

HOUSING & URBAN DEVELOPEMENT CORPORATION LIMITED

(HUDCO) JAIPUR

Performa to be filled by the Valuer

(For valuation of Immovable property, Land & Building, Plant and Machinery)

Annexure - I

S.No.	Name of Particular	Description
1	(Category of valuation) (Land & Building) (Plant & Machinery)	
2	(Name)	
3	Constitution	
4	Address in Rajasthan	
5	Phone No. Fax No. Email	
6	Educational Qualifications (Photocopy of Degree certificate may be attached)	
7	Are you the Register Valuer as per rule 8A (2 and or B) of the Wealth Tax Rule, 1957	
8	If yes, the Registration number and the year of Registration (Photocopy of Registration Certificate)	

9	In case of Partnership firm, details of Registration of all the partners and also details of partnership for valuation (Refer clause No. 5 of Terms and condition – Annexure 2)	
10	Signatories of Valuation Report – Name (s) (the valuation report is to be signed at least by one valuer)	
11	Goods and Services Tax No.	
12	PAN	
13	Minimum five years' experience as Govt. Registered Valuer	
14	(Annual income) FY 2018-19 – Rs. FY 2019-20 – Rs. FY 2020-21 – Rs. (kindly attach a certificate from CA as per para 2 of Terms of Empanelment - minimum gross income not less than Rs. 1.50 Lacs per year from valuation works in 3 preceding years of practise.	

15	(MSME registration No.) (if any)	
16	Have you been empanelled for valuation with any other Banks/Fls? Please furnish details along with proof.	
17	Have you ever been blacklisted for valuation by any banks/financial institutions? if so details	
18	Please attach a signed copy of HUDCO norms (Annexure-2) for empanelment of valuers in token of your acceptance.	

Declaration:

I hereby declare that, above – mentioned information is true to the best of my knowledge and belief.

I unconditionally accept the enclosed ‘Terms & conditions of Empanelment’ for consideration as an empanelled valuer in HUDCO.

Authorised Signatory
Company Seal and Stamp

HOUSING & URBAN DEVELOPEMENT CORPORATION LIMITED
(HUDCO) JAIPUR

Annexure – II

Terms and Conditions for Empanelment of Valuers

1. A valuer of immovable property or plant & machinery shall be Government Registered valuer as per Rule 8 A (2) of the wealth tax Act, 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. 1.50 Lacs per year in any three of the preceding years of practice. A certificate from Chartered Accountant on the matter of actual fee received in each of the last three years against Valuation has to be furnished.
2. A valuer of immovable 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.
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 undertake valuation of any assets in which he has a direct or indirect interest.
4. A valuer of immovable property shall be governed by the chapter VII B 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. The Wealth tax rule only permit registration of an individual as Govt. Registered valuer who fulfils the laid down criteria of qualification & experience in the respective field. Further following provision u/s 34 AC of Wealth tax act may be adhered to:
- a) No person, either alone or in partnership with any other person, shall practice, describe himself or hold himself out as a Registered Valuer for the purposes of this act or permit himself to be so described or held out, unless he is registered as a valuer or, as the case may be, unless he and all his partners are so registered under this chapter.
 - b) No Company or other body corporate shall practice, describe itself or hold itself out as registered valuer for the purposes of this act or permit itself to be so described or held out
6. A valuer of immovable property shall have to :
- i) Exhaustively and understandably carry out the valuation and give the valuation report in manner that will not be deceptive. 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, opinion and conclusions.
 - ii) Clarify 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.

- iii) Fully and exhaustively explain the valuation basis applied and the reasons for their application and conclusions. State realistic and practicable assumptions and limiting conditions upon which the valuation is based. Avoid ambiguous flimsy assumptions and limiting conditions.
 - iv) Furnish a signed professional certificate of objectivity no-bias, professional contribution and other relevant disclosures along with the valuation report.
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 fulfil any of above mentioned requirements.
 9. The performance of valuers shall be reviewed by HUDCO and the valuers shall be informed accordingly.
 10. In each case, valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fee.
 11. Valuation report submitted by empanelled valuer is objectively prepared based on relevant and comparable sale/rental instances, authentic facts, appropriate justification and valid arguments.

Authorised Signatory
Company Seal and Stamp