

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

- (i) अचल संपत्ति - भूमि एवं भवन
- (ii) चल संपत्ति - प्लांट एवं मशीनरी

हाउसिंग एंड अर्बन डेवलपमेंट कॉरपोरेशन लिमिटेड (हडको), 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।

हडको क्षेत्रीय कार्यालय पटना, बिहार-राज्य में अपनी उधार लेने वाली एजेंसियों द्वारा हडको के पक्ष में गिरवी रखी जाने वाली अचल संपत्तियों/ हाइपोथिकेट की जाने वाली चल संपत्तियों के मूल्यांकन हेतु प्रतिष्ठित, अनुभवी एवं सक्षम मूल्यांकनकर्ताओं को पैनल में शामिल करने के लिए **रुचि की अभिव्यक्ति (EOI)** आमंत्रित करता है। इच्छुक मूल्यांकनकर्ता जिनके पास संबंधित क्षेत्र में आवश्यक योग्यता, अनुभव एवं वैध पंजीकरण है, वे निर्धारित प्रारूप में आवश्यक दस्तावेजों सहित अपनी रुचि निर्धारित तिथि तक प्रस्तुत कर सकते हैं।

मूल्यांकनकर्ताओं 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 मूल्यांकनकर्ता के रूप में पैनल में शामिल किए जाने के लिए आवेदकों द्वारा प्रस्तुत किया जाना आवश्यक है, **अनुलग्नक-I** के रूप में संलग्न है।
2. मूल्यांकन का अधिकार क्षेत्र संपूर्ण बिहार राज्य होगा। तथापि पैनल में शामिल मूल्यांकन कर्ता को हडको की विशिष्ट आवश्यकताओं के अनुसार 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) अचल संपत्ति - भूमि एवं भवन
 - b) चल संपत्ति - प्लांट एवं मशीनरी

मूल्यांकनकर्ता उपरोक्त श्रेणियों में से एक या दोनों के लिए आवेदन जमा कर सकते हैं। पैनल में शामिल करने की प्रक्रिया के तहत प्रत्येक श्रेणी का स्वतंत्र रूप से मूल्यांकन किया जाएगा।
4. यह आवश्यक है कि बोली दाता फर्म/एजेंसी का **बिहार राज्य में स्थानीय कार्यालय** हो।
5. मूल्यांकन कर्ता के पास PAN एवं GST पंजीकरण संख्या होना अनिवार्य है।
6. प्रस्तावित पैनल में शामिल होने की अवधि, पैनल में शामिल होने की तिथि से दो वर्ष तक या हडको द्वारा विस्तारित की गई अवधि तक वैध रहेगी।
7. योग्यता प्रमाण पत्रों, पंजीकरण प्रमाण-पत्र, अन्य प्रासंगिक व्यावसायिक उपलब्धियों आदि की स्व-सत्यापित फोटोकॉपी प्रस्तुत की जानी चाहिए।
8. प्रत्येक मूल्यांकनकर्ता द्वारा प्रस्तुत की जाने वाली सूचनाओं/ दस्तावेजों की चेकलिस्ट **अनुलग्नक-II** में संलग्न प्रारूप के अनुसार प्रस्तुत की जाएगी।
9. मूल्यांकन कर्ता को पैनल में शामिल किए जाने की शर्तों की विधिवत हस्ताक्षरित प्रति (**अनुलग्नक-I**) तथा हडको के साथ मूल्यांकन कर्ता के पैनल हेतु बायो डाटा (**अनुलग्नक-II**) आवश्यक दस्तावेजों सहित एक सीलबंद 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 हडको पटना क्षेत्रीय कार्यालय में उपलब्ध निविदा-पेटी में जमा किया जा सकता है, जिसका पता है:

“क्षेत्रीय प्रमुख, हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड (हडको), पटना क्षेत्रीय कार्यालय, ब्लॉक-बी2, द्वितीय तल, मौर्यालोक कॉम्प्लेक्स, डाक बंगला रोड, पटना - 800 001” ।

आवेदन दिनांक **10.03.2026** को अपराह्न **03.00** बजे तक प्राप्त हो जाना चाहिए। फ़ैक्स/ईमेल द्वारा प्राप्त या निर्धारित तिथि/ समय के बाद प्राप्त आवेदन स्वीकार नहीं किए जाएंगे।

10. नामित समिति निर्धारित अंतिम तिथि तक प्राप्त आवेदनों का मूल्यांकन कर उन्हें सक्षम प्राधिकारी को पैनल में शामिल करने हेतु अनुशंसा करेगी। हडको किसी भी या सभी आवेदन बिना कोई कारण बताए अस्वीकार करने का अधिकार रखता है तथा सभी विवादों के संबंध में हडको पटना क्षेत्रीय कार्यालय के क्षेत्रीय प्रमुख का निर्णय अंतिम एवं बाध्यकारी होगा।
11. पैनल में शामिल होने से मूल्यांकनकर्ता को कार्य आवंटन जैसे किसी भी विशेषाधिकार का स्वतः ही अधिकार प्राप्त नहीं हो जाता। मूल्यांकन हेतु कार्य आदेश जारी करना विशिष्ट कार्यों के लिए प्राप्त कोटेशन के मूल्यांकन या हडको के सक्षम प्राधिकारी द्वारा आपात स्थिति में तय किए गए अन्य मानदंडों के आधार पर होगा और यह हडको के मौजूदा मानदंडों के अनुसार होगा।

नोट:

- a) अन्य हडको क्षेत्रीय कार्यालयों के साथ पैनल में शामिल मूल्यांकन कर्ता, पटना क्षेत्रीय कार्यालय द्वारा पैनल में शामिल किए जाने हेतु आवेदन कर सकते हैं बशर्ते कि बोली दाता फर्म/एजेंसी का बिहार राज्य में स्थानीय कार्यालय हो।
- b) 2024 -26 की अवधि में हडको पटना 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 अस्पष्टता या विरोधाभास की स्थिति में, हडको द्वारा आवश्यक व्याख्या के लिए अंग्रेजी भाषा संस्करण उपयोग में लिया जाएगा।

सधन्यवाद,

भवदीय,

क्षेत्रीय प्रमुख

पटना क्षेत्रीय कार्यालय

संलग्न: यथोपरि

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

- (i) Immovable Property - Land & Building**
- (ii) Movable 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 Patna, invites Expression of Interest (EOI) from reputed, experienced and competent valuers for empanelment for carrying out valuation of immovable properties mortgaged/ movable properties hypothecated in favour of HUDCO by its borrowing agencies in the State of Bihar. Interested valuers possessing the requisite qualifications, experience and valid registration in the relevant field may submit their Expression of Interest in the prescribed format along with the required documents on or before the stipulated date.

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 Bihar. However, the Empanelled Valuer shall be willing to carry out assignments anywhere in the country based on specific requirements of HUDCO in the event of exigencies/ specific projects.
3. Separate empanelment will be undertaken for the following categories:
 - a) Immovable Property - Land and Building
 - b) Movable Property - Plant and MachineryValuers may submit applications for one or both 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 in the State of Bihar**.
5. The Valuer must possess PAN & GST registration number.
6. The proposed empanelment would be valid for a period of Two years from the date of empanelment or as extended by HUDCO.
7. Self-attested photocopies of qualifications, registration, other relevant professional achievement etc. shall be furnished.
8. The checklist of information/ documents to be furnished shall be submitted by each valuer as per format enclosed as **Annexure-II**.
9. 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 Patna Regional Office Addressed to:

“The Regional Chief, Housing & Urban Development Corporation Ltd. (HUDCO), Patna Regional Office, Block-B2, 2nd Floor, Mauryalok Complex, Dak Bunglow Road, Patna - 800 001”. The application should reach on or before **03.00 P.M.** on **10.03.2026**. The applications received either by fax/email or late/beyond the closing time/date will not be entertained.

10. The designated Committee shall evaluate the applications received within the prescribed closing date and recommend to the competent authority for empanelment. 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 Patna Regional Office shall be final and binding on both the parties in respect of all matters of dispute.
11. The empanelment does not automatically entitle the valuer to any privilege such as award of work. The issue of work order for valuation 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.

Note:

- a) Valuers empanelled with other HUDCO Regional Offices may apply for the empanelment by Patna Regional Office provided that the bidder firm/agency have local office in the State of Bihar.
- b) Valuers empanelled with HUDCO Patna Regional Office during the period of 2024-26 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 as required by HUDCO.

Thanking you,

Yours faithfully,

**Regional Chief
Patna Regional Office**

Enclosures: As above.

Terms of Empanelment of Valuers in HUDCO

(Patna Regional Office)

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 have post-registration experience as a consulting valuer for a period of not less than five years for doing valuations for reputed clients such as Banks, PSUs, and Government Departments. The valuer must also be empanelled with at least any one of large Public Sector Banks (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, issued as per the MCA notification dated 18.10.2017, a valuer registered as a valuer member with Insolvency and Bankruptcy Board of India (IBBI) for relevant class of assets and be on the panel of any one of large Public Sector Banks (State Bank of India, Punjab National Bank, Bank of Baroda, Union Bank of India, Canara Bank) shall be eligible for conducting the valuation. Such valuers shall also be eligible for valuation 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 exhaustive report of such valuation in the prescribed format covering all aspects detailed in Clause 6 below. The valuer shall charge fees at a rate not exceeding 0.05% of the value if valued assets are more than ₹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%or at such rates as fixed by HUDCO from time to time. The valuer shall not undertake the valuation of any assets in which he has a direct or indirect interest.
5. A Valuer of immovable property shall be duly 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 property shall have to:
 - (i) Exhaustively and understandably carry out the valuation and give the valuation report in a manner that will not be deceptive, duly signed and stamped.
 - (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, or websites, allowing users to identify the locations where the content was created or taken for the purpose of valuation.
7. HUDCO shall have the 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.
9. The performance of valuers shall be reviewed every two years by the Regional Chief/ Regional Head 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.

11. Valuer shall be required to submit declaration regarding no conflict of interest in the concerned valuation work.
12. 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.
13. The valuer should clearly indicate:
 - i. Fair Market Value
 - ii. Realisable Value
 - iii. Distress Sale Value
 - iv. Circle Rate Value/ Govt. Rate Value

Declaration:

- a) I hereby declare that, abovementioned information is true to the best of my knowledge and belief.
- b) 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
(Patna Regional Office)**

Empanelment for:

Immovable Property - Land & Building	
Movable Property - Plant & Machinery	

Please tick, whichever is applicable

(Separate application is to be submitted for each category - Immovable Property & Movable Property)

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 Card	GST	GST & CIN
	Mention the Number		Yes / No	Yes / No	Yes / No
4	Office Address	:			
	Contact No.	:			
	E-mail ID	:			
5	In case Office Address mentioned in point 4 above, is out of Bihar, mention the local office address situated in the State of Bihar.	:			
	Contact No.	:			
	E-mail ID	:			
6	Residential Address (with Contact Number)	:			
7	Educational Qualification (Certificate to be Annexed)	:	S. No	Degree	
			1		
			2		
			3		
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 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	Brief details of Major Valuation work taken up (attach copy of work order): (Separate sheet may be attached, if required)					
	S. No	Details	Value (in Rs.)	Agency for which undertaken	Year of valuation	
	9.1					
	9.2					
	9.3					
10	Details of empanelment for valuation with Banks / Financial Institutions/ PSUs/ Government Departments. Furnish details, along with proof: (Separate sheet may be attached, if required)					
	S.NO	Name of the Institution	Duration of Empanelment (Date From To....)			
	10.1					
	10.2					
	10.3					
	10.4					
11	Have you ever been blacklisted for valuation by any Banks / Financial Institutions/ PSUs/ Government Departments?		:	Yes / No		
12	Signed copy of Terms for empanelment of valuers in HUDCO (Annexure-I) as a token of your acceptance attached?		:	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). (Separate sheet may be attached, if required)					
	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