

**Housing & Urban Development Corporation Limited HUDCO
Regional Office-Kolkata**

**Expression of Interest For
Empanelment of Valuers for Valuation of Immovable Property and Plant & Machinery**

Expression of interest are invited by HUDCO Regional Office at Kolkata from experienced Valuers to prepare a panel of Valuers for Valuation of Immovable Property and Plant & Machinery.

For the details of selection criteria and other term and conditions of empanelment, please refer to our website www.hudco.org & www.eprocure.gov.in .

Regional Chief
HUDCO, Kolkata

HUDCO: KOLKATA REGIONAL OFFICETENDER
NOTICE

Sub: Invitation for Application for Empanelment as Valuers for Valuation of Immovable Property (other than Agricultural Land, Plantation, Quarries & Mines) & Plant & Machinery

Background:

The Housing and Urban Development Corporation (HUDCO) is a premier techno-financial public sector enterprise, in the field of Housing and Infrastructure Development under the administrative control of the Ministry of Housing & Urban Affairs, Govt. Of India.

HUDCO REQUIREMENT:

HUDCO, Regional Office Kolkata proposes to empanel valuers for valuation of Immovable Property (other than Agricultural Land, Plantation, Quarries & Mines) and Plant & Machinery. A valuer of Immovable property/Plant & Machinery shall have to make an unprejudiced and factual valuation of any Immovable Property or Plant & Machinery, which he may be required to value as per the Guidelines as may be prescribed by HUDCO from time to time.

ELIGIBILITY CRITERIA:

- 1) A valuer of immovable property shall be the Government Registered Valuer as per Rule 8 A(2) of the Wealth-tax Rule, 1957 and shall have post Registration experience as a consulting valuer for a period of not less than 5 years for doing valuation for reputed clients.
- 2) Minimum gross income from valuation in any three of the preceding years of practice should not be less than Rs.2.5 lakh per year. The valuer should provide a certificate from a Chartered Accountant regarding the fee received from valuation in the last 5 years.

SCOPE OF WORK:

1. 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. Copy of the said guidelines will be provided to the empanelled valuers.
2. A valuer of immovable property shall furnish report of such valuation in the prescribed form, charge fees at a rate not exceeding the 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 of immovable property shall be governed by the Chapter VII of the Wealth Tax Act, 1957 and rules made there under unless stated otherwise in HUDCO norms in this behalf from time to time.
4. 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.
 - 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.

Other Relevant Terms & Conditions:

1. As per norms only individual valuers will be considered for empanelment.
2. Preference shall be given to the persons or partnership firm having partners holding post graduate degree in valuation of (Real Estate) and/or (Plant & Machinery) from recognized university for empanelment.
3. 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 valuers from the date of such modification.
4. HUDCO may remove the name of any person from the empanelment list without prior notice if he fails to fulfil any of the requirements.
5. There will be 2 separate panels formed for Immovable Property & Plant & Machinery.
6. Valuers may apply for empanelment in one or both the categories as per their work experience along with filled up prescribed format & copies of necessary documents.
7. Empanelment of Govt. registered valuer shall be done on two (2) yearly basis.
8. The performance of valuers shall be reviewed every two (2) years by the Competent Authority and the valuers shall be informed accordingly.
9. In each case, HUDCO will explain requirement of HUDCO, location, scope and purpose of valuation work proposed to be carried out and shall call for quotations as per norms from the empanelment valuers for awarding proposed valuation work through tender posted on the website of HUDCO. Valuation work will be assigned to the empanelled valuer who has quoted lowest valuation fee.

10. HUDCO reserves the right to accept or reject any or all the EOI submitted without assigning any reason.
11. The valuer will need to have done valuation job in West Bengal/Sikkim and submit supporting documents.
12. The valuer will need to have an office at Kolkata/West Bengal with adequate infrastructure and personnel to cater to the need of proposed valuation service.
13. Any EOI received after the due date & time will not be considered. For any postal delays, HUDCO will not be responsible.
14. The EOI submitted will need to be valid for 60 days.
15. HUDCO will not be responsible for any accident happening during undertaking any valuation work by valuer.
16. Valuer will need to be present at HUDCO Regional Office, Kolkata in case of any requirement.
17. Payment of valuation works will be through RTGS against the Bill submitted after deduction of applicable taxes.
18. The valuers will need to accept the Terms of Empanelment within 15 days of issue of the letter stating the empanelment.
19. The empanelled valuer firms are requested to participate & submit quotation in response to the e-tenders of HUDCO, Kolkata Regional Office for valuation of Immovable Property/Plant & Machinery as per requirement which will be put up on the web site of HUDCO. In case of non-participation by any valuer firm in 2 consecutive tenders sought by HUDCO, Kolkata Regional Office for valuation, the said firm will be removed from the panel of valuers without any further reference.

20. The valuers/firms will need to submit to HUDCO the details of Registration with Insolvency & Bankruptcy Board of India (IBBI).

21. Any disputes will be subject to the jurisdiction of the courts at Kolkata.

FORMAT FOR MAKING THE APPLICATION/EXPRESSION OF INTEREST (EOI) FOR EMPANELMENT AS VALUER.

In case the eligibility criteria is met, the Valuer desiring of getting empanelled with HUDCO, Kolkata RO is required to submit the application/EOI in the format enclosed herewith. Separate applications may kindly be submitted by a valuer for empanelment as valuer of immovable property or as valuer of plant & machinery.

APPLICATION/EOI MAY BE SUBMITTED ON OR BEFORE 22.09.2021 by 1600 Hrs. IN SEALED ENVELOPE HAVING THE FILLED UP FORMAT AND COPIES OF NECESSARY DOCUMENTS AT THE FOLLOWING ADDRESS AND MARKED AS UNDER:

“APPLICATION/EOI FOR EMPANELMENT AS VALUER WITH HUDCO”

**The Regional Chief,
Housing & Urban Development Corporation Ltd. Kolkata
regional office,
“Hudco Bhawan”, DJ-11, Sector - II,
Karunamoyee, Salt Lake,
Kolkata - 700 091. West
Bengal.
e-mail: kro@hudco.org**

On the envelope, the name & address of valuer, Tender No. will need to be stated. The application/EOI may be dropped in the Tender Box kept at reception in HUDCO. The Bids shall be opened on 22.09.2021 at 1630 Hrs. Representative of the valuer may be present during opening of EOI.



HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.

**Proforma to be filled by the Valuer
(for Immovable property valuation other than Agricultural Land, Plantation,
Quarries & Mines)**

1.	Name of Valuer				
2.	Registered No. as per Para 1 of Terms of Empanelment-Government Registered Valuer as per Rule 8 a (2) of the Wealth Tax Act, 1957				
3.	Year of Registered No. (please enclose self-attested copy of registration)				
4.	Validity of Registration up to				
5.	Details of Registration with IBBI				
6.	Details of Minimum 5 years' experience as Govt. Registered Valuer of Immovable property (please enclose details like jobs undertaken stating-job-wise/ year wise valuation amount, distress sale value amount, fees charged from valuation, list of clients, date, copies of work orders/completion certificates in Annexure).				
	Month and year of Completion of Assignment	Name of the Client (preferably PSBs)	Class of Asset Valued	Amount involved	Fees Charged
7.	Address of Office at Kolkata/ West Bengal, Phone No., Mobile No. of key personnel, Fax No. & E-mail.				

8.	Annual Income from Valuation(please enclose a Certificate from Chartered Accountant as per Item No. 2 of the Eligibility Criteria- Minimum Gross Income not less than Rs.2.5 lakhs per year	
9.	Office at Kolkata(Yes/No) Address:	
10.	Educational Qualifications of Valuer/ Partners/Proprietor/Associate (please enclose Bio-Data, copies of certificates)	
11.	Details of Memberships (please enclose copies)	
12.	PAN No.(Please enclose copy)	
13.	Goods & Services Tax. No. (Please enclose copy)	
14.	TIN/VAT No.(if any)(please enclose copy)	
15.	MSME Registration No.(if any)(please enclose copy)	
16.	Post Registration Experience in Years	
17.	List of Key Clients (please enclose separate Annexure)	
18.	Have you been empanelled for valuation with any other Banks/ FIs? Please furnish details along with copies of letters of empanelment and also state the empanelment's valid at present.	

19.	Details of Valuation Jobs done at West Bengal/Sikkim.(please enclose details along with copy of work order)			
Month and year of Completion of Assignment	Name of the Client (preferably PSBs)	Class of Asset Valued	Amount involved	Fees Charged
20.	Any other additional information, if any			

Note: Any additional details may kindly be given in separate sheet.

Declaration:

1. I hereby declare that above mentioned information is true to the best of my knowledge & belief.
2. I unconditionally accept the, "Terms & Conditions of Empanelment", for consideration as an empanelled valuer at HUDCO.

Authorized Signatory

Company Seal and Stamp



HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.

Proforma to be filled by the Valuer (for Plant & Machinery Valuation)

1.	Name of Valuer	
2.	Registered No.as per Para 1 of Terms of Empanelment-Government Registered Valuer as per Rule 8 a (2) of the Wealth Tax Act, 1957	
3.	Year of Registered No. (please enclose self-attested copy of registration)	
4.	Validity of Registration up to	
5.	Details of Registration with IBBI	
6.	Details of Minimum 5 years' experience as Govt. Registered Valuer of Plant & Machinery (please enclose details like jobs undertaken stating-job-wise/ year wise valuation amount, distress sale value amount, fees charged from valuation, list of clients, date, copies of work orders/completion certificates in Annexure).	
	Month and year of Completion of Assignment	Name of the Client (preferably PSBs)
		Class of Asset Valued
		Amount involved
		Fees Charged
7.	Address of Office at Kolkata/ West Bengal, Phone No., Mobile No. of key personnel, Fax No. & E-mail.	
8.	Annual Income from Valuation(please enclose a Certificate from Chartered Accountant as per Item No. 2 of the Eligibility Criteria- Minimum Gross Income not less than Rs.2.5 lakhs per	

	year	
9.	Office at Kolkata(Yes/No) Address:	
10	Educational Qualifications of Valuer/ Partners/Proprietor/Associate (please enclose Bio-Data, copies of certificates)	
11	Details of Memberships(please enclose copies)	
12	PAN No.(Please enclose copy)	
13	Goods & Services Tax. No. (Please enclose copy)	
14	TIN/VAT No.(if any)(please enclose copy)	
15	MSME Registration No.(if any)(please enclose copy)	
16	Post Registration Experience in Years	
17	List of Key Clients (please enclose separate Annexure)	
18	Have you been empanelled for valuation with any other Banks/ FIs? Please furnish details along with copies of letters of empanelment and also state the empanelment's valid at present.	
19	Details of Valuation Jobs done at West Bengal/Sikkim.(please enclose details along with copy of work order)	
	Month and	Name of the Client
	Class of	Amount involved
		Fees Charged

	year of Completion of Assignment	(preferably PSBs)	Asset Valued		
20	Any other additional information, if any				

Note: Any additional details may kindly be given in separate sheet.

Declaration:

1. I hereby declare that above mentioned information is true to the best of my knowledge & belief.
2. I unconditionally accept the, "Terms & Conditions of Empanelment", for consideration as an empanelled valuer at HUDCO.

Authorized Signatory

Company Seal and Stamp