

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/प0क्षे0का0/वैल्यूएशन/

दिनांक : 14.01.2026
15

सेवा में,

विषय: हडको द्वारा वित्त पोषित योजना 'सोना कोल्ड स्टोरेज प्राइवेट लिमिटेड', मधेली, आलमनगर, जिला-मधेपुरा, बिहार का निर्माण (योजना संख्या 19026) के मूल्यांकन (प्रथम सम्मति) हेतु निविदा का आमंत्रण/ Invitation of Quotation for Valuation of HUDCO funded project Construction of 'Sona Cold Storage Pvt. Ltd.' at Madheli, Alamnagar, Dist.- Madhepura, Bihar (Scheme No. 19026) /

महोदय/ Sir,

हडको पटना क्षेत्रीय कार्यालय का इरादा परियोजनाओं की गिरवी रखी गई संपत्तियों का मूल्यांकन हडको पटना क्षेत्रीय कार्यालय के पैनल में शामिल मूल्यांकनकर्ताओं के माध्यम से और नीचे उल्लिखित नियमों और शर्तों के अनुसार करना है, जिनका उल्लेख अनुलग्नक- I में किया गया है: / HUDCO Patna Regional Office intends to get the valuation of the mortgaged properties of the projects, which have been mentioned in Annexure- I, through empanelled Valuers of HUDCO Patna Regional Office and as per the terms & conditions mentioned below :

नियम एवं शर्तें: /Terms & Conditions:

संपत्तियों की अनुसूची का विवरण इसकी सीमाओं के साथ, जिसके लिए उपरोक्त संपत्तियों से संबंधित मूल्यांकन की आवश्यकता है, अनुलग्नक-I के रूप में संलग्न है। /The details of schedule of properties along with its boundaries which require valuation pertaining to the above said property is enclosed as **Annexure-I**.

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:

- (a) हडको पटना क्षेत्रीय कार्यालय के पैनल में शामिल मूल्यांकक अनुलग्नक -I में उल्लिखित संपत्तियों के लिए अपनी बोली प्रस्तुत कर सकते हैं। / The valuers who are empanelled with HUDCO Patna Regional Office may submit their bids against properties mentioned at Annexure-I.
- (b) संपत्ति कर अधिनियम की धारा 34AC के अनुसार मूल्यांकनकर्ताओं को व्यवसाय के लिए पात्र होना चाहिए। / The valuers should be eligible for practice as per section 34AC of Wealth Tax Act.
2. इस योजना की संपत्ति/परिसंपत्ति का पूर्व में मूल्यांकन कर चुके मूल्यांकक इस बार मूल्यांकन हेतु अपना प्रस्ताव न भेजें। ऐसे मूल्यांककों से प्राप्त प्रस्तावों पर विचार नहीं किया जाएगा और यदि प्राप्त हुए तो उन्हें अस्वीकार कर दिया जाएगा। /Valuer who had earlier valued the property/ asset of this scheme should not submit quotation for valuation this time. Quotations from such valuers will not be considered and rejected, if received.

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3. मूल्यांकनों को अनुलग्नक-II के अनुसार मूल्यांकन कार्य में हितों के टकराव न होने की घोषणा प्रस्तुत करना अनिवार्य है। ऐसी घोषणा के बिना प्रस्तुत किए गए कोटेशन अस्वीकार कर दिए जाएंगे।/ Valuers are required to submit the declaration regarding no conflict of interest in the valuation work as per **Annexure-II**. Quotations submitted without such declaration shall be rejected.
4. 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.
5. 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.
6. 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 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.
7. 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.
8. 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.
9. 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.
10. हडको 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.

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11. मूल्यांकनकर्ता को कार्य सौंपे जाने की तारीख से 10 दिनों के भीतर हडको 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.
12. 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/ Valuer's firm or its employees should not be having any relationship with the agency (or its employees) whose property is being valued.
13. 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-III में संलग्न प्रारूप के अनुसार एक सीलबंद लिफाफे में लिफाफे के साथ "हडको वित्त पोषित परियोजना के मूल्यांकन के लिए उद्धरण - परियोजना सं.19026; खुलने की तिथि-30/01/2026" के रूप में उद्धृत करें। निविदा/कोटेशन क्षेत्रीय प्रमुख, हडको क्षेत्रीय कार्यालय, मौर्यलोक कॉम्प्लेक्स, ब्लॉक बी-2, दूसरी मंजिल, पटना-800001 को विधिवत संबोधित किया जाना चाहिए और यह 30/01/2026 को 15.00 बजे तक या उससे पहले हमारे कार्यालय में पहुंच जाना चाहिए। निविदा/कोटेशन हडको क्षेत्रीय कार्यालय, पटना में 30/01/2026 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-III in a sealed cover with the envelope superscribed as "Quotation for Valuation of HUDCO funded project of PRO-Scheme No.19026; Date of Opening - 30/01/2026" duly addressed to the Regional Chief, HUDCO Regional Office, Mauryalok Complex, Block B2, 2nd Floor, Patna-800 001 and the same should reach our office by 15.00 Hrs on or before 30/01/2026. The quotation will be opened at HUDCO Regional Office, Patna on 30/01/2026 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

संपत्तियों का विवरण/Details of Properties :

1. 'सोना कोल्ड स्टोरेज प्रा. लिमिटेड' मधेली, आलमनगर, जिला-मधेपुरा, बिहार (योजना संख्या 19026) का निर्माण/ **Construction of 'Sona Cold Storage Pvt. Ltd.' at Madheli, Alamnagar, Dist.-Madhepura, Bihar (Scheme No. 19026).**

मूल्यांकित की जाने वाली सुरक्षित संपत्तियों का विवरण/ **Particulars of the Secured Assets to be valued**

गिरवी रखी गई संपत्ति/ **The mortgaged assets:**

A. प्रधान संपत्ति/ PRIME PROPERTY :

1. All the piece and the parcel of leasehold land admeasuring 2 Acres more or less situated at Mini Growth Centre, Industrial Area, Khata No. 578, Khesra No. 1697, Thana No. 192, Mauza- Uda Kishan Gunj, Madhepura (Bihar) within state of Bihar owned and possessed by the borrower and bounded as follows: ON THE NORTH: Plot No. 1697 (P) and open land of authority. ON THE SOUTH: Part Plot No. 1698 & 1699 un-acquired land. ON THE EAST: Nahar. ON THE WEST: Road PWD, 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.

B. संपार्श्विक संपत्ति / COLLATERAL PROPERTY :

1. All that part and parcel admeasuring 56 decimal more or less situated at Khata No. 92 (new), Khesra Plot No. 1122 & 1123 (P), Tuazi - Govt. of Bihar, Thana No. 182, Mauza - Shankarpur Madheli, Pargana, Circle & Thana - Alamnagar, PS - Alamnagar, Sub Registry office - Uda Kishungunj under Dist. Registry Office - Madhepura and bounded by: ON THE NORTH: Purchaser Md. Abdus Sattar. ON THE SOUTH: Purchaser Md. Abdus Sattar. ON THE EAST: Jai Prakash Singh. ON THE WEST: 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 admeasuring 64 decimal more or less situated at Khata No. 2 (new), Khesra Plot No. 1121 (new), Tuazi - Govt. of Bihar, Thana No. 182, Mauza - Shankarpur Madheli, Pargana, Circle & Thana - Alamnagar, PS - Alamnagar, Sub Registry office - Uda Kishungunj under Dist. Registry Office - Madhepura. And bounded by : ON THE NORTH: Md. Kalim Nadaf. ON THE SOUTH: Md. Sahib & Md. Atabul Nadaf. ON THE EAST: Jai Prakash Singh. ON THE WEST: 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.

3. All that part and parcel admeasuring 239 decimal more or less situated at Khata No. 4 (old), 135 (new) Khesra Plot No. 336 (old), 329 (new) Thana No. 182, Tuazi No. 3280, Mauza - Shankarpur Madheli, Pargana, Circle & Thana - Alamnagar, Sub Registry office - Uda Kishungunj under Dist. Registry Office - Madhepura. And bounded by: ON THE NORTH: Khesra Plot No. 328. ON THE SOUTH: Khesra Plot No. 332. ON THE EAST: Khesra Plot Nos. 361, 359 & 333. ON THE WEST: Khesra Plot No. 318. 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.
4. All that part and parcel admeasuring 32 decimal more or less situated at Khata No. 4 (old), 135 (new) Khesra Plot No. 458 (old), 932 (new), Thana No. 182, Tauzi No. 3280, Mauza - Shankarpur Madheli, Pargana, Circle & Thana - Alamnagar, PS - Alamnagar, Sub Registry office - Uda Kishungunj under Dist. Registry Office - Madhepura. And bounded by: ON THE NORTH: Khesra Plot Nos. 933 & 935. ON THE SOUTH: Khesra Plot Nos. 930 & 931. ON THE EAST: Khesra Plot No. 929. ON THE WEST: Khesra Plot Nos. 914 & 917. 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.
5. All that part and parcel admeasuring 16 decimal more or less situated at Khata No. 4 (old), 135 (new) Khesra Plot No. 456 (old) 934 (new), Thana No. 182, Tuazi No. 3280, Mauza - Shankarpur Madheli, Pargana, Circle & Thana - Alamnagar, PS - Alamnagar, Sub Registry office - Uda Kishungunj under Dist. Registry Office - Madhepura. And bounded by ON THE NORTH: Khesra Plot Nos. 936 & 935. ON THE SOUTH: Purchaser Abdus Sattar. ON THE EAST: Road. ON THE WEST: Khesra Plot No. 935. 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.

(On the letter head of valuer)

DECLARATION

It is hereby confirmed that I/We -----
am/ are not having any conflict of Interest in the following valuation work as
described hereunder:

मूल्यांकित की जाने वाली सुरक्षित संपत्तियों का विवरण/ Particulars of the Secured Assets to be valued

A. प्रधान संपत्ति/ PRIME PROPERTY :

1. All the piece and the parcel of leasehold land admeasuring 2 Acres more or less situated at Mini Growth Centre, Industrial Area, Khata No. 578, Khesra No. 1697, Thana No. 192, Mauza- Uda Kishan Gunj, Madhepura (Bihar) within state of Bihar owned and possessed by the borrower and bounded as follows: ON THE NORTH: Plot No. 1697 (P) and open land of authority. ON THE SOUTH: Part Plot No. 1698 & 1699 un-acquired land. ON THE EAST: Nahar. ON THE WEST: Road PWD, 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.

B. संपाश्विक संपत्ति / COLLATERAL PROPERTY :

1. All that part and parcel admeasuring 56 decimal more or less situated at Khata No. 92 (new), Khesra Plot No. 1122 & 1123 (P), Tuazi – Govt. of Bihar, Thana No. 182, Mauza – Shankarpur Madheli, Pargana, Circle & Thana – Alamnagar, PS – Alamnagar, Sub Registry office – Uda Kishungunj under Dist. Registry Office – Madhepura and bounded by: ON THE NORTH: Purchaser Md. Abdus Sattar. ON THE SOUTH: Purchaser Md. Abdus Sattar. ON THE EAST: Jai Prakash Singh. ON THE WEST: 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 admeasuring 64 decimal more or less situated at Khata No. 2 (new), Khesra Plot No. 1121 (new), Tuazi – Govt. of Bihar, Thana No. 182, Mauza – Shankarpur Madheli, Pargana, Circle & Thana – Alamnagar, PS – Alamnagar, Sub Registry office – Uda Kishungunj under Dist. Registry Office – Madhepura. And bounded by : ON THE NORTH: Md. Kalim Nadaf. ON THE SOUTH: Md. Sahib & Md. Atabul Nadaf. ON THE EAST: Jai Prakash Singh. ON THE WEST: 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.

3. All that part and parcel admeasuring 239 decimal more or less situated at Khata No. 4 (old), 135 (new) Khesra Plot No. 336 (old), 329 (new) Thana No. 182, Tuazi No. 3280, Mauza - Shankarpur Madheli, Pargana, Circle & Thana - Alamnagar, Sub Registry office - Uda Kishungunj under Dist. Registry Office - Madhepura. And bounded by: ON THE NORTH: Khesra Plot No. 332. ON THE SOUTH: Khesra Plot No. 332. ON THE EAST: Khesra Plot Nos. 361, 359 & 333. ON THE WEST: Khesra Plot No. 318. 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.
4. All that part and parcel admeasuring 32 decimal more or less situated at Khata No. 4 (old), 135 (new) Khesra Plot No. 458 (old), 932 (new), Thana No. 182, Tuazi No. 3280, Mauza - Shankarpur Madheli, Pargana, Circle & Thana - Alamnagar, PS - Alamnagar, Sub Registry office - Uda Kishungunj under Dist. Registry Office - Madhepura. And bounded by: ON THE NORTH: Khesra Plot Nos. 933 & 935. ON THE SOUTH: Khesra Plot Nos. 930 & 931. ON THE EAST: Khesra Plot No. 929. ON THE WEST: Khesra Plot Nos. 914 & 917. 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.
5. All that part and parcel admeasuring 16 decimal more or less situated at Khata No. 4 (old), 135 (new) Khesra Plot No. 456 (old) 934 (new), Thana No. 182, Tuazi No. 3280, Mauza - Shankarpur Madheli, Pargana, Circle & Thana - Alamnagar, PS - Alamnagar, Sub Registry office - Uda Kishungunj under Dist. Registry Office - Madhepura. And bounded by ON THE NORTH: Khesra Plot Nos. 936 & 935. ON THE SOUTH: Purchaser Abdus Sattar. ON THE EAST: Road. ON THE WEST: Khesra Plot No. 935. 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.

Signature of Valuer alongwith Seal

Date:

Place:

उद्धरण/QUOTATIONमूल्यांकनकर्ता का नाम/**Name of the Valuer:**

विषय /Sub: हुडको द्वारा वित्त पोषित योजना 'सोना कोल्ड स्टोरेज प्राइवेट लिमिटेड', मधेली, आलमनगर, जिला-मधेपुरा, बिहार का निर्माण (योजना संख्या 19026) के मूल्यांकन के लिए कोटेशन / Quotation for Valuation of HUDCO funded project(s) of PRO viz. Construction of 'Sona Cold Storage Pvt. Ltd.' at Madheli, Alamnagar, Dist.-Madhepura, Bihar (Scheme No. 19026).

Ref: HUDCO letter dt. _____

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

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

- यात्रा व्यय, बोर्डिंग व्यय और भ्रमण आवास व्यय/ Traveling expenses, boarding expenses and lodging expenses
- विज़िटिंग शुल्क/Visiting charges
- फोटो प्रिंट पर खर्च/Expenses on photo print
- आकस्मिक और अन्य खर्चे जो भी प्रकृति के हों/Incidental and other expenses of whatever nature

मैं एतद्वारा घोषणा करता हूँ और वचन देता हूँ कि मैं उपर्युक्त मूल्यांकन शुल्क और लागू सेवा कर के अलावा किसी अन्य शुल्क का दावा नहीं करूँगा /I hereby declare and undertake that I will not claim any other charges other than the above mentioned valuation fees and applicable Service Tax.

मैं आगे घोषणा करता हूँ और हुडको द्वारा सौंपे जाने पर हुडको दिशानिर्देशों के अनुसार उपर्युक्त संपत्तियों का मूल्यांकन करने का वचन देता हूँ/ 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: