

Tender Name: “Empanelment of Valuers for Property Valuation Work for the Ahmedabad Metro Rail Extension Project”						
Tender no. GMRC/R&R/Empanelment of Valuer/2026, Dated 25-09-2026						
SN	Section	Clause No.	Page No.	Tender Condition	Bidder's Query	GMRC's Clarification, dated: 15/10/2026
1	Section –V	Clause No.2 TERMS OF PAYMENT	21 of 40	As per the tender document, the minimum valuation fee is specified as ₹2,500/- , with reference to Rule 8C of the Wealth-tax Rules.	With effect from 01.04.2026 , the Income-tax Act, 2025 and Income-tax Rules, 2026 have come into force. Under Section 514 of the Income-tax Act, 2025 read with Rule 248(3) of the Income-tax Rules, 2026 , where the fee calculated as per the prescribed rates is less than ₹5,000/- , the registered valuer may charge ₹5,000/- as the minimum fee. Kindly clarify whether the minimum valuation fee under the present tender may accordingly be considered as ₹5,000/- instead of ₹2,500/-.	Ref. SL No 8 of Addendum-1 dated 15-10-2026
2	Section –I	1.1.2 Key details Table	5 of 40	The tender document indicates approximately 2,000 project-affected properties.	Kindly provide the available property-wise / location-wise details of the approximately 2,000 project-affected properties , including, wherever available, property identification details, location, nature of property, affected area and structure details, to enable bidders to properly assess the scope and extent of valuation work.	Ref. SL No 7 of Addendum-1 dated 15-10-2026
3	Section –I	1.1.2 Key details Table	6 of 40	The tender states that the Pre-Bid Meeting will be held through Video Conferencing / Online mode.	Considering the nature and magnitude of the proposed work, kindly arrange a Hybrid Pre-Bid Meeting (Physical + Online) to facilitate effective interaction and maximum participation of prospective bidders.	Online prebid meeting - it Clearly mentioned in tender document.
4	Section –II	Table-2	9 of 40	As per Table-2 – Valuer's Educational / Professional Qualification Criteria, Sr. No. 2 , the qualification of the Team Leader is mentioned as “The Institution of Engineers (India) OR Chartered Engineer.”	Kindly clarify whether “The Institution of Engineers (India)” means membership of the Institution of Engineers (India) (IE(I)). If yes, kindly clarify whether such membership is mandatory , even if the Valuer is already a member of a recognized Valuer Organisation.	Ref. SL No 2 of Addendum-1 dated 15-10-2026
5	Section –II	Table-2	9 of 40	Under Table-2 – Valuer's Educational / Professional Qualification Criteria, Sr. Nos. 3 & 4 , membership of a particular Institute / Organisation is specified.	Kindly clarify whether membership of any recognized professional Institute / Organisation relevant to the valuation and engineering profession may be accepted, considering that several recognized professional Institutes / Organisations exist in India.	Ref. SL No 2 of Addendum-1 dated 15-10-2026
6	Section –II	Table-3	10 of 40	As per Table-3 and Table-4 , marks are prescribed for existing empanelment with AMC/AUDA, R&B/GMC/GUDA and any Government Organisation/Government Bank.	Kindly consider consolidated marks for bidders who are currently empanelled with or undertaking valuation work for any Government Organisation, Government Department, PSU, Nationalised Bank or Public Sector Bank , since Nationalised/Public Sector Banks are also Government-owned / Public Sector Undertakings.	Ref. SL No 3 & 4 of Addendum-1 dated 15-10-2026
7	Section –II	SOW	17 of 40	Under Clauses 4, 5 and 6 of the Scope of Work, the Valuer is required to verify the property holder/occupier's name from property cards, land/revenue records, land documents and electricity bills. For squatter properties, it is specifically stated that “Occupier's name shall be verified by the Valuer as per Collector Office and as per electricity bill.”	Kindly clarify that verification/certification of legal title, ownership rights, occupier rights, validity of title documents and legal status of the property is not within the scope of the Valuer , as such matters involve legal examination and should be carried out by the appointed Advocate / Legal Consultant of GMRCL. The Valuer may verify and record the available property card, revenue/land records, Collector Office records and electricity bill only for the purpose of property identification and valuation , and such verification should not be construed as certification of legal title, ownership or occupancy rights.	GMRCL's R&R team will verify property documents of project affected properties and it is also valuer's scope of work for verify property documents as per their opinion only for advise GMRCL and accordingly revenue team from collector office (LAO team) will also verify property document for project affected properties for the compensation of project affected families.
8	General	...	...	While submitting the bid, the portal mandatorily requires a date under the field “Valid Upto” for exemption from Tender Fee and EMD	We are registered under Udyam/MSME Registration, and the Udyam Registration Certificate does not specify any expiry/validity date. kindly clarify what date should be entered in the mandatory “Valid Upto” field in case of an Udyam/MSME Registration Certificate having no expiry date	If not applicable then write "NA".
9	Section –II	Table-2	9 of 40	Mandatory qualification of the Team Leader: (a) Bachelor's Degree in Civil Engineering, (b) IBBI certification, (c) Government approved valuer, (d)/(e) minimum 3 years' experience.	An IBBI Registered Valuer in the asset class “Land & Building” has already been found qualified by IBBI to value land and buildings. We request that a Team Leader who is an IBBI Registered Valuer (Land & Building), a Chartered Engineer (India) and a Government approved valuer be treated as eligible even if the Bachelor's degree is in an engineering discipline other than Civil (e.g., Mechanical). Kindly clarify or amend the criterion to read “Bachelor's Degree in Civil Engineering OR IBBI Registered Valuer (Land & Building)”.	Ref. SL No 2 of Addendum-1 dated 15-10-2026
10	Section –II And Annexure-2	Annexure-2	25 of 40	The mandatory criteria are prescribed for the Team Leader. Partnership firms and LLPs are eligible bidders, and the firm's experience and turnover are considered for evaluation.	Kindly confirm whether a partnership firm / LLP bidder may meet the mandatory qualification criteria through its partners / registered valuers taken together. For example, one partner may hold the Civil Engineering degree, the Government approved valuer registration and the Chartered Engineer certificate, while another partner of the same firm holds the IBBI registration.	Team leader who will be lead the valuation work should have the relevant qualification and experience to consider for evaluation.
11	Section –II And Annexure-2	Annexure-2	25 of 40	“Insolvency & Bankruptcy Board of India (IBBI) certification.”	Kindly confirm that “IBBI certification” means a Certificate of Registration as a Registered Valuer issued by IBBI under the Companies (Registered Valuers and Valuation) Rules, 2017. Kindly also specify the asset class required (Land & Building).	Asset class is land & building - Ref. SL No 2 of Addendum-1 dated 15-10-2026

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12	Section –II And Annexure-2	Annexure-2	25 of 40	“Government approved valuer.”	Kindly confirm that registration as a valuer for Immovable Property under Section 34AB of the Wealth-tax Act, 1957 (Income Tax Department) satisfies this requirement, and that registration under the corresponding provision of the Income-tax Act, 2025 will also be accepted.	Ref. SL No 2 of Addendum-1 dated 15-10-2026
13	Section –II	Table-2	9 of 40	Table-2 requires “minimum 3 years’ work experience in the field of properties valuation in any Govt. Organisation”, whereas Annexure-2A requires “minimum 3 years’ work experience in the field of properties’ valuation”.	Kindly clarify the wording that will apply. Kindly also confirm that experience as an empanelled valuer of Government organisations / Public Sector Banks, and experience in professional practice as a Government approved / IBBI registered valuer, will be counted towards the 3 years’ experience.	Tender documet itself clarified and it Clearly mentioned Sectionon II, Table 2, SN 1.
14	Section –II	Table-2	9 of 40	Membership of The Institution of Engineers (India) / Chartered Engineer is listed as a mandatory item in Annexure-2A, but carries 10 marks in Table-2.	Kindly clarify whether IE(I) membership / Chartered Engineer is a mandatory eligibility requirement or only a scoring parameter carrying 10 marks.	Ref. SL No 2 of Addendum-1 dated 15-10-2026
15	Section –II	Table-2	9 of 40	Membership of (a) Practicing Valuers Association of India (PVAI) OR (b) Centre for Valuation Studies, Research and Training (CVSRT) – 5 marks.	Kindly confirm that membership of the CVSRTA Registered Valuers Association (an IBBI-recognised Registered Valuers Organisation promoted by CVSRT) qualifies for the 5 marks under SN 4.	Ref. SL No 2 of Addendum-1 dated 15-10-2026
16	Section –II	Table-2	9 of 40	Every empanelled Valuer shall be a member of the Institution of Valuers (IOV) or the Institution of Government Approved Valuers (IGAV).	Kindly clarify whether this membership is required for the Team Leader only, or whether membership held by any partner / registered valuer of the bidding firm is sufficient. Kindly also consider accepting membership of other recognised valuers’ bodies and IBBI-recognised RVOs, such as the Indian Institution of Valuers (IIV), CEV Integral Appraisers Foundation (RVO) and CVSRTA Registered Valuers Association.	Team leader who will be lead the valuation work should have the relevant qualification and experience to consider for evaluation.
17	Section –II And Annexure-2	Annexure-2	25 of 40	Tables 3 and 4 give maximum marks of 20 and 30 respectively, whereas Annexure-2C1 and 2C2 state maximum marks of 30 and 20 respectively.	Kindly confirm the correct maximum marks for Existing Empanelment and Past Empanelment.	Ref. SL No 2 and 3 of Addendum-1 dated 15-10-2026
18	Section –II And Annexure-2	Annexure-2	25 of 40	“Minimum period 1 year from last date of bid submission” ... “(Team Leader’s experience will be considered)”.	(a) Kindly clarify whether the empanelment should have been in force for at least one year as on the last date of bid submission (16-10-2026). (b) Kindly confirm that empanelments held in the name of the bidding firm (LLP / partnership firm) will be considered, along with empanelments held by the Team Leader in his individual name.	Ref. SL No 2 and 3 of Addendum-1 dated 15-10-2026 . Team leader who will be lead the valuation work should have the relevant qualification and experience to consider for evaluation.
19	Section –II And Annexure-2	Annexure-2	26 of 40	“Any Government organization OR Any Gov. Bank.”	Kindly confirm that Public Sector Banks (e.g., Bank of Baroda, State Bank of India, Punjab National Bank, Union Bank of India, Central Bank of India), Central / State Government PSUs, and Central Government bodies such as the Debts Recovery Tribunal (Ministry of Finance) fall under this category. Kindly also clarify whether the marks are awarded once per category, irrespective of the number of empanelments.	Yes any nationalise bank.
20	Annexure	Annexure-4-Undertaking	29 of 40	A satisfactory work completion certificate including remarks of no financial / major penalty is required; non-submission leads to disqualification.	For ongoing empanelments with banks / Government bodies, a separate completion certificate is generally not issued. Kindly confirm that the empanelment / renewal letter, together with the bidder’s undertaking (Annexure-4) that no penalty has been levied, will be accepted as sufficient documentary evidence.	Annexure-4 -undertaking on judicial stamp paper should be submitted
21	Section –I	1.1.2 Key details	7 of 40	Firms registered under MSEs / NSIC are exempted from Tender Fee and Tender Security on submission of a valid registration certificate.	Kindly confirm that a Udyam Registration Certificate (Micro Enterprise, major activity – Services, NIC codes covering engineering / consultancy services) is acceptable for exemption from both the Tender Fee and the EMD.	Clearly mentioned in tender document i.e Micro and Small enterprise with similar work/service criteria should be mentioned in MSE certificate.
22	Annexure	Annexure-4-Undertaking	29 of 40	Annexure-4 is to be executed on non-judicial stamp paper and submitted “in ORIGINAL”; the tender is submitted online only.	Kindly clarify whether physical originals of Annexure-4 / Annexure-8 are to be submitted to the GMRC office. If so, kindly specify the address and the last date / time. Alternatively, kindly confirm that a scanned copy uploaded online is sufficient, with the original to be produced at the time of verification / LoA.	last date for online and offline submission of documents are same kindly refer corrigendum.
23	Annexure	Annexure-8-Undertaking	29 of 40	If the balance sheet for FY 2025-26 is not audited, an affidavit (Annexure-8) is to be submitted and the previous two audited years will be considered.	Kindly confirm that, in such a case, the average annual turnover will be computed on the audited figures of FY 2023-24 and FY 2024-25, and that the CA certificate in Annexure-2D may show FY 2025-26 as provisional / “not audited”.	If Audited Financial data 2025-26 not available/not yet done, then Annexure- 8 should be submitted with affidavit
24	Section –V	Clause No.2 TERMS OF PAYMENT	21 of 40	The fee is calculated as per Rule 8C on the value of the asset as valued. The valuation report is to show both the “GMRCL required” value and the total value of land / structure.	Kindly clarify whether the professional fee under Rule 8C will be computed on the total value of the property as valued, or only on the value of the portion required by GMRCL.	The GMRCL required value and the total value shall both be submitted. However, payment shall be made only for the higher of the two values.
25	Section –I	Nitification	4 of 40	The NIT refers to https://gmrc.nprocure.com , whereas the Notes to Bidders refer to https://tender.nprocure.com .	Kindly confirm the correct portal / URL for online bid submission and payment of Tender Fee / EMD.	Bidders should refer to https://tender.nprocure.com .

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26	Section –II	Tech. Evaluation	9 of 40	Section – II, TECHNICAL EVALUATION CRITERIA	<p>With reference to Tender No. GMRC/R&R/Empanelment of Valuer/2026, we request your kind clarification on how marks will be awarded where a single criterion lists more than one organization with an "OR" condition.</p> <p>For example, where empanelment with "Any Government Organization OR Any Government Bank" carries 5 marks, if a bidder is empanelled with both a Government organization and a Government bank, will the bidder be awarded:</p> <p>(a) 5 marks, i.e., the marks for that criterion are capped at 5 irrespective of the number of empanelments; or</p> <p>(b) 10 marks, i.e., 5 marks each for the Government organization and the Government bank?</p> <p>We also request you to kindly confirm whether marks under different criteria within the same category will be added together, subject to the maximum marks specified for that category.</p>	Clearly mentioned in tender document i.e consider for 5 marks
27	Section –II	Tech. Evaluation	9 of 40	Section – II, TECHNICAL EVALUATION CRITERIA	<p>For the marks awarded for existing or past empanelment with AMC, kindly confirm whether:</p> <p>(a) only empanelment specifically as a Valuer with AMC will be considered; or</p> <p>(b) any other kind of empanelment with AMC (for example, as an engineering consultant, structural consultant, architect, or any other technical or professional capacity) will also be considered for marking.</p>	Only for valuation work will be considered for score of marks.
28	Section –I	1.1.2 Key details	7 of 40	1.1.2 Key details	<p>Section I, Cl. 1.1.2 (MSE exemption): We are registered as a Micro/Small Enterprise under Udyam Registration (Ministry of MSME, Notification dated 26.06.2020), which has replaced UAM/EM-II. Kindly confirm that a valid Udyam Registration Certificate shall be accepted for exemption from Tender Fees and Tender Security/EMD in terms of the Public Procurement Policy for MSEs Order, 2012.</p>	Clearly mentioned in tender document i.e Micro and Small enterprise with similar work/service criteria should be mentioned in MSE certificate.

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29	Section –II	Tech. Evaluation	9 of 40	Section – II, TECHNICAL EVALUATION CRITERIA	IBBI Certification may be treated as desirable and not mandatory, or alternatively, whether experienced Government Approved Valuers possessing substantial valuation experience with Government organizations may also be considered eligible for the position of Team Leader.	Ref. SL No 2 of Addendum-1 dated 15-10-2026