

Letter No. HUDCO/LRO/2024/

Dated 07.08.2024

Sub. : Engagement of valuer for valuation of HUDCO's Flats B101 and B 102, La-Place Apartment, Lucknow

Dear Sir,

Housing & Urban Development Corporation Limited (HUDCO) is a Government of India Enterprise under the administrative control of Ministry of Housing and Urban Affairs (MoHUA).

HUDCO through its Regional Office situated at Lucknow, would like to invite quotation for all inclusive (including GST and other charges etc.) fee for the valuation of HUDCO's Flats by HUDCO empanelled Valuer. Financial bid for the properties whose details is given below may be submitted in the stipulated format. Please note that general terms and conditions applicable with regard to submission of financial bid and furnishing reports are as per enclosed format Annexure-B. Brief information related to HUDCO's property for valuation are as under:

S. No.	Name of Property & Location	Cost of Flat (Purchase cost)	Date of Purchase	Flat area (Sqm)	Lease / Sale Deed Executed	Lease Hold / Free Hold
1	Flat No. B-101, First floor, Block – B, La Place Apartment, Shah Najaf Road, Hazratganj, Lucknow – 226001	9,59,984.00	06.09.1994	79.93	Sale Deed	Free Hold
2	Flat No. B-102, First Floor, Block – B, La Place Apartment, Shah Najaf Road, Hazratganj, Lucknow – 226001	9,59,984.00	06.09.1994	79.93	Sale Deed	Free Hold

- Date of invitation of tender: 07.08.2024 from 05:00 pm
- Last date of submission of tender: 16.08.2024 at 03:00 pm
- Date of opening of tender: 16.08.2024 at 04:00 pm

Thanking you,

Yours faithfully,

Regional Chief
HUDCO, Lucknow

A. ELIGIBILITY

1. HUDCO empanel valuer is eligible to quote their rates pertaining to the engagement in the proposed works.
2. The 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. These rules only permit registration of an individual as Govt. Registered Valuer, who fulfils the laid down criteria of qualification and experience in the respective field. Further Section 34AC of Wealth Tax Act imposes certain Restrictions on practice as registered valuer-
 - (a) No person, either alone or in partnership with any other person, shall practice, describe himself or hold himself out as a registered valuer for the purposes of this Act or permit himself to be so described or held out, unless he is registered as a valuer or, as the case may be, unless he and all his partners are so registered under this chapter.
 - (b) No company or other body corporate shall practise, describe itself or hold itself out as registered valuers for the purposes of this Act or permit itself to be so described or held out.

B. SCOPE OF WORK:

1. The valuer of immovable property shall have to make an unprejudiced and factual valuation of the immovable properties, which he is required to value as per the Guidelines prescribed by HUDCO from time to time.
2. The valuer of immovable property shall furnish report of such valuation in HUDCO's format, charge fees at a rate not exceeding the rate or rates prescribed in the erstwhile Wealth-tax Act, 1957 and not undertake valuation of any assets in which he has a direct or indirect interest.
3. The 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.

C. TERMS AND CONDITIONS:

- Financial Bid shall be submitted in the stipulated format enclosed at **Annexure-A** duly typed in letter head. Bid in any other format will not be acceptable and would lead to rejection of the bid.
- Financial bid without signature and seal of the valuer 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 stationery, travel cost, manpower cost, administrative cost, applicable taxes and other cost if any along with GST in totality. In case GST is not mentioned then it would be presumed that the quoted fee is inclusive of all applicable GST. In any case no extra amount would be paid by HUDCO.
- The valuer shall complete the valuation assignment as early as possible within stipulated time.
- Bid received after due date of submission will be rejected.
- Bid may be submitted by post/courier or directly by hand in the office of **HUDCO Regional Office Lucknow, 2nd Floor, NE Block, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh**. The sealed envelope shall be kept into another envelope 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. TDSetc. as per the norms of State/Central Govt.
- The valuation report shall be submitted in HUDCO's prescribed format enclosed at **Annexure-B**. 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.

Annexure – A

FINANCIAL BID

Sub: Financial Bid for valuation of HUDCO's Flats.

(The bid amount shall be in lump-sum not in terms of percentage and shall be inclusive of all cost and other charges etc.)

S. No.	Name of Property & Location	Flat area (Sqm)	Quoted Amount (Rs.)
1	Flat No. B-101, First floor, Block – B, La Place Apartment, Shah Najaf Road, Hazratganj, Lucknow – 226001	79.93	
2	Flat No. B-102, First Floor,Block – B, La Place Apartment, Shah Najaf Road, Hazratganj, Lucknow – 226001	79.93	
	Sub Total		
	GST		
	Total		

CERTIFICATE:

The above information is true to the best of my knowledge and belief and my financial bid may be rejected at any point of time if anything is found wrong. I shall abide by the terms and condition of the HUDCO stipulated from time to time.

(Signature with name and office seal)

Valuation Report Format

A. General Information

Name of the Applicant/s	HUDCO LTD.
Address of the property to be valued / mortgaged: (with details such as Survey No., Plot No. Ward No. etc.)	
Amount of loan sought from HUDCO	Not applicable
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	Not applicable
Area of The Land / unit	
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 from:- • 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 safe 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)	<table border="0"> <tr> <td>Sale instance of flat/and 1</td> <td>Rs./sq.ft.</td> </tr> <tr> <td>Sale instance of flat/and 2</td> <td>Rs./sq.ft.</td> </tr> <tr> <td>Sale instance of flat/and 3</td> <td>Rs./sq.ft.</td> </tr> </table>	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.
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 abovementioned property as on _____ is:

- **Market Value:** Rs. _____
- **Distress Value:** Rs. _____
- **Government Value:** Rs. _____

**Place:
Seal and Signature**

