हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड (हडको)

क्षेत्रीय कार्यालय, मौयर्लोक कॉम्प्लेक्स, डाक बंगला रोड, पटना-800001
टेलीफोन/Phone: (0612) 2204432; जीएसटी/GSTIN: 10AAACH0632A1ZS

संख्या : हडको/प०क्षे०का०/वैल्यूएशन/2026/231 दिनांक : 18.11.2026

सेवा में,

हडको पटना क्षेत्रीय कार्यालय के पैनल में शामिल सभी मूल्यांकनकर्ता

विषय: हडको पटना क्षेत्रीय कार्यालय के पैनल में शामिल मूल्यांकनकर्ताओं से निम्नलिखित हडको वित्त-पोषित योजनाओं के मूल्यांकन (प्रथम मूल्यांकन) हेतु निविदा का आमंत्रण /

Sub: Invitation of Quotation from empanelled Valuers of HUDCO Patna Regional Office for Valuation (1st Valuation) of following HUDCO funded projects:

क्रम सं.	योजना का नाम/विवरण / एजेंसी	अनुलग्नक
1.	**Aman Multipurpose Cold Storage' at Chainpur, Sampatchak, Patna, Bihar (Scheme No. 19303). Agency: M/s Aman Multipurpose Cold Storage**	**Annexure I-a**
2.	**Construction of 'Thakur Nikunj Multipurpose Cold Storage at Madhurpur, Samastipur, Bihar (Scheme No. 19358). Agency: M/s Thakur Nikunj Cold Storage Pvt. Ltd.**	**Annexure I-b**
3.	**Construction of 'Pansalwa Cold Storage Pvt. Ltd.' at Beldaur, Dist.- Khagaria, Bihar; (Scheme No. 19074) Agency: M/s Pansalwa Cold Storage P. Ltd**	**Annexure I-c**
4.	**Construction of "Hotel Ambey International" near NTPC at Barh, Dist.-Patna, Bihar (Scheme No. 19228) Agency: M/s Jai Ambey Regency Pvt Ltd**	**Annexure I-d**

(Date/Time : Closing – 02/12/2026 - 15:00 Hrs.; Opening – 02/12/2026 - 15:30 Hrs.)

महोदय/ Sir,

हडको पटना क्षेत्रीय कार्यालय का इरादा परियोजनाओं की गिरवी रखी गई संपत्तियों का मूल्यांकन, जिनका उल्लेख **अनुलग्नक I-a, I-b, I-c, & I-d** में किया गया है, हडको पटना क्षेत्रीय कार्यालय के पैनल में शामिल मूल्यांकनकर्ताओं के माध्यम से और नीचे उल्लिखित नियमों और शर्तों के अनुसार करना है:/ HUDCO Patna Regional Office intends to get the valuation of the mortgaged properties of the projects, which have been mentioned in **Annexures- I-a, I-b, I-c &**

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I-d through empanelled Valuers of HUDCO Patna Regional Office and as per the terms & conditions mentioned below :

<u>नियम एवं शर्तें:/Terms & Conditions:</u>

संपत्तियों की अनुसूची का विवरण इसकी सीमाओं के साथ, जिसके लिए उपरोक्त संपत्तियों से संबंधित मूल्यांकन की आवश्यकता है, **अनुलग्नक-I-a, I-b, I-c & I-d** के रूप में संलग्न है।/The details of schedule of properties along with its boundaries which require valuation pertaining to the above said property is enclosed as **Annexures- I-a, I-b, I-c & I-d**.

इस काम में ऊपर बताई गई संपत्तियों का मूल्यांकन विभिन्न आवश्यक मानदंडों पर उचित विचार करते हुए करना शामिल है, साथ ही, आपको एम्पैनलमेंट लेटर के साथ भेजी गई हडको गाइडलाइंस **<u>और एम्पैनलमेंट के समय आपके द्वारा जमा किया गया अंडरटेकिंग के अनुसार सभी ज़रूरी जानकारी देते हुए विवरणात्मक रूप में मूल्यांकन रिपोर्ट को विस्तार से तैयार करके जमा करना होगा</u>**/The job includes valuation of the above mentioned scheduled property with due consideration of various essential parameters and to submit the **<u>valuation report in a descriptive form bringing out all the required details as per the HUDCO guidelines forwarded to you along with empanelment letter & undertaking submitted by you at the time of empanelment</u>**.

मूल्यांकनकर्ता कृपया निम्नलिखित पर ध्यान दें:/ Valuer may please note the following:

1. (a) हडको पटना क्षेत्रीय कार्यालय के पैनल में शामिल मूल्यांकक **अनुलग्नक-I-a, I-b, I-c & I-d** में उल्लिखित संपत्तियों के लिए अपनी बोली प्रस्तुत कर सकते हैं/ The valuers who are empanelled with HUDCO Patna Regional Office may submit their bids against properties mentioned at **Annexures- I-a, I-b, I-c & I-d.**

   (b) **संपत्ति कर अधिनियम की धारा 34AC** के अनुसार मूल्यांकनकर्ताओं को व्यवसाय के लिए पात्र होना चाहिए/ The valuers should be eligible for practice as per **section 34AC of Wealth Tax Act**.

2. **मेसर्स आईबी रथ एंड एसोसिएट्स और मेसर्स एन सी झा एंड एसोसिएट्स को 'अमन मल्टीपर्पस कोल्ड स्टोरेज' चेनपुर, संपतचक, पटना, बिहार; (योजना संख्या -19303) के लिए दरें (rates) उद्धृत करने से बाहर रखा गया है, क्योंकि वे पहले ही इस स्कीम का मूल्यांकन (valuation) कर चुके हैं। इस योजना के लिए इन दो मूल्यांकनकर्ताओं से प्राप्त कोटेशन पर विचार नहीं किया जाएगा और यदि वे प्राप्त होते हैं, तो उन्हें अस्वीकार कर दिया जाएगा। M/s I.B. Rath & Associates & M/s N C Jha & Associates are excluded to quote rate for Aman Multipurpose Cold Storage' at Chainpur, Sampatchak, Patna, Bihar (Scheme No.-19303) as they have already done valuation of this scheme earlier. Quotations received from these two valuers for this scheme will not be considered and rejected, if received.**

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3. मूल्यांककों को **अनुलग्नक- II** के अनुसार मूल्यांकन कार्य में हितों के टकराव न होने की घोषणा प्रस्तुत करना अनिवार्य है। ऐसी घोषणा के बिना प्रस्तुत किए गए कोटेशन अस्वीकार कर दिए जाएंगे।/ Valuers are required to submit the declaration regarding no conflict of interest in the valuation work as per **Annexure-II**. Quotations submitted without such declaration shall be rejected.

4. मूल्यांकन कार्य उस मूल्यांकनकर्ता को सौंपा जाएगा जिसने सबसे कम मूल्यांकन शुल्क उद्धृत किया हो / The valuation work will be assigned to the valuer who has quoted lowest valuation fee.

5. मूल्यांकनकर्ता को मूल्यांकन करने के लिए परिवहन, आवास, बोर्डिंग के अलावा अन्य लॉजिस्टिक सहायता की व्यवस्था स्वयं करनी होगी/ Valuer has to make his own arrangements for conveyance, lodging, boarding, apart from other logistic support for carrying out the valuation.

6. मूल्यांकनकर्ता से अपेक्षा की जाती है कि वह कोटेशन जमा करने से पहले इसमें शामिल कार्यों की प्रकृति आदि के बारे में खुद को परिचित कर ले। यदि मूल्यांकनकर्ता विषय वस्तु पर योजनाओं के विवरण आदि के संबंध में कोई और जानकारी चाहता है, तो इसके लिए उपरोक्त पते पर हमारे कार्यालय में आ सकता है / 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, can visit our office at the above address for the same.

7. उक्त संपत्तियों के मूल्यांकन के लिए सचिवीय शुल्क और अन्य आकस्मिक खर्चों सहित संबंधित स्थानों पर रहने की अवधि के दौरान परिवहन, आवास और बोर्डिंग शुल्क सहित काम को पूरा करने के लिए उद्धृत दर सभी समावेशी होनी चाहिए। इसके अलावा, किसी भी कारण से मूल्यांकन रिपोर्ट प्रस्तुत करने में विफलता के मामले में, किसी भी परिस्थिति में किसी भी प्रकार का कोई शुल्क नहीं दिया जाएगा / 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.

8. मूल्यांकन के लिए शुल्क केवल उस संपत्ति की वैल्यू के **प्रतिशत के रूप में** उद्धृत की जानी चाहिए जिस संपत्ति का मूल्यांकन किया जाना है। राशि या किसी अन्य रूप में बताई गई शुल्क पर विचार नहीं किया जाएगा और ऐसे कोटेशन को अस्वीकार कर दिया जाएगा। The Fees for valuation should be quoted **in percentage of the value** of the asset to be valued only. Fees quoted in amount or any other form will not be entertained and such quotation would be considered as rejected.

9. मूल्यांकनकर्ता को कोटेशन जमा करने से पहले मूल्यांकित की जाने वाली संलग्न अनुसूचित संपत्ति का पता लगाने/पहचान करने में शामिल कार्य की प्रकृति/मात्रा के बारे में खुद को परिचित करना

होगा/ 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.

10. हडको को पूर्ण रूप से संतोषजनक मूल्यांकन रिपोर्ट प्रस्तुत करने के बाद और हडको में बिल प्राप्त होने के बाद ही भुगतान ई-ट्रांसफर के माध्यम से जारी किया जाएगा/ Payment will be released through e-transfer only after submission of Valuation Report in full, satisfactory to HUDCO and after receipt of bill in HUDCO.
11. मूल्यांकनकर्ता को कार्य सौंपे जाने की तारीख से 10 दिनों के भीतर हडको दिशानिर्देशों के अनुसार **दो प्रतियों में अंतिम मूल्यांकन रिपोर्ट** प्रस्तुत करना आवश्यक है, भले ही कितने भी मूल्यांकन कार्य दिए गए हों/ Valuer is required to **submit the final valuation report in duplicate** as per the HUDCO guidelines within 10 days from the date of award of work irrespective of number of valuation works awarded.
12. मूल्यांकनकर्ता की फर्म या उसके कर्मचारियों का उस एजेंसी (या उसके कर्मचारियों) के साथ कोई संबंध नहीं होना चाहिए जिसकी संपत्ति का मूल्यांकन किया जा रहा है/ Valuer's firm or its employees should not be having any relationship with the agency (or its employees) whose property is being valued.
13. मूल्यांकनकर्ता को मूल्यांकन रिपोर्ट में प्रमाणित करना होगा कि विषय संपत्ति नगरपालिका सीमा के भीतर/बाहर स्थित है/ Valuer has to certify in the valuation report that the subject property is situated within / outside the Municipal limits.

तदनुसार, आपसे अनुरोध है कि उपरोक्त संपत्तियों का मूल्यांकन करने के लिए कृपया **अनुलग्नक-III** में संलग्न प्रारूप के अनुसार एक सीलबंद लिफाफे में लिफाफे के साथ **"हडको वित्त पोषित परियोजना के मूल्यांकन के लिए उद्धरण; खुलने की तिथि-02.12.2026"** के रूप में उद्धृत कर निविदा/कोटेशन क्षेत्रीय प्रमुख, हडको क्षेत्रीय कार्यालय, मौर्यलोक कॉम्प्लेक्स, ब्लॉक बी-2, दूसरी मंजिल, पटना-800001 को विधिवत संबोधित किया जाना चाहिए और यह **02.12.2026 को 15.00** बजे तक या उससे पहले हमारे कार्यालय में पहुंच जाना चाहिए। Accordingly, you are requested to kindly quote the valuation fees for carrying out the valuation of the above properties as per the enclosed format at **Annexure-III** in a sealed cover with the envelope superscribed as **"Quotation for Valuation of HUDCO funded project of PRO; Date of Opening-02.12.2026"** duly addressed to the Regional Chief, HUDCO Regional Office, Mauryalok Complex, Block B2, 2nd Floor, Patna-800 001 and the same should reach our office by **15.00 Hrs on 02.12.2026** or before that.

निविदा/कोटेशन हडको क्षेत्रीय कार्यालय, पटना में 02.12.2026 को 15:30 बजे खोला जाएगा/ The quotation will be opened at HUDCO Regional Office, Patna on 02.12.2026 at 15:30 Hrs.

क्षेत्रीय प्रमुख, हडको, पटना क्षेत्रीय कार्यालय के पास सफल बोलीदाता को कार्य को पूर्ण या आंशिक रूप से देने का अधिकार सुरक्षित है और बिना कोई कारण बताए किसी प्रस्ताव को स्वीकार/अस्वीकार करने का अधिकार भी सुरक्षित रखता है और इस मामले में किसी भी दावे पर विचार नहीं किया जाएगा। **क्षेत्रीय प्रमुख का निर्णय बाध्यकारी एवं अंतिम होगा**/ Regional Chief, HUDCO, Patna Regional Office 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 Regional Chief shall be binding and final.**

सधन्यवाद,

भवदीय,

हाउसिंग एंड अर्बन डेवलपमेंट कॉरपोरेशन लिमिटेड

हडको क्षेत्रीय कार्यालय पटना

(प्राधिकृत हस्ताक्षरकर्ता /Authorized Signatory)

(मुहर सहित हस्ताक्षर/Signature with Seal)

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अनुलग्नक-I-a/Annexure-I-a

संपत्तियों का विवरण / Details of Properties :

गिरवी रखी गई संपत्तियां/ The mortgaged/ hypothecated assets:

Scheme No.	:	**19303**
Name of the Agency	:	**M/s Aman Multipurpose Cold Storage**
Location	:	**As per details in the property stated below**
Scope of Work	:	**Valuation of 3 Properties**

Lot 1

Land measuring 2 Bigha 12 Kattha, more or less, situated at Khata No.33, 37, 43, 25, 32, 92 and 68, Survey Khesra Plot No. 102, 103, 104, 79, 84, 80, 108, and 109, Thana No. 101, Mauza: Sheikpur, Chainpur, PS & Anchal: Phulwari, Hal Thana: Gaurichak, Sub Registry Office.- Patna, Dist.- Patna in the State of Bihar owned by Sri Manuj Dev Prasad @ Manoj Prasad Singh and possessed by the Borrower M/s Aman Multipurpose Cold Storage on the basis of Lease for 45 years, starting from 25.4.2007 and ending on 24.4.2052.

Tauzi No.	Khata No.	Plot No.	Boundary
28	33	102	N- Niz, S- Sri Runvijay, E- Road, W- Niz
28	37	103	N- Niz, S- Sri Runvijay, E- Niz, W- Niz
28	43	104	N- Niz, S- Sri Runvijay, E- Niz, W- Niz
28	25	79	N- Sri Devendra Singh, S- Sri Runvijay, Niz E- Niz, W- Sri Vijendra Singh
28	32	84	N- Niz, S- Sri Ajay Kr., E- Niz, Sri Runvijay, W- Sri Vijendra Singh
28	33	80	N- Niz, S- Niz E- Niz, W- Sri Vijendra Singh
28	92	108	N- Niz, S- Niz, E- Niz, W- Niz
28	68	109	N- Sri Pramod Singh, S- Niz, E- Road, W- Niz

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 earth, fixture and fittings erected/installed or to be erected/installed thereon, both present and future and every part thereof.

Lot 2

Land measuring 2 bigha 2 dhoor more or less, situated at Khata No.02, Survey Plot No. 106, Thana No. 52, Mauza: Rasulpur, Pargana: Azimabad, Survey

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	Thana: Masaurhi, Hal Thana: Punpun, Sub Registry Office.- Masaurhi, Dist.- Patna in the State of Bihar owned and possessed by Sri Upendra Kumar Singh @ Sinha on the basis of deed of absolute sale bearing no.- 65 dt. 31/1/1979, which is bounded as follows: **North-Plot No. 104 & 105, South-Road, East: Payin & Plot No.102, West: Plot No. 107,** 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 earth, fixture and fittings erected/installed or to be erected/installed thereon, both present and future and every part thereof.
Lot 3	Land measuring 91 Decimals, more or less, situated at Khata No.285, Survey Khesra Plot No. 2709, Survey Thana No. 65, Mauza: Ahiyarpur Lakhan (Lakhna), Tauzi No.-Government of Bihar, Survey Thana & PS- Punpun, Sub Registry Office- Masaurhi, District Sub Registry Office- Patna, District- Patna in the State of Bihar owned by Sri Upendra Kumar Singh @ Sinha S/o Sri Devendra Kumar Sinha on the basis of deed of absolute sale bearing no.- 5452 dt. 26/03/2008. ***North*- Sri Bramdeo Singh, *South*- Sri Mahavir Mahto, *East*: Sri Bramdeo Singh, *West:* Bandh,** 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 earth, fixture and fittings erected/installed or to be erected/installed thereon, both present and future and every part thereof.

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अनुलग्नक-I-b/Annexure-I-b

संपत्तियों का विवरण / Details of Properties :

गिरवी रखी गई संपत्तियां/ The mortgaged/ hypothecated assets:

Scheme No.	**:**	**19358**
Name of the Agency	**:**	**M/s Thakur Nikunj Cold Storage Pvt. Ltd.**
Location	**:**	**As per details in the property stated below**
Scope of Work	**:**	**Valuation of 3 Properties**

Lot No.	Description of Title Deeds/Writing etc.	As per details in the property stated below
I	Lease deed no. 8740 dated 04.07.2007 executed by the landowner Shri Asrafi Lal Mahto in favour of Thakur Nikunj Cold Storage Pvt. Ltd.	All the piece and parcel of land admeasuring 131 Decimal more or less at Khata No. 10 (Old) Khesra Nos. 1337, 1373, 1372, 1371, 1375, 1376, 1374, 1370, 1368, 1367, 1369, 1377, 1378, 1415, 2551, 1405, 1379, Tauzi No. 14939, Thana No. 16/2, Mauza- Madhurapur, Pargana- Kasma, Thana & Circle - Kalyanpur, Sub Division- Kishanpur, Dist.- Samastipur (Bihar) and bounded as under:- North: Nij (Lessor) & Sukhlal Mahto. South: Nij (Lessor) & PWD Road. East : Ramesh Pal & Nij (Lessor). West: Nij, 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 thereof.
II	Sale Deed no. 17895 dated 11.12.2002 executed by Shri Kakud in favour of Shri Siddharth Shankar	All that piece and parcel of land admeasuring 6 kattha more or less situated at Mauza-Harpur, Mahmada, Pargana-Sausa, Thana-Pusa, Dist-Smastipur (Bihar) bearing Khata No.- 601(old)/472 (new), Chak Khata No - 1601 Tauzi No.1429, Khesra No.-1471 (old) 3178 (new) and bounded as: NORTH- Road SOUTH-Road EAST- Ram Chandra Mahto Bagerah WEST- Ramvilas Ray & Ram Chandra Ray Bagerah together with all the buildings and structures constructed or to be constructed thereon, fixed plant and machinery attached to the earth, fixtures and fitting erected/installed or to be erected/installed thereon, both present and future and every part thereof.

III	Sale Deed no. 15021 dated 26.12.2007 executed by Shri Ravi Shankar Prasad Singh in favour of Shri Siddharth Shankar	(a) All that piece and parcel of land admeasuring 106 decimal in Khata No.-70,71, Khesra No.-1915, 2129, 1916, 2130, 1917, 2204, situated at Mauza-Harpur, Mahamada, Pargana-Sausa, Thana-Pusa, Dist-Samastipur within Sub Registry and Sadar Registry Office Samastipur town & Distt. Samastipur, Bounded by: NORTH: Kameshwar Prasad Singh, SOUTH: Nij manmokir No.1 EAST: Purchaser, WEST: Purchaser. together with all the buildings and structures constructed or to be constructed thereon, fixed plant and machinery attached to the earth, fixtures and fitting erected/installed or to be erected/installed thereon, both present and future and every part thereof.
		(b) All that piece and parcel of land admeasuring 02 decimal in Khata No.-70,71, Khesra No.-1904, 2211, 1898, 2212 situated at Mauza-Harpur, Mahamada, Pargana-Sausa, Thana-Pusa, Dist-Samastipur within Sub Registry and Sadar Registry Office Samastipur town & Distt. Samastipur. Bounded by: NORTH: Rameshwar Prasad Singh, SOUTH: Legal Heirs of Baso Singh EAST: Purchaser, WEST: Road. together with all the buildings and structures constructed or to be constructed thereon, fixed plant and machinery attached to the earth, fixtures and fitting erected/installed or to be erected/installed thereon, both present and future and every part thereof.
		(c) All that piece and parcel of land admeasuring 06 decimal in Khata No. 172, 173, 174 Khesra No.-1930, 1931, 1927, and New Khesra No.-2142, 2147situated at Mauza-Harpur, Mahamada, Pargana-Sausa, Thana-Pusa, Dist- Samastipur within Sub Registry and Sadar Registry Office Samastipur town & Distt. Samastipur, Bounded by: NORTH: Yogendra Prasad Singh, SOUTH: Purchaser EAST: Khasra Plot No. 1932 and 1933, WEST: Bhishma Prasad Singh. together with all the buildings and structures constructed or to be constructed thereon, fixed plant and machinery attached to the earth, fixtures and fitting erected/installed or to be erected/installed thereon, both present and future and every part thereof.

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अनुलग्नक-I-c/Annexure-I-c

संपत्तियों का विवरण/Details of Properties :

गिरवी रखी गई संपत्तियां/ The mortgaged/ hypothecated assets:

Scheme No.		**:**	**19074**
Name of the Agency		**:**	**M/s Pansalwa Cold Storage Pvt. Ltd.**
Location		**:**	**As per details in the property stated below**
Scope of Work		**:**	**Valuation of 7 Property**
Lot No.	**Schedule A – Immovable Properties**		
1.	All the piece and parcel of land and buildings existing, and/or to be constructed thereon and shown herein below together with easementary rights and appurtenants		
i.	Khata Nos.80,96, 6 & 92, Khesra Nos. – 32, 18/48, 45 & 19, Thana No.156, Tauzi No.566, Zamabandi No.362 & 363, Mauza – Ramnagar, P.S. & Anchal – Beldaur, Sub – Registry Office – Gogri, District Registry Office – Khagaria within the State of Bihar admeasuring 8 Acres more or less owned and possessed by Shri Nutan Kumar Singh Patel & Shri Bikesh Kumar and bounded by : North : N.H. 107, South: Ranjeet Singh & Others, East : Rohiyama Siwana, West : Nutan Kumar Singh Patel		
ii.	Khata No.- 433, Khesra No. – 44 & 45, Tauzi No.- 4954, Thana No.155, Mauza – Dumri, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri, District Registry Office – Khagaria, District – Khagaria, admeasuring 1 Bigha 17 Dhur owned and possessed by Shri Nutan Kumar Singh Patel and bounded by : North : Shri Loknath Singh, South: Shri Pramod Narayan Choudhary, East : East N.H. 107, West : Om Prakash Yadav Nij Seller		
iii.	Khata No.- 70, Khesra No. – 38, Tauzi No.- 525, Thana No.151, Mauza – Rohiyama, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri, District Registry Office – Khagaria, District – Khagaria, admeasuring 14 Katha owned and possessed by Shri Nutan Kumar Singh Patel and bounded by : North : Pankaj Singh, South: Petrol Pump, East : P.W.D. Road, West : N.H. 107		
iv.	Khata No.- 348, Khesra No. – 544, Tauzi No.- 4953, Thana No.155, Mauza – Rohiyama, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri, District Registry Office –		

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	Khagaria, District – Khagaria, admeasuring 3 Katha 5 Dhur owned and possessed by Shri Nutan Kumar Singh Patel and bounded by : North : Nutan Kumar Singh Patel, South: Nutan Kumar Singh Patel, East : Shiv Mandir, West : Nutan Kumar Singh Patel
v.	Khata No.- 309, Khesra No. – 673, 674 Tauzi No.- 4953, Thana No.155, Mauza – Dumari, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri & District Registry Office – Khagaria, District – Khagaria, admeasuring 3 Katha 1 Dhur owned and possessed by Shri Nutan Kumar Singh Patel and Shri Bikesh Kumar Singh Patel and bounded by : North : Shri Shambhu Singh & Shri Harilal Singh, South: Shri Biranchi Singh, East : Shri Nutan Kumar Singh Patel, West : Shri Vijay Singh
vi.	Khata No.- 40, Khesra No. – 40, Tauzi No.- 525, Thana No.151, Mauza – Dumari, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri & District Registry Office – Khagaria, District – Khagaria, admeasuring 1 Bigha 2 Katha 1 Dhur owned and possessed by Kumari Alka, W/o. - Shri Nutan Kumar Singh Patel and bounded by : North : Shri Nutan Kumar Singh Patel, South: Shri Nutan Kumar Singh Patel, East : Shri Binod Kumar Singh, West : N.H.107
vii.	Khata No.- 339, Khesra No. – 537/2201, Tauzi No.- 4953, Thana No.155, Mauza – Dumari, Pargana – Farkia, P.S. & Thana – Beladur, District – Khagaria under Sub – Registry Office – Gogri & District Registry Office – Khagaria, District – Khagaria, admeasuring 16 Katha 1 Dhur owned and possessed by Shri Bikesh Kumar Singh Patel and bounded by : North : Shri Bino Singh,, South: Shri Fagendra Singh, East : Shri Rajendra Singh, West : Shri Diwakar Singh & Yogendra Narayan Singh
2.	Movable Assets : Hypothecated Plant and machineries / Stocks etc.

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अनुलग्नक-I-d/Annexure-I-d

संपत्तियों का विवरण/Details of Properties :

गिरवी रखी गई संपत्तियां/ The mortgaged/ hypothecated assets:

Scheme No.	**:**	**19228**
Name of the Agency	**:**	**M/s Jai Ambey Regency Pvt Ltd**
Location	**:**	**As per details in the property stated below**
Scope of Work	**:**	**Valuation of 2 Property**

Lot No.	**As per details in the property stated below**
1	All the piece and the parcel of land admeasuring 44.50 Decimal more or less situated at Khata No.84 , within CS Plot Nos. 708, Tauzi No. 8104 Thana No.56, situated at Mauza-Talibpur Barh, Pargana-Gayaspur, Sub Registry- Barh, Dist.- Patna in the State of Bihar owned and possessed by the Borrower and bounded as On the North by: Gopi Krishan Kejriwal, On the South by: Gopi Krishan Kejriwal, On the East by: Maheswari Devi, On the West by: Road, 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 thereof.
2	All that part and parcel of Land admeasuring 24 decimal more or less situated at Khata No. 32 & 499, Khesra Plot No. 125 &126, Tauzi No. 433 to 438, Thana No.36, Mauza- Mekra Bujurg, Survey Thana-Mokama, Sub Registry – Barh, District Sub Registry & Dist – Patna (Bihar) and bounded by On the North by: Road – NH 31, On the South by: Bhup Chandra Ray, On the East by: Kamli Ray, On the West by: Ajay Mistri & Dev Rai, 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 thereof.
3	All that plant, machinery, movables, apparatus, tools, together with stock in trade, book debts, outstanding receivable monies, and all that which were hypothecated by M/s Jai Ambey Regency Pvt. Ltd., vide Deed of Hypothecation dated 12/12/2007.

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अनुलग्नक-II /Annexure-II

(To be submitted on the letter head of valuer)

DECLARATION

It is hereby confirmed that I/We ---------- am/ are not having any conflict of Interest in the following valuation work as described hereunder:

क्र.सं./ Sr.No.	**मूल्यांकित की जाने वाली गिरवी रखी गई संपत्तियों का विवरण Particulars of the the mortgaged/ hypothecated assets to be valued**
1.	
2.	
3.	
4.	

Signature of Valuer along with Seal

स्थान/Place:

दिनांक/Date:

****

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अनुलग्नक-III/Annexure-III

उद्धरण / QUOTATION

मूल्यांकनकर्ता का नाम/Name of the Valuer: _____

विषय: हडको द्वारा वित्त पोषित योजना के मूल्यांकन (प्रथम मूल्यांकन) हेतु निविदा का आमंत्रण / Invitation of Quotation for Valuation (1st Valuation) of HUDCO funded project of PRO.

Ref: HUDCO letter dt._____

क्रमांक/ Sl. No.	**योजना संख्या**/ Scheme No.	**मूल्य की जाने वाली संपत्ति का नाम**/Name of the property to be valued	**मूल्यांकन शुल्क** (% **में**) / Valuation fees **{as percentage (%)** of the value of the asset to be valued}	**लागू जीएसटी**/ Applicable GST	**कुल मूल्यांकन शुल्क** / Total valuation fees
			1	**2**	**(1+2)**
1.	19303	Aman Multipurpose Cold Storage' at Chainpur, Sampatchak, Patna, Bihar (Scheme No. 19303). Agency: M/s Aman Multipurpose Cold Storage			
2.	19358	Construction of 'Thakur Nikunj Multipurpose Cold Storage at Madhurpur, Samastipur, Bihar (Scheme No. 19358). Agency: M/s Thakur Nikunj Cold Storage Pvt. Ltd.			
3.	19074	Construction of 'Pansalwa Cold Storage Pvt. Ltd.' at Beldaur, Dist.- Khagaria, Bihar; (Scheme No. 19074) Agency: M/s Pansalwa Cold Storage P. Ltd.			

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क्रमांक/ Sl. No.	**योजना संख्या**/ Scheme No.	**मूल्य की जाने वाली संपत्ति का नाम**/Name of the property to be valued	**मूल्यांकन शुल्क** (% **में**) / Valuation fees **{as percentage (%)** of the value of the asset to be valued}	**लागू जीएसटी**/ Applicable GST	**कुल मूल्यांकन शुल्क** / Total valuation fees
			1	**2**	**(1+2)**
4.	19228	Construction of "Hotel Ambey International" near NTPC at Barh, Dist.- Patna, Bihar (Scheme No. 19228) Agency: M/s Jai Ambey Regency Pvt Ltd			

उपर्युक्त मूल्यांकन शुल्क सभी समावेशी है, जैसे / The above mentioned valuation fee is all inclusive, like:

i) यात्रा व्यय, बोर्डिंग व्यय और भ्रमण आवास व्यय/ Traveling expenses, boarding expenses and lodging expenses

ii) विज़िटिंग शुल्क/Visiting charges

iii) फोटो प्रिंट पर खर्च/Expenses on photo print

iv) आकस्मिक और अन्य खर्चे जो भी प्रकृति के हों/Incidental and other expenses of whatever nature

मैं एतद्द्वारा घोषणा करता हूं और वचन देता हूं कि मैं उपर्युक्त मूल्यांकन शुल्क और लागू सेवा कर के अलावा किसी अन्य शुल्क का दावा नहीं करूंगा /I hereby declare and undertake that I will not claim any other charges other than the above mentioned valuation fees and applicable Service Tax.

मैं आगे घोषणा करता हूं और हडको द्वारा सौंपे जाने पर हडको दिशानिर्देशों के अनुसार उपर्युक्त संपत्तियों का मूल्यांकन करने का वचन देता हूं/ I further declare and undertake to do valuation of above mentioned properties as per HUDCO guidelines, if assigned by HUDCO.

(मुहर सहित मूल्यांकनकर्ता के हस्ताक्षर)
(Signature of valuer along with seal)

स्थान/Place:

दिनांक/Date: