

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/प0क्ष0का0/ वैल्यूएशन/

दिनांक : 02/08/2024

सेवा में,

विषय/Sub: हडको द्वारा वित्त पोषित योजना के मूल्यांकन (द्वितीय बार) के लिए कोटेशन/
Quotation for Valuation (2ND Time) of HUDCO funded project of PRO viz.

क्रम सं.	योजना का नाम/विवरण / एजेंसी
1.	Construction of 'Pansalwa Cold Storage Pvt. Ltd.' at Beldaur, Dist.- Khagaria, Bihar; (Scheme No. 19074) Agency: M/s. Pansalwa Cold Storage P. Ltd.
2.	Construction of Saryug Vihar at Gosain Tola, Mainpura, Patna (Sch. No.19111), Agency : M/s. Prasambi Construction & Design Pvt. Ltd.
3.	Construction of Thakur Nikunj Cold Storage (Sch. No. 19358) Agency : M/s. Thakur Nikunj Cold Storage Pvt. Ltd.
4.	Construction of Aar Pee Cold Storage & Ice Plant at Mangugrahi (Scheme Nos.18839 & 18902); Agency : M/s. Maruti Constructions Pvt. Ltd.)
5.	"Hotel Ambey International" near NTPC at Barh, Dist. Patna, Bihar (Scheme No.19228). Agency - M/s. Jai Ambey Regency Pvt. Ltd., Patna.
(Date/Time : Closing – 09/08/2024 - 15:00 Hrs.; Opening – 09/08/2024 - 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, II, III, IV and V 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, II, III, IV and V 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, II, III, IV and V**.

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:

1. (a) हडको के पैनल में शामिल मूल्यांकक अनुबंध-I, II, III, IV and V 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, II, III, IV and V.

Contd..2/-

(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.

2. जिन मूल्यांकनकर्ताओं ने पहली बार मूल्यांकन कर लिया है, उन्हें दूसरी बार योजनाओं के लिए दरें उद्धृत करने से बाहर रखा गया है, जैसा कि नीचे दी गई तालिका में दर्शाया गया है: Valuers who have already done valuation in the 1st time are excluded to quote rates for the schemes for 2nd time as indicated in the below table :

Sl.No.	Name of the Scheme / Scheme No.	Name of the Valuers excluded to quote rates
1.	Construction of 'Pansalwa Cold Storage Pvt. Ltd.' at Beldaur, Dist.- Khagaria, Bihar; (Scheme No. 19074) Agency: M/s. Pansalwa Cold Storage P. Ltd.	M/s NC Jha & Associates
2.	Construction of Thakur Nikunj Cold Storage (Sch. No. 19358) Agency : M/s. Thakur Nikunj Cold Storage Pvt. Ltd	
3.	Construction of Saryug Vihar at Gosain Tola, Mainpura, Patna (Sch. No.19111), Agency : M/s. Prasambi Construction & Design Pvt. Ltd.	M/s Vijay Kumar Singh & Associates
4.	Construction of Aar Pee Cold Storage & Ice Plant at Mangugrahi (Scheme Nos.18839 & 18902); Agency : M/s. Maruti Constructions Pvt. Ltd.)	
5.	"Hotel Ambey International" near NTPC at Barh, Dist. Patna, Bihar (Scheme No.19228). Agency - M/s. Jai Ambey Regency Pvt. Ltd., Patna.	

3. मूल्यांकन कार्य उस मूल्यांकनकर्ता को सौंपा जाएगा जिसने सबसे कम मूल्यांकन शुल्क उद्धृत किया है/The valuation work will be assigned to the valuer who has quoted lowest valuation fee.
4. मूल्यांकनकर्ता को मूल्यांकन करने के लिए परिवहन, आवास, बोर्डिंग के अलावा अन्य लॉजिस्टिक सहायता की व्यवस्था स्वयं करनी होगी/ Valuer has to make his own arrangements for conveyance, lodging, boarding, apart from other logistic support for carrying out the valuation.
5. मूल्यांकनकर्ता से अपेक्षा की जाती है कि वह कोटेशन जमा करने से पहले इसमें शामिल कार्यों की प्रकृति आदि के बारे में खुद को परिचित कर ले। यदि मूल्यांकनकर्ता विषय वस्तु पर योजनाओं के विवरण आदि के संबंध में कोई और

Contd....3/-

जानकारी चाहता है, तो इसके लिए उपरोक्त पते पर हमारे कार्यालय में आ सकता है / 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.

6. उक्त संपत्तियों के मूल्यांकन के लिए सचिवीय शुल्क और अन्य आकस्मिक खर्चों सहित संबंधित स्थानों पर रहने की अवधि के दौरान परिवहन, आवास और बोर्डिंग शुल्क सहित काम को पूरा करने के लिए उद्धृत दर सभी समावेशी होनी चाहिए। इसके अलावा, किसी भी कारण से मूल्यांकन रिपोर्ट प्रस्तुत करने में विफलता के मामले में, किसी भी परिस्थिति में किसी भी प्रकार का कोई शुल्क नहीं दिया जाएगा / 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.
7. दर केवल राशि में ही उद्धृत की जानी चाहिए। प्रतिशत या किसी अन्य रूप में उद्धृत दर पर विचार नहीं किया जाएगा और ऐसे उद्धरण को अस्वीकृत माना जाएगा/ **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.
8. मूल्यांकनकर्ता को कोटेशन जमा करने से पहले मूल्यांकित की जाने वाली संलग्न अनुसूचित संपत्ति का पता लगाने/पहचान करने में शामिल कार्य की प्रकृति/मात्रा के बारे में खुद को परिचित करना होगा/ 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.
9. हड़को को पूर्ण रूप से संतोषजनक मूल्यांकन रिपोर्ट प्रस्तुत करने के बाद ही भुगतान ई-ट्रांसफर के माध्यम से जारी किया जाएगा/ Payment will be released through e-transfer only after submission of Valuation Report in full, satisfactory to HUDCO.
10. मूल्यांकनकर्ता को कार्य सौंपे जाने की तारीख से 10 दिनों के भीतर हड़को दिशानिर्देशों के अनुसार दो प्रतियों में अंतिम मूल्यांकन रिपोर्ट प्रस्तुत करना आवश्यक है, भले ही कितने भी मूल्यांकन कार्य दिए गए हों/ **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.**
11. मूल्यांकनकर्ता की फर्म या उसके कर्मचारियों का उस एजेंसी (या उसके कर्मचारियों) के साथ कोई संबंध नहीं होना चाहिए जिसकी संपत्ति का मूल्यांकन किया जा रहा है/

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Valuer's firm or its employees should not be having any relationship with the agency (or its employees) whose property is being valued.

12. मूल्यांकनकर्ता को मूल्यांकन रिपोर्ट में प्रमाणित करना होगा कि विषय संपत्ति नगरपालिका सीमा के भीतर/बाहर स्थित है/ 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-VI में संलग्न प्रारूप के अनुसार एक सीलबंद लिफाफे में लिफाफे के साथ "हडको वित्त पोषित परियोजना के मूल्यांकन (द्वितीय बार) के लिए उद्धरण - परियोजना सं.19074, 19111, 19358, 18839 & 18902, 19228 ; खुलने की तिथि - 09/08/2024" 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 09/08/2024 को या उससे पहले 15.00 बजे तक हमारे कार्यालय में पहुंच जाना चाहिए। निविदा/कोटेशन हडको क्षेत्रीय कार्यालय, पटना में 09/08/2024 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-VI** in a sealed cover with the envelope superscribed as "**Quotation for Valuation (2nd Time) of HUDCO funded project of PRO - Scheme No(s). 19074, 19111, 19358, 18839 & 18902, 19228; Date of Opening - 09/08/2024**" 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 09/08/2024**. The quotation will be opened at Regional Office, Patna on **09/08/2024 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

अनुलग्नक-I/Annexure-I

संपत्तियों का विवरण / Details of Properties :

Particulars of the Secured Assets intended to be enforced :

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

Details of Properties :

Scheme Name – Construction of 'Pansalwa Cold Storage Pvt. Ltd.' at Beldaur, Dist.- Khagaria, Bihar; (Scheme No. 19074) Agency: Pansalwa Cold Storage Pvt. Ltd.

(Description of hypothecation of movable, tangible assets/ goods first charged and immovable properties mortgaged with applicant)

Agency	M/s Pansalwa Cold Storage Pvt. Ltd.
	Schedule A – Immoveable Properties
1.	All the piece and parcel of land and buildings existing, and/or to be constructed thereon and shown herein below together with easementary rights and appurtenants
i.	Khata Nos.80,96, 6 & 92, Khesra Nos. – 32, 18/48, 45 & 19, Thana No.156, Tauzi No.566, Zamabandi No.362 & 363, Mauza – Ramnagar, P.S. & Anchal – Beldaur, Sub – Registry Office – Gogri, District Registry Office – Khagaria within the State of Bihar admeasuring 8 Acres more or less owned and possessed by Shri Nutan Kumar Singh Patel & Shri Bikesh Kumar and bounded by : North : N.H. 107, South: Ranjeet Singh & Others, East : Rohiyama Siwana, West : Nutan Kumar Singh Patel
ii.	Khata No.- 433, Khesra No. – 44 & 45, Tauzi No.- 4954, Thana No.155, Mauza – Dumri, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri, District Registry Office – Khagaria, District – Khagaria, admeasuring 1 Bigha 17 Dhur owned and possessed by Shri Nutan Kumar Singh Patel and bounded by : North : Shri Loknath Singh, South: Shri Pramod Narayan Choudhary, East : East N.H. 107, West : Om Prakash Yadav Nij Seller
iii.	Khata No.- 70, Khesra No. – 38, Tauzi No.- 525, Thana No.151, Mauza – Rohiyama, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri, District Registry Office – Khagaria, District – Khagaria, admeasuring 14 Katha owned and possessed by Shri Nutan Kumar Singh Patel and bounded by : North : Pankaj Singh, South: Petrol Pump, East : P.W.D. Road, West : N.H. 107

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iv.	Khata No.- 348, Khesra No. – 544, Tauzi No.- 4953, Thana No.155, Mauza – Rohiyama, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri, District Registry Office – Khagaria, District – Khagaria, admeasuring 3 Katha 5 Dhur owned and possessed by Shri Nutan Kumar Singh Patel and bounded by : North : Nutan Kumar Singh Patel, South: Nutan Kumar Singh Patel, East : Shiv Mandir, West : Nutan Kumar Singh Patel
v.	Khata No.- 309, Khesra No. – 673, 674 Tauzi No.- 4953, Thana No.155, Mauza – Dumari, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri & District Registry Office – Khagaria, District – Khagaria, admeasuring 3 Katha 1 Dhur owned and possessed by Shri Nutan Kumar Singh Patel and Shri Bikesh Kumar Singh Patel and bounded by : North : Shri Shambhu Singh & Shri Harilal Singh, South: Shri Biranchi Singh, East : Shri Nutan Kumar Singh Patel, West : Shri Vijay Singh
vi.	Khata No.- 40, Khesra No. – 40, Tauzi No.- 525, Thana No.151, Mauza – Rohiyama Dumari, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri & District Registry Office – Khagaria, District – Khagaria, admeasuring 1 Bigha 2 Katha 1 Dhur owned and possessed by Kumari Alka, W/o. - Shri Nutan Kumar Singh Patel and bounded by : North : Shri Nutan Kumar Singh Patel, South: Shri Nutan Kumar Singh Patel, East : Shri Binod Kumar Singh, West : N.H.107
vii.	Khata No.- 339, Khesra No. – 537/2201, Tauzi No.- 4953, Thana No.155, Mauza – Dumari, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri & District Registry Office – Khagaria, District – Khagaria, admeasuring 16 Katha 1 Dhur owned and possessed by Shri Bikesh Kumar Singh Patel and bounded by : North : Shri Bino Singh,, South: Shri Fagendra Singh, East : Shri Rajendra Singh, West : Shri Diwakar Singh & Yogendra Narayan Singh
2.	Movable Assets : Hypothecated Plant and machineries / Stocks etc.

संपत्तियों का विवरण / Details of Properties :

Particulars of the Secured Assets intended to be enforced :

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

Scheme Name : Construction of Saryug Vihar at Gosain Tola, Mainpura, Patna (Sch. No.19111).

Agency	M/s Prasambi Construction & Design Pvt. Ltd.																																												
Details of Properties :																																													
1.	Multi-storied residential apartment constructed upon land admeasuring 36 decimals equivalent to 12 Katha (approx) more or less situated in Khata No. 355, 445, 371, 331 and 275, survey Plot Nos. 1801, 1812, 1813, 1814, 1816, 1820, 1821, 1819, 1817 and 1872, Tauzi No. 5238, Thana No.2, Mauza-Mainpura, Survey Thana-Phulwari Sharif, present PS-Patliputra, Dist-Patna and bounded by: North : Savitri Devi, South: Shiv Lal Roy & Sachidanand Singh, East: Keshav Roy old Owner, West: Land Owner., excluding the landowner's share comprising of flat/space nos.: <table><tr><th>Flat No.</th><th>Floor No.</th><th>Flat No.</th><th>Floor No.</th></tr><tr><td>G-01</td><td>Ground</td><td>107</td><td>First</td></tr><tr><td>G-02</td><td>Ground</td><td>108</td><td>First</td></tr><tr><td>G-05</td><td>Ground</td><td>111</td><td>First</td></tr><tr><td>102</td><td>First</td><td>202</td><td>Second</td></tr><tr><td>105</td><td>First</td><td>207</td><td>Second</td></tr><tr><td>211</td><td>Second</td><td>212</td><td>Second</td></tr><tr><td>302</td><td>Third</td><td>308</td><td>Third</td></tr><tr><td>311</td><td>Third</td><td>312</td><td>Third</td></tr><tr><td>402</td><td>Forth</td><td>405</td><td>Forth</td></tr><tr><td>408</td><td>Forth</td><td>411</td><td>Forth</td></tr></table> Also excluding Flat No.-201, 2nd Floor, for which loan has been sanctioned to Ajit Kumar Thakur under HUDCO NIWAS scheme of HUDCO and Flat No. 301, 3rd Floor for which NOC has been issued by HUDCO, together with 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, and along with proportionate car parking space and common areas and facilities.	Flat No.	Floor No.	Flat No.	Floor No.	G-01	Ground	107	First	G-02	Ground	108	First	G-05	Ground	111	First	102	First	202	Second	105	First	207	Second	211	Second	212	Second	302	Third	308	Third	311	Third	312	Third	402	Forth	405	Forth	408	Forth	411	Forth
Flat No.	Floor No.	Flat No.	Floor No.																																										
G-01	Ground	107	First																																										
G-02	Ground	108	First																																										
G-05	Ground	111	First																																										
102	First	202	Second																																										
105	First	207	Second																																										
211	Second	212	Second																																										
302	Third	308	Third																																										
311	Third	312	Third																																										
402	Forth	405	Forth																																										
408	Forth	411	Forth																																										
2.	All that piece and parcel of land admeasuring 1 acre 57 decimal, more or less, situated at Khata No.147, Khesra no.- 681, Tauzi No.5321, Mouza-Akbarpur, Chatna Tola Pipra, Pargana & Thana: Phulwari, Dist. Patna and Bounded as follows: NORTH: Rambhajan Singh, SOUTH: Bhagwan Singh. EAST: Rabindra Singh, WEST: Rabindra Singh, 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.																																												

संपत्तियों का विवरण / Details of Properties :

Particulars of the Secured Assets intended to be enforced :

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

नाम/ Name of the Agency(ies)/ Scheme No.	मेसर्स ठाकुर निकुंज कोल्ड स्टोरेज प्रा. लिमिटेड/ परियोजना संख्या 19358 M/s Thakur Nikunj Cold Storage Pvt. Ltd. / Scheme No.19358	
Lot No.	Description of Title Deeds/Writing etc.	As per details in the property stated below
1	Lease deed no. 8740 dated 04.07.2007 executed by the landowner Shri Asrafi Lal Mahto in favour of Thakur Nikunj Cold Storage Pvt. Ltd.	All the piece and parcel of land admeasuring 131 Decimal more or less at Khata No. 10 (Old) Khesra Nos. 1337, 1373, 1372, 1371, 1375, 1376, 1374, 1370, 1368, 1367, 1369, 1377, 1378, 1415, 2551, 1405, 1379, Tauzi No. 14939, Thana No. 16/2, Mauza- Madhurapur, Pargana- Kasma, Thana & Circle - Kalyanpur, Sub Division- Kishanpur, Dist.- Samastipur (Bihar) and bounded as under:- North: Nij (Lessor) & Sukhlal Mahto. South: Nij (Lessor) & PWD Road. East : Ramesh Pal & Nij (Lessor). West: Nij, 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.
2	Sale Deed no. 17895 dated 11.12.2002 executed by Shri Kakud in favour of Shri Siddharth Shankar	All that piece and parcel of land admeasuring 6 kattha more or less situated at Mauza-Harpur, Mahmada, Pargana-Sausa, Thana-Pusa, Dist-Smastipur (Bihar) bearing Tauzi No.1429, Khesra No.-1471 (old) 3178 (new) and bounded as: NORTH- Road SOUTH-Road EAST- Ram Chandra Bagorah WEST- Ramvilas Ray & Ram Chandra Bagorah together with all the buildings and structures constructed or to be constructed thereon, fixed plant and machinery attached to the earth, fixtures and fitting erected/installed or to be erected/installed thereon, both present and future and every part thereof.

3	Sale Deed no. 15021 dated 26.12.2007 executed by Shri Ravi Shankar Prasad Singh in favour of Shri Siddharth Shankar	(a) All that piece and parcel of land admeasuring 106 decimal in Khata No.-70,71, Khesra No.-1915,2129, 1916, 2130, 1917, 2204, situated at Mauza-Harpur, Mahamada, Pargana-Sausa, Thana-Pusa, Dist-Smastipur within Sub Registry and Sadar Registry Office Samastipur, town & Distt Smatipur. Bounded by: NORTH: Kameshwar Prasad Singh, SOUTH: Nij manmokir No.1 EAST: Purchaser, WEST: Purchaser. together with all the buildings and structures constructed or to be constructed thereon, fixed plant and machinery attached to the earth, fixtures and fitting erected/installed or to be erected/installed thereon, both present and future and every part thereof. (b) All that piece and parcel of land admeasuring 02 decimal in Khata No.-70,71, Khesra No.-1904, 2211, 1898, 2212 situated at Mauza-Harpur, Mahamada, Pargana-Sausa, Thana-Pusa, Dist-Smastipur within Sub Registry and Sadar Registry Office Samastipur, town & Distt Smatipur. Bounded by: NORTH: Rameshwar Prasad Singh, SOUTH: Legal Heirs of Baso Singh EAST: Purchaser, WEST: Road. together with all the buildings and structures constructed or to be constructed thereon, fixed plant and machinery attached to the earth, fixtures and fitting erected/installed or to be erected/installed thereon, both present and future and every part thereof. (c) All that piece and parcel of land admeasuring 06 decimal in Khata No. 172, 173, 174 Khesra No.-1930, 1931, 1927, and New Khesra No.-2142, 2147 situated at Mauza-Harpur, Mahamada, Pargana-Sausa, Thana-Pusa, Dist-Smastipur within Sub Registry and Sadar Registry Office Samastipur, town & Distt Smatipur. Bounded by: NORTH: Yogendra Prasad Singh, SOUTH: Purchaser EAST: Khasra Plot No. 1932 and 1933, WEST: Bhishma Prasad Singh. together with all the buildings and structures constructed or to be constructed thereon, fixed plant and machinery attached to the earth, fixtures and fitting erected/installed or to be erected/installed thereon, both present and future and every part thereof.
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संपत्तियों का विवरण / Details of Properties :

Particulars of the Secured Assets intended to be enforced :

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

Agency	M/s. Maruti Constructions Pvt. Ltd. (Scheme Nos.-18839 & 18902)
	Schedule A – Immovable Properties
	Plot of land as described below 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.
1.	All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. – 60, Thana No.- 228, Mauza – Mogurahi, Pargana& Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 22 Decimal more or less owned and possessed by Sangita Kumari. ON OR TOWARDS THE NORTH: Indradev Choudhary & etc. ON OR TOWARDS THE SOUTH: Govt. Road P.W.D. ON OR TOWARDS THE EAST: Ashok Kumar. ON OR TOWARDS THE WEST: Sarita Kumari.
2.	All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. – 60, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 21 Decimal more or less owned and possessed by Rajendra Prasad Yadav. ON OR TOWARDS THE NORTH: Indradev Choudhary & etc. ON OR TOWARDS THE SOUTH: Govt. Road P.W.D. ON OR TOWARDS THE EAST: DukhinChaudhari& others. ON OR TOWARDS THE WEST: Ashok Kumar.
3.	All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. – 60, Thana No.- 228, Mauza – Mogurahi, Pargana& Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 22 Decimal more or less owned and possessed by Ashok Kumar. ON OR TOWARDS THE NORTH: Indradev Choudhary & etc. ON OR TOWARDS THE SOUTH: Govt. Road P.W.D. ON OR TOWARDS THE EAST: Rajendra Prasad Yadav etc. ON OR TOWARDS THE WEST: Sangeeta Kumari.
4.	All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. –56, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 22 Decimal more or less owned and possessed by Sobha Kumar. ON OR TOWARDS THE NORTH: Indradev Choudhary & etc. ON OR TOWARDS THE SOUTH: Govt. Road P.W.D. ON OR TOWARDS THE EAST: Nita Kumari. ON OR TOWARDS THE WEST: Vimal Kumar.
5.	All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. –60, Thana No.- 228, Mauza – Mogurahi, Pargana& Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 22 Decimal more or less owned and possessed by Nita Kumar. ON OR TOWARDS THE NORTH: Indradev Choudhary & etc. ON OR TOWARDS THE SOUTH: Govt. Road P.W.D. ON OR TOWARDS THE EAST: NijVendee. ON OR TOWARDS THE WEST: Ashok Kumar.

6.	All the piece and parcel of land owned and possessed by Rajendra Prasad Yadav & Subhadra Devi (inherited from their unmarried son Vimal Kumar, who died intestate) bearing Khata No. – 123, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar: (i) Admeasuring 10 Decimal more or less at Khesra Nos. –56, bounded by: ON OR TOWARDS THE NORTH: Newaji Rai & Bilat Rai. ON OR TOWARDS THE SOUTH: Indradev Choudhary & etc. ON OR TOWARDS THE EAST: Sobha Kumari. ON OR TOWARDS THE WEST: Subhadra Devi. (ii) Admeasuring 12 Decimal more or less at Khesra Nos. –60, bounded by: ON OR TOWARDS THE NORTH: Indradev Choudhary & etc. ON OR TOWARDS THE SOUTH: Govt. Road P.W.D. ON OR TOWARDS THE EAST: Sobha Kumari. ON OR TOWARDS THE WEST: Subhadra Devi.
7.	All the piece and parcel of land bearing Khata No. – 123, Khesra Nos. –60, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 22 Decimal more or less owned and possessed by Sarita Kumar. ON OR TOWARDS THE NORTH: Indradev Choudhary & etc. ON OR TOWARDS THE SOUTH: Govt. Road P.W.D. ON OR TOWARDS THE EAST: Nij Vendor. ON OR TOWARDS THE WEST: Nita Kumari.
8.	All the piece and parcel of land owned and possessed by Subhadra Kumari bearing Khata No. – 123, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar: (i) Admeasuring 11 Decimal more or less at Khesra Nos. –57, bounded by: ON OR TOWARDS THE NORTH: Newaji Rai & Bilat Rai. ON OR TOWARDS THE SOUTH: Indradev Choudhary & etc. ON OR TOWARDS THE EAST: Vimal Kumar. ON OR TOWARDS THE WEST: Pond. (ii) Admeasuring 11 Decimal more or less at Khesra Nos. –60, bounded by: ON OR TOWARDS THE NORTH: Indradev Choudhary & etc. ON OR TOWARDS THE SOUTH: Govt. Road P.W.D. ON OR TOWARDS THE EAST: Vimal Kumar. ON OR TOWARDS THE WEST: Pond & Road.
9.	All the piece and parcel of land bearing Survey Khata No. – 36, Survey Khesra No-88, Chak Roll.- 35, Chak Khesra No.41, Thana No.- 228, Mauza – Mogurahi, Pargana & Sub-Registry Office- Hajipur, Distt. – Vaishali in the State of Bihar and admeasuring 49 Decimal more or less owned and possessed by M/s Aar Pee Cold Storage and Ice Plant, an unit of M/s Maruti Construction Pvt. Ltd. through its Director Shri Rajendra Prasad Yadav and bounded as follows: ON OR TOWARDS THE NORTH: Deo Narayan Singh & Ramji Singh. ON OR TOWARDS THE SOUTH: Govt. Road P.W.D. ON OR TOWARDS THE EAST: Basudeo Choudhary. ON OR TOWARDS THE WEST: Nij Vendee.

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.

SCHEDULE-B- Hypothecated goods/stocks, plants and machinaries.

अनुलग्नक-V / Annexure-V

संपत्तियों का विवरण / Details of Properties :

Particulars of the Secured Assets intended to be enforced :

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

Agency	M/s. Jai Ambey Regency Pvt. Ltd., Patna (Scheme No.19228)
	The mortgaged/ hypothecated assets:
1.	All the piece and the parcel of land admeasuring 44.50 Decimal more or less situated at Khata No.84 , within CS Plot Nos. 708 Tauzi No. 8104 Thana No.56, situated at Mauza-Talibpur Barh, Pargana- Gayaspur, Sub Registry- Barh, Dist.- Patna in the State of Bihar owned and possessed by the Borrower and bounded as On the North by: Gopi Krishan Kejriwal, On the South by: Gopi Krishan Kejriwal, On the East by: Maheswari Devi, On the West by: Road, 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.
2.	All that part and parcel of Land admeasuring 24 decimal more or less situated at Khata No. 32 & 499, Khesra Plot No. 125 &126, Tauzi No. 433 to 438, Thana No.36, Mauza- Mekra Bujurg, Survey Thana- Mokama, Sub Registry – Barh, Sadar Registry & Dist – Patna (Bihar) and bounded by On the North by: Road – NH 31, On the South by: Bhup Chandra Ray, On the East by: Kamli Ray, On the West by: Ajay Mistri & Dev Rai, 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.
3.	All that plant, machinery, movables, apparatus, tools, together with stock in trade, book debts, outstanding receivable monies, and all that which were hypothecated by M/s Jai Ambey Regency Pvt. Ltd., vide Deed of Hypothecation dated 12/12/2007.

निविदा / QUOTATION

मूल्यांकनकर्ता का नाम/Name of the Valuer:

विषय: हडको द्वारा वित्त पोषित योजना के मूल्यांकन (प्रथम बार) के लिए कोटेशन/
Quotation for Valuation (2nd Time) of HUDCO funded project of PRO.

संदर्भ/Ref: हडको पत्र दिनांक/HUDCO letter dt. _____

क्रमांक/ Sl. No.	योजना संख्या/ Scheme No.	मूल्य की जाने वाली संपत्ति का नाम/ Name of the property to be valued	(रुपये में/in Rs.)		
			मूल्यांकन शुल्क / Valuation fees	लागू जीएसटी/ Applicable GST	कुल मूल्यांकन शुल्क / Total valuation fees
			1	2	(1+2)
1					
2					
3					
4					
5					

घोषणा / DECLARATION

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

- यात्रा एवं अस्थायी आवास व्यय/ Traveling expenses, boarding expenses and lodging expenses
- परिभ्रमण शुल्क/Visiting charges
- (छाया चित्र or छबि) मुद्रण व्यय /Expenses on photo print
- आकस्मिक एवं अन्यान्य व्यय/Incidental and 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: