

Sir/ Ma'am,

**Re: Valuation of Non-agricultural Land located at Jhansi (Land Area- approx. 106 acres)**

**Detailed Scope & Terms**

Assignment	<p>IFCI is desirous of obtaining following services with regards to the below mentioned property:</p> <ul style="list-style-type: none"><li>• Valuation of Non-agricultural Land located at Jhansi (Land Area- approx. 106 acres)</li><li>• Property Survey/ Demarcation and assessing potential as per existing state government policies.</li><li>• Logistical assistance for symbolic possession</li></ul>
Eligibility	<p><b>The valuers signing the report should be registered under Wealth Tax Act and the Certificate should be enclosed in the report as also with the quotation.</b></p>
Scope of Work	<ol style="list-style-type: none"><li>1. To determine FMV, RV and DSV, based on current macro-economic scenario. The same should be accompanied by the following details/information:<ol style="list-style-type: none"><li>a. Nature of land, Current Land Usage and extent of land as per records</li><li>b. Whether the proposed layout is meeting with the requirements of the local laws, including Panchayat/&lt;Metro Development Authority&gt; Master Plan/Layout approvals (if applicable)</li><li>c. Boundaries and approach roads in the site for clear identification/ marketability of the property,</li><li>d. Impact of local/regional issues on the value/marketability of the land</li><li>e. Circle Rate valuation of the land</li><li>f. Any other miscellaneous information including encroachment, if any</li><li>g. Marketability of the mortgaged property</li><li>h. The methodology and rationale to be used for the valuation shall be supported by adequate justification.</li><li>i. Photographs of the visiting official on site in addition to various photographs of the site/properties</li><li>j. Google Map Coordinates of the site which is visited by the official to be recorded in the Valuation Report</li><li>k. Commentary on independent approach to land, contiguity of land and demarcation of land</li></ol></li></ol> <p>The valuation process should necessarily involve:</p> <ol style="list-style-type: none"><li>a. Photos of the visiting official on site in addition to various photographs of the site/properties</li><li>b. Inspecting the subject property by conducting site visit and neighbourhood</li><li>c. Review of the documents provided</li><li>d. Market survey and collection of the data pertinent to the valuation exercise.</li></ol>

	<ul style="list-style-type: none"> <li>e. Analysis of the data and the support information received from the client/company</li> <li>f. Determination of the valuation parameters, methods &amp; key assumptions</li> <li>g. Details of comparable deals in the vicinity to be stated such as location of property, month/quarter of transaction, type of property, rate etc.</li> <li>h. Date of Purchase by mortgaging party and purchase consideration to be mentioned</li> </ul> <ol style="list-style-type: none"> <li>2. Preparation of certified Site Map of the property/ies from the revenue authorities along with approved Building Plan indicating approach roads and internal roads, as applicable</li> <li>3. Assessment of potential of the property as per existing land use of the property and proposed land use under the Master Plan, scope of change in land use, existing structures in the vicinity</li> <li>4. Detailed write-up on Land Acquisition planned by the Govt. Authorities in the vicinity (<b>especially in the context of Defence Corridor</b>), if any. Details shall include land area proposed to be acquired, rates of acquisition, criteria of acquisition, comment on whether the proposed land fits in the said criteria, procedure of application for acquisition.</li> <li>5. Ascertaining overlap of area of mortgaged land with DPS school (Jhansi), if any or any other encroachments</li> <li>6. Ascertaining public amenities that may pass through the property such as drainage, nallah, etc.</li> <li>7. Coordinating with government tehsildar office</li> <li>8. Obtaining appointment for government surveyor</li> <li>9. Survey of property</li> <li>10. Ascertain boundaries of all the land parcels</li> <li>11. Preparation of survey report which shall inter-alia include survey map, demarcation, tehsildar report &amp; GPS coordinates.</li> <li>12. Arranging erection of 1 board for fixation of possession notice</li> <li>13. Arranging good quality copies of possession notice</li> </ol>
Timeline	Draft valuation & survey Report shall be submitted within seven (7) working days from the Letter of Award and Final Valuation Report within 2 working days from the date of confirmation by the dealing officer in IFCI.
Deliverables	2 Copies of the valuation & survey report, duly signed, should be submitted by the valuer in hard copy.
Quotation Format	Fees: INR GST @18%: INR Total Quote: █ Payment Terms: Upon completion of Assignment

Please note:

- **Quotation** shall be sent latest by **19.10.2023, (by 1400 Hrs)** in **PASSWORD PROTECTED PDF FILE**, at [soma.thakur@ifcilttd.com](mailto:soma.thakur@ifcilttd.com); [jyoti.bhutani@ifcilttd.com](mailto:jyoti.bhutani@ifcilttd.com) only.
- **Password** to be sent by email on **19.10.2023 BETWEEN 1400-1415 Hrs** only to the following email-ID – [soma.thakur@ifcilttd.com](mailto:soma.thakur@ifcilttd.com).
- Please note that quotation received after the due date and time shall not be accepted.
- You may contact undersigned for any further information/ clarifications.

*Please note that any adverse developments such as disqualifications / debarment / de-listing by any bank / institution / professional body regarding the firm/ individual, renders the firm ineligible for the process.*

Regards

Soma Thakur  
8130800699

## Scope, Terms & Conditions

To determine FMV, RV and DSV, based on current macro-economic scenario. The Valuation Report shall incorporate following details/information:

- Background information of the asset being valued;
- Purpose of valuation (as specified in the cover email);
- Identity of the valuer (CIN no./PAN no./UID no./Registration no.);
- Disclosure of valuer interest/conflict, if any;
- Date of appointment, valuation date and date of report;
- Sources of information/documents (copies to be enclosed alongwith the Valuation Report wherever appropriate);
- Procedures adopted in carrying out the valuation/ Valuation methodology;
- Major factors that influenced the valuation;
- Conversion of all measurements as per SI units;
- Property visit details: Date of Visit, Pictures, Details of official visiting the property;
- Identification of the asset - GIS coordinates of assets visited;
- Date of purchase of property and purchase consideration;
- Circle rate and its source
- Value of property at Circle Rate. Please comment if properties in vicinity are generally valued above or below the Circle Rate and by how much percent (best estimate)
- Data available for last transaction recorded with the Registrar office, if available;
- Comments on status of Demarcation/fencing/boundary wall and contiguity of the land parcel;
- Type of land i.e. freehold, leasehold, sublease, etc.;
- Nature of access (private/public, width of access, all weather road) to the land parcel/building;
- Usage: Permitted usage of the land parcel/building as per the master plan, if any, of that area; Present usage of the land parcel/building and Best usage of the land;
- Any encroachment observe;
- Topography of the land parcel and adjacent area especially any high tension wires crossovers;
- Existing/ongoing developments in nearby area;
- List of all approvals obtained by the mortgagor for the land parcel/building (including approved layout by the municipal or such applicable authority, as built drawings);
- Age of the building/remaining useful life of the building (if applicable);
- It is desirable to have a map of the land parcel and the land parcel duly marked on revenue map;
- In case of leasehold land and land in special economic zone/identified industrial area, restrictions/conditions on enforcement of mortgage rights to be listed and whether the impact of the same has been duly accounted for in the valuation.
- Insured value of building, if insurance policy is available.
- Opinion of the valuer on marketability of the property
- Caveats, limitations and disclaimers;