

**NOTICE FOR INVITING EXPRESSION OF INTEREST (EoI)  
FOR EMPANELMENT OF LENDER'S INDEPENDENT ENGINEERS (LIEs)-CUM-VALUERS**

1. National Housing Bank ("the Bank") is inviting applications for shortlisting and empanelment of Lender's Independent Engineers (LIEs)-cum-Valuers for the Bank from eligible Individuals / Proprietorship Firms / Partnership Firms / Companies fulfilling the eligibility and other terms appended herewith in the **Annexure - I** along with the supportive documents. An indicative scope of work for the Valuers shall be as per **Annexure - II**.
2. The application in prescribed format (**Annexure - III**), complete in all respects, along with all supportive documents as stated in the application may be submitted from 15.09.2021; 11:00 am till 05.10.2021; 05:00 pm (period and time) at the below mentioned address:

**Ms Meghna Prakash  
Assistant General Manager  
Project Finance Department  
3rd Floor, National Housing Bank  
India Habitat Centre, Core 5 A,  
Lodhi Road, New Delhi - 110 003**

3. The application being submitted should be super scribed as "**APPLICATION FOR EMPANELMENT OF LENDER'S INDEPENDENT ENGINEERS-CUM-VALUERS**" on the envelope.
4. Applications, which are not duly filled up and / or lacking in required supporting documents, shall not be acknowledged and shall be treated as 'NOT RECEIVED.' Any application received outside the above-mentioned cut-off dates and time shall not be considered for the process of empanelment.
5. The names of the empanelled LIE-cum-Valuer/s shall be displayed on the Bank's website and no separate communication will be made to any empanelled LIE-cum-Valuer. Depending on the number of LIEs-cum-Valuers shortlisted for empanelment the Bank may consider zonal / state wise empanelment as per its convenience and the Bank at its discretion may decide to source the services depending on the proximity to geographical location of the project.
6. The empanelment shall be valid for a period of three years, unless specifically delisted by the Bank at its discretion. While LIE-cum-Valuer may be empanelled for a period of 03 years, the tenure of empanelment shall be subject to review at the end of the year or at such intervals as may be decided

by Bank. LIE-cum-Valuer will have to apply afresh after the expiry of the empanelment every three years.

7. The services of the empanelled LIE-cum-Valuer may be used / utilised by the Bank till such service category is not available on Government e-Marketplace (GeM).
8. No communication shall be made by the Bank to any of the applicants not found suitable for empanelment.
9. The Bank shall have the right to cancel the empanelment process itself at any time, without thereby incurring any liabilities to the affected applicants.
10. All applicants are requested to go through the annexures for eligibility criteria and other norms before applying. Any query in this regard may be sent by email to [pfid@nhb.org.in](mailto:pfid@nhb.org.in).
11. Applicants can download the application form and other formats available on Bank's website under Tenders@NHB. Duly filled in application form alongwith relevant attachments in support of documentary proof / evidence in respect of all credentials to be furnished along with the application form. All the attachments should be attested by the Authorised Signatory / Director.
12. Fee for empanelment as LIE-cum-Valuer is as under:
  - Rs 10,000 /- plus GST (Rupees Ten Thousand only + GST)
  - (a) All the Applications must be accompanied with empanelment fees of Rs.10,000/- (which shall be refunded in case of non-empanelment).
  - (b) Any Application received without empanelment fees in form and manner as prescribed in this notice shall not be considered.
  - (c) The fees is to be remitted by way of an e-payment in favour of the Bank and details of remittance to be duly provided in the Application Form.
  - (d) The details of account in which fees is to be remitted is given below:

S.No	Type	Particulars
1	Beneficiary Name	National Housing Bank
2	Beneficiary Address	Core 5A, 4th Floor, India Habitat Centre, Lodhi Road, New Delhi 110 003
3	Beneficiary Bank Name	HDFC
4	Beneficiary Bank Branch Address	HDFC Ltd. H.T House, Connaught Place18/20, K.G.Marg, New Delhi -110001
5	Type of Bank Account	Current Account
6	Beneficiary Bank A/C No	00030350007865
7	IFCS code of Bank branch	HDFC0000003

(e) Applicant must also submit information as per **Annexure – III (c)** , so as to receive the refund in case of non-empanelment.

13. Applicants to ensure that the e-mail IDs, phone numbers and mobile numbers being provided in the application form are correct.

**Disclaimer:**

The Bank is not committed either contractually or in any other way to the applicants whose applications are accepted. The issue of this request for empanelment does not commit or otherwise oblige the Bank to proceed with any part or steps of the empanelment process. The Bank and its directors / officers / employees / contractors / agents and advisors disclaim all liabilities (including liabilities by reason of negligence) from any loss or damage, cost or expense incurred or arising by reasons of any person using the information and whether caused by reasons of any error, omission or misrepresentation in the information contained herein or suffered by any person acting or refraining from acting because of any information contained herein.

--XX--

**Annexure - I**

**Eligibility for the Lender's Independent Engineer-cum-Valuer**

**Eligibility for an Individual / Firm / Company**

**1. Qualifications of the Individual / Firm / Company**

- a. The Individual / Proprietor should be Graduate degree (B.Tech / B.E) in Civil Engineering. For firm / company the applicant must furnish required details/ documentary evidence to conclusively demonstrate availability of technically qualified staff with it, for undertaking assignments as LIE-cum-Valuer. Minimum qualification of such technically qualified staff should be Graduate degree (B.Tech / B.E) in Civil Engineering.
- b. The Individual / Firm / Company should be registered with IBBI under the Companies (Registered Valuers and Valuation) Rules, 2017, as amended.
- c. Minimum age for empanelment in case of individual / proprietor shall be 30 years and maximum age limit for a LIE-cum-Valuer to remain on the panel shall be 65 years.

**2. Experience:**

- a. The Individual / Firm / Company should have undertaken minimum 5 LIE assignments and done minimum 5 valuations for real estate projects for Public Sector Bank(s) / FIs (Financial Institutions) and should have been empanelled with at least two Public Sector Bank(s) / FIs who are into project financing in real estate sector.
- b. The Individual / Firm / Company should have undertaken / completed at least 02 projects under LIE assignment and at least 02 projects under valuation assignment, involving project cost of Rs.100 cr and above for each project as LIE and as Valuer in real estate sector.

**3. Additional criteria for the Individual / Firm / Company:**

- a. The Partnership Firm / Company should have an average turnover of Rs.1.5 crores in last 05 years.
- b. The Proprietorship Firm / Individual should have an average annual income of Rs. 15 lacs in last 05 years.
- c. The Individual / Firm / Company / Partner / Director should not have been blacklisted by any Bank / FI / Government body / any other agency.

**4. Pre-Contract Integrity Pact:**

The Individual / Firm / Company, which will be shortlisted for empanelment with the Bank, shall have to sign Pre-Contract Integrity Pact in the format to be prescribed by the Bank and only upon signing, such Individual / Firm / Company will be considered for empanelment in the Bank.

**5. Validity of empanelment**

This empanelment as a Lender's Independent Engineer (LIE)-cum-Valuer will be valid for a period of three years, unless specifically delisted by the Bank at its discretion. LIE-cum-Valuer will have to apply afresh after the expiry of the empanelment every three years.

--XX--

Annexure - II

**Scope of Services for LIE-cum-Valuer**

The LIE-cum-Valuer shall be required to render the following services. The below list is only indicative in nature.

**LIE:**

Phase I – Project Review and Assessment

- a. Review of Concession Agreement / Development Agreement: LIE shall review the technical aspects of the concession agreement / development agreement and provide an opinion on the achievability of stipulations, including those related to technical specifications and time schedule, based on a review of the relevant Project contracts and construction schedule as proposed by the borrowers.
- b. Review of Project Contracts / Agreement: LIE shall review the Project contracts and comment on the adherence of the technical and commercial aspects of the Project contracts and adequacy of project contractual arrangement including performance guarantees/ bonds, warrantees, adequacy of liquidated damages, performance bonuses with respect to the general industry practice and adequacy of these to mitigate project risks.
- c. Review of Project costs: Review the Project costs including adequacy of contingencies and comparison of the cost of project estimate with other similar projects. Review of technical inputs to Project Financial Model, review of drawdown schedule to be appended to Contract.
- d. Review of Designs: Review of the Project's conceptual design, engineering and drawings, construction plans and operation plans including the projected construction program, expenditure schedule and adequacy of the arrangements made to achieve the projected construction schedule
- e. Review of approvals and clearances: Review the approvals; clearances etc. which are required by the borrower firm to execute the Project and comment on the status of the same.
- f. Review of Environment protection plan: Advise the Lender on the steps taken by the Company for protection of the environment and avoid damage to persons and property.
- g. Review/ Check consistency of project documents

Phase II – Periodic Construction Monitoring and perusal of Certifications

- a. Review the drawdown schedule and adequacy of the arrangements made at the site to achieve the projected construction schedule on a periodical basis as per Bank's requirement.

- b. Review, assist and advice about the progress of work on a periodical basis as per Bank's requirement, vis-à-vis construction schedule and milestone dates specified in the concession agreement / development agreement.
- c. Review change in the project or in the scope of the project contracts during construction, if any.
- d. Certify the capital cost incurred and approve request for disbursements during construction.
- e. Carry out spot verification of the quality of the construction work vis-à-vis stated specifications, if required.
- f. Assessment of variation in orders, if any, which may have impact on the Project cost.
- g. Monitor progress related to removal of encroachments on the carriageway / approach road and other acquired land for the project.
- h. Monitor adherence to environmental regulations and report on any present / future risks that arise during Project implementation.
- i. Certifying the sufficiency of all risk insurance coverage for the project and its assignment in favour of the Bank as loss payee.
- j. Review the status of necessary approvals, permits, licenses, toll notifications, project completion certificates, etc. as may be required by the agency / company for implementation of the project.

**Valuer:**

- a. Rendering valuation of project / property (land & building) / assets as requested by the Bank, in a time bound manner, in accordance with the prescribed and widely used valuation methodologies.
- b. The merits and demerits of each methodology along with applicability thereof in the valuation of specific asset/s shall also be commented upon.
- c. The Valuer shall adhere to the guidelines/ code of conduct contained in IBBI Act under the Companies (Registered Valuers and Valuation) Rules, 2017, as amended.
- d. Adhere to the guidelines and principles of valuation of such assets as prescribed by regulators like Reserve Bank of India and/or any other such regulator.
- e. Preparation of inventory in case of takeover of assets by NHB under SARFAESI Act.
- f. List all applicable permissions / approvals for the project and their current status will have to be given in the report.
- g. Provide clarifications sought by the Bank on the Valuation report for which email ID and other contact details should be provided in the report itself.
- h. Any other related matter assigned by the Bank.

*Note: The scope of work listed above is only indicative in nature. The detailed scope of work will be indicated at the time of actual assignment depending on the nature of the project to be financed by the Bank.*

--XX--