

**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.

- Date of invitation of EOI: 27/06/2024
- Last date of submission of EOI: 18/07/2024
- Date of opening of EOI: 18/07/2024

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

Joint General Manager (Projects)
HUDCO, Kolkata

HUDCO : KOLKATA REGIONAL OFFICE
TENDER 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 s/he may be required to be valued 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 with minimum gross income as stipulated by HUDCO. Post registration experience as consulting valuer for 5 years as individual who sought empanelment may be furnished alongwith valid Government Registration as per category of assets (e.g. Real Estate, Plant & Machinery etc.).
- 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 Financial years. A proforma to be duly signed by CA in this regard is enclosed for submission by the valuer seeking empanelment.

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- 3) Gross income in any three preceding years of practise out of last five years of post-registration experience of an individual who sought empanelment shall be reckoned. For gross valuation income, of a person who sought empanelment, a certificate from Chartered Accountant may be furnished.
- 4) A valuer of Immovable Property 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.
- 5) Section 34AC of Wealth Tax Act imposes certain restrictions on practice as registered valuer which shall be followed for the purpose of empanelment of valuer:
 - i. 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 and all his partners are so registered under this Chapter.
 - ii. No company or other body Corporate shall practise, describe itself or hold itself out as Registered Valuers for the purposes of this Act or permit itself to be so registered or held out.

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 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 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.
4. A valuer of immovable property shall have to:-
 - Exhaustively and understandably carry out the valuation and give the valuation report duly signed and stamped in a 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, 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. Govt. Registered Valuers will be considered for empanelment subject to fulfilment of the laid down criteria of qualification & experience in the respective field.
2. Preference shall be given to the valuers 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 and Plant & Machinery.
6. Valuers may apply for empanelment in one or both the categories as per their registration, work experience along with filled up prescribed format & copies of necessary documents.
7. Copy of empanelment letters from various Govt. organizations/Public Sector Banks should be enclosed (Max. 5 letters). Attested photocopies of the qualification/s, registration certificate etc need to be furnished.
8. Empanelment of Govt. registered valuer shall be done on two (2) yearly basis.
9. The performance of valuers shall be reviewed every two (2) years by the Competent Authority and the valuers shall be informed accordingly.
10. In each case, HUDCO will explain its requirement, location, scope and purpose of valuation work proposed to be carried out and shall call for quotations as per norms from the empanelled 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.

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11. HUDCO reserves the right to accept or reject any or all the EOI submitted without assigning any reason.
12. The valuer will need to have done valuation job in West Bengal/Sikkim and submit supporting documents.
13. The valuer will need to have an office at West Bengal and/or Sikkim with adequate infrastructure and personnel to cater to the need of proposed valuation service.
14. Any EoI received after the due date & time will not be considered. For any postal delays, HUDCO will not be responsible.
15. The EOI submitted will need to be valid for 30 days.
16. HUDCO will not be responsible for any accident/happening during undertaking any valuation work by valuer.
17. Valuer will need to be present at HUDCO Regional Office, Kolkata in case of any requirement.
18. Payment of valuation works will be through RTGS/NEFT against the Bill submitted after deduction of applicable taxes.
19. The valuers will need to accept the Terms of Empanelment within 15 days of issue of the letter stating the empanelment.
20. 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 posted on the web site of HUDCO.
21. The valuers will need to submit to HUDCO, the details of Registration with Insolvency & Bankruptcy Board of India (IBBI) in case the same has been done.
22. 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 11.07.2024 by 15:00 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**

IMPORTANT DATES:

- Date of invitation of EOI: 27/06/2024
- Last date of submission of EOI: 18/07/2024 at 15:30 Hrs
- Date of opening of EOI: 18/07/2024 at 16:00 Hrs

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 18.07.2024 at 16:00 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.	Registration No. as per Para 1 of Terms of Empanelment - Government Registered Valuer as per Rule 8A(2) of the Wealth Tax Act, 1957	
3.	Year of Registration No. (please enclose self attested copy of registration)	
4.	Validity of Registration up to	
5.	Details of Registration with IBBI, if any	
6.	Details of Minimum 5 years post registration experience as Govt. Registered consulting Valuer of Immovable property (please enclose details like valuation jobs undertaken stating-job-wise/ year wise valuation of property valued, fees charged from valuation, list of clients, date, copies of work orders/ completion certificates in Annexure-self attested).	
7.	Address of Office at Kolkata and/or West Bengal/Sikkim, Phone No., Mobile No. of key personnel, 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-Proforma-Annexure (enclosed) is needed for submission	FY 2023-2024-Rs. FY 2022-2023-Rs. FY 2021-2022-Rs. FY 2020-2021-Rs. FY 2019-2020-Rs.
9.	Office at Kolkata (Yes/No) Address:	
10.	Educational Qualifications of Valuer/ Partners/ Proprietor/ Associate/ Director (please enclose Bio-Data, copies of certificates-self attested)	
11.	Details of Memberships (please enclose copies-self attested)	

Handwritten signature/initials

12.	PAN No. (Please enclose signed 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 Major valuation works (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 valid at present.	
19.	Details of Valuation Jobs done at West Bengal/Sikkim (please enclose details along with copy of work order)	
20.	Have you ever been Blacklisted for Valuation by any Bank/financial institution?	Yes/No
21.	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.

Signature/Stamp of Valuer/Firm



HOUSING AND URBAN DEVELOPMENT CORPORATION LTD.

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

1.	Name of Valuer	
2.	Registration No. as per Para 1 of Terms of Empanelment - Government Registered Valuer as per Rule 8A(2) of the Wealth Tax Act, 1957	
3.	Year of Registration 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 post registration experience as Govt. Registered consulting Valuer of Immovable property (please enclose details like valuation jobs undertaken stating-job-wise/ year wise valuation of property valued, fees charged from valuation, list of clients, date, copies of work orders/completion certificates in Annexure-self attested).	
7.	Address of Office at Kolkata/ West Bengal/ Sikkim, Phone No., Mobile No. of key personnel, 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-Proforma-Annexure-enclosed is needed for submission	FY 2023-2024-Rs. FY 2022-2023-Rs. FY 2021-2022-Rs. FY 2020-2021-Rs. FY 2019-2020-Rs.
9.	Office at Kolkata (Yes/No) Address:	
10.	Educational Qualifications of Valuer/ Partners/ Proprietor/ Associate/ Director (please enclose Bio-Data, copies of certificates-self attested)	
11.	Details of Memberships (please enclose copies-self attested)	
12.	PAN No. (Please enclose signed copy)	

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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 Major valuation works (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 valid at present.	
19	Details of Valuation Jobs done at West Bengal/Sikkim (please enclose details along with copy of work order)	
20	Have you ever been Blacklisted for Valuation by any Bank/financial institution?	Yes/No
21	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.

Signature/Stamp of Valuer/Firm

[Handwritten signature]

Annexure-C

TO WHOM SO EVER IT MAY CONCERN

We have verified the books of accounts ofand as per the information and explanation provided to us, and to the best of our knowledge and belief, we certify that has received the following income from valuation works in preceding five financial years: -

Real Estate/Land & Building

Financial Year	Gross Receipts (Rs.)	Fees from Valuation work (Rs.)

Plant & Machinery

Financial Year	Gross Receipts (Rs.)	Fees from Valuation work (Rs.)

*Please strike off whichever is not applicable. Chartered Accountant Name, Seal, Signature UDIN:

Place:

Date:

Handwritten signatures