

Subject: Engagement of Valuer for Valuation of Immovable Properties (Mortgaged properties) of M/s Durga Developers Pvt. Ltd., Ranchi – Quotation – Reg.

Sir / Madam,

Loan was sanctioned by HUDCO Regional Office, Ranchi to M/s Durga Developers Pvt. Ltd., Ranchi for construction of Shivam Plaza, Kadru, Ranchi, Jharkhand. During the course of time, asset became NPA and Debts Recovery Tribunal, Ranchi intends to auction the project properties. Now HUDCO Regional Office, Ranchi intends to engage HUDCO empanelled Valuer for the valuation of immovable properties of the borrowing agency. The detailed terms and conditions are mentioned below:

1. Shivam Plaza, Kadru, Ranchi

Name of the Project	Name of the Borrowing Agency	Property Details
Shivam Plaza, Kadru, Ranchi, Jharkhand.	M/s Durga Developers Pvt. Ltd., Ranchi.	Valuation of immovable properties (Mortgaged properties) as per Annexure B. These properties are under attachment of the Hon'ble Debts Recovery Tribunal, Ranchi.

Terms and Conditions:

The job includes valuation of the above-mentioned assets (details as mentioned in the schedule) 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. The valuation reports are required for submitting to the DRT, Ranchi for the purpose of fixation of reserve price for carrying out e-auction of the respective assets. The Financial bid shall be given on lump-sum basis as per Annexure - A. The financial proposal shall not be in the terms of percentage. The financial bid shall include the cost of stationary, travel cost, manpower cost, administrative cost, applicable taxes and other cost if any in totality. In any case, no additional charge would be paid over and above the bid amount.

Valuer may please note the following:

1. The valuation work will be assigned to the empanelled valuer who has quoted lowest fee (all inclusive).
2. 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, he or she can visit HUDCO Regional Office, Ranchi.
3. Payment will be released through e-transfer only after submission of Valuation Report in full satisfaction to HUDCO.
4. Valuer has to submit two copies of valuation report. Each and every page of the valuation report shall be signed and sealed by the Valuer.

Accordingly, you are requested to kindly quote the valuation fees for carrying out the valuation of the above work (all inclusive). The offer can be shared either

by email with a password protected file for security reason or physically in a hard copy within the stipulated date and time.

The Hard copy should be submitted in a sealed cover with the envelope superscribed as Quotation for Valuation Work of “**Shivam Plaza, Kadru, Ranchi, Jharkhand**”, duly addressed to the Regional Chief, HUDCO Regional Office, Ranchi. In both the cases, the quotation should reach our office **on or before 27/01/2026 at 4:00 PM.** The quotations shall be **opened on 27/01/2026 at 4:10 PM** at **HUDCO Regional Office, Ranchi**. Interested valuers may attend the bid opening event on the scheduled date & time at HUDCO Regional Office, Ranchi.

The Regional Chief, HUDCO Regional Office, Ranchi reserves the right to award the work 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 the Regional Chief, HUDCO Regional Office, Ranchi shall be binding and final.

Thanking you,

Yours faithfully,

Amrendra Kumar,
Deputy Manager (Projects),
HUDCO Regional Office, Ranchi

Annexure – A

FINANCIAL BID

Sub: Financial Bid for valuation of properties mortgaged with HUDCO.

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

Name of the Project	Schedule of Properties	Amount in Rs. (In figure & words)
Immovable Properties (mortgaged properties) of M/s Durga Developers Pvt. Ltd., Ranchi	Annexure – B	
CERTIFICATE: The above information is true to the best of my knowledge and belief and my financial bid may be rejected in point of time if anything found wrong. I abide by the terms and condition of the HUDCO time to time.		

(Signature with name and office seal)

Annexure B

- (A) That all piece and parcel of land and buildings existing and/or to be constructed thereon 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 of the immoveable properties *identified by me* mentioned below are presently mortgaged with the Certificate holder the details of which are given below:-

(Immoveable Properties)

S. No.	Deed no.	Date	Land details	Boundary
1.	10766	22.06.2007	Land admeasuring 19 decimals equivalent to 11.5 Kathas more or less in R.S. Plot No. 747, Khata no. 142, P.S. No. 208, Holding No. 201, Old House no. 26, New house no. 47, within ward No. 26, Village - Kadru, P.S. Doranda, Ranchi, Jharkhand	North: Portion of Plot No. 741 South: Portion of land belonging to Savitri Devi, Javed Anwar & his Co-sharers. East: Portion of Plot No. 749 West: Diversion Road (portion of Plot No. 748) acquired by State Govt. Vide L.A. Case No. 04/72-73
2.	17379	05.11.2007	Land admeasuring 16 decimals equivalent to 10 Kathas more or less in R.S. Plot No. 748, Khata no. 142, P.S. No. 208, Municipal Holding No. 201, within ward No. 26, Old House no. 26, New house no. 47, Village -Kadru, P.S. Doranda, Ranchi, Jharkhand.	North: Portion of Plot No.746 South: Portion of land belonging to Savitri Devi and Javed Anwar East: Portion of Plot No. 747 West: Diversion Road
3.	189	20.12.2007	Land admeasuring 4.5 decimals equivalent to 3 Kathas more or less in R.S. Plot No. 748, Khata no. 142, P.S. No. 208, Municipal Holding No. 47, within ward No. 26, Old House no. 26, New house no. 47, Village-Kadru, P.S. Doranda, Ranchi, Jharkhand.	North: Part of Plot No. 748 South: Part of Plot No. 748 East: Plot No. 749 West : 60 feet wide Road
4.	1880	05.02.2008	Land admeasuring 1/2(half) Katha more or less in R.S. Plot No. 748, Khata no. 142, P.S. No. 208, Municipal Holding No. 47, within ward No. 26, Old House no. 26, New house no. 47, Village-Kadru, P.S. Doranda, Ranchi, Jharkhand.	North: Portion of Plot No. 748 South: Portion of Plot No. 748 East: Portion of Plot No. 748 West: Diversion Road
5.	12422	20.07.2007	Land admeasuring 6 Kathas 10 Chhatak 10 sq. ft. more or less in R.S. Plot No. 748 & 749, Khata no. 141 & 142, P.S. No. 208, Holding No. 201, Old House No. 26, New House No. 47, within ward No. 26, Village - Kadru, P.S. Doranda, Ranchi, Jharkhand.	North: Plot No. 748 South: Plot No. 749 East: Sub Plot No. A2 West : Road
6.	5962	10.04.2008	Land admeasuring 2 Kathas 3 Chhatak more or less in R.S. Plot No. 750, Sub Plot No. A - 2, Khata no. 142, P.S. No. 208, Holding No. 47, Ward No. 26, Village - Kadru, P.S. Doranda, Ranchi, Jharkhand.	North: Part of Plot No. 748 South: Vacant Land East: Part of Plot No. 750 West: Diversion Road

7.	9442	02.06.2008	All that part and parcel of Flat No. D2 on third Floor measuring an area of 1900 sq. ft. together with parking space on Ground Floor along with proportionate share 730 sq. ft. in the land, in Durga Apartment in R.S. Plot No. 456, Sub-Plot No. 456/2, Khata no. 183, P.S. No. 225, Village – Hinoo, P.S.-Doranda, Ranchi, Jharkhand	North: Lotus Apartment South: Residence of Jamuna Singh East: Flat No. D1 West: Flat No. D3
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