हडको क्षेत्रीय कार्यालय - हैदराबाद
HUDCO Regional Office - HYDERABAD
हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड, (भारत सरकार का उपक्रम) Housing and Urban Development Corporation Ltd., (A Govt. of India Enterprise)
क्षेत्रीय कार्यालय : 5-10-193, पहली मंजिल, हाका भवन, सैफाबाद, हैदराबाद - 500 004. दुरभाष कार्या. : (040) 23232572
Regional Office : 5-10-193, 1st Floor, HACA Bhawan, Saifabad, HYDERABAD - 500 004. Tel. : (040) 23232572, E-mail : hro@hudco.org

NO. HUDCO/HRO/VALUATION/86-A/VOL-VI/2026/

November 20, 2026

Dear Sir,

Sub: Empanelment of Valuers for HUDCO, Hyderabad Regional Office - Reg.

Housing and Urban Development Corporation Limited (HUDCO), a leading Public Sector Undertaking under the Ministry of Housing & Urban Affairs, Govt of India and also a Techno Financial Institution having its Regional Office at 5-10-193, 1st Floor, HACA Bhawan, Opp. Public Gardens, Hyderabad – 500 004 would like to empanel Valuers in the Region of Telangana.

The empanelment is being done to carry out valuation of immovable properties and other project assets in respect of Housing and Urban Infrastructure Projects already sanctioned / to be sanctioned in future by HUDCO.

For your kind reference, HUDCO's Norms for Empanelment of Valuers **(Annexure–I),** Qualification Criteria **(Annexure–II),** the List of Documents to be Submitted **(Annexure–III)** and Format for List of Eligible Valuers to be Submitted by the Agency – **Annexure-IV** are enclosed herewith.

You are accordingly requested to submit your Professional Profile, along with all requisite details and supporting documents in sealed envelope superscribing "Expression of Interest for empanelment of valuers with HUDCO", so that it reaches this office within the stipulated date and time (i.e., on or before **07.12.2026** at **15:00 Hrs**) to enable us to process your application for fresh empanelment with HUDCO as per the applicable guidelines. Bids received after the due date and time shall not be considered under any circumstances. However, HUDCO reserves the right to seek any clarification regarding the submitted bid within the due date. The decision of the **Executive Director, HUDCO Hyderabad Regional Office**, shall be **final and binding** on all parties.

Thanking you,

Yours faithfully,

(Authorised Signatory)

Encl: As above

NOTE: Those who are interested for empanelment, may send their Professional Profile with supporting details to the address mentioned below within the above-mentioned prescribed time:

Executive Director
HUDCO, Hyderabad Regional Office
5-10-193, 1st Floor
HACA Bhawan, Opp. Public Gardens
Hyderabad – 500 004

Note: -The Valuers belonging to other than Telangana State, shall have to empanel in the respective HUDCO Regional Offices in their state.

Annexure-II: Qualification Criteria

Sr. No.	Qualification Matrix	Qualification Criteria	Documents required / Evidence proof
1.	GST Registration	GST registration is mandatory	Copy of valid GST Registration Certificate.
2.	Valuers Qualifications and Experience	Valuation of properties/ assets pertaining to 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 IBBI for relevant class of assets and 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.	1. The agency has to submit a valid Certificate of Registration issued by IBBI for the relevant asset class. 2. The agency has to submit a valid Empanelment Letter from any one of the specified Public Sector Banks, valid as on 15.11.2026. 3. The agency has to submit a list of eligible valuers meeting the qualification criteria and holding valid IBBI registration, clearly mentioning their respective asset classes. Only these listed valuers shall be authorized to carry out valuation work for the relevant asset class and sign valuation reports on the organization's letterhead under this empanelment.
		OR	
		A valuer of immovable/movable property shall be the Government Registered Valuer as per rule 8A (2) or 8A (8) of the Wealth-Tax Rule, 1957, shall have post Registration experience as a consulting valuer for a period of not less than five years for doing valuations for reputed clients (banks, PSUs, Government Departments etc.) and shall be on the panel of any one of large public	1. The agency has to submit a valid Valuer Registration Certificate issued by the Income Tax Department / Competent Authority. 2. The agency has to submit a valid Empanelment Letter from any one of the specified Public Sector Banks, valid as on 15.11.2026. 3. The agency has to submit documentary proof of at least 5 years of post-registration experience as a consulting valuer for reputed clients (Work Orders, Work Completion

		sector banks (State Bank of India, Punjab National Bank, Bank of Baroda, Union Bank of India, Canara Bank)	Certificates, Experience Certificates, and valuation assignments undertaken). 4. The agency has to submit a list of eligible valuers meeting the qualification criteria, clearly mentioning their respective asset classes. Only these listed valuers shall be authorized to carry out valuation work for the relevant asset class and sign valuation reports on the organization's letterhead under this empanelment.
3.	Office/Branch office in Telangana & Proof of Address	Proprietary Firm/Partnership Firm / Company**:** Must have an office in Telangana state.	GST Registration Certificate registered in Telangana (the principal/additional place of business listed therein will be accepted as the official Telangana office address). **OR** GST Registration Certificate of another State accompanied by valid proof of a Telangana office address dated prior to 15.11.2026, comprising a valid Lease/Rental Agreement (or Ownership Deed) along with a supporting statutory document such as a Telangana Trade License, Shop & Establishment Registration, or Professional Tax payment receipt etc.

Annexure-III: List of required Documents to be Submitted

Empanelled for: **Real Estate / Land & Building** ☐ **Plant & Machinery** ☐

Please tick whichever is applicable

S.No	Document Description	Reference Page No	Submitted (Yes/No)
1.	Copy of valid GST Registration Certificate.		
2.	List of eligible valuers meeting the qualification criteria along with valid Certificate of Registration issued by IBBI for the relevant asset class for individual as well as firm/company. (refer format as enclosed)		
3.	List of eligible valuers meeting the qualification criteria along with valid Valuer Registration Certificate issued by the Income Tax Department / Competent Authority. (refer format as enclosed)		
	Documentary proof of at least 5 years of post-registration experience as a consulting valuer for reputed clients (Work Orders, Work Completion Certificates, Experience Certificates, and valuation assignments undertaken).		
4.	Valid Empanelment Letter from any one of the specified Public Sector Banks, valid as on 15.11.2026.		
5.	Address Proof for Office/Branch office in Telangana		
6.	Profile of the Organization: Registration Certificates (ROC, Partnership Deed, etc.), PAN, Aadhaar of Valuers & GST Certificates		
7.	Declaration: Signed Copy of Annexure-I as an acceptance		
8.	Communication Details**: (*Please note that these contact details will be used for any future communication and to invite quotations as and when required).*** Name: Address: Contact Details: Email:		
9.	Any other relevant documents		

Annexure-I

TERMS AND CONDITIONS /HUDCO NORMS FOR EMPANELMENT OF VALUERS

1. A valuer of immovable/movable property shall be the Government Registered Valuer as per rule 8A (2) or 8A (8) of the Wealth-Tax Rule, 1957, shall have post Registration experience as a consulting valuer for a period of not less than five years for doing valuations for reputed clients (banks, PSUs, Government Departments etc.) and shall 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).

2. Further, for valuation of properties/ assets pertaining to 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 IBBI for relevant class of assets and 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. In each case, the Regional Chief / Regional Head shall specify HUDCO's requirements, including the location, scope, and purpose of the proposed valuation work, and shall invite quotations from the empanelled valuers for awarding the assignment. The valuation work shall be assigned to the empanelled valuer who quotes the lowest valuation fee (L1).

   However, the quoted price shall not exceed the ceiling rates prescribed below. In case the quoted rate is higher than the prescribed slab rates, HUDCO's payment shall be strictly restricted to the maximum fee calculated as per the table below—i.e., **whichever is lower** between the quoted amount and the fee computed from the prescribed rate structure given below in table.
   A valuer of immovable/movable property shall furnish an exhaustive valuation report in the prescribed format covering all aspects specified in **Para 6** below.

Value of the Security	Maximum Fee payable* (Exclusive of taxes)
On the first Rs 5 Lacs of the asset as valued	0.50 % of the value
On the next Rs 10 Lacs of the asset as valued	0.20 % of the value
On the next Rs 40 Lacs of the asset as valued	0.10 % 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.

   or at such rates as fixed by HUDCO from time to time, and not undertake valuation of any assets in which he has a direct or indirect interest.

5. A valuer of immovable/movable property shall be duly governed by the Chapter VII B 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.

6. A valuer of immovable/movable 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.

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 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 and longitude, photos, videos, or websites, allowing users to identify the location 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 valuers 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 fulfill 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. HUDCO reserves the right to seek and accept any clarifications or shortfall documents as and when required, and all empanelled vendors shall be bound to comply within the stipulated due date.

11. Separate empanelment will be undertaken for the following categories:
(a) Land and Building (b) Plant and Machinery

12. In each case, Regional Chief/Regional Head shall explain requirement of HUDCO, 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.

We accept and abide by the above guidelines.

Declaration:

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

SIGNATURE OF THE VALUER
WITH STAMP

List of valuers of immovable/movable property who are Government Registered Valuers as per Rule 8A(2) or 8A(8) of the *Wealth-Tax Rules, 1957* (including registration details of the firm/company, if any):

Sr. No.	Name	Registration Date	Registration Number	Registered Assets Class	Years of Experience	Bank Empanelment Details

List of valuers registered as a valuer member with IBBI for the relevant class of assets (including IBBI registration details of the firm/company, if any):

Sr. No.	Name	Registration Date	Registration Number	Registered Assets Class	Bank Empanelment Details

Housing & Urban Development Corporation Limited
Regional Office,5-10-193,1st Floor, HACA Bhawan
Opp. Public Gardens, Hyderabad-500 004

Empanellment of Valuers in HUDCO

HUDCO would like to empanel the valuers in the region of Telangana for carrying out valuation of immovable properties and other project assets on respect of Projects funded or to be funded by HUDCO. These details are available in "Tender" section in HUDCO's website i.e. www.hudco.org.

SD/
Authorized Signatory

Date: 20.11.2026