

हाउसिंग एंड अर्बन डेवलपमेंट कारपोरेशन लिमिटेड (हडको)

Housing and Urban Development Corporation Limited
Corporate Office, HUDCO Bhavan, India Habitat Center, Lodhi Road, New Delhi

Notice Inviting Quotations

Engagement of Valuer for valuation of 13 Flats at Natraj Apartments, Plot No. 67, IP Extension, Patparganj, New Delhi-110092

HUDCO had financed a Term Loan to M/s The Natraj Vihar Co-operative Group Housing Society, Delhi for Housing Project at Plot No. 67, Patparganj, New Delhi and the Account is presently a Non-Performing Asset. HUDCO (Corporate Office) intends to engage HUDCO empaneled valuer for valuation of 13 Flats at Natraj Apartments, Plot No. 67, IP Extension, Patparganj, New Delhi-110092, which are mortgaged to HUDCO.

Interested individual HUDCO empaneled valuers may submit a financial bid/Quotation for their professional fee for aforesaid assignment of valuation in stipulated format.

परियोजना का नाम/Name of Project:	मूल्यांकन का उद्देश्य/Purpose of Valuation	एजेंसी का नाम/ Name of Client	संपत्तियों का विवरण जिसका मूल्यांकन किया जाना है/Details of Properties for which valuation is to be made
Valuation of 13 Flats at Natraj Apartments, Plot No. 67, IP Extension, Patparganj, New Delhi-110092	Sale of the Flats.	HUDCO Ltd.	The list of property to be valued is enclosed as Annexure-B

- **Date of invitation of tender** : 17/04/2026
- **Last date of submission of tender** : 27/04/2026 (15:30 Hrs.)
- **Date of opening of tender** : 27/04/2026 (16:00 Hrs.)

चयन मानदंड और निविदा प्रस्तुत करने की नियम एवं शर्तों के विवरण के लिए, कृपया हमारी वेबसाइट <https://hudco.org.in> देखें।

For the details of selection criteria and other terms and conditions of submission of quotation, please refer to our website <https://hudco.org.in>.

Executive Director-Operations
HUDCO Corporate Office

हाउसिंग एंड अर्बन डेवलपमेंट कारपोरेशन लिमिटेड (हडको)

Housing and Urban Development Corporation Limited
Corporate Office, HUDCO Bhavan, Core-7 A, India Habitat Center, Lodhi Road, New Delhi, 110003

Notice Inviting Quotations

Sub.: Invitation of Quotation for Engagement of Valuer for valuation of 13 Flats at Natraj Apartments, Plot No. 67, IP Extension, Patparganj, New Delhi-110092

Housing and Urban Development Corporation Limited (HUDCO) is a Government of India Enterprise, providing financial assistance to Housing and Urban Infrastructure Schemes. HUDCO had financed a Term Loan to M/s The Natraj Vihar Co-operative Group Housing Society, Delhi for Housing Project at Plot No. 67, Patparganj, New Delhi and the Account is presently a Non-Performing Asset. HUDCO (Corporate Office) intends to engage HUDCO empaneled valuer for valuation of 13 Flats at Natraj Apartments, Plot No. 67, IP Extension, Patparganj, New Delhi-110092, which are mortgaged to HUDCO. The details of property for which valuation has to be made is enclosed (**Annexure-B**). Interested HUDCO empaneled valuer may submit a financial bid for their professional fee for this assignment of valuation in stipulated format enclosed in **Annexure-A** duly typed in letter head.

SCOPE OF WORK:

As these Flats are mortgaged to HUDCO as security and as a consequence of default of loan and enforcement of security, these Flats are being sold by the Recovery Officer, DRT Delhi on "as is where is basis". The valuation of these Flats must be realistic and must be done by inspecting the Property physically and taking into account present physical condition of each Flat, age of the building, also duly considering renovation i.e. the cost the purchaser will have to incur for making the Flat reasonably habitable given its present physical conditions, actual instances of the sale of similar Flats in the vicinity etc. **The inspection of the Property site shall be done by the Valuer in the presence of HUDCO Officials, with prior intimation.** Further, the Valuer has to adhere to the following general guidelines:

1. Engagement of valuer shall be made in accordance with the applicable guidelines of HUDCO.
2. The Valuer to note that he should not undertake valuation of the property, if he has direct or indirect interest in the property.
3. A valuer of immovable property shall have to :-
 - Exhaustively and understandably carry out the valuation and give the valuation report in a manner that will not be deceptive.
 - 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.
 - Clearly identify and describe the property being valued and the rights associated with the property to be valued.

- Define the value being estimated and state the purpose of the valuation, the effective valuation date and the date of the report.
 - Fully and exhaustively explain the valuation basis applied and the reasons for their applications and conclusions.
 - State realistic and practicable assumptions and limiting conditions upon which the valuation is based.
 - Furnish necessary documents/ information/ data to authenticate/ support the valuation report adequately.
 - Avoid ambiguous, flimsy assumptions and limiting conditions.
 - Furnish a signed professional certificate of objectivity, non-bias, professional contribution and other relevant disclosures along with the valuation report.
 - 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.
4. The valuer shall have to furnish valuation report within stipulated time frame.
 5. The valuer shall provide Fair Market value, Circle Rate value (Government Value), Realizable Value and Distress Sale value of the property in the valuation report and also justify the valuation with cogent reasons for arriving at the value in the valuation report duly factoring the fact that the property is a stressed asset and is being sold by the Recovery Officer, Debt Recovery Tribunal in execution of decree through public auction on “as is where is basis” given the actual physical condition of each of 13 Flats.

TERMS AND CONDITIONS:

1. Valuer must have valid empanelment with any of the HUDCO Regional Offices across the country. Valuer needs to submit a copy of letter issued by HUDCO regarding empanelment as a proof of empanelment with HUDCO.

Note: The valuer who have been awarded valuation work for the same property during the FY 2024-25, 2025-2026 shall not be considered for the instant valuation work.

2. Valuer before submitting bid should clearly understand HUDCO's requirement and in case any information / clarification is required, he/she may contact HUDCO office during working days (Monday to Friday between 10.00 a.m. to 5.30 p.m.).
3. Financial Bid shall be submitted in stipulated format enclosed in **Annexure-A** duly typed in letter head in the physical form by post with copies of necessary documents in a sealed envelope with the title on top '**Invitation of Quotation for Engagement of Valuer for valuation of 13 Flats at Natraj Apartments, Plot No. 67, IP Extension, Patparganj, New Delhi-110092**' on or before the last date of submission in the following address:

**The Executive Director-Operations,
Housing and Urban Development Corporation Limited
Corporate Office, HUDCO Bhavan, Core-7 A, India Habitat Center, Lodhi
Road, New Delhi, 110003**

4. Financial bid without signature and seal of the valuer will be rejected without notice.
5. The Financial Bid shall be given in absolute figure and 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 extra fees would be paid by HUDCO.
6. The valuer shall complete the valuation assignment as early as possible within the stipulated time frame.
7. Bid received after due date of submission will be rejected.
8. The valuer will need to make own arrangements for travel along with other logistic support for site visit for valuation and finalizing the report.
9. HUDCO will not be responsible for any accident happening during undertaking the valuation work by valuer.
10. The Valuer shall submit the Valuation Report complete in all respects to the satisfaction of HUDCO within 10 days from the date of award of work.
11. The payment shall be made by RTGS on submission of GST Bill and Valuation Report to the satisfaction of HUDCO and acceptance of the report by HUDCO.
12. HUDCO shall have right to cancel all or any of the bid without assigning any reason.
13. Valuer will need to be present at HUDCO Corporate Office in case of any requirement.
14. The subject matter may be kept confidential.
15. The valuer shall not undertake the bid for valuation work of the subject property if he/she possesses a direct or indirect interest. **Certificate to this effect may be submitted as per Annexure-C.**
16. In case of failure to submit the valuation report for whatever reasons, no charges of any kind shall be paid under any circumstances.
17. The valuer must acquaint himself/herself about the nature/quantum of work involved in locating/identifying the enclosed scheduled property(s) to be valued (details at **Annexure-B**) before submission of the bid.

Important Dates:

- | | | |
|--------------------------------------|---|-------------------------|
| a. Date of invitation of tender | : | 17/04/2026 |
| b. Last date of submission of tender | : | 27/04/2026 (15:30 Hrs.) |
| c. Date of opening of tender | : | 27/04/2026 (16:00 Hrs.) |

Annexure - A

FORMAT FOR FINANCIAL BID

Sub.: Invitation of Quotation for Engagement of Valuer for valuation of 13 Flats at Natraj Apartments, Plot No. 67, IP Extension, Patparganj, New Delhi-110092

(01)	Name of valuer / firm	
(02)	Name and position of the key contact person	
(03)	Contact address	
(04)	Telephone / Mobile Number	
(05)	Fax	
(06)	E-Mail ID	
(07)	Empanelment with which Regional Office of HUDCO (Please enclose copy of the letter)	
(08)	Name of the banker (Name of bank, IFSC Code etc.)	
(09)	Bank Account Number	
(10)	PAN Number	
(11)	GST Registration No.	
Financial Bid:		
(14)	Bid amount (Shall be in lump-sum not in terms of percentage and shall be inclusive of all cost including taxes etc.)	Rs. _____/- (Rupees _____ Only)
(15)	Certificate: The above information is true to the best of my knowledge and belief and my financial bid may be rejected at any point of time if anything found wrong. I shall abide by the terms and conditions of the HUDCO.	

Date: _____
 Place: _____

(Signature of Valuer with Seal)

Annexure-B

Sub: Invitation of Quotation for Engagement of Valuer for valuation of 13 Flats at Natraj Apartments, Plot No. 67, IP Extension, Patparganj, New Delhi-110092

SCHEDULE OF PROPERTIES

Location:

Following 13 Flats at Natraj Apartments, Plot No. 67, IP Extension, Patparganj, New Delhi-110092:

Flat Nos: 311-A, 311-B, 312-A, 312-B, 313-A, 314-A, 314-B, 315-A, 315-B, 316-A, 317-A, 317-B, 318-B

Land Details:

The above 13 Flats are part of Apartment Complex (Natraj Apartments) with total 74 Flats located at **Plot No. 67, IP Extension, Patparganj, New Delhi-110092** with total land area 4990 Sqm.

UNDERTAKING

This is to state that the undersigned has no direct or indirect interest in the subject property to be valued.

Date: _____
Place: _____

(Signature of Valuer with Seal)