क्रमांक: हडको/वीएचआरओ/मूल्यांकन/2026-27/ **दिनांक: 20/11/2026**

विषय: हडको- भुवनेश्वर क्षेत्रीय कार्यालय द्वारा निम्नलिखित के मूल्यांकन हेतु दो वर्षों की अवधि के लिए मूल्यांकनकर्ताओं (Valuers) के पैनलबद्धन (Empanelment) हेतु रुचि की अभिव्यक्ति (Expression of Interest): -

(i) भूमि एवं भवन

(ii) अचल संपत्ति/ संयंत्र और मशीनरी

हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड(HUDCO), एक "नवरत्न" सार्वजनिक क्षेत्र का उपक्रम है, जो आवास और शहरी विकास के क्षेत्र में एक प्रमुख तकनीकी-वित्तीय संस्थान है और भारत सरकार के आवास और शहरी मामलों के मंत्रालय (MoHUA) के प्रशासनिक नियंत्रण के तहत कार्य कर रहा है।

हडको क्षेत्रीय कार्यालय, भुवनेश्वर ओडिशा राज्य में हमारी उधार लेने वाली एजेंसियों द्वारा हडको के पक्ष में बंधक (mortgaged) की जाने वाली अचल संपत्तियों / हाइपोथेकेट (hypothecated) की जाने वाली चल संपत्तियों के मूल्यांकन के लिए प्रतिष्ठित मूल्यांकनकर्ताओं को पैनलबद्ध करने की योजना बना रहा है।

मूल्यांकनकर्ताओं के रूप में पैनलबद्धन के लिए आवेदन प्रस्तुत करने हेतु निम्नलिखित सामान्य नियम एवं शर्तें लागू होंगी:

1 पैनलबद्धन के लिए संदर्भ शर्तें (Terms of Reference) और मूल्यांकनकर्ताओं के रूप में विचार किए जाने हेतु आवेदकों द्वारा प्रस्तुत किया जाने वाला अनुपालन वचन पत्र (Undertaking for compliance) **अनुलग्नक-I (Annexure-I)** के रूप में संलग्न है।

2 मूल्यांकन का क्षेत्राधिकार ओडिशा राज्य को कवर करेगा। पैनलबद्ध मूल्यांकनकर्ता हडको की विशिष्ट आवश्यकताओं के आधार पर ओडिशा में कहीं भी या आपात स्थिति/विशिष्ट परियोजनाओं के मामले में, यदि आवश्यकता हुई तो देश में कहीं भी राज्य से बाहर असाइनमेंट करने के लिए तैयार रहेगा।

3 निम्नलिखित श्रेणियों के लिए पृथक पैनलबद्धन किया जाएगा: क) भूमि एवं भवन ख) संयंत्र और मशीनरी मूल्यांकनकर्ता उपरोक्त में से एक या अधिक श्रेणियों के लिए आवेदन जमा कर सकते हैं। प्रत्येक श्रेणी का मूल्यांकन पैनलबद्धन प्रक्रिया के भाग के रूप में स्वतंत्र रूप से किया जाएगा।

4 यह बेहतर होगा कि बोली लगाने वाले/कंपनी/एजेंसी का ओडिशा राज्य में स्थानीय कार्यालय हो। हालाँकि, जो वैल्यूअर किसी अन्य HUDCO क्षेत्रीय कार्यालय के साथ सूचीबद्ध (empanelled) हैं, वे भी वैल्यूएशन के काम के लिए टेंडर प्रक्रिया में भाग लेने के पात्र हैं।

5 मूल्यांकनकर्ता के पास पैन (PAN) और जीएसटी (GST) पंजीकरण संख्या होना अनिवार्य है।

6 प्रस्तावित पैनलबद्धन, पैनलबद्धन की तिथि से दो वर्ष की अवधि के लिए या हडको द्वारा बढ़ाए जाने तक वैध होगा।

7 योग्यता, पंजीकरण, अन्य प्रासंगिक पेशेवर उपलब्धि आदि की सत्यापित फोटो प्रतियां संलग्न की जाएंगी।

8 जमा की जाने वाली जानकारी/दस्तावेजों की जांच सूची (Checklist) प्रत्येक मूल्यांकनकर्ता द्वारा **अनुलग्नक-II (Annexure-II)** के रूप में संलग्न प्रारूप के अनुसार प्रस्तुत की जाएगी।

9 मूल्यांकनकर्ता को एक सीलबंद लिफाफे पर "मूल्यांकनकर्ताओं के पैनलबद्धन के लिए आवेदन" (Application for Empanelment of Valuers) अंकित करके आवश्यक दस्तावेजों के साथ **अनुलग्नक-II** के प्रपत्र में हडको के साथ मूल्यांकनकर्ता के पैनलबद्धन हेतु बायो-डाटा के साथ **अनुलग्नक-I** में संलग्न पैनलबद्धन की शर्तों की विधिवत हस्ताक्षरित प्रति जमा करनी होगी ताकि पैनलबद्धन के लिए उसकी पात्रता का समर्थन किया जा सके। आवेदन डाक द्वारा भेजा जाना चाहिए या **"क्षेत्रीय प्रमुख, हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड(हडको), भुवनेश्वर क्षेत्रीय कार्यालय, दिन दयाल भवन, अशोक नगर, जनपथ, भुवनेश्वर-751 009)"** के पते पर हडको भुवनेश्वर क्षेत्रीय कार्यालय में उपलब्ध टेंडर बॉक्स में जमा किया जाना चाहिए। आवेदन हमारे पास दिनांक 18.12.2026 को शाम 03.00 बजे या उससे पहले पहुंच जाना चाहिए। ईमेल द्वारा या अंतिम समय/तिथि के बाद प्राप्त आवेदनों पर विचार नहीं किया जाएगा। आवेदन खुलने की तिथि दिनांक 18.12.2026 को शाम 03.30 बजे |

10 एम्पैनलमेंट होने से वैल्यूअर को काम मिलने जैसी कोई सुविधा अपने-आप नहीं मिल जाती। वैल्यूएशन के लिए वर्क ऑर्डर जारी करना, खास कामों के लिए मिली कोटेशन के मूल्यांकन पर आधारित होगा और यह HUDCO के मौजूदा नियमों या ज़रूरत पड़ने पर HUDCO के सक्षम अधिकारी द्वारा तय किए गए अन्य मानदंडों के अनुसार होगा।

11 नामित समिति अंतिम तिथि के भीतर प्राप्त आवेदनों का मूल्यांकन करेगी और सक्षम प्राधिकारी को सिफारिश करेगी। हडको के पास बिना कोई कारण बताए मूल्यांकनकर्ताओं के पैनलबद्धन के लिए किसी भी या सभी आवेदनों को अस्वीकार करने का अधिकार सुरक्षित है और विवाद के सभी मामलों के संबंध में क्षेत्रीय प्रमुख, हडको भुवनेश्वर क्षेत्रीय कार्यालय का निर्णय अंतिम और दोनों पक्षों के लिए बाध्यकारी होगा।

12 वैल्यूअर्स (मूल्यांकनकर्ताओं) को सूचीबद्ध करने के लिए 'एक्सप्रेशन ऑफ़ इंटरेस्ट' (रुचि की अभिव्यक्ति) आमंत्रित करने वाला नोटिस HUDCO की वेबसाइट www.hudco.org.in पर भी प्रकाशित किया गया है।

उपरोक्त दस्तावेज हिंदी और अंग्रेजी दोनों में तैयार किया गया है। दो संस्करणों के बीच अस्पष्टता या संघर्ष की स्थिति में, हडको द्वारा आवश्यकतानुसार इन दस्तावेजों के संबंध में व्याख्या के लिए अंग्रेजी भाषा के संस्करण का उपयोग किया जाएगा।

धन्यवाद,

भवदीय,

अभिजीत चक्रबर्ती
उप महाप्रबंधक (परियोजना), भुवनेश्वर क्षेत्रीय कार्यालय

संलग्नक: यथोक्त

No: HUDCO/VRO/Valuation/2026-27/ **Date: 20/11/2026**

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

(i) Land & Building

(ii) Immovable 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, Bhubaneshwar is planning to empanel reputed valuers for valuation of immovable properties to be mortgaged / movable properties to be hypothecated in favour of HUDCO by our borrowing agencies in the State of Andhra Pradesh.

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 State of Odisha. The Empanelled Valuer shall be willing to carry out assignments anywhere in Odisha based on specific requirements of HUDCO or outside the State anywhere in the country in the event of exigencies/ specific projects.

3 Separate empanelment will be undertaken for the following categories:

a) Land and Building

b) Plant and Machinery

Valuers may submit applications for one or more of the above categories. Each category will be evaluated independently as part of the empanelment process.

4 It is preferable that bidder/Firm/Agency should have local office in the State of Odisha. However, the valuer who empanelled with any other HUDCO Regional office are eligible to participate in tendering process of Valuation work.

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 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 Bhubaneswar Regional Office Addressed to **"The Regional Cheif, Housing & Urban Development Corporation Ltd. (HUDCO), Bhubaneshwar Regional Office, 3rd Floor, Deen Dayal Bhawan, Ashok Nagar, Janpath, Bhubaneshwar-751009"**. The application should reach us on or before 03.00 p.m. of Date 18.12.2026. The applications received either by email or late/beyond the closing time/date will not be entertained. The Tenders will be opened on 18.12.26-3.30 PM.

10 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 shall be as per extant HUDCO norms or such other criteria decided by the competent authority of HUDCO in the event of exigency.

11 The designated Committee shall evaluate the applications received within the closing date and recommend to the competent authority. 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 Bhubaneshwar Regional Office shall be final and binding on both the parties in respect of all matters of dispute.

12 Notice inviting Expression of Interest for empanelment of valuers is also published on HUDCO's website i.e. www.hudco.org.in

13. In case of any Clarification needed, please call at the Nos.-0674-2534696, 2536287, or call Shri A. Chakraborty, DGM(Projects)-8420938613/ Shri P. Pandey, Senior Manager(Projects)-9109723407.

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 in connection with these documents as may be required by HUDCO.

Thanking you,

Yours faithfully,

ABHIJIT CHAKRABORTY
Deputy General Manager (Projects)
Bhubaneshwar Regional Office

Enclosures: As above.

Annexure-I

Terms of Empanelment

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/ Income Tax Act, 2025. The valuer shall possess a minimum of five years of post-registration experience as a consulting valuer for reputed clients such as banks, PSUs, and Government Departments. The valuer must also be empanelled with at least one large Public Sector Bank (SBI, PNB, Bank of Baroda, Union Bank of India, Canara Bank).

2 For valuation of properties/assets of Companies, in terms of Companies (Registered Valuers and Valuation) Rules, 2017 notified by MCA on 18.10.2017, the valuer must be registered with Insolvency and Bankruptcy Board (IBBI) for the relevant asset class and be on the panel of at least one large Public Sector Bank (SBI, PNB, Bank of Baroda, Union Bank of India, Canara Bank). Such valuers shall also be eligible to undertake valuations of properties/assets pertaining to other than Companies.

3. The valuer is needed to undertake a valuation job in the State of Odisha. Derails of the same alongwith copies of Supporting documents may be submitted.

4 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.

5 The Valuer of immovable/movable property shall furnish exhaustive report of valuation in the prescribed format covering all aspects detailed in Clause 6, as follows. The valuer shall charge fees (**maximum**) at a rate as follows:-

- ❖ On the first Rs. 5 Lacs of the asset as valued : 0.5% of the value
- ❖ On the next Rs. 10 lacs of the asset as valued : 0.2% of the value
- ❖ On the next Rs. 40 Lacs of the asset as valued : 0.1% of the value
- ❖ On the balance of the asset as valued : 0.05% of the value

*The above rates are as stipulated in the Wealth Tax Act itself.

The Fees may also be as fixed by HUDCO from time to time. The valuer shall not undertake the valuation of any asset in which they have a direct or indirect interest.

6 A Valuer of immovable property shall be governed by the Chapter VIIB of the Wealth tax Act, 1957/ Income Tax Act, 2025 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.

7 A valuer of immovable property shall have to:

(i) Exhaustively and understandably carry out the valuation and submit the duly signed and stamped valuation report in a manner that will not be deceptive.

(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, and other digital records or websites, allowing users to identify the locations where the content was created or taken for the valuation purposes.

8 HUDCO shall have 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.

9 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, without giving any reasons thereof.

10 The performance of valuers shall be reviewed every two years by the Regional Chief and valuers shall be informed accordingly.

11 For the purpose of valuation work to be carried out, Regional Chief 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.

The valuer should clearly indicate:

i. Fair Market Value
ii. Realisable Value
iii. Distress Sale Value

Its 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.

12 The services of the empanelled valuers will be utilized on the basis of competitive quotations called from empanelled valuers. Valuation work will be assigned to the eligible empanelled valuer who has quoted lowest valuation fee.

13 It is advised that the Empanelled valuers may register with GeM Portal.

14 Preference shall be given to the persons or partnership firm having partner holding post graduate degree in Valuation of (Real Estate) and/or (Plant & Machinery) from recognized University and valuer registered as a valuer member with IBBI for relevant class of assets.

15 The Annual turnover of the individual Valuer statement by way of Professional Fees/ consultancy operations for the last three years, duly certified by a Chartered Accountant shall be submitted along with UDIN No.

Declaration:

a) I hereby declare that, above – mentioned information is true to the best of my knowledge and belief.
b) I hereby declare that, I have no conflict of interest in the concerned valuation work
c) I unconditionally accept the "Terms of Empanelment" for consideration as an empanelled valuer in HUDCO.

Signature & Seal
Name

Place:

Date:

Annexure-II

PROFORMA FOR BIO-DATA FOR EMPANELMENT OF VALUER WITH HUDCO

Empanelment for ☐ **Real estate / Land & Building**

☐ **Plant & Machinery**

Please tick, whichever is applicable
(Separate application is to be provided for each category)

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 (mention the number also) :

Pan Card	GST	GST & CIN
Yes / No	Yes / No	Yes / No

4 Office Address :

Phone No. :

Fax No. :

E-mail ID :

Address of Branch Offices located in Andhra Pradesh. (Please do not attach any paper) :

5 Residential Address :

Phone No. :

6. Educational Qualification (certificate to be annexed) :

S. No	**Degree**

7. Brief details of Major Valuation work taken up:

S. No	**Details of last Three (03) financial years.**	**Value (Rs.) (*)**	**Agency for which undertaken**	**Year of valuation**
7.1				
7.2				
7.3				
7.4				

* Value of work taken up should be supported with CA Certificate.

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. Have you been empaneled for valuation with any other bank / financial institution?

If yes, please furnish details, along with proof:

S.NO	Name of the Institution	Duration of Empanelment (Date From …. To….)
9.1		
9.2		
9.3		
9.4		
9.5		

10. Have you ever been blacklisted for valuation by any bank / financial institution? : Yes / No

11. Please attach a signed copy of HUDCO norms for empanelment of valuers in token of your acceptance. : Yes / No

12. Have you been empanelled for valuation in any HUDCO Regional Offices? If yes, please give details (Please enclose authenticated copy of empanelment letter).

S.NO	Name of the Regional Office	Duration of Empanelment (Date From …. To….)
13.1		
13.2		

13.3		
13.4		
13.5		

13. Details of valuation job undertaken at Odisha:

Signature of Valuer with Date & Seal