

विषय: मूल्यांकन कर्ताओं के पैनल में शामिल किए जाने हेतु अभिरुचि की अभिव्यक्ति (EOI) – HUDCO, चंडीगढ़ क्षेत्रीय कार्यालय द्वारा दो वर्षों की अवधि के लिए मूल्यांकन हेतु: -

(i) भूमि एवं भवन

(ii) अचल संपत्ति / प्लांट एवं मशीनरी

हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड (HUDCO), एक “नवरत्न” सार्वजनिक क्षेत्र उद्यम, आवास एवं शहरी विकास के क्षेत्र में एक प्रमुख टेक्नो-फाइनेंशियल संस्था है तथा आवास एवं शहरी कार्य मंत्रालय (MoHUA), भारत सरकार के प्रशासनिक नियंत्रण के अंतर्गत कार्यरत है।

HUDCO क्षेत्रीय कार्यालय, चंडीगढ़, पंजाब, हरियाणा, हिमाचल प्रदेश एवं केंद्र शासित प्रदेश चंडीगढ़ में हमारी उधार लेने वाली एजेंसियों द्वारा HUDCO के पक्ष में गिरवी रखी जाने वाली अचल संपत्तियों / हाइपोथिकेट की जाने वाली चल संपत्तियों के मूल्यांकन हेतु प्रतिष्ठित मूल्यांकन कर्ताओं को पैनल में शामिल करने की योजना बना रहा है।

मूल्यांकन कर्ताओं के पैनल में शामिल किए जाने हेतु आवेदन प्रस्तुत करने के लिए निम्नलिखित सामान्य शर्तें लागू होंगी:

1. पैनल में शामिल किए जाने हेतु संदर्भ की शर्तें तथा अनुपालन हेतु दिया जाने वाला वचन-पत्र, जिन्हें मूल्यांकन कर्ता के रूप में पैनल में शामिल किए जाने के लिए आवेदकों द्वारा प्रस्तुत किया जाना आवश्यक है, **संलग्नक-I** के रूप में संलग्न है।
2. मूल्यांकन का अधिकार क्षेत्र संपूर्ण पंजाब, हरियाणा, हिमाचल प्रदेश एवं यू.टी. चंडीगढ़ होगा। मूल्यांकन कर्ता अपनी विशेषज्ञता या कार्यालयों के स्थान के आधार पर राज्य के विशेष क्षेत्रों / राजस्व विभागों में मूल्यांकन के लिए अपनी प्राथमिकता भी दर्शा सकते हैं। तथापि, पैनल में शामिल मूल्यांकन कर्ता को HUDCO की विशिष्ट आवश्यकताओं के अनुसार पंजाब, हरियाणा, हिमाचल प्रदेश एवं यू.टी. चंडीगढ़ में कहीं भी या आपातकालीन परिस्थितियों / विशिष्ट परियोजनाओं में राज्य से बाहर देश के किसी भी भाग में मूल्यांकन कार्य करने के लिए तैयार होना होगा।
3. निम्नलिखित श्रेणियों के लिए अलग-अलग पैनल बनाए जाएंगे:
 - a) भूमि एवं भवन
 - b) प्लांट एवं मशीनरी

मूल्यांकन कर्ता उपरोक्त में से एक या अधिक श्रेणियों के लिए आवेदन जमा कर सकते हैं। प्रत्येक श्रेणी का मूल्यांकन पैनल प्रक्रिया के भाग के रूप में स्वतंत्र रूप से किया जाएगा।
4. यह आवश्यक है कि बोली दाता फर्म/एजेंसी का किसी एक राज्य – पंजाब, हरियाणा, हिमाचल प्रदेश या यू.टी. चंडीगढ़ में स्थानीय कार्यालय हो।
5. मूल्यांकन कर्ता की न्यूनतम सकल आय पिछले पाँच वर्षों में से किसी भी तीन वर्षों में मूल्यांकन से प्रति वर्ष 2.5 लाख रुपये से कम नहीं होनी चाहिए और यह पंजीकरण के बाद का होना चाहिए जैसा कि वेल्थ टैक्स नियम, 1957 के नियम 8A (2) में उल्लेखित है। मूल्यांकन कर्ता को पिछले 5 वर्षों में प्रत्येक वर्ष मूल्यांकन से प्राप्त वास्तविक शुल्क के संबंध में चार्टर्ड अकाउंटेंट का प्रमाण-पत्र प्रस्तुत करना होगा।
6. यदि दोनों श्रेणियों के लिए आवेदन किया गया है, तो कृपया प्रत्येक श्रेणी के लिए आय का विवरण अलग-अलग प्रस्तुत करें, अर्थात:
 - a) भूमि एवं भवन
 - b) प्लांट एवं मशीनरी
7. मूल्यांकन कर्ता के पास PAN एवं GST पंजीकरण संख्या होना अनिवार्य है।

8. प्रस्तावित पैनल में शामिल किए जाने की वैधता पैनल में शामिल किए जाने की तिथि से दो वर्षों की अवधि तक होगी या HUDCO द्वारा बढ़ाई जा सकती है।
9. योग्यताओं, पंजीकरण, अन्य प्रासंगिक व्यावसायिक उपलब्धियों आदि की सत्यापित छाया प्रतियां प्रस्तुत की जानी चाहिए।
10. प्रत्येक मूल्यांकन कर्ता द्वारा प्रस्तुत की जाने वाली जानकारी / दस्तावेजों की चेकलिस्ट **संलग्नक-II** के अनुसार प्रस्तुत की जाएगी।
11. मूल्यांकन कर्ता को पैनल में शामिल किए जाने की शर्तों की विधिवत हस्ताक्षरित प्रति (**संलग्नक-I**) तथा HUDCO के साथ मूल्यांकन कर्ता के पैनल हेतु बायो डाटा (**संलग्नक-II**) के साथ आवश्यक दस्तावेजों सहित एक सील बंद लिफाफे में "मूल्यांकन कर्ताओं के पैनल में शामिल किए जाने हेतु आवेदन" उल्लेखित करते हुए प्रस्तुत करना होगा। आवेदन डाक द्वारा भेजा जा सकता है या HUDCO चंडीगढ़ क्षेत्रीय कार्यालय में उपलब्ध निविदा-पेटी में जमा किया जा सकता है, जिसका पता है:

"रीजनल चीफ, हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड (HUDCO), चंडीगढ़ क्षेत्रीय कार्यालय, प्लॉट नं. 2, संचार सदन, प्रथम तल, सेक्टर 34-A, चंडीगढ़ - 160022"। आवेदन दिनांक 09/01/2026 को सायं 05.00 बजे तक प्राप्त हो जाना चाहिए। फ़ैक्स/ईमेल द्वारा प्राप्त या निर्धारित तिथि/समय के बाद प्राप्त आवेदन स्वीकार नहीं किए जाएंगे।

12. पैनल में शामिल किया जाना, मूल्यांकन कर्ता को किसी भी प्रकार के कार्य आवंटन का अधिकार नहीं देता। राज्य के प्रत्येक क्षेत्र / प्रभाग में मूल्यांकन का कार्य आदेश, विशिष्ट कार्यो हेतु प्राप्त कुटेशन (बोली) के मूल्यांकन या HUDCO की सक्षम प्राधिकारी द्वारा निर्धारित अन्य मानदंडों के आधार पर तथा HUDCO के प्रचलित नियमों के अनुसार जारी किया जाएगा।
13. नामित समिति निर्धारित तिथि के भीतर प्राप्त आवेदनों का मूल्यांकन कर उन्हें सक्षम प्राधिकारी को अनुशंसा करेगी। HUDCO किसी भी या सभी आवेदन बिना कोई कारण बताए अस्वीकार करने का अधिकार रखता है तथा सभी विवादों के संबंध में HUDCO चंडीगढ़ क्षेत्रीय कार्यालय के क्षेत्रीय प्रमुख का निर्णय अंतिम एवं बाध्यकारी होगा।

नोट:

- अन्य HUDCO क्षेत्रीय कार्यालयों के साथ पैनल में शामिल मूल्यांकन कर्ता चंडीगढ़ क्षेत्रीय कार्यालय द्वारा पैनल में शामिल किए जाने हेतु आवेदन करें।
- 2022-24 की अवधि में HUDCO चंडीगढ़ क्षेत्रीय कार्यालय के साथ पैनल में शामिल मूल्यांकन कर्ताओं को वर्तमान पैनल हेतु पुनः आवेदन करना आवश्यक है।

उपरोक्त दस्तावेज हिंदी एवं अंग्रेजी दोनों भाषाओं में तैयार किया गया है। दोनों संस्करणों के बीच किसी प्रकार की विसंगति या विरोध की स्थिति में, HUDCO द्वारा आवश्यक व्याख्या के लिए अंग्रेजी भाषा संस्करण उपयोग में लिया जाएगा।

सधन्यवाद,

भवदीय,



**क्षेत्रीय प्रमुख
चंडीगढ़ क्षेत्रीय कार्यालय**

संलग्न: यथोपरि

Subject: Expression of Interest for Empanelment of Valuers by HUDCO- Chandigarh
Regional Office for a period of two years for valuation of: -

- (i) **Land & Building**
- (ii) **Immovable property/ Plant & Machinery.**

Housing & Urban Development Corporation Ltd (HUDCO), a “Navratna” Public Sector Enterprise, is a premier techno-financial institution in the field of Housing and Urban Development and is functioning under the administrative control of the Ministry of Housing and Urban Affairs (MoHUA), Government of India.

HUDCO Regional Office, Chandigarh is planning to empanel reputed valuers for valuation of immovable properties to be mortgaged / movable properties to be hypothecated in favour of HUDCO by our borrowing agencies in the State of Punjab, Haryana, Himachal Pradesh and Union Territory of Chandigarh.

The following general terms and conditions would be applicable for submission of application for empanelment of valuers:

1. The Terms of Reference for Empanelment and the Undertaking for compliance to be submitted by the applicants, in order to be considered for empanelment as valuers is enclosed as **Annexure-I**.
2. The jurisdiction of valuation shall cover the entire State of Punjab, Haryana, Himachal Pradesh and U.T. Chandigarh. The valuers may also indicate the preference to be considered for valuation in specific regions / Revenue Divisions of the State, based on their expertise or location of offices. Nevertheless, the Empanelled Valuer shall be willing to carry out assignments anywhere in Punjab, Haryana, Himachal Pradesh and U.T. Chandigarh based on specific requirements of HUDCO or outside the State anywhere in the country in the event of exigencies/ specific projects.
3. Separate empanelment will be undertaken for the following categories:
 - a) Land and Building
 - b) Plant and MachineryValuers may submit applications for one or more of the above categories. Each category will be evaluated independently as part of the empanelment process.
4. It is necessary that bidder firm/agency should have local office at any of the State – Punjab, Haryana, Himachal Pradesh or U.T. Chandigarh.
5. The Valuer must have minimum gross income not be less than Rs. 2.5 Lakhs per year from valuation in any three of the preceding five years of practice and this should be posting registration as per rule 8A (2) of Wealth Tax Rule, 1957. The valuer should provide a Certificate from a Chartered Accountant regarding actual fee received from valuation in each of the last 5 years.
6. Please submit income details for each category separately, if applying for both the categories i.e.:
 - a) Land and Building
 - b) Plant and Machinery
7. The Valuer must possess PAN & GST registration number.
8. The proposed empanelment would be valid for a period of Two years from the date of empanelment or as extended by HUDCO.
9. Attested photocopies of qualifications, registration, other relevant professional achievement etc. shall be furnished.

10. The checklist of information/ documents to be furnished shall be submitted by each valuer as per format enclosed as **Annexure-II**.
11. The valuer should submit duly signed copy of terms of empanelment attached at **Annexure-I** along with the bio-data for empanelment of valuer with HUDCO in the proforma attached at **Annexure-II** with requisite documents to support his eligibility for empanelment in a sealed envelope marked as **"Application for Empanelment of Valuers"**. The application should be sent by post or deposited in Tender Box available at the HUDCO Chandigarh Regional Office Addressed to **"The Regional Chief, Housing & Urban Development Corporation Ltd. (HUDCO), Chandigarh Regional Office, Plot No. 2, Sanchar Sadan, 1st Floor, Sector 34-A, Chandigarh – 160022"**. The application should reach us on or before 05.00 p.m. of Date 09/01/2026. The applications received either by fax/email or late/beyond the closing time/date will not be entertained.
12. The empanelment does not automatically entitle the valuer to any privilege such as award of work. The issue of work order for valuation in each Region / Division of the State would be based on evaluation of quotations received for specific assignments or such other criteria decided by the competent authority of HUDCO in the event of exigency and shall be as per extant HUDCO norms.
13. The designated Committee shall evaluate the applications received within the closing date and recommend to the competent authority. HUDCO reserves the right to reject any or all application for Empanelment of Valuers without assigning any reason whatsoever and the decision of the Regional Chief, HUDCO Chandigarh Regional Office shall be final and binding on both the parties in respect of all matters of dispute.

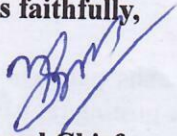
Note:

- a) Valuers empanelled with other HUDCO Regional Offices may also apply for the empanelment by Chandigarh Regional Office.
- b) Valuers empanelled with HUDCO Chandigarh Regional Office during the period of 2022-24 need to apply afresh for the present empanelment.

The above document is prepared both in Hindi and English. In the event of ambiguity of conflict between the two versions, the English language version will be used for interpretation in connection with these documents as may be required by HUDCO.

Thanking you,

Yours faithfully,



Regional Chief
Chandigarh Regional Office

Enclosures: As above.

Terms of Empanelment

1. A valuer of immovable/movable properties must be a Government Registered Valuer in accordance with Rule 8A (2) or 8A (8) of the Wealth-Tax Rules, 1957. The valuer shall possess a minimum of five years of post-registration experience as a consulting valuer for reputed clients such as banks, PSUs, and Government Departments. The valuer must also be empanelled with at least one major Public Sector Bank (State Bank of India, Punjab National Bank, Bank of Baroda, Union Bank of India, or Canara Bank).
2. For valuation of properties/assets of Companies, in terms of Companies (Registered Valuers and Valuation) Rules, 2017 notified by MCA on 18.10.2017, the valuer must be registered with Insolvency and Bankruptcy Board (IBBI) for the relevant asset class and be on the panel of at least one major Public Sector Bank (as listed above). Such valuers shall also be eligible to undertake valuations of properties/assets pertaining to other than Companies.
3. A Valuer of immovable/movable 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.
4. The Valuer of immovable/movable property shall furnish a comprehensive valuation report in the prescribed format covering all aspects detailed in Clause 6. The valuer shall charge fees not exceeding 0.05% of the asset value for valuations above ₹40 lakhs. For valuations below ₹40 lakhs, the fee structure shall be as follows:
 - Up to ₹5 lakhs: 0.5%
 - Up to ₹10 lakhs: 0.2%
 - Up to ₹40 lakhs: 0.1%

Fees may also be as revised by HUDCO from time to time. The valuer shall not undertake the valuation of any asset in which they have a direct or indirect interest.

5. A Valuer of immovable/movable property shall be governed by the Chapter VIIB of the Wealth tax Act, 1957 and rules made there under and Companies (Registered Valuers and Valuation) Rules, 2017 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.
6. A valuer of immovable/movable property shall have to:
 - (i) Exhaustively and understandably carry out the valuation and give the duly signed and stamped valuation report in a manner that will not be deceptive.
 - (ii) 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.
 - (iii) Clearly identify and describe the property being valued and the rights associated with the property to be valued.
 - (iv) Define the value being estimated and state the purpose of the valuation, the effective valuation date and the date of the report.

- (v) Fully and exhaustively explain the valuation basis applied and the reasons for their applications and conclusions.
 - (vi) State realistic and practicable assumptions and limiting conditions upon which the valuation is based.
 - (vii) Avoid ambiguous, flimsy assumptions and limiting conditions.
 - (viii) Furnish a signed professional certificate of objectivity, non-bias, professional contribution and other relevant disclosures along with the valuation report.
 - (ix) Capture the geo-tagging of the property adding geographical information, like latitude, longitude, photographs, videos, and other digital records or websites, allowing users to identify the locations where the content was created or taken for the valuation purposes.
7. 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.
 8. HUDCO may remove the name of any person from the empanelment list without prior notice if he fails to fulfil any of above-mentioned requirements, without giving any reasons thereof.
 9. The performance of valuers shall be reviewed every two years by the Regional Chief and valuers shall be informed accordingly.
 10. For the purpose of valuation work to be carried out, Regional Chief/Regional Head shall explain the requirement, location, scope and purpose of valuation work proposed to be carried out and shall call for quotations from the empanelled valuers for awarding proposed valuation work. Valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fee.
The valuer should clearly indicate:
 - i. Fair Market Value
 - ii. Realisable Value
 - iii. Distress Sale Value
 It shall be the sole discretion of HUDCO to award / not to award the valuation work to any of the bidder. The decision regarding this shall be final & binding to all the empanelled valuers.
 11. The services of the empanelled valuers will be utilized on the basis of competitive quotations called from empanelled valuers. Valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fee.
 12. All the tenders calling for valuation work will be posted in GeM (Government e-Market) portal only. Hence, it is advised that the valuers may register with GeM Portal.

Declaration:

- a) I hereby declare that, above – mentioned information is true to the best of my knowledge and belief.
- b) I hereby declare that, I have no conflict of interest in the concerned valuation work
- c) I unconditionally accept the “Terms of Empanelment” for consideration as an empanelled valuer in HUDCO.

Signature & Seal

Name

Place:

Date:



PROFORMA FOR BIO-DATA FOR EMPANELMENT OF VALUER WITH HUDCO

Empanelment for

☐
☐

Real estate / Land & Building

Plant & Machinery

Please tick, whichever is applicable
(Separate application is to be provided for each category)

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 (mention the number also) :

Pan Card	GST	GST & CIN
Yes / No	Yes / No	Yes / No
☐	☐	☐

4 Office Address :

Phone No. :

Fax No. :

E-mail ID :

Address of Registered and Branch Offices (if any) located in Punjab, Haryana, Himachal Pradesh and U.T. Chandigarh.

(Please do not attach any paper)

5 Residential Address :

Phone No. :

6 Educational Qualification (certificate to be annexed) :

S. No	Degree
☐	☐
☐	☐

7 Brief details of Major Valuation work taken up: :

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

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

Registered	:	
Year of registration	:	
Registration Number	:	
Copy of certificate enclosed	:	

- 8.2 Certificate of registration issued by Insolvency and Bankruptcy Board of India as per Companies (Registered Valuers & Valuation) Rule, 2017 :

Registered	:	
Year of registration	:	
Registration Number	:	
Copy of certificate enclosed	:	

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

If yes, please furnish details, along with proof:

S.NO	Name of the Institution	Duration of Empanelment (Date From To....)
9.1		
9.2		
9.3		
9.4		
9.5		

- 10 Year wise income earned from valuation, supported by a Chartered Accountant's certificate on actual fee received each year against valuation work only (Clause-I) :

Year	Valuation Income (Rs. In Lakhs)	CA Certificate enclosed
2020-21		Yes / No
2021-22		Yes / No
2022-23		Yes / No
2023-24		Yes / No
2024-25		Yes / No

(Please specify valuation income from (i) Plant and machinery or (ii) Land and building based on the category for which applying.)

11 Have you ever been blacklisted for valuation by any bank / financial institution? : Yes / No

12 Please attach a signed copy of HUDCO norms for empanelment of valuers in token of your acceptance. : Yes / No

13 Have you been empanelled for valuation in any HUDCO Regional Offices? If yes, please give details (Please enclose authenticated copy of empanelment letter).

S.NO	Name of the Regional Office	Duration of Empanelment (Date From To....)
13.1		
13.2		
13.3		
13.4		
13.5		

Signature of Valuer with Date & Seal