

**Sub:- मुल्यांकको के सूचीबद्धकरण- Empanelment of Valuers for HUDCO, Bhubaneswar
Regional Office – Reg.**

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Dear Sir,

Housing and Urban Development Corporation Limited (HUDCO), a leading Public Sector Undertaking under the Ministry of Housing & Urban Affairs, Govt. of India and also a techno financial institution having its Regional Office at 3rd Floor, Deen Dayal Bhawan, Ashok Nagar, Janpath, Bhubaneswar – 751009 would like to empanel valuers in the region of Odisha.

The empanelment is being done to carry out valuation of immovable property and other project assets in respect of Housing and Infrastructure Projects already sanctioned / to be sanctioned in future by HUDCO.

The HUDCO's norms for empanelment of valuers are enclosed along with this letter as Annexure – I for your kind reference. HUDCO would like to empanel the valuers in a transparent manner on 2 yearly basis and the performance of the valuers shall be reviewed on every 2 years.

In this regard, we request you to kindly send your Bio-data as per the enclosed format at Annexure-II along with the requisite information as per the guidelines enclosed (including the copies of documents in support of the eligibility norms) latest by 2nd December 2024 to our Office at below address in a sealed envelope super scribed as “Empanelment of valuers” so as to enable us to process for fresh empanelment of valuers with HUDCO.

The Regional Chief
Housing & Urban Development Corporation Ltd. (HUDCO),
Bhubaneswar Regional Office,
3rd Floor, Deen Dayal Bhawan, Ashok Nagar, Janpath
Bhubaneswar-751009, Odisha

धन्यवाद

भवदीय

उप महाप्रबंधक (आईटी)

Encl.: as above

ANNEXURE - I

HUDCO Norms For Empanelment Of Valuers

1. A Valuer of immovable property shall be the Government Registered Valuer as per rule 8A (2) of the Wealth-tax Rule, 1957 and shall have post Registration experience as a consulting Valuer for a period of not less than five years for doing valuations for reputed clients with minimum gross income not less than Rs. 1.5 lakhs per year in any three of the preceding years of practice. Regarding income from Valuation, a certificate from the Chartered Accountant on the matter of the actual fee received in each of the last three years against valuation should be submitted.
2. Also as per Section 34AC in The Wealth Tax Act, 1957:-
 - (1) No person, either alone or in partnership with any other person, shall practise, 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.
 - (2) 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.
3. A Valuer of immovable property shall have to make an unprejudiced and factual valuation of any immovable property, which we may be required to value as per the Guidelines as may be prescribed by HUDCO from time to time.
4. A Valuer of immovable property shall furnish report of such valuation in the prescribed form, charge fees at a rate not exceeding the rate or rates prescribed in the Wealth-tax Act, 1957 and not undertake valuation of any assets in which he has a direct or indirect interest.
5. 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.
6. 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, duly signed and stamped.
 - ❖ 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.
7. Preference shall be given to the persons or partnership firm having partner holding post graduate degree in Valuation of (Real Estate) and / or (Plant & Machinery) from recognized university for empanelment.
 8. HUDCO shall have power to modify the norms for empanelment of Valuer from time to time without prior notice and it shall be retrospectively binding on concerned empanelled Valuers from the date of such modification.
 9. HUDCO may remove the name of any person from the empanelment list without prior notice if he fails to fulfill any of above-mentioned points.
 10. Empanelment of Government Registered Valuer shall be done by HUDCO Regional Chiefs on two yearly basis in the most transparent manner.
 11. The performance of Valuers shall be reviewed every two years by the concerned HUDCO Regional Chief and the Valuers shall be informed accordingly.
 12. In each case, Regional Chief shall explain requirement of HUDCO, location, scope and purpose of valuation work proposed to be carried out and shall call for quotations from the empanelment valuers for awarding proposed valuation work. Valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fee.

Signature and Date with Seal of the Valuer

Annexure II

BASIC DETAILS TO BE INCORPORATED IN BIO-DATA FOR EMPANELMENT OF VALUER WITH HUDCO

Empanelment for

☐
☐

 Real estate
Plant & Machinery
Please tick, whichever is applicable

- 1 Name / Firm Name :
- 2 Tick the relevant constitution :

Individual	Firm	Company
☐	☐	☐
- 3 Please attach a signed copy of relevant document as per the Constitution :

PAN	GST	CIN(In case of a company)
☐	☐	☐
- 4 Office Address :
Phone No. :
Fax No. :
E-mail ID :
- 5 Residential Address :
Phone No. :
- 6 Educational Qualification : S.No Degree
(certificate to be annexed)

- 7 Brief details of Major Valuation work :
taken up (during last 3 years):

S.No	Details	Value (Rs.)	Agency for which undertaken	Year of valuation
7.1				
7.2				
7.3				
7.4				

PROFORMA FOR BIO-DATA FOR EMPANELMENT OF VALUER WITH HUDCO

- 8 Date of registration as Govt. registered :
valuer (along with a copy of post
registration experience as consulting
valuer not less than 5 years Registration
Letter), supported by a Copy of
Registration Certificate as per rule
8A(2) of the Wealth Tax Rule 1957

- 9 Have you been empanelled for valuation with any other bank / financial institution?

If yes, Please furnish details, along with proof:		
S.NO	Name of the Institution	Details of Empanelment
9.1		
9.2		
9.3		
9.4		
9.5		

10 Year wise income earned from : valuation for the financial year 2020-21, 2021-22 & 2022-23, supported by a Chartered Accountant's certificate on actual fee received each year against valuation (Clause-I).	Year	Valuation Income (Rs. In Lakhs)	CA Certificate enclosed
	2020-21		Yes / No
	2021-22		Yes / No
	2022-23		Yes / No

- 11 Have you ever been blacklisted for : Yes / No
valuation by any bank / financial
institution?
- 12 Please attach a signed copy of HUDCO : Yes / No
norms for empanelment of valuers in
token of your acceptance.

- 13 Any other information to share :
(Attach a separate page if required).

Signature of Valuer with Date & Seal