

निविदा आमंत्रित करने की सूचना / NOTICE INVITING TENDER
"केवल भूमि और भवन श्रेणी के तहत हडको चंडीगढ़ क्षेत्रीय कार्यालय में पैनलबद्ध
मूल्यांकनकर्ताओं के लिए"

"Only for Valuers empaneled in HUDCO Chandigarh Regional Office under category Land and Building"

संख्या: हडको/क्षे.का./2026/ 1471

दिनांक: 20/04/2026

विषय: अचल संपत्ति के नए मूल्यांकन के लिए मूल्यांकन कर्ता की नियुक्ति। (कृषि भूमि, बागान, वन, खान और पत्थर की खदानों को छोड़कर)

Engagement of Valuer for the fresh valuation of immovable property (other than agricultural lands, Plantations, forest, mines & quarries)

महोदय,

हडको, अनुबंध-I के रूप में संलग्न नियम एवं शर्तों के अनुसार, हडको चंडीगढ़ कार्यालय के पैनलबद्ध मूल्यांककों से संपत्तियों का वर्तमान मूल्यांकन करवाने का इरादा रखता है। कृपया अपनी कोटेशन अनुबंध-II में संलग्न प्रारूप के अनुसार भेजें। किसी अन्य प्रारूप में दी गई बोली स्वीकार्य नहीं होगी और इससे बोली की अस्वीकृति हो सकती है।

HUDCO intends to obtain present valuation of the properties from HUDCO Chandigarh Office empanelled valuers as per the terms & conditions enclosed as Annexure-I. Please send your quotation in the format enclosed as Annexure-II. Bid in any other format will not be acceptable and may lead to rejection of the bid.

संपत्ति का विवरण / Description of Property:

सोभा राम की संपत्ति का शीर्षक खोज रिपोर्ट निम्नानुसार है:

- खेवट संख्या 167, खतौनी संख्या 308, खसरा संख्या 1361/807, जमाबंदी अभिलेख वर्ष 2002-2003 के अनुसार, स्थित गांव बोनिंग शेयरिंग, तहसील - सांगला, किन्नौर, हिमाचल प्रदेश।
- खेवट/खतौनी संख्या 173/303, खसरा संख्या 1361/807, जमाबंदी अभिलेख वर्ष 2017-2018 के अनुसार, स्थित गांव बोनिंग शेयरिंग, तहसील - सांगला, किन्नौर, हिमाचल प्रदेश।

The title search report of property of Sobha Ram is as follows:

- Khewat No. 167, Khatoni No. 308, Khasra No. 1361/807 as per 2002-2003 records of Jamabandi situated at Village Boning Shering, Tehsil – Sangla, Kinnaur, Himachal Pradesh.

पंजीकृत कार्यालय : कोर 7 ए, हडको भवन, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली - 110003

दूरभाष : 011-24648160 फैक्स : 011-24625308, आई एस ओ 9001:2015 प्रमाणित कम्पनी

वेबसाइट : www.hudco.org सी आई एन L74899DL1970GO1005276 जी एस टी : 07AAACH0632A1ZF

Regd. Office : Core - 7'A, HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110 003

Tel : 011-24648160, Fax : 011-24625308, AN ISO 9001:2015 CERTIFIED COMPANY

website : www.hudco.org CIN : L74899DL1970GO1005276, GST : 07AAACH0632A1ZF



Profitability with Social Justice

- ii. Khewat/Khatoni No. 173/303, Khasra No. 1361/807 as per 2017-2018 records of Jamabandi situated at Village Boning Sharing, Tehsil – Sangla, Kinnaur, Himachal Pradesh.

कृपया ध्यान दें कि / Please note that:

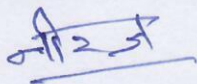
- (i) केवल वही मूल्यांकक पात्र होंगे, जो वर्तमान में HUDCO के 'चंडीगढ़ क्षेत्रीय कार्यालय में "भूमि एवं भवन" श्रेणी के अंतर्गत पैनलबद्ध हैं।
Only those valuers are eligible, who are at present empanelled in Chandigarh Regional Office of HUDCO, in the category "Land & Buildings".
- (ii) मूल्यांकन कार्य उस पैनलबद्ध मूल्यांकक को सौंपा जाएगा, जिसने न्यूनतम मूल्यांकन शुल्क की कोटेशन दी होगी।
Valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fee.
- (iii) मूल्यांकक को उपर्युक्त संपत्तियों का मूल्यांकन, पैनलबद्ध किए जाने के समय पहले से सहमत HUDCO के मूल्यांकन दिशानिर्देशों के अनुसार करना होगा।
The valuer will have to value the above-mentioned properties as per the HUDCO guidelines for valuation already agreed at the time of empanelment.
- (iv) मूल्यांकक से अपेक्षा की जाती है कि वह विषयवस्तु को गोपनीय रखे।
The valuer is expected to keep the subject matter confidential.

कृपया संलग्न प्रारूप के अनुसार सभी व्ययों एवं जीएसटी सहित मूल्यांकन शुल्क का कोटेशन प्रस्तुत करें तथा संलग्न एचयूडीको की शर्तों एवं नियमों के प्रति अपनी स्वीकृति भी दें। इसे दिनांक 27.04.2026 को दोपहर 03:00 बजे तक सीलबंद लिफाफे में, "मूल्यांकन हेतु कोटेशन" अंकित करते हुए, एचयूडीको क्षेत्रीय कार्यालय, प्लॉट नं.-2, संचार सदन, प्रथम तल, सेक्टर 34 ए, चंडीगढ़-160022 के पते पर भेजें। कोटेशन 27.04.2026 को दोपहर 04:00 बजे खोले जाएंगे।

Kindly quote the valuation fees inclusive of all expenses and GST as per the enclosed format along with your acceptance to the HUDCO terms & conditions as enclosed latest by 03.00 PM, 27.04.2026 in a sealed envelope addressed to HUDCO Regional Office, Plot No-2, Sanchar Sadan, 1st Floor, Sector 34 A, Chandigarh-160022, subscribing "Quotation for Valuation". Quotations will be opened on 27.04.2026 at 04.00 PM.

सधन्यवाद

भवदीय



क्षेत्रीय प्रमुख

Annexure-I

1. A valuer shall have to make an unprejudiced and factual valuation of immovable properties.
2. A valuer shall furnish report of such valuation in the prescribed form, charge fees at a rate not exceeding the rate or rates prescribed in the Wealth Tax Act, 1957 and not undertake valuation of any assets in which he has a direct or indirect interest.
3. A valuer shall have to:
 - Exhaustively and understandably carry out the valuation and give the valuation report in a manner that will not be deceptive.
 - Procure and analyze the government valuation of property along with verifying the market value of nearby buildings/property (actual registered sales rates from the nearby areas.) and justifying his valuation with cogent reasons both market value and realizable value.
 - 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.
 - Avoid ambiguous, flimsy assumptions and limiting conditions.
 - Valuation report shall be sole property of HUDCO and shall not be used by valuer for any other purposes and with any other party.
 - Furnish a signed professional certificate of objectively, non-bias, professional contribution and other relevant disclosure along with the valuation report (**Annexure-III**).
4. The valuer would also have to furnish photograph indicating of his visit to the subject property. To arrive at a realistic valuation, site visit by the valuer involving taking actual measurements of the flats is required.
5. Valuation report should give fair market value, realizable value, distress value and circle rate value of the property on as is where is basis. Valuation is to be done separately for all the properties. The purpose of valuation is for monetization.
6. Regional Chief HUDCO reserves the right to reject any or all offers without assigning any reason.
7. 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.
8. Valuer is required to submit final valuation report in duplicate as per the HUDCO's guidelines within 07 days from the date of award of the work.
9. A valuer shall be governed by the Chapter VIIB of the Wealth Tax Act, 1957 and rules made thereunder unless stated otherwise in HUDCO norms in this behalf from time to time.
10. Valuer has to make his own arrangements for conveyance, lodging, boarding apart from other logistic support for carrying out the valuations. The rates quoted should be all inclusive.

11. The payment for the valuation work shall be made by RTGS/NEFT only, after submission of the final valuation report.
12. HUDCO will not be responsible for any accident happening during undertaking the valuation work by valuer.
13. In the event of any dispute or difference whatever arising under the contract the same shall be referred to Arbitration which shall be as per provision of the Indian Arbitration & Conciliation Act, 1996.
14. All matters of dispute arising out of this order shall be subject to court in Chandigarh jurisdiction only.

(Accepted)

(Signature with Office Seal)

QUOTATION

Subject: **Quotation for Valuation.**

Ref.: HUDCO letter dated _____

(Amount in Rs.)		
Valuation fee (inclusive of all expenses)	GST*	Total Valuation fee (inclusive of all expenses & GST)

Total Valuation Fee: _____ **(inclusive of all expenses and GST)**

The financial bid shall be given in absolute amount basis. The financial bids submitted in the terms of percentage shall be rejected.

DECLARATION

The above mentioned valuation fee is all inclusive like:

- I. Visiting charges.
- II. Travelling expenses, boarding expenses & lodging expenses.
- III. Expenses on photo print.
- IV. Incidental and other expense of whatever nature etc.

I hereby declare and undertake that I will not claim any other charges other than mentioned under total valuation fee column above.

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

Place:

Date:

(Signature of valuer along with Office Seal)

UNDERTAKING

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

Place:

Date:

(Signature of valuer along with Office Seal)