

NO. HUDCO/HRO/DMRC Niwas/
30 October , 2023

As per List enclosed (06 Empanelled Valuers),

Sir,

**Sub: Valuation of HUDCO Niwas Defaulter Mortgaged Properties -
 Quotation requested for carrying out valuation work - Reg.**

HUDCO intends to get the properties valued pertaining to HUDCO Niwas home loan file Nos IHL-354, IHL-2221, IHL-2253 and IHL-1769 for the purpose of fixing reserve price under SARFAESI Act, having the details as per the terms and conditions mentioned below:

Name of the Agency	:	HUDCO Niwas home loan file Nos IHL-354, IHL-2221, IHL-2253 and IHL-1769
Location	:	<ol style="list-style-type: none"> 1. Yanumpet, Ghatkesar Mandal, Ranga Reddy District (IHL-354) 2. Kukatpally , Hyderabad (IHL-2221) 3. Erragadda, Hyderabad (IHL-2253) 4. Takulapalli village, Penuballi Mandal, Khammam district, Telangana.(IHL-1769)
Job	:	Valuation of (details available at Annexure-I) HUDCO Niwas home loan file Nos IHL-354, IHL-2221, IHL-2253 and IHL-1769

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पंजीकृत कार्यालय कोर 7 ए, हडको भवन, भारत पर्यावास केंद्र, लोदी रोड, नई दिल्ली - 110003.
 दूरभाष : 011-24648160, फैक्स : (011) 24625308, आई एस ओ 9001:2015 प्रमाणित कंपनी
 वेबसाइट www.hudco.org सी आई एन : L74899DL1970GO1005276, GST : 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



Details of Empanelled Valuers in HRO for 2022-2024

S.No	Name & Address of the firm/valuer	Category	Valuation report to be signed by	Email Id & Contact Nos
01	M/S Nava Nirman Associates Flat No.202, Anvaya Homes,H.No.15-15/AH, Plot Nos.128&129,alind Employees Colony, Serilingampally, Hyderabad 500019	Immovable property	Sri.Y.V.N.N. Sarma	yvnnsarma@gmail.com sarma@navanirman.com 9885500081 9000900189
02	Sri Kola Anna Reddy H.No.10-2/31,4 th left lane, Sripuram colony, Peddapalli road, Karimnagar City-505001	Immovable property	Sri. Kola Anna Reddy	kola.annareddy@gmail.com kola.annareddyvaluer@gmail.com 9849059538 7981057688
03	M/S B.E. Reddy Associates Office: Unit No: 9, 2nd Floor, Sona Arcade Complex, #9-1-199 to 218, Metropolis Hotel Building, Metro Pillar No: 948, Opp. to Regional Passport Office, St. Mary's Road, Secunderabad – 500 003.	Immovable property	Sri B. Eswara Reddy	beredyassoc@yahoo.co.in beredyassoc64@gmail.com 9848441307 040-27801307
04	M/S G.D Rao & Associate Engineers 1-7-139/64, SRK Nagar, Golconda Cross Roads, Musheerabad, Hyderabad-500004	Immovable property & Plant and Machinery	Immovable Property: Sri.A.Satyanarayana Murthy Plant &Machinery: Sri. G.Dontuleswara Rao	gdrao@ymail.com 9885675559 040-27610982
05	Sri K.J.Rao H.No.6-3-354/8/3, Hindi Nagar Colony, Punjagutta, Near Sai Baba Temple, Somajiguda, Hyderabad-500082	Immovable property	Sri.K.Jagadeeswara Rao	kjrao1978@gmail.com 8309452595 9704352276 040-23352668
06	Sri S.Srinivas H.No.7-4-422/18, Besides Lane of IOB, Mukarampua, Karimnagar-505001	Immovable property	Sri S.Srinivas	sriramulas@gmail.com sriramulas@yahoo.com 9440076666 9700917999

Terms and Conditions:

The details of schedule of properties which require valuation pertaining to the above said properties is enclosed as **Annexure-I**.

The jobs include valuation of the above mentioned scheduled properties along with sub plot Nos. with due consideration of various essential parameters and to submit the **valuation report in a descriptive form bringing out all the required details as per the HUDCO guidelines / format forwarded to you along with empanelment letter.**

Valuer may please note the following:

- 1) The valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fee.
- 2) Valuer has to make his own arrangements for conveyance, lodging, boarding, apart from other logistic support for carrying out the valuation.
- 3) Valuer is expected to acquaint himself about the nature of works involved etc before submitting the quotation and visit the site before quoting the work. No amount will be given for such visits before quoting. 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.
- 4) 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.

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- 5) 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.
- 6) Payment will be released through e-transfer only after submission of Valuation Report in full, satisfactory to HUDCO.
- 7) Valuer is required to submit the final valuation report **in duplicate** as per the HUDCO guidelines within **Ten days** from the date of issue of offer letter.
- 8) Valuer's firm or its employees should not be having any relationship with the agency (or its employees) whose property is being valued.

Accordingly, you are requested to submit the quotation towards the valuation fees for carrying out the valuation of the above said property as per the enclosed format at **Annexure-II** in a sealed cover with the envelope super scribed as **"Quotation for Valuation Work of HUDCO Niwas Home loan file Nos IHL-354,IHL-2221,IHL-2253 and IHL-1769 "** duly addressed to the Regional Chief, HUDCO, Hyderabad and the same should reach our Office **on or before 14.11.2023 before 3.00 PM.** Quotations will be opened on the same day i.e., **14.11.2023 at 4.00 PM.**

Regional chief, HUDCO 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, HRO shall be binding and final.

Thanking you,

Yours faithfully,
for Housing & Urban Development Corporation Ltd

KL 30.10.23,
Authorised Signatory
Encl: Annexure I & II

ANNEXURE - I

SCHEDULE OF PROPERTIES

(Description of immovable properties)

S . N o .	File No	Name & Address of the Borrower	Description of Property	Property Schedule
1	IHL- 354	Shri.Mr.Shaik Chand Smt.Mr.Shaik Afzal bee Hosue on Plot No.31, situated at Indira Priya Darshini Railway Employees Colony, Yanumpet, Ghatkesar Mandal, Ranga Reddy District	Plot No.31, land admg.200 sq.yds, in Sy.No.80/1 & 81/1 situated at Indira Priya Darshini Railway Employees Housing Colony, Yanumpet village, Ghatkesar Mandal, Ranga Reddy District	Bounded by North:Plot No.30, South:Plot No.32, East:30'wideroad, West: Plot No.42.
2	IHL- 2221	Smt. Sunitee Raj Mathur& Shri. Vimal Raj Mathur R/oFlatNo.103,SaiTowe rs,AnjaneyaNagar, kukatpally,RangaReddy District	Flat No. 103, Builtup area admg.,1100 Sq. fts, undivided share of land admg., 33 Sq. Yds., (Out of total land 350 Sq.yds) Sai Towers, Sy.Nos. 1011/5,6,7/A,8,9&11, Anjaneya Nagar, kukatpally , Ranga Reddy District	Bounded by North: Open to Sky, South: Open to Sky, East: Flat No.102, West: Open to Sky.
3	IHL- 2253	Shri.K.Sri Ranga Prasad,R/O of Flat no:G2,Ground Floor,Savera Residency,MCH.No.8-3- 167/9,Erragadda,Hyder abad-500018	Flatno:G2,GroundFloor,SaveraRe sidency,MCH.No.8-3- 167/9,Erragadda Hyderabad- 500018 with plinth area of 950sft including common areas with UDS of 20sqyds out of total land admeasuring 399 sqyds	Bounded by North:Staircase& Parking, South:Flat No.G1, East:Parking and Open area, West: Open area
4	IHL- 1769	Shri A Parameshwar Reddy S/O of A Sambhi Reddy & A.Padmavathi W/O A Parameshwar Reddy Plot No.72, Siddardha Nagar, Near Vengal Rao Nagar, Near S.R.Nagar, Hyderabad.	Schedule-A All the land admeasuring ac 6.03 cents in Survey No.255/A,255/B and 257 situated at Takulapalli village, Penuballi Mandal, Khammam district	Bounded by : North: Land of P Madhva Rao and his brothers,

			South: Land of A.Sambi Reddy, East: Donka Road, West: Land of K.Venkata Rama Reddy.
		<p>Schedule-B All the land admeasuring ac 5.00 cents in Survey No.250 ,251/B and 253 situated at Takulapalli village, Penuballi Mandal, Khammam district</p>	<p>Bounded by North: Land A Parameshwar Reddy, South: Land of B.Narayana and Chavala Raja Ratnam, East: Donka Road, West: Land of A Sambi Reddy</p>

Annexure-II QUOTATION

Name of the valuer :

Sub: Quotation for valuation

Ref: HUDCO letter dt _____

File No	Name of the property to be valued	Valuation fees 1	Appli cable GST 2	Total valuation fees (1+2)
IHL-354	Plot No.31, land admg.200 sq.yds, in Sy.No.80/1 & 81/1 situated at Indira Priya Darshini Railway Employees Housing Colony, Yanumpet village, Ghatkesar Mandal, Ranga Reddy District			
IHL-2221	Flat No. 103, Builtup area admg.,1100 Sq. fts, undivided share of land admg., 33 Sq. Yds., (Out of total land 350 Sq.yds) Sai Towers, Sy.Nos. 1011/5,6,7/A,8,9&11, Anjaneya Nagar, kukatpally , Ranga Reddy District			
IHL-2253	Flatno:G2,GroundFloor,SaveraResidency,MC H.No.8-3-167/9,Erragadda Hyderabad-500018 with plinth area of 950sft including common areas with UDS of 20sqyds out of total land admeasuring 399 sqyds			
IHL-1769	Agricultural land belonging to Shri A Parameshwar Reddy S/O of A Sambu Reddy & A.Padmavathi W/O A Parameshwar Reddy Plot No.72, Siddardha Nagar, Near Vengal Rao Nagar, Near S.R.Nagar, Hyderabad with the following details: Schedule-A All the land admeasuring ac 6.03 cents in Survey No.255/A,255/B and 257 situated at Takulapalli village, Penuballi Mandal, Khammam district Schedule-B All the land admeasuring ac 5.00 cents in Survey No.250 ,251/B and 253 situated at Takulapalli village, Penuballi Mandal, Khammam district			
	Total			

DECLARATION

The above mentioned valuation fee is all inclusive, like

- i) Traveling expenses, boarding expenses and lodging expenses
- ii) Visiting charges
- iii) Expenses on photo print
- iv) Incidental and other expenses of whatever nature

I hereby declare and undertake that I will not claim any other charges other than the above mentioned valuation fees and applicable Service Tax.

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

(Signature of valuer along with seal)

Place :

Date :