

हडको क्षेत्रीय कार्यालय, चंडीगढ़

निविदा आमंत्रित करने की सूचना / NOTICE INVITING TENDER

**"केवल भूमि और भवन श्रेणी के तहत हडको चंडीगढ़ क्षेत्रीय कार्यालय में सूचीबद्ध
मूल्यांकनकर्ताओं के लिए"**

**"Only for Valuers empanelled in HUDCO Chandigarh Regional Office under
category Land and Building"**

संख्या : हडको / क्षे.कार्य. / पी-36 / 2024 /

दिनांक: 05.08.2024

विषय: हडको के 4 रिहायशी फ्लैट सेक्टर - 44 डी एवं सेक्टर - 43 बी चंडीगढ़ का मूल्यांकन |
Valuation of HUDCO's 4 residential flats at Sector 44-D & Sector 43-B
Chandigarh.

महोदय,

हडको का विचार अनुबंध-1 में विस्तृत संपत्तियों का वर्तमान मूल्यांकन हडको चंडीगढ़ क्षेत्रीय कार्यालय के पैनल में शामिल मूल्यांकनकर्ताओं से अनुबंध-2 के रूप में संलग्न नियमों और शर्तों के अनुसार करवाने का है। कृपया अपना उद्धरण अनुलग्नक 3 के रूप में संलग्न प्रारूप में भेजें। किसी अन्य प्रारूप में बोली स्वीकार्य नहीं होगी और बोली को अस्वीकार कर दिया जा सकता है।

HUDCO intends to get done present valuation of the properties detailed in Annexure – I from HUDCO Chandigarh Office empanelled valuers as per the terms & conditions enclosed as Annexure – II. Please send your quotation in the format enclosed as Annexure – III. Bid in any other format will not be acceptable and may lead to rejection of the bid.

कृपया ध्यान दें कि / Please note that:

i) केवल वे मूल्यांकक पात्र हैं, जो वर्तमान में "भूमि और भवन" श्रेणी में हडको चंडीगढ़ क्षेत्रीय कार्यालय में सूचीबद्ध हैं।

Only those valuers are eligible, who are at present empanelled in Chandigarh Regional Office of HUDCO, in the category "Land & Buildings".

ii) मूल्यांकन कार्य सूचीबद्ध मूल्यांकनकर्ता को सौंपा जाएगा जिसने सबसे कम मूल्यांकन शुल्क उद्धृत किया है।

Valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fee.

iii) मूल्यांकनकर्ता को मूल्यांकन के लिए हडको दिशानिर्देशों के अनुसार उपर्युक्त संपत्तियों का मूल्यांकन करना होगा, जो पैनल के समय पहले से ही सहमत हैं।

हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड
Housing & Urban Development Corporation Ltd.
(भारत सरकार का उपक्रम) / (A Govt. of India Enterprise)

प्लॉट नं 2, मंगल मंडल, चंडीगढ़

Plot No 2, Mangal Mandla, Chandigarh

प्रथम मंज. सेक्टर 44-डी

1st Floor, Sector 44-D

The valuer will have to value the above mentioned properties as per the HUDCO guidelines for valuation already agreed at the time of empanelment.

iv) मूल्यांकनकर्ता से अपेक्षा की जाती है कि वह विषय वस्तु को गोपनीय रखे।


The valuer is expected to keep the subject matter confidential.

कृपया "मूल्यांकन के लिए कोटेशन" की सदस्यता लेते हुए हडको क्षेत्रीय कार्यालय, प्लॉट नंबर -2, संचार सदन, प्रथम तल, सेक्टर 34 ए, चंडीगढ़-160022 को संबोधित एक सीलबंद लिफाफे में दिनांक 19.08.2024 को सांय 03.00 तक संलग्न हडको नियमों और शर्तों के लिए अपनी स्वीकृति के साथ संलग्न प्रारूप के अनुसार सभी खर्चों और जीएसटी सहित मूल्यांकन शुल्क का उल्लेख करें। कोटेशन दिनांक 19.08.2024 को शाम 03.00 बजे खोले जाएंगे।

Kindly quote the valuation fees inclusive of all expenses and GST as per the enclosed format along with your acceptance to the HUDCO terms & conditions as enclosed latest by 03.00 PM, 19.08.2024 in a sealed envelope addressed to HUDCO Regional Office, Plot No-2, Sanchar Sadan, 1st Floor, Sector 34 A, Chandigarh-160022, subscribing "Quotation for Valuation". Quotations will be opened on 19.08.2024 at 03.00 PM.

सधन्यवाद

भवदीय


क्षेत्रीय प्रमुख

हाउसिंग एंड अर्बन डेवलपमेंट कॉर्पोरेशन लिमिटेड
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प्लॉट नं 2, संचार सदन, बी.एस.एन.एल. बिल्डिंग
Plot No. 2, Sanchar Sadan, B.S.N.L. Building
प्रथम तल, सेक्टर 34-ए
1st Floor, Sector 34-A
चण्डीगढ़ / Chandigarh-160022

Description of Property:

1. 3nos Residential HIG Flats i.e. Flat No- 3067 (GF), 3067/1(First Floor), 3067/2 (Second Floor) at Sector 44-D, Chandigarh as per the representative plan enclosed.
2. 1 Residential HIG Flats Flat No- 1501 (GF) , Sector 43-B, Chandigarh as per the representative plan enclosed.

Please note that valuation has to be done separately for all the 4 properties and actual area of flats are to be verified on site. The valuation is for monetization purpose.

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Annexure-II

1. A valuer shall have to make an unprejudiced and factual valuation of immovable properties.
2. A valuer shall furnish report of such valuation in the prescribed form, charge fees at a rate not exceeding the rate or rates prescribed in the Wealth Tax Act, 1957 and not undertake valuation of any assets in which he has a direct or indirect interest.
3. A valuer shall have to:
 - Exhaustively and understandably carry out the valuation and give the valuation report in a manner that will not be deceptive.
 - Procure and analyse the government valuation of property alongwith verifying the market value of nearby buildings/property (actual registered sales rates from the nearby areas.) and justifying his valuation with cogent reasons both market value and realizable value.
 - 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.
 - Clearly identify and describe the property being valued and the rights associated with the property to be valued.
 - Define the value being estimated and state the purpose of the valuation, the effective valuation date and the date of the report.
 - Fully and exhaustively explain the valuation basis applied and the reasons for their applications and conclusions.
 - State realistic and practicable assumptions and limiting conditions upon which the valuation is based.
 - Avoid ambiguous, flimsy assumptions and limiting conditions.
 - Valuation report shall be sole property of HUDCO and shall not be used by valuer for any other purposes and with any other party.
 - Furnish a signed professional certificate of objectively, non-bias, professional contribution and other relevant disclosure along with the valuation report (**Annexure-IV**).
4. The valuer would also have to furnish photograph indicating of his visit to the subject property. To arrive at a realistic valuation, site visit by the valuer involving taking actual measurements of the flats is required.
5. Valuation report should give fair market value, realizable value, distress value and circle rate value of the property as on where basis. Valuation is to be done separately for all the properties. The purpose of valuation is for monetization.
6. Regional Chief HUDCO reserves the right to reject any or all offers without assigning any reason.
7. 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.
8. Valuer is required to submit final valuation report in duplicate as per the HUDCO's guidelines within 07 days from the date of award of the work.
9. A valuer shall be governed by the Chapter VIIB of the Wealth Tax Act, 1957 and rules made thereunder unless stated otherwise in HUDCO norms in this behalf from time to time.
10. Valuer has to make his own arrangements for conveyance, lodging, boarding apart from other logistic support for carrying out the valuations. The rates quoted should be all inclusive.

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1600022

11. The payment for the valuation work shall be made by RTGS/NEFT only, after submission of the final valuation report.
12. HUDCO will not be responsible for any accident happening during undertaking the valuation work by valuer.
13. In the event of any dispute or difference whatever arising under the contract the same shall be referred to Arbitration which shall be as per provision of the Indian Arbitration & Conciliation Act, 1996.
14. All matters of dispute arising out of this order shall be subject to court in Chandigarh jurisdiction only.

(Accepted)

(Signature with Office Seal)

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QUOTATION

Subject: Quotation for Valuation.

Ref.: HUDCO letter dated _____

(Amount in Rs.)

Valuation fee (inclusive of all expenses)	GST*	Total Valuation fee (inclusive of all expenses & GST)

Total Valuation Fee: _____ (inclusive of all expenses and GST)

The financial bid shall be given in absolute amount basis. The financial bids submitted in the terms of percentage shall be rejected.

DECLARATION

The above mentioned valuation fee is all inclusive like:

- I. Visiting charges.
- II. Travelling expenses, boarding expenses & lodging expenses.
- III. Expenses on photo print.
- IV. Incidental and other expense of whatever nature etc.

I hereby declare and undertake that I will not claim any other charges other than mentioned under total valuation fee column above.

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

Place:

Date:

(Signature of valuer along with Office Seal)

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UNDERTAKING

This is to state that the undersigned has no direct or indirect interest in the subject property to be valued

Place:

Date:

(Signature of valuer along with Office Seal)

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