

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
Aishwarya Apartment, Tagore Hill, Morhabadi, Ranchi.	M/S Anushka Buildcons Pvt Ltd, Ranchi	Project Land & Building	Annexure - E
Parwati Enclave at Hesag, Hatia, Ranchi.	M/S Anushka Buildcons Pvt Ltd, Ranchi	Project Land & Building and Collateral property	Annexure - F

- 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.


Regional Chief
HUDCO, Ranchi

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HOUSING & URBAN DEVELOPMENT CORPORATION LIMITED

RANCHI REGIONAL OFFICE

Short Tender Notice

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 and F.

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, 6th 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: 06/02/2021
- Last date of submission of tender: 20/02/2021
- Date of opening of tender: 20/02/2021

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
6TH 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:-

BIDDERS DETAILS	
Name of Agency	
PAN No.	
GST No.	
BANK DETAILS	
Bank Name	
IFSC Code	
Branch Name	
Branch Address	
Branch Telephone No.	
Account Type (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.)

Name of the Project	Schedule of Mortgaged Properties	Amount – in Rs. (In figure & words)
Aishwarya Apartment, Tagore Hill, Morhabadi, Ranchi.	Annexure – E	
Parwati Enclave at Hesag, Hatia, Ranchi.	Annexure – F	

CERTIFICATE:

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

1.0	Site Location	
1.1	Distance form:- • Railway station • Local Bus Station • Market & shopping • Central Business District • School (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) (Attach separate annexure for details & description)	
1.6	Adequacy of infrastructural facilities like civic, social and transportation amenities, electricity etc. a) Excellent b) Very good c) Good d) Average e) Poor (Attach separate annexure for details & description)	
2.0	Property Details :	
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.)	
3.0	Sanction Particulars	
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)	
4.0	Valuation	
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 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. Sale instance of flat/and 2 Rs./sq.ft. 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 ➤ Rental instance 2 Rs./sq.ft.per month ➤ 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 Ready Reckoner Referred (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:	Aishwarya Apartment, Tagore Hill, Morhabadi, Ranchi.
2.	Name of the Borrowing Agency:	M/S Anushka Buildcons Pvt Ltd, Ranchi.
3.	Mortgaged Property:	Project land and Building. • Site Area – 7126 sq.ft. • G+4 structure (11 Flats) • Built up Area – 13589.55 sq.ft. (Approx.)
3.1	Land (Prime Security):	All the piece and the parcel of land admeasuring 9 Katha 14 Chatak and 16 Sq. Ft. in Sub Plot No. 46 A and 46 B under Khata No. 170, Thana No. 192 situated at Mauza- Tagore Hill Morhabadi Distt. & Registry- Ranchi in the State of Jharkhand owned and possessed by the Borrower, bounded as under:- On the North by: Part of MS Plot No. 46, Taramani Apartment On the South by: Part of MS Plot No. 46, Kamla Apartment On the East by: 20 Fit wide PCC Road & Tagore Hill. On the West by :Part of MS Plot No. 47 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.

SCHEDULE OF PROPERTY

1.	Name of the Project:	Parwati Enclave at Hesag, Ranchi.
2.	Name of the Borrowing Agency:	M/S Anushka Buildcons Pvt Ltd, Ranchi.
3.	Mortgaged Property:	Project land and Building and Collateral Property. Prime Property (3.1): • Site Area – 27 Decimal • Block A – G+4 structure (16 Flats) • Block B – G+4 structure (16 Flats) • Built up area – 875 sq.ft per flat. (Approx.) Collateral Property I (3.2-1): • Land area – 15 Decimal (vacant land) Collateral Property I (3.2-2-4): • 3 flats in a G+4 structure • Super Built up area – 1000 sq.ft per flat. • Site Area – 6237 sq.ft.
3.1	Land (Prime Security):	All the piece and the parcel of land admeasuring 27 decimals more or less in R.S. Plot No. – 320 Sub- Plot No. -320/B, Khata no.- 149, P.S.-Jagannathpur, Thana No.-247, Village - Hesag, Registry & Distt.- Ranchi, Jharkhand, bounded as under:- On the South by: part of Plot No. 320 On the East by: Proposed road On the West by: part of Plot No. 320 {(1) Flat No. B-302, Block A at 3rd floor, built up area 875 sq. ft. (2). Flat No. D-404 Block A at 4th floor, built up area 875 sq. ft., (3). Flat No. A-201 Block B at 2nd Floor, built up area 875 sq. ft., (4). Flat No. A-401 Block B at 4th floor, built up area 875 sq. ft., and (5). Flat No. B-302 Block B at 3rd floor, built up area 875 sq. ft., only these 5 Flats of Parvati Enclave are being excluded.}
3.2	Collateral Security:	1. All the piece and the parcel of Total land admeasuring 15 decimals (3 decimals in sub plot no. 1036/18A, 2 decimals in sub plot no. 1036/18B in Plot No. 1036 and 10 decimals in sub plot no. 1034/7 in Plot No. 1034) Khata no.- 154, P.S.- Ranchi, Thana No.-187, Village - Bhittha, Registry & Distt.- Ranchi, Jharkhand, bounded as under:- Boundary of Sub Plot No. 1036/18A and 1036/18B: On the North by: 20 ft. proposed road

		On the South by: Plot No. 1037 On the East by: 20 ft. proposed road On the West by: Sub Plot No. 19 Boundary of Sub Plot No. 1034/7: On the North by: R.S. Plot No. 1030 On the South by: 20 ft. proposed road On the East by: Sub Plot No. 1034/6 On the West by: R.S. Plot No. 1031 2. All that piece and parcel of Flat No.204/D, having super built up area 1000 sq.ft. on the Second Floor with car parking space on the ground floor, in multi-storeyed building namely Taramani Apartment, built up on land admeasuring 6237 Sq.ft. more or less situated in M.S. Plot No. 46, Sub Plot No. 46/A, 46/B and 46/C, Khata No. 170, at Mauja- Morhabadi, P.S- Bariatu, Thana No. 192, within ward no. 1, New Ward No. 3, Distt. And Sub-Registry –Ranchi in the state of Jharkhand with common amenities along with proportionate and undivided share in the land together with easement right and appurtenant thereto. 3. All that piece and parcel of Flat No.103/C, having super built up area 1000 sq.ft. on the First Floor with car parking space on the ground floor, in multi-storeyed building namely Taramani Apartment, built up on land admeasuring 6237 Sq.ft. more or less situated in M.S. Plot No. 46, Sub Plot No. 46/A, 46/B and 46/C Khata No. 170, Total area 6237 Sq.ft. more or less situated at Mauja- Morhabadi, P.S- Bariatu, Thana No. 192, within ward no. 1, New Ward No. 3, Distt. And Sub-Registry –Ranchi in the state of Jharkhand with common amenities alongwith proportionate and undivided share in the land together with easement right and appurtenant thereto. 4. All that piece and parcel of Flat No.203/C, having super built up area 1000 sq.ft. on the Second Floor with car parking space on the ground floor, in multi-storeyed building namely Taramani Apartment, built up on land admeasuring 6237 Sq.ft. more or less situated in M.S. Plot No. 46, Sub Plot No. 46/A, 46/B and 46/C Khata No. 170, Total area 6237 Sq.ft. more or less situated at Mauja- Morhabadi, P.S- Bariatu, Thana No. 192, within ward no. 1, New Ward No. 3, Distt. And Sub-Registry –Ranchi in the state of Jharkhand with common amenities alongwith proportionate and undivided
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		share in the land together with easement right and appurtenant thereto: Land over which the above 3 flats built bounded as under: On the North by: Divyanjali Apartment, Part of MS Plot No. 46 On the South by: Aishwarya Apartment, Part of MS Plot No. 46 On the East by : 20' Road and Tagore Hill On the West by: Vacant Land
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