ह ड को

हाउसिंग एण्ड अर्बन डेवलपमेन्ट कॉर्पोरेशन लिमिटेड (भारत सरकार का उपक्रम), क्षेत्रीय कार्यालय : 1-बी, सूर्या अपार्टमेन्ट्स्, कटोरा तालाब, रायपुर-492001

दूरभाष : 0771-2427796, 2425517, टेली फैक्स : 0771-2422023, ई-मेल : raipuro@hudco.org.in, वेबसाईट : www.hudco.org.in, सीन - L74899DL1970GOI005276
Housing & Urban Development Corporation Ltd. (A Govt. Of India Enterprise), Regional Office : 1-B, Surya Apartments Kotora Talab, Raipur- 492001
Tel : 0771-2427796, 2425517, Telefex : 0771-2422023, Email : raipurro@hudco.org.in, Website : www.hucdo.org.in CIN : L74899DL1970GOI005276

आई.एस.ओ. 9001:2015: प्रमाणित कम्पनी GSTIN - 22AAACHO632A1ZN AN ISO 9001 : 2015 CERTIFIED COMPANY

क्रमांक: HUDCO/RO/18897/2026/ 207 दिनांक: 26.11.2026

प्रति,
हुडको एम्पैनल्ड वैल्यूअर्स।

विषय: HUDCO द्वारा वित्तपोषित 8 मेगावाट बायोमास आधारित विद्युत संयंत्र, बागबाहरा, जिला महासमुंद, छत्तीसगढ़ (योजना क्रमांक 18897) – HUDCO के पक्ष में प्रतिभूति के रूप में बंधक/दृष्टिबंधक रखी गई संपत्तियों (भूमि, भवन, संयंत्र एवं मशीनरी) का मूल्यांकन।

महोदय,
HUDCO द्वारा उपर्युक्त योजना के अंतर्गत वर्ष 2006–2008 के दौरान ₹1312.00 लाख की राशि का वित्तपोषण किया गया है। उक्त ऋण खाता HUDCO के अभिलेखों में गैर-निष्पादित परिसंपत्ति (NPA) बन चुका है। तदनुसार, SARFAESI/DRT अधिनियम के अंतर्गत ऋण वसूली की कार्यवाही की जा रही है।

इस संबंध में, आरक्षित मूल्य (Reserve Price) निर्धारित करने के उद्देश्य से उक्त परियोजना की बंधक रखी गई संपत्तियों का मूल्यांकन कराया जाना आवश्यक है। संपत्तियों का विवरण संलग्नक- II, III में दिया गया है।

अतः HUDCO के पैनल में सूचीबद्ध मूल्यांकनकर्ताओं (Empanelled Valuers) से अनुरोध है कि वे संलग्नक-I के अनुसार संलग्नक-IV में उल्लिखित संपत्तियों के मूल्यांकन हेतु एकमुश्त मूल्यांकन शुल्क (Lump Sum Valuation Fee) का कोटेशन प्रस्तुत करें। कोटेशन में GST को शामिल न करते हुए मूल्यांकन शुल्क का उल्लेख किया जाए तथा लागू GST की राशि अलग से दर्शाई जाए।

कोटेशन एक सीलबंद लिफाफे में प्रस्तुत किया जाना चाहिए, जिसके ऊपर स्पष्ट रूप से निम्नलिखित अंकित हो:**"Quotation for Valuation – Jindal Electricity Generation Pvt. Ltd."**
आपका कोटेशन निम्नलिखित पते पर संबोधित किया जाना चाहिए: **क्षेत्रीय प्रमुख (The Regional Chief),** HUDCO क्षेत्रीय कार्यालय, 1-B, सुर्या अपार्टमेंट, कटोरा तालाब, रायपुर – 492001।
कोटेशन इस कार्यालय में दिनांक **11.12.2026 को अपराह्न 3:00 बजे तक या उससे पूर्व** अवश्य प्राप्त हो जाना चाहिए। प्राप्त कोटेशन उसी दिन अपराह्न 4:00 बजे खोले जाएंगे ।
केवल HUDCO के पैनल में सूचीबद्ध मूल्यांकनकर्ताओं द्वारा प्रस्तुत कोटेशन ही स्वीकार किए जाएंगे।
उपरोक्त विषय पर आपसे शीघ्र प्रतिक्रिया की अपेक्षा है ।
धन्यवाद।

भवदीय,

विलास सातपुते
उप महाप्रबंधक (IT)

संलग्नक: यथोपरि।

ANNEXURE – I

BRIEF REQUIREMENTS FOR VALUATION OF IMMOVABLE PROPERTIES

1. PURPOSE

The purpose of the assignment is to undertake an independent, unbiased and factual valuation of the immovable properties specified in Annexure-II,III for the purpose of determining their realistic market value and distress sale value and fixing an appropriate reserve price.

2. SCOPE OF WORK

a) The Valuer shall carry out a realistic assessment of the Fair Market Value and Distress Sale Value of the immovable properties listed in Annexure-II,III in accordance with the applicable HUDCO guidelines.

b) The Valuer shall incorporate the findings, professional opinions, analysis and conclusions in a detailed Valuation Report in the prescribed HUDCO proforma, along with the requisite Summary Sheet.

c) The Valuer shall exhaustively explain the valuation methodology and basis adopted, including the rationale for applying any assumptions, adjustments or limiting conditions, wherever necessary.

d) The valuation report shall specifically indicate:

- The applicable circle rate/guideline value notified by the competent authority for registration purposes in respect of the land.
- The prevailing market value of the land, supported by recent and relevant sale instances in the vicinity.
- The market value of existing buildings and other improvements, wherever applicable.
- The assessed Fair Market Value and Distress Sale Value, separately, along with the justification and calculations supporting the same.

e) The valuation shall be realistic, objective and supported by relevant market evidence. The Valuer shall avoid speculative, ambitious, flimsy or unjustified assumptions and limiting conditions.

3. VALUATION FEE

a) The Valuation Fee shall be quoted on a lump-sum basis, exclusive of Goods and Services Tax (GST).

b) The quoted fee shall not exceed the applicable rate or rates prescribed under the Wealth-tax Act, 1957, as stipulated in the applicable conditions.

c) The applicable GST shall be indicated separately in the Financial Bid.

4. OTHER TERMS AND CONDITIONS TO BE OBSERVED BY THE VALUER

The following terms and conditions shall be complied with by the Valuer:

a) In case the Valuer is empanelled with any HUDCO Regional Office(s) other than HUDCO Regional Office, Raipur, he/she shall submit a copy of the empanelment letter issued by the concerned Regional Office(s).

b) The Financial Bid shall be submitted in a duly sealed envelope, superscribed with the words **"FINANCIAL BID FOR VALUATION."**

c) The valuation assignment shall be awarded to the HUDCO-empanelled Valuer quoting the lowest Valuation Fee, subject to fulfilment of the prescribed eligibility criteria and approval by HUDCO.

d) The Valuation Report shall be comprehensive and descriptive, incorporating all requisite details in accordance with HUDCO's valuation guidelines communicated to the Valuer along with the empanelment letter.

e) The Valuation Report shall reflect the realistic value of the subject properties and shall be prepared with due diligence, as the same may be required to be submitted before the Debts Recovery Tribunal (DRT), Jabalpur, and/or for proceedings under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002.

f) The Valuer shall maintain strict confidentiality regarding the subject matter, documents, information and all other particulars relating to the valuation assignment.

g) The Valuer shall submit a site plan/location map of each property valued along with the Valuation Report, clearly indicating the location and relevant identifying particulars of the property.

h) The Valuer shall submit the final Valuation Report in two (2) complete sets, in the prescribed HUDCO format, on or after completion of 15 days from the date of issuance of HUDCO's Work Order following selection/approval.

i) Payment shall be released through electronic bank transfer only after submission of the complete Valuation Report, to the satisfaction of HUDCO. Accordingly, the Valuer shall furnish complete bank account details, including the name of the bank, branch, account number and IFSC code.

j) Before submitting the quotation, the Valuer shall acquaint himself/herself with the nature and extent of the work involved, applicable HUDCO guidelines, valuation norms and other relevant requirements. In case any further information or clarification is required, the Valuer may visit the HUDCO Regional Office, Raipur, on any working day during office hours.

k) The Valuer shall make his/her own arrangements for conveyance, field visits and other logistical support required for carrying out the valuation assignment. No separate reimbursement shall be admissible unless specifically approved by HUDCO.

l) The Valuer shall not undertake the valuation of the subject property if he/she has any direct or indirect interest in the property or in the outcome of the valuation. A duly signed declaration/certificate confirming the absence of any such interest shall be submitted along with the quotation.

m) The Valuer shall have an established office or branch in the State of Chhattisgarh. Documentary evidence in support thereof shall be furnished, if required.

n) The Valuer shall furnish an undertaking confirming that:

- He/she has not undertaken the valuation of the subject property for any party other than HUDCO during the recent past.
- He/she shall not undertake the valuation of the subject property for any party other than HUDCO for a minimum period of one year.

5. PROFESSIONAL REQUIREMENTS AND RESPONSIBILITIES OF THE VALUER

The Valuer shall ensure that the valuation is carried out in a comprehensive, transparent, objective and professionally acceptable manner. In particular, the Valuer shall:

a) Carry out the valuation exhaustively and present the Valuation Report in a clear, understandable and non-misleading manner.

b) Provide adequate information, supporting data, reasoning, analysis and calculations to enable the readers and users of the report to fully understand the basis of the Valuer's findings, professional opinions and conclusions.

c) Clearly identify and describe the property being valued, including its location, physical characteristics, dimensions, boundaries, existing structures and the nature of ownership and other rights associated with the property.

d) Clearly define the basis of value being estimated and specify the purpose of valuation, effective date of valuation and date of preparation/submission of the Valuation Report.

e) Explain comprehensively the valuation methodology and basis adopted, the reasons for their application, the supporting market evidence and the rationale for arriving at the final valuation.

f) State all assumptions and limiting conditions, wherever applicable, ensuring that the same are realistic, reasonable and practicable.

g) Avoid ambiguous, speculative, flimsy or unjustified assumptions and limiting conditions that may affect the reliability and credibility of the valuation.

h) **Furnish a duly signed professional certificate/declaration confirming objectivity, independence, impartiality, absence of bias, professional contribution and disclosure of any relevant interest or potential conflict of interest along with the Valuation Report**.

i) **Undertake geo-tagging of each property for valuation purposes. The geo-tagging shall include relevant geographical information, such as latitude and longitude coordinates, geo-tagged photographs, videos and other digital location references, wherever feasible, to enable accurate identification and verification of the location of the property.**

j) Ensure that the inspection details, photographs, location maps, supporting documents, valuation calculations and other relevant information are appropriately incorporated into or annexed to the final Valuation Report.

6. RIGHT OF HUDCO

The Regional Chief, HUDCO, Regional Office, Raipur, reserves the right to accept or reject any or all proposals/quotations, without assigning any reason whatsoever. No claim or representation in this regard shall be entertained. The decision of the Regional Chief, HUDCO, shall be final and binding.

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Annexure-II

Properties mortgaged are described below:-

S. No	Khasra / Survey No.	Extent/ area of Property	Taluka / Village	P. H. No.	Tehsil & District
1.	727 (Part)	1700 Sq.ft.	Part of Plot No.-13, Mauja-Chirhulidih, Ward No.-3, Swami Atmanand Ward, Raipur	106(B)	Raipur, (C.G).
2.	H. No. 1574 (Part)	225 Sq.ft.	Mauja- Jorapara, Phoolchowk, Main Road, Ward No.-37, Pt. Jawahar Lal Nehru Ward, Raipur	-	Raipur, (C.G).
3.	H.No. 37/1574	1257 Sq.ft.	Mauja- Jorapara, Phoolchowk, Main Road, Ward No.-37, Pt. Jawahar Lal Nehru Ward, Raipur	-	Raipur, (C.G).
4.	743/11-12	0.486 Hectare	Mauja- Rawabhata, R.N.M.- Dharsiwa-2,	100	Raipur, (C.G).
5.	743/24 (Part)	3510 Sq.ft.	Mauja- Rawabhata, R.N.M.- Dharsiwa-2,	100	Raipur, (C.G).
6.	1/1 (khau), 2/3 (Part)	3325 Sq.ft.	Ward No.-9, Lalpur, Bagbahra, RNM- Khallari,	119/66	Mahasamund (C.G)
7.	1/2 (dh), 110/5, 111/6, 120/4(Part)	7725 Sq.ft.	Ward No.-9, Lalpur, Bagbahra, RNM- Khallari,	119/66	Mahasamund (C.G)
8.	1/1(khau), 2/3(part)	1625 Sq.ft.	Ward No.-9, Lalpur, Bagbahra, RNM- Khallari,	119/66	Mahasamund (C.G)
9.	½(dh), 110/5, 111/6, 120/4(part)	4875 Sq.ft.	Ward No.-9, Lalpur, Bagbahra, RNM- Khallari,	119/66	Mahasamund (C.G)
10.	Part of Khasra No. 1/1 Kha (Renumbered as 1/2 Kha)	12,000 Sq.ft.	Lalpur	66	Mahasamund (C.G)
11.	Part of Khasra No. 109/1 (Renumbered as 109/15	2,05,800 Sq.ft.	Lalpur	66	Mahasamund (C.G)
12.	Khasra No. 581, 587/1, 587/2 & 588/2	0.46 Hectare	Bihajhar,	66	Mahasamund (C.G.)

Properties mortgaged/hypothecated as described below:-

Annexure-III

S. No	Khasra / Survey No.	Extent/ area of Property	Taluka / Village	P. H. No.	Description of Valuation Work
1.	Khasra No. 583/1	1.20 Hectare	Bihajhar, Mahasamund (C.G.)	66	Valuation of land and buildings with plants & machineries for 8 MW biomass based power plant. Component wise valuation need to be provided.
2.	Khasra No. 584	1.19 Hectare	Bihajhar, Mahasamund (C.G.)	66	-DO-

edp gh.jindal fldr

Annexure – IV

QUOTATION

(Financial Bid)

Subject:- Quotation for Valuation
Reference:- HUDCO letter Dated 20.11.2026

S. No.	ITEM	DESCRIPTION
1.	Name of the Valuer	
2.	Total Valuation Fee in Rs. for Valuation of properties of Jindal Electricity Generation Pvt. Ltd., (As per Annexure I, II & III) *	
	GST @ _____ % *	
	Total * (Amount in Word also)	

- To be quoted lump sum (exclusive of GST) not exceeding the rate or rates prescribed in the Wealth Tax Act 1957. The applicable GST is to be mentioned separately

DECLARATION

The above-mentioned Valuation Fee is all inclusive, like: -

1. Visiting charges.
2. Travelling Expenses, Boarding Expenses & Lodging Expenses.
3. Expenses on photo print.
4. Incidental and other expenses of whatever nature etc.

I hereby declare and undertake that I will not claim any other charges.

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

Place: _____

Date: _____ **(Signature of Valuer along with Seal)**