

HUDCO/VRO/ Empanelment of valuers/2024

Date: 04/11/2024

.....Valuers.....

Dear Sir/Madam,

**Sub: Empanelment of valuers for HUDCO, Vijayawada Regional Office – Reg.**

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Housing and Urban Development Corporation Ltd (HUDCO), a Navratna Central Public Sector Enterprise under the Ministry of Housing & Urban Affairs, Government of India, is a premier Techno- financial institution in the field of Housing and Urban Development. HUDCO has its corporate office at New Delhi and Regional Offices & Development Offices throughout the country. HUDCO funds variety of projects in the Urban Development and Housing sector. HUDCO accepts the mortgage of the borrower's property as a prime security to cover its loan.

HUDCO Regional Office, Vijayawada proposes to empanel reputed valuers for valuation of scheme properties already funded / to be funded for the State of Andhra Pradesh. Norms for empanelment of valuers and proforma for Bio-data for valuer are enclosed at **Annexure (i) and (ii)** respectively. Notice inviting Expression of Interest for empanelment of valuers is also published on HUDCO's website i.e www.hudco.org.in and also in www.eprocure.gov.in.

You are requested to furnish your Bio-data as per **Annexure (ii)**, in case you fulfill the norms for HUDCO's Valuers empanelment. The above details should be submitted at the following address before 05:00 PM on 20.11.2024 in a sealed envelope superscribed as "**Empanelment of valuers**".

**The Regional Chief**

Housing and Urban Development Corporation Ltd. (HUDCO), Regional Office,  
36-14-1, Veeramachaneni Complex, Jammichi Chettu Centre,  
Moghalrajpuram, Vijayawada - 520010

We request you to kindly circulate this among the eligible valuers of your institution to give wide publicity among your members.

Yours faithfully,

**K Vijay Kumar****Joint General Manager (Projects)**

Encl.: as above

पंजीकृत कार्यालय : कोर 7 ए, हडको भवन, भारत पर्यावास केन्द्र, लोधी रोड, नई दिल्ली - 110003.

दूरभाष : 011-24648160, फैक्स : (011)-24625308, आई एस ओ 9001:2015 प्रमाणित कंपनी

वेबसाइट : www.hudco.org सी आई एन : L74899DL1970GOI005276, 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 : L74899DL1970GOI005276, GST : 07AAACH0632A1ZF





## HUDCO NORMS FOR EMPANELMENT OF VALUERS

1. A Valuer of immovable property shall be the Government Registered Valuer as per rule 8A(2) of the Wealth-Tax Rule, 1957 and shall have post Registration experience as a consulting valuer for a period of not less than five years for doing valuations for reputed clients with minimum gross income not less than Rs.2.5 lakhs per year in any of the preceding three years in practice. Regarding income from valuation, a certificate from the Chartered Accountant on the matter of the actual fee received in each of the last three years against valuation may be submitted.
2. A Valuer of immovable property shall have to make an unprejudiced and factual valuation of any immovable property, which he/she may be required to value as per the guidelines as may be prescribed by HUDCO from time to time.
3. A valuer of immovable property 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 to undertake valuation of any assets in which he/she has a direct or indirect interest.
4. A Valuer of immovable property shall be governed by the Chapter VIIB of the Wealth Tax Act, 1957 and rules made there-under, unless stated otherwise in HUDCO norms in this behalf from time to time.
5. A Valuer of immovable property shall have to:
  - Exhaustively and understandably carry out the valuation and give the valuation report in a manner that will not be deceptive, duly signed and stamped.
  - 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.

Signature of Valuer with Date & Seal

- State realistic and practicable assumptions and limiting conditions upon which the valuation is based.
  - Avoid ambiguous, flimsy assumptions and limiting conditions.
  - Furnish a signed professional certificate of objectivity, non-bias, professional contribution and other relevant disclosures along with the valuation report.
6. Preference shall be given to the persons or partnership firm having partner holding postgraduate degree in Valuation of (Real Estate) and/ or (Plant and Machinery) from recognized university for empanelment.
  7. 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 valuer from the date of such modification.
  8. The performance of Valuers shall be reviewed every two years by the concerned HUDCO Regional Chief and the valuers shall be informed accordingly.
  9. HUDCO may remove the name of any person from the empanelment list without prior notice if he fails to fulfill any of the above-mentioned points.
  10. Quotation shall be invited from all the existing empanelled valuers where HUDCO appoints the valuer for its internal purposes who has quoted lowest valuation fee for valuation of the properties.
  11. The valuer undertakes not to value the property on behalf of the owner / borrower of the property within a period of 1 year of the date of valuation on behalf of HUDCO.

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It is certified that I fulfill the norms for Empanelment of Valuers as laid above and also would continue to provide my services to HUDCO as per the guidelines indicated above.

Signature of Valuer with Date & Seal

**BASIC DETAILS TO BE INCORPORATED IN BIO-DATA FOR EMPANELMENT OF VALUER WITH HUDCO**

Empanelment for 


**Real estate**  
**Plant & Machinery**

Please tick, whichever is applicable

- 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 : 

Pan Card	GST	GST & CIN
Yes / No	Yes / No	Yes / No
- 4 Office Address :  
Phone No. :  
Fax No. :  
E-mail ID :
- 5 Residential Address :  
Phone No. :
- 6 Educational Qualification : **S.No**                      **Degree**  
(certificate to be annexed)

- 7 Brief details of Major Valuation work :  
taken up:

S.No	Details	Value (Rs.)	Agency for which undertaken	Year of valuation
7.1				
7.2				
7.3				
7.4				

## PROFORMA FOR BIO-DATA FOR EMPANELMENT OF VALUER WITH HUDCO

- 8 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 :
- 9 Have you been empanelled for valuation with any other bank / financial institution?

If yes, Please furnish details, along with proof:

S.NO	Name of the Institution	Details of Empanelment
9.1		
9.2		
9.3		
9.4		
9.5		

10 Year wise income earned from valuation for the financial year 2021-22, 2022-23 & 2023-24, supported by a Chartered Accountant's certificate on actual fee received each year against valuation (Clause-I).

Year	Valuation Income (Rs. In Lakhs)	CA Certificate enclosed
2021-22		Yes / NO
2022-23		Yes / NO
2023-24		Yes / NO

- 11 Have you ever been blacklisted for valuation by any bank / financial institution? : Yes / NO
- 12 Please attach a signed copy of HUDCO norms for empanelment of valuers in token of your acceptance. : Yes / NO

- 13 Any other information to share (Attach a separate page if required). :

**Signature of Valuer with Date & Seal**