| <b>CERTIFICATE:</b><br>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)**

## Valuation Report Format

## A. General Information

|                                                                                                                      |                                |
|----------------------------------------------------------------------------------------------------------------------|--------------------------------|
| Name of the Applicant/s                                                                                              |                                |
| Address of the property to be mortgaged:<br>(with details such as Survey No., Plot No.<br>Ward No. etc)              |                                |
| Amount of loan sought from HUDCO                                                                                     |                                |
| Title (Freehold/Lease hold)                                                                                          |                                |
| Ownership                                                                                                            |                                |
| Occupancy Status                                                                                                     |                                |
| Nature of interest of the applicant in<br>property and its likely effect on the value of<br>the subject property     |                                |
| Area of The Land                                                                                                     |                                |
| Land Use as per Local Law                                                                                            |                                |
| Land Use at Present                                                                                                  |                                |
| Boundary                                                                                                             | East<br>West<br>North<br>South |
| <b>Descriptive information about the project area:</b>                                                               |                                |
| Nearest Land Mark                                                                                                    |                                |
| Nature of activities nearby (Residential,<br>Commercial, Recreational, Industrial, etc.)                             |                                |
| Infrastructure facilities availability (Water<br>Supply and Drainage, Roads, Electricity,<br>School, Hospital, etc.) |                                |
| Copy of the site plan with clear demarcation<br>(Attached as Annexure)                                               |                                |
| Other relevant information, if any, which<br>affect the Marketability of Land                                        |                                |

The above mentioned property has thoroughly been inspected on \_\_\_\_\_ and the original sanctioned plan and other relevant documents required for valuation of the property have been scrutinized.

|            |                                                                                                                                                                                                                                                               |  |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>1.0</b> | <b>Site Location</b>                                                                                                                                                                                                                                          |  |
| 1.1        | Distance form:- <ul style="list-style-type: none"> <li>• Railway station</li> <li>• Local Bus Station</li> <li>• Market &amp; shopping</li> <li>• Central Business District</li> <li>• School</li> </ul> (Attach separate annexure for details & description) |  |
| 1.2        | Surrounding locality (LIG, MIG, HIG)                                                                                                                                                                                                                          |  |
| 1.3        | Other factors, if any, which may adversely affect the value of the property (industry, slum, nallah, etc.)                                                                                                                                                    |  |
| 1.4        | Is the locality safety from hazardous influences such as encroachment from unauthorized persons industry nuisance that would create noise, smoke, dust, pollution of air, water or environment etc.                                                           |  |
| 1.5        | Immediate neighbourhood of the property (middle class, industrial, commercial, slum, poor class)<br>(Attach separate annexure for details & description)                                                                                                      |  |
| 1.6        | Adequacy of infrastructural facilities like civic, social and transportation amenities, electricity etc.<br>a) Excellent   b) Very good   c) Good<br>d) Average   e) Poor<br>(Attach separate annexure for details & description)                             |  |
| <b>2.0</b> | <b>Property Details :</b>                                                                                                                                                                                                                                     |  |
| 2.1        | Plot No.                                                                                                                                                                                                                                                      |  |
| 2.2        | Building or Flat No.                                                                                                                                                                                                                                          |  |
| 2.3        | Land area:                                                                                                                                                                                                                                                    |  |
| 2.4        | Number of floors:                                                                                                                                                                                                                                             |  |
| 2.5        | Tenure of the land (lease hold or free hold)                                                                                                                                                                                                                  |  |

|            |                                                                                                                                      |                                                                                                                                           |
|------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| 2.6        | If lease hold, give premium, rent and lease period.                                                                                  |                                                                                                                                           |
| 2.7        | Built-up area & Carpet area in sq. ft.                                                                                               |                                                                                                                                           |
| 2.8        | Number of rooms including kitchen                                                                                                    |                                                                                                                                           |
| 2.9        | Year of construction                                                                                                                 |                                                                                                                                           |
| 2.10       | Specification and usage of building (attach annexure)                                                                                |                                                                                                                                           |
| 2.11       | Nature of occupancy (vacant, owner occupied, rented, occupied by relative, under construction etc.)                                  |                                                                                                                                           |
| <b>3.0</b> | <b>Sanction Particulars</b>                                                                                                          |                                                                                                                                           |
| 3.1        | Have the competent authority approved the plan?                                                                                      |                                                                                                                                           |
| 3.2        | Give the full details including the name of the concern authority.                                                                   |                                                                                                                                           |
| 3.3        | If the plans are approved by Village Panchayat give Collector's approval details.                                                    |                                                                                                                                           |
| 3.4        | Have you verified original copy of approved plans?                                                                                   |                                                                                                                                           |
| 3.5        | Is construction carried out as per approved plans?                                                                                   |                                                                                                                                           |
| 3.6        | In case of the deviation, are the changes approvable by local authority? (attach completion certificate)                             |                                                                                                                                           |
| <b>4.0</b> | <b>Valuation</b>                                                                                                                     |                                                                                                                                           |
| 4.1        | Mention the approach used in valuation of the subject property (for justification attach annexure)                                   |                                                                                                                                           |
| 4.2        | Is building in a good habitable condition?                                                                                           |                                                                                                                                           |
| 4.3        | Is building structurally sound?                                                                                                      |                                                                                                                                           |
| 4.4        | State estimated age and residual life of the building to be valued                                                                   | Estimated Age : _____ years<br>Estimated Residual life : _____ years                                                                      |
| 4.5        | If Market Approach is used give the sale instances adopted for comparison. (For description of sale instances use separate annexure) | Sale instance of flat/and 1      Rs./sq.ft.<br>Sale instance of flat/and 2      Rs./sq.ft.<br>Sale instance of flat/and 3      Rs./sq.ft. |
| 4.6        | Value of the property as per the Market                                                                                              |                                                                                                                                           |

|       |                                                                                                                                             |                                                                                                                                              |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|       | Approach                                                                                                                                    |                                                                                                                                              |
| 4.7   | Value of the property as per the Cost Approach                                                                                              |                                                                                                                                              |
| 4.7.1 | Cost of construction in Rs./sq.ft.                                                                                                          |                                                                                                                                              |
| 4.7.2 | Built up Area in sq.ft.                                                                                                                     |                                                                                                                                              |
| 4.7.3 | Total cost of construction in Rs.                                                                                                           |                                                                                                                                              |
| 4.7.4 | Rate of depreciation in %                                                                                                                   |                                                                                                                                              |
| 4.7.5 | Total Depreciation in Rs.                                                                                                                   |                                                                                                                                              |
| 4.7.6 | Depreciated Replacement Cost in Rs.                                                                                                         |                                                                                                                                              |
| 4.7.7 | Land rate as per the Market Approach in Rs./sq.ft.                                                                                          |                                                                                                                                              |
| 4.7.8 | Value of the property as per the Cost Approach                                                                                              |                                                                                                                                              |
| 4.8   | For income approach give rental instances and also describe them in separate annexure                                                       | ➤ Rental instance 1    Rs./sq .ft. per month<br>➤ Rental instance 2    Rs./sq. ft. per month<br>➤ Rental instance 3    Rs./sq. ft. per month |
| 4.8.1 | Rate of capitalization used in valuation – in % (justification in separate annexure)                                                        |                                                                                                                                              |
| 4.8.2 | Gross annual income in Rs.                                                                                                                  |                                                                                                                                              |
| 4.8.3 | Outgoings in Rs.                                                                                                                            |                                                                                                                                              |
| 4.8.4 | Net annual income in Rs.                                                                                                                    |                                                                                                                                              |
| 4.8.5 | Year's Purchase                                                                                                                             |                                                                                                                                              |
| 4.8.6 | Capitalized value of the property                                                                                                           |                                                                                                                                              |
| 4.9   | Value of Property as per Collector Value/Ready reckoner Value<br>Ready Reckoner Referred<br>(Copy of the extract)                           |                                                                                                                                              |
| 5.0   | Mention adverse characteristic and/or favourable features or any other information, which has material effect on the value of the property. |                                                                                                                                              |

The value of the above-mentioned property as on \_\_\_\_\_ is:

- Market Value: Rs. \_\_\_\_\_
- Distress Value: Rs. \_\_\_\_\_
- Government Value: Rs. \_\_\_\_\_

Place:

Seal and Signature

**SCHEDULE OF PROPERTY**

|    |                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |                   |                     |
|----|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|-------------------|---------------------|
| 1. | Name of the Project:                                  | Residential Complex "SHRISHTY" at Jamshedpur.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |                   |                     |
| 2. | Name of the Borrowing Agency:                         | M/S Binod Kumar Singh Construction Pvt. Ltd, Jamshedpur.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |                   |                     |
| 3. | Mortgaged Property:                                   | Project land and Building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |                   |                     |
|    | Land & Building constructed thereon (Prime Security): | All Flats constructed over the landed property and/or to be constructed thereon together with easement right and appurtenant there to vide Sale Deed No. 2643/2371 registered in Book 1, Volume No. 83, Page 397 to 418 registered with District Sub Registrar, Jamshedpur dated 14.03.2005, New Plot Nos. 1596, 1597, 1598, 1599 A&B, 142 under Khata No. 25(New), Old Plot No. 4251, under Khata No. 6(Old), measuring an area of 89 Decimals more or less, Mouza- Murakati, Thana No. 1199, P.S.- Birsa Nagar, JNAC ward no. 17, District – East Singhbhum, Boundary on the North by - Plot Nos. 140 & 146, On the South by: Plot Nos. 1595 & 1600, On the East by - Plot Nos. 143, 144, 159, 1586 & 1594, On the West by - Plot Nos. 141, 1604 & 1600. The details of Flats are as under : |        |                   |                     |
|    |                                                       | Flat No. /Block                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Floor  | Name of Apartment | Plinth Area(Sq.ft.) |
|    | 1                                                     | 201/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Second | KHITEEZ           | 1273                |
|    | 2                                                     | 202/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Second | KHITEEZ           | 1273                |
|    | 3                                                     | 203A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Second | KHITEEZ           | 1273                |
|    | 4                                                     | 204/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Second | KHITEEZ           | 1273                |
|    | 5                                                     | 301/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Third  | KHITEEZ           | 1273                |
|    | 6                                                     | 202/B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Second | JAL               | 1273                |
|    | 7                                                     | 402/B                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Fourth | JAL               | 1273                |