

EXPORT-IMPORT BANK OF INDIA

21st floor, WTC, Centre One Building, Cuffe Parade, Mumbai- 400 005.

TENDER DOCUMENT FOR RENOVATION/ AUGMENTATION OF ADDITIONAL HALL AND CEILING OF ROOF IN THE EXISTING KHANDALA BUNGALOW BUILDING IN PART AS PER THE DRAWINGS AND RENOVATION AND UPGRADATION OF THE CIVIL, PLUMBING, INTERIOR, ELECTRICAL WORKS.

OPEN TENDER NOTICE

Dated: - 30/01/2018

ONLINE BIDS ARE HEREBY INVITED FROM REPUTED, EXPERIENCED AND FINANCIALLY SOUND COMPANIES/FIRMS/AGENCIES FOR AWARD OF CONTRACT FOR RENOVATION/AUGMENTATION OF ADDITIONAL HALL AND CEILING OF ROOF IN THE EXISTING KHANDALA BUNGALOW BUILDING IN PART AS PER THE DRAWINGS AND RENOVATION AND UPGRADATION OF THE CIVIL, PLUMBING, INTERIOR, ELECTRICAL WORKS.

FOR FURTHER DETAILS PLEASE VISIT OUR E-PROCUREMENT SITE:

<https://eximbankindiatenders.procuretiger.com>

E - Tender

FOR RENOVATION/ AUGMENTATION OF ADDITIONAL HALL AND CEILING OF ROOF IN THE EXISTING KHANDALA BUNGALOW BUILDING IN PART AS PER THE DRAWINGS AND RENOVATION AND UPGRADATION OF THE CIVIL, PLUMBING, INTERIOR, ELECTRICAL WORKS.

Tender Reference No: 239/2018

Ph: 022 – 22172827/22172836.

Address: Export Import Bank of India
Floor: 21, Centre One Building,
World Trade Centre,
Cuffe Parade,
Mumbai: 400 005

E-Mail: administration@eximbankindia.in

TENDER DOCUMENT COST: Non-Refundable Demand Draft of Rs. 5,000/- favoring "Export-Import Bank of India".

Last date for acceptance of Tender Document fee of Rs.5,000/- is 20-FEB-2018

EMD AMOUNT: Rs. 2,00,000/- (Two Lakh)

DATE OF ONLINE NOTICE: 12:00 Hrs. - January 30, 2018

DATE OF SITE INSPECTION:

START DATE AND TIME : 10.00 Hrs - January 30, 2018

END DATE AND TIME : 17.00 Hrs – February 20, 2018

AVAILABILITY OF DOCUMENT TO DOWNLOAD:

START DATE AND TIME : 10.00 Hrs - January 31, 2018

END DATE AND TIME : 17.00 Hrs – February 20, 2018

LAST DATE AND TIME FOR SUBMISSION OF TENDER: 17:00 Hrs - February 20, 2018.

OPENING OF TENDER: 17:00 Hrs - February 21, 2018.

PLACE OF RECEIPT OF TENDER: <https://eximbankindiatenders.procuretiger.com> e-Tendering / Electronic Tendering / Web Tendering / Online Tendering is the simulation of the manual tendering process on the internet. i.e., the eligible bidders / tenders can log on to the internet site specified using a unique user name & password and place their Technical & Commercial bids. The eligible bidders will be trained by M/s e Procurement Technologies Ltd. (Abc Procure) personnel on the methodology of submitting the bids online using a special digital signature/electronic key / password at the date and time specified. The bids placed by the tenderers are confidential and will be opened by the authorized EXIM Bank officials. No other person can gain access to the information regarding the bids, which is confidential in nature.

Minimum requirement:

1. Computer/Laptop with internet connection.
2. Operating system - Windows XP Service pack -3 / VISTA/ WINDOWS 7.
3. Digital certificate -Class II or III, signing + Encryption, and it should be organizational certificate.

Vendor registration can be done online by opening Website:

<https://eximbankindiatenders.procuretiger.com>

Click on "New Bidder Registration" link, create User Id and Password and attach your Digital certificate.

For any clarification kindly contact:

E-Procurement Technologies Limited

A- 801 - Wall Street - II,

Opposite Orient Club,

Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380 006.

Gujarat State, India

Phone: +91 (79) 40230 813/14/16/18/03 Fax: +91 (79) 40230847

E-TENDERING PROCESS COMPLIANCE STATEMENT

The following terms and conditions are deemed as accepted by you for participation in the bid event:

1. The price once submitted cannot be changed.
2. Technical and other non-commercial queries (not impacting price) can be routed to the respective contact personnel of EXIM Bank indicated in the tender document. Bidding process related queries could be addressed to M/s E - Procurement Technologies Ltd personnel indicated in the tender document.
3. Inability to bid due to telephone line glitch, Internet response issues, software or hardware hangs will not be the responsibility of M/s e - Procurement Technologies Ltd or the EXIM Bank. However, M/s e Procurement Technologies Ltd, shall make every effort to ensure availability of technology resources to enable continuous bidding.
4. M/s e Procurement Technologies Ltd does not take responsibility beyond the bid event. Order finalization and post order activities would be transacted directly between bidder and the EXIM BANK.
5. Bids once made cannot be withdrawn or modified under any circumstances.
6. EXIM Bank can decide to extend or reschedule or cancel an e-tendering.
7. The bidders are advised to visit <https://eximbankindiatenders.procuretiger.com> for any corrigendum etc.

We have read, understood and agree to abide by the e-tendering process compliance statement.

Date

Name

Organization

Designation

Seal and Signature of the Bidder/s not required since the document is Digitally Signed.

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1. BID NOTICE

The bid is invited by Export-Import Bank of India, a corporation established under the Export-Import Bank of India Act, 1981 and having its Head Office at 21st Floor, World Trade Centre Complex, Cuffe Parade, Mumbai 400 005 for the Renovation/Augmentation of additional hall and ceiling of roof in the existing Khandala Bungalow Building in part as per the drawings and renovation and upgradation of the Civil, Plumbing, Interior, Electrical Works.

2. ELIGIBILITY CRITERIA

- I. To qualify for award of this contract, each Tenderer in its/his name should have average Annual Financial turnover during the last 3 years ending March 31, 2017 of at least Rs.75 lacs.
- II. Satisfactorily executed any one of the following during the last Five years:

No. of works	Costing not less than
One similar work	Rs. 60 lakh
OR	
Two similar works	Rs. 37 lakhs each
OR	
Three similar works	Rs. 30 lakhs each

- III. The tenderer should submit up-to-date Income Tax Clearance Certificate for last financial year.
- IV. Tenderer should have a fully functional office in Mumbai or Pune with adequate staff and resources to execute the above project effectively.

Tenderers are required to submit documentary evidence for points I to iv and upload scanned copies of the same.

Note: Even though the Tenderers meet the above criteria, they are subject to be disqualified if they have:

- Made misleading or false representations in the forms, statements and attachments submitted in proof of the qualification requirements; and/or
- Record of poor performance such as abandoning the works, not properly completing the contract, inordinate delays in completion, litigation history, or financial failures etc.;

3. MANDATORY INFORMATION

1.	Name of the Tenderer	
2.	Name of the Proprietor / Partners/ Directors	
	A. (Mobile No.)	
3.	Office Telephone Nos.	
4.	Office Address	
5.	Email Address	
6.	Year of Establishment	
7.	Registration No.& Date of Registration.	
8.	Status of the Tenderer. (Proprietor/Partnership /Company etc.	
9.	Name of Bankers	
10.	PAN Card No.	
11.	GST No.	

I/We confirm that to the best of our knowledge this information is authentic and accept that any deliberate concealment will amount to disqualification at any stage.

Date:

Place:

Seal and Signature of the Bidder/s not required since the document is digitally signed.

Note: Please upload scanned copies of the above mentioned documents with sr. nos. marked on it.

4. TENDER FORM

Mr. Dayanand Shetty
Deputy General Manager
Export- Import Bank of India
Mumbai.

Dear Sir,

Ref: TENDER DOCUMENT FOR RENOVATION/ AUGMENTATION OF ADDITIONAL HALL AND CEILING OF ROOF IN THE EXISTING KHANDALA BUNGALOW BUILDING IN PART AS PER THE DRAWINGS AND RENOVATION AND UPGRADATION OF THE CIVIL, PLUMBING, INTERIOR, ELECTRICAL WORKS.

Having examined the plans, specifications and schedule of quantities prepared by you and satisfying ourselves as to the location of the site and working conditions, I/we hereby offer to execute the above works at the respective rates which I/we have quoted for the items as per your terms & conditions mentioned in the tender.

I/we further agree to execute and complete the work within the time frame stipulated in the tender documents. I/we agree not to employ Sub-Service Providers without the prior approval of the EXIM Bank /we agree to pay all taxes all Royalties and all other applicable taxes prevailing and be levied from time to time on such items for which the same are liable and the rates quoted by me/us are inclusive of the same. I/we understand that you are not bound to accept the lowest tender or bound to assign any reasons for rejecting our tender. We unconditionally agree to Exim Bank's preconditions as stipulated in the tender documents.

I/We agree that in case of my/our failure to execute work in accordance with the specifications and instruction received from the Exim Bank, during the course of the work, Exim Bank reserves the right to terminate my contract.

I/we agree to keep our tender open for 90 days from the date of opening.

Yours truly,

Seal and Signature of the Bidder/s not required since the document is Digitally Signed.

Place:

Name:

Date:

Designation:

Seal:

5. INSTRUCTIONS TO TENDERERS

1. Location:
 - a. EXIM HOUSE BUNGALOW, NEAR SADHANA KUTIR, OLD KHANDALA ROAD, KHANDALA-410401.
 - b. Tenderers must get acquainted with the proposed work, specifications, conditions of contract and other conditions carefully before tendering. No request of any change in rates or conditions for want of information on any particular point shall be entertained after receipt of the tenders.
2. Any printing or typographical errors /omission in tender document shall be referred to EXIM Bank and their interpretation regarding correctness shall be final and binding on tenderer.
3. Transfer of Tender Documents: Transfer of tender documents purchased by one intending Tenderer to another is not permitted.
4. Validity:

Tenders submitted by Tenderers shall remain valid for acceptance for a period up to 90 days from the date of opening of Commercial Bid/tender. The Tenderers shall not be entitled during the period of validity, without the consent in writing of EXIM Bank to revoke or cancel his tender or to vary the tender given or any terms thereof.
5. Right to accept or reject tender:

The acceptance of a tender will rest with the EXIM Bank who does not bind themselves to accept lowest tender and reserve to themselves the authority to reject any or all the tenders received. They also reserve the right of accepting the whole or any part of the tender and the Tenderers shall be bound to perform the same at the rates quoted. All tenders in which any of the prescribed conditions are not fulfilled or are incomplete in any respect or there is any correction not duly signed and dated by the Tenderer are liable to be rejected. For this purpose Tenderer shall quote rates for various items which will be self-sufficient to meet their whole costs for executing any / every item. No demand for variations in rates for items executed shall be entertained on the plea of the EXIM Bank deciding to delete, alter or reduce the quantities specified in respect of the any item.
6. Exim Bank is not concerned with any rise or fall in the prices of materials, parts and labour.
7. Payments for the work to be executed under this contract shall be made as per the tender document, and no variation in the mode of payment will be acceptable.
8. On acceptance of the tender, the name of the accredited representatives of the Tenderer who would be responsible for taking instructions from EXIM Bank shall be mentioned by the Tenderer.

9. If so decided EXIM Bank reserves the right to appoint PMC (Project Management Consultant) or any other agency to get the quality of works checked, measurements recorded, including certification of bills etc.
10. EXIM Bank has the right to delete items, reduce or increase the scope of work without the Service Provider claiming any compensation for the reduction in the scope of work.
11. Notices to local bodies:
The tenderer shall comply with and give all notices required under any law, rule, regulations or bye laws of Parliament, state legislature or local authority relating to works.

I/We hereby declare that I/We have read and understood the above instructions for the guidance of the Tenderers. Seal and Signature of the Bidder/s not required since the document is Digitally Signed.

6. APPENDIX SHOWING IMPORTANT SCHEDULE

Sr. No	Description	Remark
1	Earnest money Deposit Rs. 200,000/- in the form of Demand Draft Drawn in favor of "Export-Import Bank Of India" payable at Mumbai. Only by successful Bidder within 7 days from work order date.	--
2	Tender Document Fee Rs.5,000/- in the form of Demand Draft Drawn in favor of "Export- Import Bank Of India" payable at Mumbai.	--
3	Date of Commencement of Project.	February 26, 2018
4	Applicable Taxes shall be deducted at prevailing rate from each bill as per Govt. or Local laws.	
5	Payment Terms.	Monthly Bills
6	Contract Period.	12 months
7	Bank will terminate the contract by giving 30 days' notice period.	

7. TECHNICAL AND FINANCIAL SCORE FOR THE TENDERING COMPANIES/FIRMS/AGENCIES

The tendering Firms should fulfill the following technical specifications:

Sr. No.	Criteria Description	Weightage
1	Tenderer should have a fully functional office in "Mumbai or Pune" with adequate staff and resources to execute the above project effectively.	15
2	Tenderer should have average annual turnover of not less than Rs. 75 lakhs.	20
3	Tenderer should be registered with the Income tax and GST authorities of the Government.	15
4	Tenderer should have 3 years minimum work experience with Public Sector Companies/Banks or Government Departments.	25
5	Past experience as mentioned in 'Eligibility Criteria - 2(II)'. Total Weightage	25 100
	Minimum Weightage required	70

Financial bids of bidders securing a score of 70 or above will be opened. The lowest financial bid will be declared successful.

8. GENERAL CONDITIONS OF CONTRACT

1. Notification of award and signing of Agreement

The Tenderer whose Tender has been accepted will be notified of the award by the Employer prior to expiration of the Tender validity period. This letter (hereinafter and in the Conditions of Contractor called the "Letter of Acceptance") will state the sum that the Employer will pay the Contractor in consideration of the execution, completion and maintenance of the Works by the Contractor as prescribed by the Contract (hereinafter and in the Contract called the "Contract Price").

2. Security Deposit (Retention Money)

2.1 Within 20 days of receipt of the Letter of Acceptance, the successful Tenderer shall deliver to the Employer a Security deposit in any of the forms given below for an amount equivalent to 5% of the Contract price plus additional security for unbalanced tenders in accordance with Clause of ITT and Clause 36 of the Conditions of Contract for all works.

- Banker's cheque/Demand draft /Pay Order in favour of Export-Import Bank of India payable at Mumbai.
- A bank guarantee in the form shall be given after receipt of the Letter of Acceptance from the successful Tenderer.

2.2 If the security deposit is provided by the successful Tenderer in the form of a Bank Guarantee, it shall be issued either by a Nationalized/Scheduled bank.

3. Corrupt or Fraudulent practices

3.1 Exim Bank requires that the Tenderers/Suppliers Contractors observe the highest standard of ethics during the procurement and execution of such contracts. In pursuance of this policy, Exim Bank:

- (a) will reject a proposal for award if it determines that the Tenderer recommended for award has engaged in corrupt or fraudulent practices in competing for the contract in question;
- (b) will declare a firm ineligible, either indefinitely or for a stated period of time, to be awarded a Bank's contract if it at any time determines that the firm has engaged in corrupt or fraudulent practices in competing for, or in executing, an Exim Bank contract.

4. Law governing contract

The law governing the Contract is the Laws of India supplemented by the Maharashtra Local Acts.

5. Employer's decisions

Except where otherwise specifically stated, the Employer will decide contractual matters between the Employer and the Contractor.

6. Delegation

The Employer may delegate any of his duties and responsibilities to other people after notifying the Contractor and may cancel any delegation after notifying the Contractor.

7. Communications

Communications between parties which are referred to in the conditions are effective only when in writing. A notice shall be effective only when it is delivered (in terms of Indian Contract Act).

8. Other Contractors

The Contractor shall cooperate and share the Site with other contractors, public authorities, utilities and the Employer

9. Personnel

9.1 The Contractor shall employ the technical personnel (of number and qualifications) as may be stipulated by Exim Bank from time to time during the execution of the work. The technical staff so employed shall be available at site as may be stipulated by the Employer.

9.2 If the Employer asks the Contractor to remove a person who is a member of the Contractor's staff or his work force stating the reasons, the Contractor shall ensure that the person leaves the Site within seven days and has no further connection with the work in the Contract.

10. Employer's and Contractor's risks

10.1 The Employer carries the risks which this Contract states are Employer's risks, and the Contractor carries the risks which this Contract states are Contractor's risks.

10.2 The Employer is responsible for the excepted risks which are:

- (a) rebellion, riot commotion or disorder unless solely restricted to employees of the Contractor or his Sub-Contractors arising from the conduct of the Works:
or
- (b) a cause due solely to the design of the Works, other than the Contractor's design; or
- (c) Any operation of the forces of nature (in so far as it occurs on the Site) which an experienced contractor:
 - i. could not have reasonably foreseen; or..
 - ii. could reasonably have foreseen, but against which he could not reasonably have taken at least one of the following measures;

- prevent loss or damage to physical property from occurring by taking appropriate measures or
- insure against such loss or damage

11. Contractor's risks

All risks of loss of or damage to physical property and of personal injury and death which arise during and in consequence of the performance of the Contract other than the excepted risks are the responsibility of the Contractor.

12. Insurance:

- a. The Contractor shall prior to commencing the works, effect and thereafter maintain insurances, in the joint names of the Employer and the Contractor, (cover from the first working day after the Start Date to the end of Defects Liability Period), in the amounts stated in the Contract Data:
- b. for loss of or damage to the Works, Plants and Materials and the Contractor's equipment;
- c. for liability of both Parties for loss, damage, death and injury to third parties or their property/ properties arising out of the Contractor's performance of the Contract including the Contractor's liability for damage to the Employer's property, the building where site is located other than the Works and
- d. for liability of both Parties and of any Employer's representative for death and injury to the Contractor's personnel except to the extent that liability arises from the negligence of the Employer, any Employer's representative or their Employees.
- e. Policies and certificates for insurance shall be delivered by the Contractor to the Employer for his approval before the Start Date. All such insurance shall provide for compensation to be payable to rectify the loss or damage incurred. All payments received from insurer's relating to loss or damage shall be held jointly by the Parties and used for the repair of the loss or damage or as compensation for loss or damage that is not to be repaired. .
- f. If the Contractor fails to effect or keep in force any of the insurances referred to in the previous sub- clauses or fails to provide satisfactory evidence, policies or receipts, the Employer may without prejudice to any other right or remedy, effect insurance for the cover relevant to such default and pay the premiums due and recover the same as a deduction from any other monies due to the Contractor. If no payment is due, the payment of the premiums shall be a debt due.
- g. Alterations to the terms of an insurance shall not be made without the approval of the Employer.
- h. Both Parties shall comply with any conditions of the insurance policies.

13. Site Investigation Reports:

The Contractor, in preparing the tender, shall rely on his own site investigation and the tender data.

14. Queries about the Contract Data

The Employer will clarify queries on the Contract Data.

15. Contractor to construct the Works

The Contractor shall construct the Works in accordance with the Specifications and Drawings.

16. The Works to be completed by the Intended Completion Date

The Contractor may commence execution of the Works on the Start Date and shall carry out the Works in accordance with the phasing program submitted by the Contractor, as updated with the approval of the Employer, and complete them by the Intended Completion Date.

17. Approval by the Employer:

All Drawings prepared by the Contractor for the execution of the temporary or permanent Works are subject to prior approval by the Employer before their use.

18. Safety

The Contractor shall be responsible for the safety of all activities on the Site.

19. Possession of the Site

The Employer shall give possession of all parts of the Site to the Contractor as per approved phasing schedule.

20. Access to the Site

The Contractor shall allow the Employer and any person authorized by the Employer access to the Site, to any place where work in connection with the Contract is being carried out or is intended to be carried out and to any place where materials or plant are being manufactured/fabricated/assembled for the works.

21. Instructions

The Contractor shall carry out all instructions of the Employer which comply with the applicable laws where the Site is located.

B. Time Control

22. Program

- 22.1 Within the time stated in the Contract Data the Contractor shall submit to the Employer for approval Program showing the phasing schedule, general methods, arrangements, order, and timing for all the activities in the Works.
- 22.2 The Employer's approval of the Program shall not alter the Contractor's obligations. The Contractor may revise the Program and submit it to the Employer again at any time. A revised Program is to show the effect of Variations and Compensation Events.

23.Extension of the Intended Completion Date

- 23.1 The Employer shall extend the Intended Completion Date if a Compensation Event occurs or a Variation is issued which makes it impossible for Completion to be achieved by the Intended Completion Date.
- 23.2 The Employer shall decide whether and by how much to extend the Intended Completion Date within 21 days of the Contractor asking the Employer for a decision upon the effect of a Compensation Event or Variation and submitting full supporting information.

24. Delays ordered by the Employer

The Employer may instruct the Contractor to delay the start or progress of any activity within the Works.

25 Management meetings

- 25.1 The Employer may require the Contractor to attend a management meeting. The business of a management meeting shall be to review the progress achieved and the plans for remaining work.
- 25.2 The responsibility of the parties for actions to be taken is to be decided by the Employer either at the management meeting or after the management meeting and stated in writing to be distributed to all who attended the meeting

C. Quality Control

26. Identifying defects

The Employer shall check the Contractor's work and notify the Contractor of any Defects that are found. Such checking shall not affect the Contractor's responsibilities. The Employer may instruct the Contractor to search for a Defect and to uncover and test any work that the Employer considers may have a Defect.

27. Tests

27.1 If the Employer instructs the Contractor to carry out a test not specified in the Specification to check whether any work has a Defect and the test shows that it does.

27.2 The Contractor shall pay for the test and any samples. If there is no Defect the test shall be a Compensation Event.

28. Correction of defects

28.1 The Employer shall give notice to the Contractor of any Defects before the end of the Defects Liability Period, which begins at Completion and is defined in the Contract Data. The Defects Liability Period shall be extended for as long as Defects remain to be corrected.

28.2 Every time notice of a Defect is given, the Contractor shall correct the notified Defect within the length of time specified by the Employer's notice.

29. Uncorrected defects

If the Contractor has not corrected a Defect within the time specified in the Employer's notice, the Employer will assess the cost of having the Defect corrected, and the Contractor will pay this amount.

D. Cost Control

30 Bill of Quantities (BOQ)

30.1 The BOQ shall contain items for the construction, installation, testing, and commissioning work to be done by the Contractor.

30.2 The BOQ is used to calculate the Contract Price. The Contractor is paid for the quantity of the work done at the rate in the BOQ for each item

31. Variations

31.1 The Employer shall have power to order the Contractor to do any or all of the following as considered necessary or advisable during the progress of the work by him

- (a) Increase or decrease of any item of work included in the Bill of Quantities (BOQ);
- (b) Omit any item of work;
- (c) Change the character or quality or kind of any item of work;

- (d) Change the levels, lines, positions and dimensions of any part of the work;
- (e) Execute additional items of work of any kind necessary for the completion of the Works; and
- (f) Change in any specified sequence, methods or timing of construction of any part of the work.

31.2 The Contractor shall be bound to carry out the work in accordance with any instructions in this connection, which may be given to him in writing by the Employer and such alteration shall not violate or invalidate the contract.

31.3 Variations shall not be made by the Contractor without an order in writing by the Employer, provided that no order in writing shall be required for increase or decrease in the quantity of an item appearing in the BOQ so long as the work executed conforms to the approved drawings.

31.4 The Contractor shall promptly request in writing the Employer to confirm verbal orders and the officer issuing oral instruction shall confirm it in writing within 15 days, failing which the work shall be carried out as though there is no variation. In case variation is approved it shall be accompanied by BOQ, failing which contractor shall be responsible for deviation if any.

32 Payments for Variations

32.1 If there is no rate for the additional, substituted or altered item of the work in the BOQ, efforts would be made to derive the rates from those given in the BOQ or the Schedule of Rates (applicable for the area of the work and current at the time of award of contract) and if found feasible the payment would be made at the derived rate for the item plus or minus the overall percentage of the original tendered rates over the current Schedule of Rates prevalent at the time of award of contract.

32.2 If the rates for additional, substituted or altered item of work cannot be determined, the Contractor shall be requested to submit his quotation for the items supported by analysis of the rate or rates claimed, within 7 days.

32.3 If the Contractor's quotation is determined unreasonable, the Employer may order the Variation and make a change to the Contract Price which shall be based on Employer's own forecast of the effects of the Variation on the Contractor's costs.

32.4 If the Employer decides that the urgency of varying the work would prevent a quotation being given and considered without delaying the work, no quotation shall be given and the Variation shall be treated as a Compensation Event.

32.5 Under no circumstances the Contractor shall suspend the work on the plea of non-settlement of rates for items falling under this Clause.

33. Submission of bills for payment

- 33.1 The Contractor shall submit monthly bills of the value of the work completed less the cumulative amount paid previously.
- 33.2 The consultant will check the Contractor's bill with measurement sheet and determine the value of the work executed which shall comprise of (i) value of the quantities of the items in the BOQ completed and (ii) valuation of Variations and Compensation Events.
- 33.3 The Employer may exclude any item paid in a previous bill or reduce the proportion of any item previously paid in the light of later information.

34. Payments

- 34.1 No Mobilization advance or Advance against materials would be paid. Adhoc payments may be made at the discretion of the Consultant & Bank for the completed items of work and for the partly completed items based on the percentage of the work executed on proper submission of the details.
- 34.2 The payment towards the settlement of interim payments will be treated as the advance towards settlement of final bill.
- 34.3 The final bill will be released on satisfactory completion of the entire work on satisfying all the terms and conditions / obligations spelt out and on proper submission of the bill together with the measurements.
- 34.4 Income Tax, Sales Tax on work contract, retention of payment and or any other statutory deductions as per the prevailing rules at the time of execution will be effected from the payable amount for which certificate will be issued in favour of the contractor.
- 34.5 The items of works as well as the approximate quantities against these items, as given in the schedule of quantities, should not be ruling criterion but precise quantity of works to be carried out by the tenderer shall be paid on the basis of the actual measurements of completed work as per the provisions of the contract.
- 34.6 It is possible that certain extra items of work may come up during the course of work. The payment for such items will be made based on engineering rate analysis. A component of 15% on the cost of material and labour will be considered as contractor's profit and other overheads such as wastage's transportation, WCT and etc.

34.7 The successful tenderers Earnest Money Deposit shall be retained as part of Security Deposit / Retention Money and the balance retention amount shall be recovered from the Running Bills & Final Bill @ 10% of the gross bill amount.

35. Compensation events

35.1 The following are Compensation events unless they are caused by the Contractor:

- (a) The Employer does not give access to a part of the Site by the Site Possession Date slated in the Contract Data.
- (b) The Employer orders a delay or does not issue drawings, specifications or instructions required for execution of works on time.
- (c) The Employer instructs the Contractor to uncover or to carry out additional tests upon work which is then found to have no Defects
- (d) The Employer gives an instruction for dealing with an unforeseen condition, caused by the Employer, or additional work required for safety or other reasons.
- (e) The effect on the Contractor of any of the Employer's Risks
- (f) The Employer unreasonably delays issuing a Certificate of Completion.
- (g) Other Compensation Events listed in the Contract Data or mentioned in the Contract.

35.2 If a Compensation Event would cause additional cost or would prevent the work being completed before the Intended Completion Date, the Contract Price shall be increased and/or the Intended Completion Date is extended The Employer shall decide whether and by how much the Contract Price shall be increased and whether and by how much the Intended Completion Date shall be extended.

35.3 As soon as information demonstrating the effect of each Compensation event upon the Contractor's forecast cost has been provided by the Contractor, it is to be assessed by the Employer and the Contract Price shall be adjusted accordingly. If the Contractor's forecast is deemed unreasonable, the Employer shall adjust the Contract Price based on Employer's own forecast. The Employer will assume that the Contractor will react competently and promptly to the event. The Contractor shall not be entitled to compensation to the extent that the Employer's interests are adversely affected by the Contractor not having given early warning or not having cooperated with the Employer.

36. Tax

The rates quoted by the Contractor shall be inclusive of GST, royalty, ESI or any other tax or duty levied by any Government and public bodies, etc. The rates shall be firm and shall not be subject to cost escalation of labour and material and exchange variations, labour conditions and other conditions whatsoever.

37 Liquidated damages

37.1 The Contractor shall pay liquidated damages to the Employer at the rate per day stated in the Contract Data for each day that the Completion Date is later than the Intended Completion Date. The total amount of liquidated damages shall not exceed the amount defined in the Contract Data. The Employer may deduct liquidated damages from payments due to the Contractor. Payment of liquidated damages does not affect the Contractor's liabilities. .

37.2 If the Intended Completion Date is extended after liquidated damages have been paid. The Employer shall correct any overpayment of liquidated damages by the Contractor by adjusting the next payment of bill.

38. Securities:

The Security deposit (including additional security for unbalanced tenders) shall be provided to the Employer no later than the date specified in the Letter of Acceptance and shall be issued in an amount and form and type of instrument acceptable to the Employer. The Security deposit shall be valid until a date 30 days from the date of expiry of Defects Liability Period and the additional security for unbalanced tenders shall be valid until a date 30 days from the date of issue of the certificate of completion.

39 Cost of Repairs:

Loss or damage to the Works or Materials to be incorporated in the Works between the Start Date and the end of the Defects Correction periods shall be remedied by the Contractor at the Contractor's cost if the loss or damage arises from the Contractor's acts or omissions.

Finishing the Contract

40 Completion

The Contractor shall request the Employer to issue a Certificate of Completion of the Works and the Employer will do so upon deciding that the Work is completed.

41 Taking over

The Employer shall take over the Site and the Works within seven days of issuing a certificate of Completion.

42 Final account

The Contractor shall supply to the Employer a detailed account of the total amount that the Contractor considers payable under the Contract before the end of the Defects Liability Period. The Employer shall Issue a Defect Liability Certificate and certify any final payment that is due to the Contractor within 90 days of receiving the Contractor's account if it is correct and complete. If it is not, the Employer shall issue within 90 days a schedule that states the scope of the corrections or additions that are necessary. If the Final Account is still unsatisfactory after it has been resubmitted, the Employer shall decide on the amount payable to the Contractor and make payment within 60 days of receiving the Contractor's revised account.

43 As built drawings and /or Operating and Maintenance Manuals

43.1 The Contractor shall furnish "as built" Drawings and/or operating/maintenance manuals and guarantees as required upon completion of works.

43.2 If the Contractor does not supply the Drawings by the dates stated in the Contract Data, or they do not receive the Employer's approval, the Employer shall withhold the amount stated in the Contract Data from payments due to the Contractor.

44 Termination

44.1 The Employer may terminate the Contract if the other party causes a fundamental breach of the Contract.

44.2 Fundamental breaches of Contract include, but shall not be limited to the following:

- (a) The Contractor stops work and the stoppage has not been authorized by the Employer.
- (b) The contractor becomes bankrupt and goes into liquidation other than for a reconstruction or amalgamation.
- (c) The Employer gives Notice that failure to correct a particular Defect is a fundamental breach of Contract and the Contractor fails to correct it within a reasonable period of time determined by the Employer;
- (d) The Contractor does not maintain a security which is required;

- (e) The Contractor has delayed the completion of works by the number of days for which the maximum amount of liquidated damages can be paid as defined in the Contract data; and
- (f) If the Contractor, in the judgment of the Employer has engaged in corrupt or fraudulent practices in competing for or in the executing the Contract. For the purpose of this paragraph: "corrupt practice" means the offering, giving, receiving or soliciting of anything of value to influence the action of a public official in the procurement process or in contract execution. "Fraudulent practice" means a misrepresentation of facts in order to influence a procurement process or the execution of a contract to the detriment of the Borrower, and includes collusive practice among Tenderers (prior to or after Tender submission) designed to establish Tender prices at artificial non-competitive levels and to deprive the Borrower of the benefits of free and open competition." .

44.3 Notwithstanding the above, the Employer may terminate the Contract for convenience.

44.4 If the Contract is terminated the Contractor shall stop work immediately, make the Site safe and secure and leave the Site as soon as reasonably possible.

45 Payment upon Termination

45.1 If the Contract is terminated because of a fundamental breach of Contract by the Contractor, the Employer shall prepare bill for the value of the work done less advance payments received up to the date of the bill, less other recoveries due in terms of the contract, less taxes due to be deducted at source as per applicable law and less the percentage to apply to the work not completed as indicated in the Contract Data. Additional Liquidated Damages shall not apply. If the total amount due to the Employer exceeds any payment due to the Contractor the difference shall be a debt payable to the Employer.

45.2 If the Contract is terminated at the Employer's convenience or because of a fundamental breach of Contract by the Employer, the Employer shall prepare bill for the value of the work done, the reasonable cost of removal of Equipment, repatriation of the Contractor's personnel employed solely on the Works, and the Contractor's costs of protecting and securing the Works and less advance of payments received up to the date of the certificate, less other recoveries due in terms of the contract, and less taxes due to be deducted at source as per applicable law and make payment accordingly.

46 Property

All materials on the Site, Plant, Equipment, Temporary Works and Works are deemed to be the property of the Employer, if the Contract is terminated because of a Contractor's default.

47 Release from performance

If the Contract is frustrated by any event entirely outside the control of either the Employer or the Contractor the Employer shall certify that the Contract has been frustrated. The Contractor shall make the Site safe and stop work as quickly as possible after receiving this certificate and shall be paid for all work carried out before receiving it and for any work carried out afterwards to which commitment was made.

9. SPECIAL CONDITIONS OF CONTRACT (SCC)

1. GENERAL:

The Special Conditions of Contract are an extension of and are to be read in conjunction with the General Conditions of Contract. Should there be any contradictory requirements in the two, the requirement as per the Special Conditions of Contract shall prevail.

2. DRAWINGS:

- i.. Contract / Tender Drawings of the Consultants are diagrammatic but shall be followed as closely as actual construction permits. Any deviations made shall be in conformity with the direction of the Engineer-in-Charge and with the prior approval of the Engineer-in-Charge.
- ii.. Consultant drawings shall take precedence over Structural drawings, which in turn shall take precedence over services drawings in regard to all dimensions.
- iii.. The Contractor shall verify all dimensions at the Site and bring to the notice of the Consultant discrepancies if any; the Engineer-in-Charge's decision in this respect shall be final.

3. WORK TO BE CARRIED OUT BY LICENSED PERSONS/FIRMS:

Technically competent persons or firms holding valid licenses shall only carry out any special service installations included in the scope of the Work.

4. INSPECTION AND TESTING OF MATERIALS;

The Contractor shall, if so required, produce manufacturers' test certificates for any particular materials supplied by him. The tests carried out shall be as per relevant Indian Standards and shall be carried out at Government approved test facility specified by the Engineer-in-Charge.

5. REFERENCE DRAWINGS:

The Contractor shall maintain on site one set of all Drawings issued to him for reference.

6. SHOP DRAWINGS:

6.1 The Contractor shall submit, during the currency of the project, to the Consultant, three (3) copies of all shop drawings for his approval. Shop drawings shall be submitted generally for the following:

- i.. Construction and installation details
- ii.. Structural Steelwork, especially joint details.
- iii.. For specific areas requiring detailing as called for by the consultant- Panels, DB's, Circuit & Conduit Layouts , piping routes for Sprinklers etc,
- iv.. Manufacturer's and/or Contractor's fabrication drawings for equipment supplied by Contractor.

7.. COMPLETION DRAWINGS & STANDARD MEASUREMENT BOOK (SMB):

On completion of the Work, the Contractor shall submit three (3) complete sets of the site produced drawings for services and marked up prints of "AS BUILT" drawings verified and approved by the consultant. These drawings shall include and show all the changes / deviations made from the working drawings during the course of construction and also the other details as called for by the consultant. During the execution of the Works a set of drawings shall be retained in the Contractor's Site Offices for the exclusive purpose of recording changes made to the Work as the construction proceeds. The drawings shall be prepared on computer through AutoCAD Software and provided to the consultant on CD. These Drawings shall be for all aspects of work viz. Civil, Plumbing, Electricals Works.

Along with the completion drawings the Contractor shall also prepare and submit to the consultant the Standard Measurement Book (SMB) in the form of a bound book and a soft copy of the same. SMB shall incorporate the standard measurements of the items as per the completion / as built drawings in modules finalized with the consultant.

8.. TESTING OF INSTALLATIONS:

All water supply, drainage pipes and the sprinkler system shall be tested as specified for the waterproof qualities. The Contractor shall also perform all such tests as may be necessary and required by the consultant to ensure quality of the executed works and by local authorities to meet Municipal and other bye-laws, regulations in force. The Contractor shall provide all labour, equipment, and materials etc., required for the performance of the tests.

9.. SITE INFORMATION:

All information, levels and dimensions given in the tender drawings relating to Site conditions are given in good faith; the Contractor shall, however, make his own independent inquiries and verify the same. Any claims for extras on account of any deviations or incorrectness of above referred information, levels etc., and shall be considered as inadmissible. The Contractor shall obtain all information relating to local regulations, by-laws and all regulations applicable to the work or applicable profession. Any claims in this regard shall be inadmissible.

10.. SITE INSTRUCTION FILE:

The Contractor shall maintain a Site instruction file at the Site office. All instructions received from the Engineer-in-Charge relating to the Work shall be retained in the file.

11.. PROFESSIONAL INTEGRITY AND TEAM SPIRIT:

It is the intent of the Owner and the consultant that this Project will be executed in a spirit of teamwork and full professional integrity. The Contractor shall fully co-operate with all agencies concerned to fulfill this objective.

12.. QUALITY ASSURANCE AND CONTROL PROGRAMME:

The Contractor shall establish an effective quality control system at the Site and implement the same through an independent team consisting of the Contractor's Representative and qualified and experienced engineers and technical personnel to enforce quality control on all items of the Work and the Project at all stages.

13.. CONTRACT DRAWINGS:

Drawings forming part of the Contract are listed. Further supplementary Drawings furnished by the consultant from time to time shall also be deemed to form part of the Contract.

14.. ENTRY TO THE SITE:

The Bank, at its discretion has the right to issue passes to control the admission of the Contractor, his agents, employees and work people to the Site of the Work or any part thereof. Passes shall be returned at any time on demand by the Project committee.

15.. FIRE PRECAUTIONS:

The Contractor shall take all precautions and preventive measures against fire hazards at the Site and shall assume full responsibility for the same.

16.. DRILLING, CUTTING ETC.:

All cutting and drilling of walls or other elements of the building for the proper entry/installation of inserts, boxes, equipment, etc. shall be carried out using electrically operated tools only. Manual drilling, cutting, chiseling, etc. shall not be permitted. No structural member shall be cut or chased without the written permission of the Engineer-in-Charge. Cutting and drilling of structural members shall be carried out using vibration free diamond wire sawing and diamond drilling only with prior permission from the consultant. The cost for procurement and using such equipment is deemed to be included in the Contract and no extra costs will be paid.

17.. APPROVAL BY STATUTORY BODIES:

Although the sanction wherever required has already been obtained by the Bank and It has been established that no sanction for interior work is to be sought from Chennai Office, in case any liaising is required with any local authorities for construction under this contract, the same shall be handled by the contracting agency.

18.. LABOUR WAGES:

The Contractor shall have no claim whatsoever, if on account of any rules and regulations or otherwise, he is required to pay wages in excess of fair wages called for under General Conditions.

19.. MOBILISATION ADVANCE:

No Mobilization advance shall be paid.

20.. NON-TENDERED / EXTRA ITEMS AND QUANTITIES EXCEEDING THE TENDERED QUANTITIES:

The contractor shall immediately and before procurement and execution of the work obtain a written approval of the variation order from the consultant for the non-tendered /extra items and quantities exceeding the tendered quantities. No payments will be entertained without the Consultant's written approval of the change / variation order. The onus shall be on the Contractor to obtain such prior written variation order from the consultant.

21.. WATER AND ELECTRICITY:

Electricity and water has to be arranged by the contractor. The Employer will coordinate with the Exim Bank authorities for construction purposes.

22.. ASSOCIATED CIVIL WORKS

All civil works required for the installation of equipment's or for any other requirement for the contractor's functioning shall be the responsibility of the contractor.

23.. GUARANTEE TO PERFORM

The contractor shall carry out the work in accordance with the drawings, specifications, schedule and other documents forming part of the contract.

24.. ESCALATION:

No escalation on Contract price / rates shall be applicable during the tenancy of the Contract period including extensions thereof.

25.. SAFETY OF WORKERS

The Contractor shall provide sufficient safety equipment viz. helmets, safety boots / shoes, belts with security ropes, railings etc. for use by his own staff and staff of its sub-contractors, or by the Project Management Team.

26. WORKERS FACILITIES

The Contractor shall at his expense provide & maintain such facilities in a clean orderly condition and shall clean the floors/ campus on regular basis.

27. LABOUR

The Contractor shall, unless otherwise provided in the Contract, make his own arrangements for the engagement of all staff and labour, local or other, and for their payment, housing, feeding and transport.

The Contractor shall, if required by the Employer, deliver to the Employer a return in detail, in such form and at such intervals as the Employer may prescribe, showing the staff and the numbers of the several classes of labour from time to time employed by the Contractor on the Site and such other information as the Employer may require.

28. COMPLIANCE WITH LABOUR REGULATION:

During continuance of the contract, the Contractor and his sub- contractors shall abide at all times by all existing labour enactments and rules made there under, regulations, notifications and bye laws of the State or Central Government or local authority and any other labour law (including rules), regulations, bye laws that may be passed or notification that may be issued under any labour law in future either by the State or the Central Government or the local authority. The Contractor shall keep the Employer indemnified in case any action is taken against the Employer by the competent authority on account of contravention of any of the provisions of any Act or rules made there under, regulations or notifications including amendments. If the Employer is caused to pay or reimburse, such amounts as may be

necessary to cause or observe, or for non-observance of the provisions stipulated in the notifications/bye laws/Acts/Rules/regulations including amendments, if any, on the part of the Contractor, Employer shall have the right to deduct any money due to the Contractor including his amount of security deposit. The Employer shall also have right to recover from the Contractor any sum required or estimated to be required for making good the loss or damage suffered by the Employer.

29 PROTECTION OF ENVIRONMENT:

The contractor shall take all reasonable steps to protect the environment on and off the Site and to avoid damage or nuisance to persons or to property of the public or others resulting from pollution, noise or other causes arising as a consequence of his methods of operation. During continuance of the contract, the contractor and his sub-contractors shall abide at all times by all existing enactments on environmental protection and rules made there under, regulations, notifications and bye-laws of the State or Central Government, or local authorities and any other law, bye-law, regulations that may be passed or notification that may be issued in this respect in future by the State or Central Government or the local authority.

10. TENDER / BILL OF QUANTITIES

EXIM HOUSE, LONAVALA					
TENDER / BILL OF QUANTITIES					
NO.	DESCRIPTION	QTY	UNIT	RATE	AMOUNT (Rs.)
I	CIVIL WORKS :				
1	Excavation in rock & backfilling				
a	Carrying out excavation in all types of soil viz dense, loose and soft murrum, carrying out demolition of any existing concrete portion, if encountered using suitable mechanical excavator and manually wherever required up to required level for casting of footing as shown in the drawing to the satisfaction of Engineer in Charge. Including carting away and disposing of the debris truck at an approved location as approved by the regulatory authority and in consultation with the Engineer In Charge (EIC). From 0.00 m to -1.50 m level	100	Cum		
2	Backfilling Backfilling, manual dressing and compaction wherever instructed, all horizontal surfaces and in other areas with murrum / earth in layers of 250 mm thick including breaking clods, storing, transportation, double handling, watering, compacting each layer with vibratory compactor and at inaccessible places with wooden/steel rammers to achieve 90-95% proctor density at optimum moisture content, all leads and lifts, bailing/ pumping out of water to keep site dry while backfilling the item includes all lead and lift; cost shall include conveyance of all materials, labour, machinery etc. complete as directed by Engineer In charge. The item includes all lead and lift. The rate to include loading, unloading, hire and fuel charges for tools and plants and other incidental charges etc. complete.	100	Cum		-

3	Rubble Soling:- Providing and laying in position 230mm thick rubble soling, using approved quality stone with sand cushion of appropriate thickness provided below the PCC at below footing level including the cost of sand cushion, base preparation by mechanical compaction, using hand broken metal/ Rubble and smaller pebbles for void filling, grit for binding as directed by the Engineer-in-charge including watering, packing, compaction etc.complete.	60	Sqm		
4	PCC:- Providing and Laying M 15 grade PCC, specified thickness, compaction, curing, vibration etc complete. On clearance of the area by the excavation contractor, any fissure, crevices encountered in the rock strata at founding level shall be treated as per structural engineer's specifications using M25 grade concrete. Concrete for bed block in load bearing wall	10	Cum		
5	Reinforced Cement Concrete Carrying out all RCC works strict in conformity with IS 456 & specification appended herewith. Unless otherwise specified,				-
	The rate for RCC work shall include forming of projections, sinking of floors or wherever required, keeping provision in shuttering for niches, dowel bars etc. The contractors shall co-ordinate with other agencies appointed for services viz. laying conduits, placing boxes, pipes, clamps etc. The rates quoted shall include construction of expansion construction joint / expansion strips as directed by the client. The scope also includes providing and applying aquabond 150 or any equivalent and cement 1:1 proportion for construction joints as per manufacturer specifications.				-

	Including Formwork & shuttering. Reinforcement will be paid separate.				-
	Providing Laying concrete of M25 grade with minimum cementitious content of 420 Kg/m ³ .				
a	Footing	30	Cum		
b	columns & beams	55	Cum		
c	Slab	35	Cum		
6	Steel				
a	Reinforcement Supplying, cutting, bending to shape, fabricating, fixing and tieing in position TMT Reinforcement Steel of Fe 500 grade coated with Zinga or equivalent. The reinforcement shall be of an approved brand viz TATA / SAIL including cost of providing & tying with 18 gauge GI binding wire shall be included in the reinforcement rate.	9	M.T		
b	Structural Steel				
	Providing, cutting, fabricating ,erecting, with necessary anchor bolts/fastners to support the existing structure, girder beam, MS ladder, MS Rangs etc. as per the instruction & as guided by Engineer - In - Charge etc. complete				
	column	R.O	M.T		
	Beam	8.0	M.T		
	Fabricated Staircase Ground floor to 1st Floor.	2	M.T		
7	Providing and fixing Hilti Anchor Bolt				
a	16mm	150	Nos		
b	20mm	R.O			

8	Providing and laying reinforced cement concrete of M30 mix including vibrating, compacting, adding plasticisers as per manufacturer's specification, curing etc. complete including water tight shuttering & form work of approval design (reinforcement to be measured separately) as per design & drawing including providing & fixing CRIL / ESSAR steel sheets 1.2mm thk of 310grade for deck slab	120	Sqm		
	TOTAL OF - I				
II	INTERNAL & EXTERNAL WORKS :				
1	Providing & constructing Brick work/Siporex block work in super structure at any height in proportion of 1:4 cement & sand including shifting materials, curing, racking the joint cleaning etc. complete.				
a	230 mm thick siporex.	175	sqm		
2	Providing and applying polymer based fibremesh sand faced plaster in two coats to the external surface of parapet wall average thickness of 25 mm in exact line and level, including making grooves or ghisi wherever required and fixing of PVC mesh at junction of brick wall and RCC surface etc. .First coat shall be in the proportion of 1:4 of cement : sand with the addition of fibremesh microblocker 12 mm fibres at 125 gm/bag of cement and approved polymer Aquabond 150 or any equivalent at 250ml per Bag of Cement, plasticizer conplast 421IC at 100ml per 1/2 bag of cement and 7 litres of water and curing as directed.				

	The 2nd coat shall be in the proportion of 1:3 cement and sand with the addition of 6mm fibremesh microblocker at 125 gm/bag of cement, approved Aquabond 150 or any equivalent at 250ml per bag of cement, plastisizer Cebex112 at 150 ml per 1/2 bag of cement, curing to the 2nd coat for minimum 7 days continuously thereafter, and as directed by consultant including level marks, mixing with a mechanical mixer thoroughly well for minimum 2 minutes for preparing mortar for plastering for both the coats, cleaning etc complete all to the satisfaction of the Engineer-In-Charge.	175	Sqm.		
3	Providing & applying smooth cement finish plaster in average 12 mm thickness in C:M 1:4 in line & level, including making level marks, temp. platform, curing, cleaning etc. complete.	300	Sqm.		
4	Providing & applying Gypsum approved make supreme , india gypsum or equivalent in line , level & all corners of wall should be in right angle .				
a	To Wall min 12 mm & max. 15 mm including necessary bonding chemical wherever RCC chemicals is coming in contact.	480	Sqm		
b	To Ceiling min 8 mm & max. 10 mm including bonding chemical	350	Sqm		
5	Providing & laying window sill & jambs with Double ledge white marble (Basic rate Rs 100 /- per sft) Granite sill (Basic rate Rs. 200/- per sft), 15 to 18mm average thick, with edge chamfering as per architect's approval, laid over 25-30 mm average thick cement sand mortar bed of 1:4 proportion, closely jointed & pointed with white cement & matching colour pigment, finished to required slope and level, curing, rubbing, cleaning as per detailed				

	specification etc. at all levels complete. (Rate inclusive of edge polishing).				
a	White Marble (Basic rate Rs 100 /- per sft)	10	Sqm		
b	Granite (Basic rate Rs. 200/- per sft)	10	Sqm		
6	Providing and fixing best quality Vitrified floor tiles as approved size & colour (Basic rate Rs. 80/- per sft) 12 mm thk of approved make & shade; laid over 25 mm thk. Cement sand floor bedding mortar in 1:4 proportion closed jointed and pointed with white cement slurry mixed with matching pigments to match shade of the tile, finished to required slope and level, curing, rubbing, cleaning, necessary wastages etc. complete to the satisfaction of the Architect, PMC etc. complete.	84	Sqm.		
7	Providing & fixing Vitrified tiles dado, fixed in CM 1:3 base coat and cream of cement to the walls, closely jointed & pointed with white cement & matching colour pigment, inclusive of using plastic spacers to perfect line, level & plumb etc. Size as per design & satisfaction of architect & PMC etc. complete. Basic rate - Rs. 80/- per Sft.	R.O	Sqm.		

8	Providing & fixing Vitrified tiles skirting about 100 mm thick or as per drawing and detailing, projecting not more than 8 mm from the wall plaster line or as specified fixed with the plaster / backing material in proportion of CM 1:3 base coat and cream of cement to the walls, closely jointed & pointed with white cement & matching colour pigment, inclusive of using plastic spacers to perfect line, level & plumb etc. Size as per design & satisfaction of architect & PMC etc. complete.	80	Rmt.		
9	Door frame				
a	Providing and fixing first class teak wood door frame of section 100 x 40 mm rough ground / solid sub frame with necessary hold fast, with tongue & groove system, horn etc. Surface contact with masonry / concrete should be painted with Black Japan etc. complete.	0.2	Cum.		
b	Providing & fixing 40mm thick solid core Phenol bonded flush door shutters, in single leaf as per detailed drawing. The flush doors shall be factory made solid core block board shutters bonded with phenol formaldehyde resin. The lipping shall be of teakwood all round the flush door with a minimum thickness of 12mm. The shutter shall have laminate of approved make & shade (1 mm thk) on both sides including painting / polishing	5	Sqm		
10	Window frame				
	Providing & fixing heavy quality aluminium anodized windows with 4 mm clear float glass including 1" series frame work and 3/4" series sliding shutters with consealed handle and locking arrangement etc. complete.	5	Sqm		
	TOTAL OF - II				
III	WATERPROOFING :				-

1	Terrace Waterproofing				-
	Providing and Applying waterproofing for Terraces by following methods as per the specifications listed below with a minimum guarantee period of 10 years and Testing of treatment as per the requirements.				
a	The First part consist of all surface area should cleaned up to visible of hair cracks / aggregate texture. Cleaning of RCC member should be done by hacking tool, wire brush, wire grinder & air / water blower etc. Treated honeycomb area should be checked. All cracks which are more than in 1mm in width and construction joints should open "v" shape. Open cracks & construction joints should be sealed with micro - concrete / acrylic polymer. All clean & treated area should tested for water tightness by flooding water. All wet spots & water leakage area should mark for treatment. If the wet area observed, it should be treated as above procedure till the area should get water tight.				
b	The Second Part consisting of providing and laying avg. 10-12 mm thick, CM 1:4 screed admixed with Integral Waterproofing Compound of approved makes as per manufacturer's specifications & then doing brick bat coba waterproofing treatment to specified areas viz terrace, canopies, chajjas, exposed slabs etc. The slab shall be laid over with well burnt brick bats coba laid & joints filled in with cement mortar 1:4 in true lines & levels gradient with max thickness if 110mm at ridge and 50mm at rain over let (for easy flow of water/rain water)				

c	Finally the top surface of brick bat coba shall be laid over and joints finished with waterproofing layer with CM 1:4 and admixture finished smooth with cement slurry. The treated surface after 12 to 15 hrs. there after shall be kept ponded for continuous period of 7 days to detect any seepage/ leakage/ dampness if any, the surface then shall be cleaned to withstand weather and domestic use. (RATE including a to c)	220	Sqm.		
d	Providing & laying china mosaic floor finish in white / colour chip to floor	220	Sqm		
2	Removal of Existing Roof	350	Sqm		
	TOTAL OF - III				
IV	PAINTING WORKS:				
1	Providing & applying exterior paint to the external surface of parapet wall. Cleaning the surface, washing and filling the crevices with approved sealant & applying the paint with one primer base coat as per the manufacturers specification or as directed & approved etc. complete.				
a	Painting, two or more coats with acrylic paint of M/s ICI / Asian paint make and approved shade on internal walls & ceilings as required to give an even shade including preparing the surface , applying primer coats, etc. complete all to the satisfaction of the Architect.	650	Sqm		
b	—do- as above but synthetic enamel paint to steel structure, grills, pipes etc., including two coats of red oxide & two coats of paint.	200	Sqm.		
2	Painting, two or more coats with plastic emulsion paint of M/s ICI / Asian paint make and approved shade on internal walls & ceilings as required to give an even shade including preparing the surface , applying primer coats, etc. complete all to the satisfaction of the	550	Sqm		

	architect.to staircase wall				
	TOTAL OF - IV				
	GRAND TOTAL				

Note:

- A Please note the estimates are approximate and as such provision for 10% contingencies shall be kept over and above the estimated cost.
- B Provision shall be made for GST and professional fees.
- C The above cost does not include municipal approval charges. Provision of approximate Rs 5 lakhs shall be kept for liasoning works.
- D Provision for electrical works shall be kept in vicinity of Rs 1,00,000/-

Technical Specifications
(To be read along with and as part of Preamble & BOQ)

	Item	Brief Description	Approved Manufacturer/ Brand
1	Cement	Grey/ white cement	JSW, BHARATI,PENNA, CHETTINAD, ZUARI
2	Steel	Built-up/ rolled sections, reinforcement bars	SURYADEV, ARS, TULSYAN,or approved equivalent
3	Water proofing chemicals	For toilets & pantry floors/ walls	Pidilite, Dr. Fixit, Roffe, Sikka
4	Vitrified Tiles	Tiles of specified size laid to level & approved pattern using chemical grout over existing floor finish with 3mm groove all around filled with approved shade of grout	NITCO, Kajaria, Johnson as/ Anuj/Asian, KAG or approved sample
5	Ceramic Tiles	Tiles of specified size laid to level & approved pattern after leveling with base plaster. Joints filled with approved/ matching shade of grout	NITCO, Kajaria, Johnson as/ Anuj/Asian, KAG or approved sample
6	Mirror polished Granite for Counter tops & ledge etc.	Selected Mirror polished Granite in slabs. Nosing/edge in reqd. profile for Counter tops with mirror polish.	As/ approved sample

Timbers	Seasoned & Best quality knot free specified timbers in large sections of approved lengths.	As per approved sample
Ply wood		Green, Duro, Century or equivalent
Veneers		Green, Donear or equivalent
Flush Doors	35-40mm thk solid core block board shutters clad with approved American Walnut veneer on both sides and American Walnut edging/ lipping all around.	Green, Century or equivalent
WC Door Hinges		As per approved sample
Door Stopper for flush doors		As per approved sample
Mortice Lock and handle		As per approved sample
WC Door Latch		As per approved sample
Blinds	Venetian / vertical / roller Blinds as/approved sample	As per approved sample
Cupboard Hardware	As/approved sample	As per approved sample
Floor Spring	Concealed Floor Spring OCFH-100	As per approved sample
Hydraulic Patch		As per approved sample
Door Closure		As per approved sample
Plastic Emulsion & Enamel/ DUCO Paint	As / manufacturer's specs. & in approved shade/ colour	Asian Paints
Timbers	Seasoned & Best quality knot free specified timbers in large sections of approved lengths.	As per approved sample
Plastic Emulsion & Enamel/ DUCO Paint	As / manufacturer's specs. & in approved shade/ colour	ICI, Asian Paints
Silicone	Clear/ specified shade as reqd.	Dow Corning, GE

Gypsum board false Ceiling	As/ manufacturer's specifications. Openings for lights, & all services & access panels as reqd.	Saint Gobain Gyproc India Ltd./ India Gypsum
Plaster of paris	Punning on wall to repair/ smoothening	JK, BIRLA
Water supply / waste piping	All PVC / UPVC pipes to be laid in chases cut in walls/ floor ,. Surface duly repaired & plastered smooth.	, AISHRWAD or Equivalent
Taps & mixer	Pantry Wall mixer	Jaquar Hindware, Parryware
Geyser	Pantry Gyser-HSE-SCJ	Jaquar,Hindware,Parryware
SS Sink	Jayna Globus Square(Model - JS-2420)	Sleek or Equivalent
Water Closets	Wall Hung/ Floor Mounted /as per model selected	Jaquar ,Kohler,Parryware
Ablution Tap - 2 way		Jaquar, Parryware, Hindware
Health Faucet		Jaquar,Parryware, Hindware
Toilet Paper Holder		Jaquar, Parryware,Hindware
Coat Hooks on W/C Door	As per approved sample	Jaquar,Parryware,Hindware
Wash Basins	Jaquar, Mounted /as per model selected	Jaquar, ,Parryware
Flushing Cistern	As per WC model selected	Jaquar, Parryware
Wood Work	Rates for all exposed wood & veneered surfaces described above shall be finished in matt PU coating as/ manufacturer's specifications	As per approved Sample
General	Finished areas shall be measured for payment against all items. No additional payment shall be made for wastage.	
Taps & mixer	Pantry Wall mixer	Jaquar, Parryware, Hindware
Geyser		Bajaj,Venus,Crompton Greaves
SS Sink		SLEEK or equivalent
Invertors Battery		Exide,,Amaron,,Luminous or equivalent
Invertors		Luminous or equivalent

PREAMBLE TO SCHEDULE OF QUANTITIES

FIXED WOODWORK

NOTES

- 1.. All items of work under the contract shall be executed strictly in accordance with the description of the item in the schedule of quantities, relevant drawings, and specifications read in conjunction with the appropriate Indian Standard Specifications and the conditions of the contract.
- 2.. The rate of each item of work included in the Schedule of Quantities shall unless expressly stated otherwise, include cost of:
 - (a) All materials, fixing materials, accessories, operations, appliances, tools plant, equipment transport labour and incidental required in preparation for , in the full and entire execution and completion of the work called for in the items and as per specification and drawings completely.
 - (b) Waste of materials and labour.
 - (c) Loading, transporting, unloading, handling/double handling, hoisting to all levels, setting, fitting and fixing in position protecting, disposal of debris to approved municipal dumping ground and all other labour necessary in and for the full and entire execution and to fully complete the job in accordance with Contract Documents, good practice and recognized principles.
 - (d) Liabilities, obligations and risk arising out of Conditions of Contract.
 - (e) All requirement whether such requirements are mentioned in the item or not. The specifications and drawings where available are to be read as complementary to the part of schedule of quantities and any work called for in one shall be taken as required for all.
 - (f) In the event of conflict between Schedule of Quantities and other documents including the specifications, the most stringent shall apply and the interpretation of the consultant shall, be final and binding.
- 3.. The contractor shall be paid for the actual quantity of work executed by him in accordance with the drawings at the contract rates.
- 4.. The quantities given in the schedule are provisional. The owner reserves the right to increase or decrease the quantities of work or to totally omit any items of work and the contractor shall not be entitled to claim any extras or damages on these grounds.
- 5.. No alteration whatsoever is to be made to the text or quantities of this schedule unless such alteration is authorized in writing by the consultant, any such alterations, notes or additions shall, unless authorized in writing, be disregarded when tender documents are considered.

- 6.. In the case of an error occurring in the amount column of the schedule, as a result of wrong extension of unit rate and quantity, the unit rate quoted by the tenderer shall be regarded as firm and extensions shall be amended on the basis of the rates.
- 7.. Unless otherwise stated all measurements shall be taken in accordance with Indian Standard Method of Measurement of Building and Civil Engineering I.S. 1200 latest revisions /additions any error (s) in description or in quantity or omission of items from the contract schedule shall not vitiate this contract but shall be corrected and deemed to be a variation required by the consultant.
- 8.. All partition/paneling and other related items shall be manufactured at contractor's workshop (as far as possible) and assembled/installed in position at site in perfect condition. The rates quoted shall provide for all exigencies in this regard.
- 9.. Painting and other finishing The rates include:
 - a. Work at all heights, use of all scaffolding ladders etc. preparation of surface to receiving finishing coats such as brushing sand-papering, scraping, washing and rubbing etc.
 - b. Filling, sand-papering and dusting of surface, in between coats where applicable.
 - c. Finishing to approved matt texture and or stable, glossy finish as called for Spreading and removing covering to doors windows, flooring, fittings etc to protect them from splashes, washing floors, cleaning glass, joinery, electrical fittings etc. of drops and splashes and leaving premises clean and tidy.

PARTITION & PANELLING ETC.

The rates for all items under this section include:

- a) Rough grounds, spacers, framing member etc as shown and as required to suit site conditions.
- b) All fibre plugs, jacks, screws, nails, pins key and such other fixing accessories.
- c) All screws (Nettle fold make), nails, pins, key and such other fixing accessories including expansion/ rawl bolts, bitts nuts etc as required for fixing to supports.
- d) Glue or adhesive for all joinery work and fixing of veneers/ laminates.
- e) Providing first class specified timber edging to all sides of shutters and all free ends of other members when made of block-board plyboard and/or flush door shutter.
- f) Providing lock, hinge, knobs, latches catchers, hold fasts adjustable shelf fittings etc as called for.

- g) Anti termite/ Solignum treatment to all wooden (timber or board, ply etc.)
- h) Painting or polishing to internal faces as called for and as per relevant specifications.
- i) Rebates as shown for double leaf shutters etc,glazing with P.V.C/ Neoprene glazing blocks, beading etc as specified.
- j) Matt clear PU finish with suitable base wherever called for will, if required be tinted to approved shade and sprayed & rubbed to required manufacturer's specifications.
- k) Glass wherever mentioned whether local or imported should be of best quality float glass / mirror without and waves etc. also should have grounded edges and polished where required specially at free ends in doors, glazings, windows & fixed panels etc.
- l) All fixing screws, nails etc. should be in approved manner (counter sunken)

MATERIALS

- 1.. Teak wood ' WHEREVER MENTIONED SHALL BE 'SEASONED' timber in large sections free from defects.
- 2.. Block board wherever called for shall be block boards of brand approved brand or equivalent approved by the consultant..
- 3.. Plywood / veneer wherever called for shall be of approved brand or equivalent approved by the consultant.
- 4.. laminates where called for shall class-I fire resistive plastic laminate of approved brand as per approved quality, shade and design.
- 5.. Hard wood wherever called for should be second quality teak wood/ miranti.
- 6.. The toughening of glass shall be done by approved manufacturer of toughened glass as per their specifications corresponding to relative I.S.I code.
- 7.. No alteration whatsoever is to be made to be the text or quantities of this schedule unless such alteration is authorized in writing by the consultant, any such alterations, notes or additions shall unless authorized in writing, be disregarded when tender documents are considered.
- 8.. In the case of an error occurring in the amount column of the schedule, as a result of wrong extension of unit rate and quantity, the unit rate quoted by the tenderer shall be amended on the basis of the rates.

9. Unless otherwise stated all measurements shall be taken in accordance with Indian Standard Method of Measurement of Building and Civil Engineering I.S. 1200 latest revisions /additions any error (s) in description or in quantity or omission of items from the contract schedule shall not vitiate this contract but shall be corrected and deemed to be a variation required by the consultant.

DISMANTLING AND DEMOLISHING

The rates for all items in this section include:

- a) Carefully dismantling/taking out specifically called items any damage caused to un called for portion shall be made good by contractor at his own cost.
- b) Work at all heights, small patches, pieces as etc. including reqd. tools, scaffolding, ladders, platforms with safety gear. Protection to other bldg. components.
- c) Removal and dumping of unserviceable material at approved municipal dumping ground. Leaving the site of work & premises / campus in clean condition on daily basis.

CIVIL WORK

1. The rates for all concert work (plain and reinforced) include:-

- (a) All necessary operations for the proper mixing, handling, transporting, placing and vibration of concrete as directed, including preparation of test cubes .(if desired)
- (b) Necessary and adequate form work including removal for work at all heights and depths.
- (c) Small linear labor including moulding, chamfers, splays, rounded or coved angels, chases, grooves, rebates, providing holes and pockets.
- (d) The rates for reinforcement work (mild steel and high yield bars) include hoisting and fixing in any position as may be required and for bracing, supporting or otherwise holding firmly in posit on so that the placing and ramming of concrete will not disturb it. The rate shall also include cost of binding wire and cover blocks.
- (e) Keeping the work well wetted for desired no. of days.

2. The rates for brick work include:-

- (a) All scaffolding, ladders, platforms, staging required in the execution of work.
- (b) Hacking and roughening, of concrete, plaster or other surfaces in contact with masonry for bonding.
- (c) Rough cutting and waste.
- (d) Raking out joints to specified depth either for plaster or pointing of finishing joints flush as the work proceeds, as directed.

- (e) Building in hold-fasts and such other inerts, holes etc.
- (f) Work in pillars (square and rounded) and also in circular work, bedding and pointing doors, windows and the like in cement mortar.
- (g) Keeping the work well wetted for ten days.

3. The rates for floorings, counters skirting shall include:-

- (a) Use and waste of materials, labour temporary forms template etc.
- (b) Final reparation of base sub grade or sub-floor including minor trimming of the base to remove slight undulation.
- (c) Providing bedding layer of mortar as specified, in the case of slabs, tiles etc. to correct levels or slopes as called for.
- (d) Forming rounded/ recess / trenches in existing floors etc. rounding off corners, edges and junctions of floors with skirting or dado, work in narrow widths, providing holes for gas pipes / ducts etc including curing and
- (e) Granite and marble wherever called for shall be of best quality with uniform colour texture and thickness having all visible faces rubbed and mirror-polished. Rate also includes for necessary cut-outs to accommodate wash basins and or /other fixture and fittings.

4. Wall finishes:

The rate includes:

- (a) Work in narrow widths, bands, corners and small quantities unless otherwise mentioned.
- (b) Work on any surfaces, such as bricks concrete, stone etc. Preparation of surface by hacking, wetting etc.
- (c) Forming grooves, chamfers of any width and depth work at all heights, keeping the work well wetted for at least ten days.

5. Painting and other finishing

The rates include:

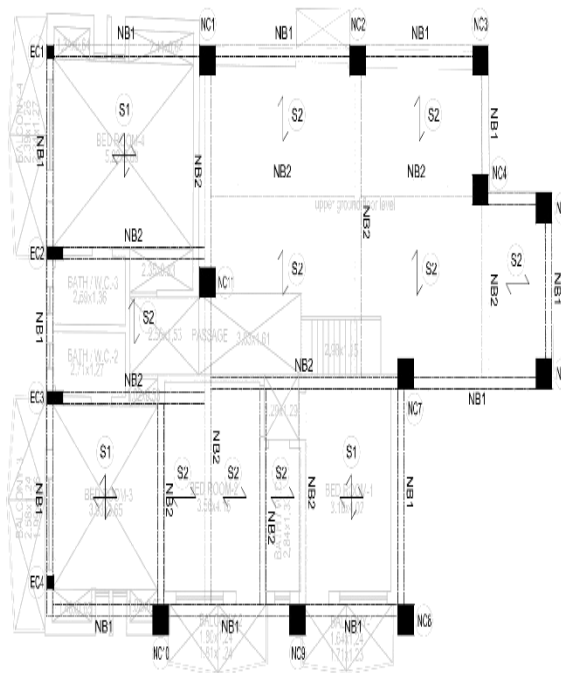
- (a) Work at all heights, use of all scaffolding ladders etc. preparation of surface to receiving finishing coats such as brushing sand-paparing, scraping, washing and rubbing etc.
- (b) Filling, sand-paparing and dusting of surface, in between coats where applicable.

- (c) Finishing to approved matt texture and or stable, glossy finish as called for Spreading and removing covering to doors windows, flooring, fittings etc to protect them from splashes, washing floors, cleaning glass, joinery, electrical fittings etc. of drops and splashes and leaving premises clean and tidy.

PLUMBING

Unless expressed otherwise all pipes, fittings and fixtures used shall be PVC/UPVC as per approved make specified by the EXIM Bank.

11. DRAWINGS



1 TOP SLAB PLAN
1:100

[illegible]

FIRST FLOOR PLAN

