

NO. HUDCO/HRO/VALUATION WORKS/86-B/Maniraja/
January 29, 2026

Emapanelled Valuer

Sir,

Sub: Valuation of HUDCO funded Scheme by M/s Maniraja Constructions Pvt Ltd at Hyderabad (Scheme No. 13194 & 13222) - Quotation requested for carrying out valuation work – Reg.

HUDCO intends to get the properties valued pertaining to scheme Nos. 13194 & 13222 having the details as per the terms and conditions mentioned below:

Name of the Agency	:	M/s Maniraja Constructions Pvt Ltd., Hyderabad
Location	:	Hyderabad
Job	:	Valuation of (details available at Annexure-I)
		1. 6164 Sq meters of land in Sy Nos. 371 to 373, 375 to 377 & 379 and 160 residential apartments constructed at VBG Gardens Apartment , Navodaya Colony, Mehdipatnam, Hyderabad 2. Under Construction auditorium on the ground floor of VBG Gardens Apartment , Navodaya Colony, Mehdipatnam, Hyderabad in Sy Nos. 371 to 373, 375 to 377 & 379. 3. The piece and/or parcel of land admeasuring 422 Sq mtrs of land at Ayodhya Hotel Complex, Zaffer Bagh, Lakadikapul, Hyderabad in Mpl No.11-5-427 & 428 and 503.33 Sq meter of land in Mpl No.11-5-425

Terms and Conditions:

The details of schedule of properties along with sub plot Nos. which require valuation pertaining to the above said properties is enclosed as **Annexure-I**.

The jobs include valuation of the above mentioned scheduled properties along with sub plot Nos. 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 / format forwarded to you along with empanelment letter.**



Valuer may please note the following:

- 1) The valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fee.
- 2) Valuer has to make his own arrangements for conveyance, lodging, boarding, apart from other logistic support for carrying out the valuation.
- 3) Valuer is expected to acquaint himself about the nature of works involved etc before submitting the quotation and visit the site before quoting the work. No amount will be given for such visits before quoting. 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.
- 4) 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.
- 5) 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.
- 6) Payment will be released through e-transfer only after submission of Valuation Report in full, satisfactory to HUDCO.
- 7) Valuer is required to submit the final valuation report **in duplicate** as per the HUDCO guidelines within **Five days** from the date of issue of offer letter.
- 8) Valuer's firm or its employees should not be having any relationship with the agency (or its employees) whose property is being valued.
- 9) Exhaustively and understandably carry out the valuation and give the valuation report in a manner that will not be deceptive.
- 10) 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.
- 11) Clearly identify and describe the property being valued and rights associated with the property to be valued.
- 12) Define the value being estimated and state the purpose of the valuation, the effective valuation date and the date of the report

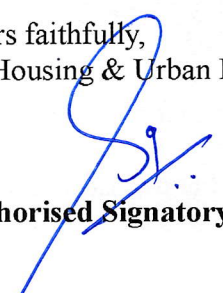
- 13) Fully and exhaustively explain the valuation basis applied and the reasons for their applications and conclusions.
- 14) State realistic and practicable assumptions and limiting conditions upon which the valuation is based.
- 15) Avoid ambiguous, flimsy assumptions and limiting conditions
- 16) Furnish a signed professional certificate of objectivity, non-bias, professional contribution and other relevant disclosures along with the valuation report
- 17) Capture the Geo-tagging of the property adding geographical information, like latitude and longitude, photos, videos, or websites, allowing users to identify the location where the content was created or taken for the purpose of valuation.

Accordingly, you are requested to submit the quotation towards the valuation fees for carrying out the valuation of the above said property as per the enclosed format at **Annexure-II** in a sealed cover with the envelope super scribed as **“Quotation for Valuation Work of HUDCO funded Scheme No. 13194 & 13222 of M/s Maniraja Constructions Pvt Ltd., Hyderabad”** duly addressed to the **Regional Chief, HUDCO, Hyderabad** and the same should reach our Office **on or before 05.02.2026 before 2.00 PM.** Quotations will be opened on the same day i.e., **05.02.2026 at 4.00 PM.**

Regional Chief, HUDCO Hyderabad 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 the Regional chief, HRO shall be binding and final.

Thanking you,

Yours faithfully,
for Housing & Urban Development Corporation Ltd



Authorised Signatory

Encl: Annexure I & II

ANNEXURE - I

SCHEDULE OF PROPERTIES

(Description of immovable properties)

- 1) 6164 Sq meters of land in Sy Nos. 371 to 373, 375 to 377 & 379 and 160 residential apartments constructed at VBG Gardens Apartment , Navodaya Colony, Mehdipatnam, Hyderabad

ON THE NORTH : Part 371 owned by Gj. Mallesam and others.
ON THE EAST : 30 Feet Road.
ON THE SOUTH : 50 feet road.
ON THE WEST : Houses of navodaya colony.

- 2) Under Construction auditorium on the ground floor of VBG Gardens Apartment , Navodaya Colony, Mehdipatnam, Hyderabad in Sy Nos. 371 to 373, 375 to 377 & 379:

ON THE NORTH : Part 371 owned by Gj. Mallesam and others.
ON THE EAST : 30 Feet Road.
ON THE SOUTH : 50 feet road.
ON THE WEST : Houses of navodaya colony.

- 3) ALL THAT the piece and/or parcel of land admeasuring 422 Sq mtrs of land at Ayodhya Hotel Complex, Zaffer Bagh, Lakadikapul, Hyderabad in Mpl No.11-5-427 & 428 and 503.33 Sq meter of land in Mpl No.11-5-425

ON THE NORTH : Public Road.
ON THE EAST : House No.11-5-429.
ON THE SOUTH : House No.11-5-424.
ON THE WEST : Road.

Annexure-II**QUOTATION****Name of the valuer :**

Sub: Quotation for valuation

Ref: HUDCO letter dt

Pro-p erty No	Name of the property to be valued	Valuation fees	Applicable GST	Total valuation fees
		1	2	(1+2)
1	Valuation of 1. 6164 Sq meters of land in Sy Nos. 371 to 373, 375 to 377 & 379 and 160 residential apartments constructed at VBG Gardens Apartment , Navodaya Colony, Mehdipatnam, Hyderabad 2. Under Construction auditorium on the ground floor of VBG Gardens Apartment , Navodaya Colony, Mehdipatnam, Hyderabad in Sy Nos. 371 to 373, 375 to 377 & 379 3. The piece and/or parcel of land admeasuring 422 Sq mtrs of land at Ayodhya Hotel Complex, Zaffer Bagh, Lakadikapul, Hyderabad in Mpl No.11-5-427 & 428 and 503.33 Sq meter of land in Mpl No.11-5-425			

DECLARATION

The above mentioned valuation fee is all inclusive, like

- i) Traveling expenses, boarding expenses and lodging expenses
- ii) Visiting charges
- iii) Expenses on photo print
- iv) Incidental and other expenses of whatever nature

I hereby declare and undertake that I will not claim any other charges other than the above mentioned valuation fees and applicable Service Tax.

I further declare and undertake to do valuation of above mentioned properties as per HUDCO guidelines, if assigned by HUDCO.

(Signature of valuer along with seal)

Place :

Date :