

“Empanelment of Valuers for Property Valuation Work for the Ahmedabad Metro Rail Extension Project”																																
TENDER NOTIFICATION No: : GMRC/R&R/Empanelment of Valuer/2026 Dated: 25/09/2026					ADDENDUM NO: 1, DATED: 15-10-2026																											
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1	1	Table of NIT	6 of 40	I. Last Date and time of submission of E-Tender- 16-10-2026, 15:00 Hrs.	I. Last Date and time of submission of E-Tender- 26-10-2026, 15:00 Hrs.																											
2	Section – II	Clause -(B) Table - 2	9 of 40	Section – II, TECHNICAL EVALUATION CRITERIA (B) Technical Scoring / Credentials Criteria... Table-2 Valuer's Educational / Professional qualification criteria (Maximum mark- 20)	Section – II, TECHNICAL EVALUATION CRITERIA (B) Technical Scoring / Credentials Criteria... Table-2 Valuer's Educational / Professional qualification criteria (Maximum mark- 20)																											
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				4	Membership of (C) Practicing Valuers Association of India (PVAI) OR (b) Centre for Valuation Studies, Research and Training (CVSRT)	5																																
				<p>Note:</p> <p>i) Table – 2, SN 1 is the mandatory requirement to fulfil by every agency / tenderer. The Proposed CV will be summarily rejected if the criteria is not met and marks will be 0(zero). The tenderer will not be considered for further evaluation.</p>																																		
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3	Section – II	Clause -(B) Table - 3	10 of 40	Section – II, TECHNICAL EVALUATION CRITERIA Table - 3 Existing Empanelment Status i.e currently working with following Govt Organization and minimum period 1 year from last date of bid submission- (Maximum marks-20)		Section – II, TECHNICAL EVALUATION CRITERIA Table - 3 Existing Empanelment Status i.e currently working with following Govt. Organization and minimum period of 1 year from last date of bid submission and to provide reference letter /work experience certificate of concern authority for work experience is mandatory (Maximum marks-20)
				SN	Existing Empanelment Status (i.e. currently working) minimum period 1 Year from last date of bid submission	Marks
				1	Ahmedabad Municipal Corporation (AMC) Or AUDA	10
				2	R&B OR GMC OR GUDA	5
				3.	Any Government organization OR Any Gov. Bank	5

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						2	Road & Building Department (R & B) or Gandhinagar Municipal Corporation (GMC) or Gandhinagar Urban Development Authority (GUDA) or National Highway Authority of India (NHAI)or Housing and Urban Development Corporation Ltd. (HUDCO)	5
						3.	Any Govt. Organisation or Any Govt. Bank	5

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4	Section – II	Clause -(B) Table - 4	10 of 40	Section – II, TECHNICAL EVALUATION CRITERIA Table- 4 Past Experience – minimum period 1 Year within seven years from last date of bid submission (Maximum marks-30)		Section – II, TECHNICAL EVALUATION CRITERIA Table- 4 Past work working experience in following Government department by providing reference letter /work experience certificate of concern authority for work experience is mandatory (Maximum marks-30)				
				S N	Past Empanelment Status (i.e. Previously Worked) – minimum period 1 years within seven years from last date of bid submission.	Marks	SN	Past Empanelment Status (i.e. Previously Worked) – minimum period 1 years within seven years from last date of bid submission.	Marks	
				1	Ahmedabad Municipal Corporation (AMC) and AUDA	15	1	Ahmedabad Municipal Corporation (AMC) or Ahmedabad Urban Development Authority (AUDA) or Gujarat Metrorail Corporation (GMRC) Ltd. or National High Speed Rail Corporation Ltd. (NHSRCL)	15	
				2	R&B OR GMC OR GUDA OR GMRC	10		2	Road & Building Department (R & B) or Gandhinagar Municipal Corporation (GMC) or Gandhinagar Urban Development Authority (GUDA) or National Highway Authority of India (NHAI) or Housing and Urban Development Corporation Ltd. (HUDCO)	10
				3	Any Government organization OR Any Gov. Bank	5			3	Any Govt. Organisation or Any Govt. Bank

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				SN	Qualification	Marks	SN	Qualification	Marks
				1	Less than INR 20 Lakh	0	1	Less than INR 15 Lakh	0
				2	More than INR 20 Lakh and up to INR 40 Lakh.	10	2	More than INR 15 Lakh and up to INR 30 Lakh.	10
				2	More than INR 40 Lakh and up to INR 60 Lakh	20	2	More than INR 30 Lakh and up to INR 60 Lakh	20
				3	More than INR 60 Lakh	30	3	More than INR 60 Lakh and up to INR 1 Cr	25
				4			4	More than INR 1 Cr	30
6	Section – V	Annexure-2	25 & 26	Annexure -2 Minimum Eligibility Criteria and Technical Scoring (Annexure-2A, 2B, 2C1, 2C2 to 2D)		Revised Annexure-2 Annexure -2 Minimum Eligibility Criteria and Technical Scoring (Annexure-2A, 2B, 2C1, 2C2 to 2D) enclosed at- Appendix-A of Addendum-1			
7	Section – I	Table of NIT-Key details	5 of 40	Section – I, TECHNICAL EVALUATION CRITERIA C. Estimate of Project affected Properties Approx. 2000 properties (Number of properties may vary as per Metro alignment.)		Section – II, TECHNICAL EVALUATION CRITERIA Project affected properties, which will lying in Phase 2A, and upcoming project of Ahmedabad Phase 3.			
8	Section – V	Clause No.2 terms of	21 of 40	Section – V, CONDITION OF CONTRACT 2. TERMS OF PAYMENT..... Note: Valuer's fees derives asper CBDT norms : [Scale of fees to be charged by a registered valuer for each property.		Section – V, CONDITION OF CONTRACT 2. TERMS OF PAYMENT..... Note: Valuer's fees derives asper CBDT norms : [Scale of fees to be charged by a registered valuer for each property.			

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		payment		<div>8C. (1) Subject to the provisions of sub-rules (2) and (3), the fees to be charged by a registered valuer for valuation of any asset shall not exceed the amount calculated at the following rates, namely:—</div> <table><tr><td>On the first Rs. 5,00,000 of the asset as valued</td><td>1/ 2 per cent of the value;</td></tr><tr><td>On the next Rs. 10 lakhs of the asset as valued</td><td>1/ 5 per cent of the value;</td></tr><tr><td>On the next Rs. 40 lakhs of the asset as valued</td><td>1/ 10 per cent of the value;</td></tr><tr><td>On the balance of the asset as valued</td><td>1 /20 per cent of the value.</td></tr></table> <div>(2) Where the amount of fees calculated in accordance with sub-rules (1) is less than Rs. 2500, the registered valuer may charge Rs. 2500 as his fees.</div> <div>(3) Above fees will consider upto one revision of valuation report (if revision required), after one revision Rs. 500/-will be paid to valuer for every revision.</div> <div>(4) Visit charge Rs 1,200 per property will be paid (single time only) by GMRCL to registered valuer i.e for same property visit charges will not be paid at the time of revision of valuation report.</div> <div>(The above rate is excluding GST)</div>		On the first Rs. 5,00,000 of the asset as valued	1/ 2 per cent of the value;	On the next Rs. 10 lakhs of the asset as valued	1/ 5 per cent of the value;	On the next Rs. 40 lakhs of the asset as valued	1/ 10 per cent of the value;	On the balance of the asset as valued	1 /20 per cent of the value.	<div>8C. (1) Subject to the provisions of sub-rules (2) and (3), the fees to be charged by a registered valuer for valuation of any asset shall not exceed the amount calculated at the following rates, namely:—</div> <table><tr><td>On the first Rs. 5,00,000 of the asset as valued</td><td>1/ 2 per cent of the value;</td></tr><tr><td>On the next Rs. 10 lakhs of the asset as valued</td><td>1/ 5 per cent of the value;</td></tr><tr><td>On the next Rs. 40 lakhs of the asset as valued</td><td>1/ 10 per cent of the value;</td></tr><tr><td>On the balance of the asset as valued</td><td>1 /20 per cent of the value.</td></tr></table> <div>(2) Where the amount of fees calculated in accordance with sub-rules (1) is less than Rs. 5000, the registered valuer may charge Rs. 5000 as his fees as per section 514 read with rule 248(3)</div> <div>(3) Above fees will consider upto one revision of valuation report (if revision required), after one revision Rs. 500/-will be paid to valuer for every revision.</div> <div>(4) Visit charge Rs 1,200 per property will be paid (single time only) by GMRCL to registered valuer i.e for same property visit charges will not be paid at the time of revision of valuation report.</div> <div>(5) Rs. 10,000/- Per appearance in court charge, if required</div> <div>(The above rate is excluding GST)</div>	On the first Rs. 5,00,000 of the asset as valued	1/ 2 per cent of the value;	On the next Rs. 10 lakhs of the asset as valued	1/ 5 per cent of the value;	On the next Rs. 40 lakhs of the asset as valued	1/ 10 per cent of the value;	On the balance of the asset as valued	1 /20 per cent of the value.
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9	Section – I	Table of NIT-Key details	6 of 40	Section – I, NOTICE INVITING TENDER M. Performance Guarantee- INR 1,00,000 in form of Demand Draft / eBG in favour of “GUJARAT METRO RAIL CORPORATION (GMRC) LIMITED”	Section – I, NOTICE INVITING TENDER M. Performance Guarantee- INR 50,000 in form of Demand Draft / eBG in favour of “GUJARAT METRO RAIL CORPORATION (GMRC) LIMITED”	
10	Section – III	Cluse-14	14 of 40	Section – III, INSTRUCTION TO BIDDERS <u>14. ISSUANCE OF LETTER OF EMPANELMENT AND AWARD OF CONTRACT:.....</u> (c) Upon issuance of the LoA, the selected agency shall furnish a one-time Performance Guarantee of INR 1,00,000/- (Indian Rupees One Lakh Only) within twenty-one (21) days from the date of issuance of the LoA.	Section – III, INSTRUCTION TO BIDDERS <u>14. ISSUANCE OF LETTER OF EMPANELMENT AND AWARD OF CONTRACT:.....</u> (c) Upon issuance of the LoA, the selected agency shall furnish a one-time Performance Guarantee of INR 50,000/- (Indian Rupees Fifty Thousand Only) within twenty-one (21) days from the date of issuance of the LoA.	
11	Section – I	Table of NIT-Key details	6 of 40	Section – I, NOTICE INVITING TENDER N. Retention Money 10% of each bill of the specific work awarded by GMRC and Retention money will be returned after 3 months completion of valuation of Specific work.	Section – I, NOTICE INVITING TENDER N. Retention Money 5% of each bills of the specific work awarded by GMRC and Retention money will be returned after 3 months completion of valuation of Specific work.	
12	Section – V	Term of payment	21 of 40	Section – V, CONDITION OF CONTRACT 2. Terms of Payment (j) After verification of valuation report by R&B department payment will be made by GMRCL as follows:	Section – V, CONDITION OF CONTRACT 2. Terms of Payment (j) After verification of valuation report by R&B department payment will be made by GMRCL as follows:	

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				<p>(a) 90% of the professional fee shall be released after acceptance of the valuation report by GMRC and completion of all observations, clarifications, revisions (if any), and other obligations under the Work Order</p> <p>(b) 10% of each bill will be hold as retention money of the specific work awarded by GMRC and Retention money will be returned after 3 months completion of valuation of Specific work.</p>	<p>(a) 95% of the professional fee shall be released after acceptance of the valuation report by GMRC and completion of all observations, clarifications, revisions (if any), and other obligations under the Work Order</p> <p>(b) 5% of each bill will be hold as retention money of the specific work awarded by GMRC and Retention money will be returned after 3 months completion of valuation of Specific work.</p>

Appendix-A of Addendum-1

REVISED ANNEXURE – 2,

Minimum Eligibility Criteria and Technical Scoring

Annexure-2A- Valuer's Minimum Eligibility Applicant

1.0	Valuer's Educational/ Professional qualification criteria of Team leader	Yes/No	If Yes, provide Documentary evidence with reference of attachment page no.
1.1	Bachelor's Degree in Civil Engineering		
1.2	Government approved valuer (Assets class : Land and Building)		
2.0	Work Experience Criteria- Minimum 3 years' work experience in the field of Properties' valuation after the completion of the degree. valuation in any Govt. Organization after the completion of the degree.		
3.0	Age Criteria - The minimum age for Empanelment shall be 25 years and maximum age limit is 70 years for a Valuer to remain on the panel		

Note – The bidder should Submit / attach the proof of document along with above format. Without proof of document the bidder's will not be considered for evaluation.

ANNEXURE – 2 B, Valuer's Educational / Professional qualification criteria of team leader (Maximum mark-20)

1.0	Valuer's Educational/ Professional qualification criteria of team leader	Yes/No	If Yes, provide Documentary evidence with reference of attachment page no.
1	Valuer registered u/s. 34AB of the Wealth Tax Act (Asset Class : Land & Building) or Insolvency & Bankruptcy Board of India (IBBI) (Asset Class : Land & Building)		
2	Member of - The Institution of Engineers (India) or Chartered Engineer		
3	Membership with any Registered Valuers Organisations (RVO) kindly refer list of RVO under consideration as per Government website : https://ibbi.gov.in/service-provider/valuer-organisations (i.e RVO list mentioned in this addendum SL no-2)		

Appendix-A of Addendum-1

**ANNEXURE – 2 C1, Valuer's Existing Empanelment Status i.e currently working with following Govt Organization. (Team Leader's experience will be considered)
(Maximum mark-20)**

	Existing Empanelment Status (i.e currently working) minimum period 1 year from last date of bid submission	Yes/No	If Yes, provide Documentary evidence with reference of attachment page no.
1	Ahmedabad Municipal Corporation (AMC) Or AUDA		
2	Gujarat Metrorail Corporation (GMRC) Ltd.		
3	Bullet train (National High Speed Rail Corporation Ltd -NHSRCL)		
4	Road & Building Department (R & B)		
5	Gandhinagar Municipal Corporation (GMC) or Gandhinagar Urban Development Authority (GUDA)		
6	National Highway Authority of India (NHAI)		
7	Housing and Urban Development Corporation Ltd. (HUDCO)		
8	Any Govt. Organization or Any Govt. Bank		

ANNEXURE – 2 C2, Past Empanelment Status (i.e Previously Worked) – minimum period 1 years within seven years from last date of bid submission. (Team Leader's experience will be considered)

(Maximum mark-30)

	Past Empanelment Status (i.e Previously Worked) – minimum period 1 Year within seven years from last date of bid submission	Yes/No	If Yes, provide Documentary evidence with reference of attachment page no.
1	Ahmedabad Municipal Corporation (AMC) Or AUDA		
2	Gujarat Metrorail Corporation (GMRC) Ltd.		
3	Bullet train (National High Speed Rail Corporation Ltd -NHSRCL)		
4	Road & Building Department (R & B)		
5	Gandhinagar Municipal Corporation (GMC) or Gandhinagar Urban Development Authority (GUDA)		
6	National Highway Authority of India (NHAI)		
7	Housing and Urban Development Corporation Ltd. (HUDCO)		
8	Any Govt. Organization or Any Govt. Bank		

Appendix-A of Addendum-1

ANNEXURE – 2 D Financial Detail – Average Annual Turnover

(Maximum mark-30)

Description	FINANCIAL YEARS		
	2025-26	2024-25	2023-24
Annual Turnover (in INR)			
Average Annual Turnover (in INR)			
Name of Chartered Accountant (CA)			
Seal & Signature of CA			
Membership No. of CA			
UDI No. of CA			

Note:

1. The bidder is advised to attach the documentary evidence along with filled Annexures , as mentioned above.
2. The financial data in above prescribed format, Annexure –2 (D) shall be certified by Chartered Accountant in original under his signature, stamp, UDI No. and membership number
3. Audited P&L statement and Balance sheet for last Three years i.e 2023-24, 2024-25 & 2025-26.
4. In case audited balance sheet of the last financial year (i.e. 2025 – 26) is not made available by the bidder/agency, he has to submit an affidavit (**Provided in Annexure -8**) certifying that 'the balance sheet has actually not been audited so far'. In such a case the financial data of previous '2' audited financial years will be taken into consideration for evaluation.