



# **E – T E N D E R**

**FOR**

**Renovation of the UTI Bandra Flats**

**Tender Reference No: EXIM/RFP/2019-20/058**

**Head Office: Center One Building, 21<sup>st</sup> Floor, World Trade Centre Complex, Cuffe  
Parade, Mumbai – 400 005.**

Tender Document for	<b>Renovation of UTI Bandra Flats</b>
Tender Reference No.	<b>EXIM/RFP/2019-20/058</b>
Tender Document Cost	<b>₹ 20,000/-</b> (Non-refundable) (Demand Draft (DD) in favour of "Export-Import Bank of India" payable at Mumbai.
EMD Amount	<b>₹ 10,00,000/-</b>
Last Date of Acceptance of E-Tender Document Cost, IP Agreement, Tender Cost	December 10 05:00 PM (Tender Document DD to be submitted)
Place of Submission of DD and IP Agreement original document and Tender Document Cost	Export Import Bank of India, Center One Building, 21st Floor, World Trade Centre Complex, Cuffe Parade, Mumbai 400 005. (On Rs. 500 non judicial stamp paper)
Date of Online Notice	November 20, 2019 2.00 PM
Document Downloading Start Date	November 20, 2019 2.00 PM
Document Downloading End Date	December 10, 2019 05:00 PM
Tender Clarification and Pre Bid Meeting	Location: Exim Bank, Head Office, Mumbai. (All queries will be answered during pre-bid meeting only) December 03, 2019 3.30 PM
Last Date and Time for Submission	December 10, 2019 05:00 PM
Opening of Tender	December 11, 2019 05:00 PM
Address for Communication	As above Ph. 022- 22172846/2839 E-Mail: <a href="mailto:administration@eximbankindia.in">administration@eximbankindia.in</a>
Place of Receipt of Tender	<b><a href="https://eximbankindiatenders.procuretiger.com">https://eximbankindiatenders.procuretiger.com</a></b>

**[Note:** Commercial bids will be opened online only. E-Tendering is the simulation of the manual tendering process on the internet. i.e. the eligible Bidders / Service Providers can log on to the internet site specified using a unique username and 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 Bidders 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 and encrypted in nature.

**Minimum requirement for e-tender participation:**

1. Computer / Laptop with internet connection.
2. Operating system – Windows 7/ Windows 10.
3. Digital certificate - Class II or III, signing + Encryption, and it should be organizational certificate only.
4. 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

801 – Wall Street – II

Opposite Orient Club near Gujarat College, Ellis Bridge,

Ahmedabad – 380 006

Gujarat, India

Phone: +91 (79) 68136820/29/31/35/40/43/52/53/57/59/63

Fax: +91 (79) 40230847

### 1. Mandatory Information Required for Prequalification of the Tender

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.

Sr.No.	Particulars	Details
1	Name of the Company	
2	Name of the Proprietor, Partners/Directors	
3	Office Telephone Nos.	
4	Address	
5	Email Address	
6	Year of Establishment	
7	Registration No. / Date of registration	
8	Status of firm, (Proprietor/Partnership/Co.etc.)	
9	Name of Bankers	
10	PAN Card No.	
11	GST No.	
12	Tender fee DD Number	

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

Date:

Place:

Note:

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

## **2. Background and Purpose of the Tender**

The Bank has taken 26 Flats on leave and licence basis at Building No.16, MHB Colony, Bandra Reclamation, Opposite Lilavati Hospital, Bandra West, Mumbai- 400050. The project aims at renovating the 26 flats to make it livable for the Bank's Officers as per the BOQ.

## **3. Eligibility Criteria of the Bidder**

<b>SR. NO.</b>	<b>ELIGIBILITY CRITERIA</b>	<b>SUPPORTING DOCUMENTS TO BE Uploaded</b>	<b>COMPLIANCE (YES/NO)</b>
1	The bidder should have a minimum 05 years of total experience in renovation of premises (new or old), renovation of residential premises for a Government Organization /PSU/PSB or reputed Corporates, or private developer or residential society's viz. Flats/Residential Premises since January 2014.	Purchase Order /Work Experience Certificate.	
2	The bidder must have GST registration number. The documents of GST registration should be submitted.	Upload GST Certificate	
3	The bidder must have an average turnover of not less than 15 Crore in the last 05 years FY 2014-15, FY 2015-16, FY 2016-17, FY 2017-18, FY 2018-19.	Audited Balance Sheets for the 05 FYs has to be uploaded.	
4	Satisfactorily executed at least one renovation project or new project for a Government Organization /PSU/PSB or reputed Corporates, or private developer or residential society's, since January 2014 of value <ul style="list-style-type: none"><li>• 3 works of 2.5 Cr each OR</li><li>• 2 works of 5 Cr. each OR</li><li>• 1 work of 10 Cr.</li></ul>	Purchase Order work completion certificate received from the Employer, private developer, or any institution with amount, designation, contact details of the organization mentioned over it.	
5	The Bidder shall execute E-Tendering Process Compliance Statement and	Upload seal and signed copy of Annexures.	

	Undertaking letter as per Annexures.		
6	Integrity Pact Agreement (IPA) to be executed	Download the IPA (attached as <b>Annexure III</b> ) and sign on Rs.500 stamp paper. Scanned copy to be uploaded on the E-tender portal. Original document to be sent to Exim Bank, Head Office, Mumbai as per the date and time mentioned in the tender document.	
7.	The bidder must be from Mumbai and Navi Mumbai based only.		

**Note:** Please be informed that the vendor/ bidder who wish to participate in the e-tender must necessarily fit in all the eligibility criteria requirements. Non-compliance of even one of the requirements will result in rejection of the bid(s). Hence, Bidders are requested to upload all the relevant documents mentioned in the Eligibility Criteria to avoid the rejection of the bid(s).

### **E-Tendering Process Compliance Statement**

The following terms and conditions are deemed as accepted by you for participation in the bid event (Tender Ref: EXIM/RFP/2019-20/058)

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 the 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 glitch in telephone lines, 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. The EXIM Bank reserves the right to extend or reschedule or annul the e-tender process.
7. The bidders are advised to visit <https://eximbankindiatenders.procuretiger.com> for any corrigendum etc.

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

Date: -

Organization Name: -

Designation: -

UNDERTAKING FROM THE BIDDER

To,  
Mr. Uday Shinde,  
General Manager,  
Export- Import Bank of India,  
21st Floor, Centre One, World Trade Centre,  
Cuffe Parade, Mumbai 400 005

Dear Sirs,

**Ref: Renovation of UTI Bandra Flats**

**Ref. No: EXIM/RFP/2019-20/058**

I / we further agree to execute and complete the work within the time frame stipulated in the tender scope of document. I / we agree not to employ Sub-Service Providers without the prior approval of the EXIM Bank. I / We agree to pay Sales Tax, Works Contract Tax, Excise Tax, Octroi, LBT, VAT, GST, Duties, 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 exclusive 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 Exim Bank's preconditions as stipulated in the tender documents and empanelment process.

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

Yours truly,

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

Place:

Name:

Date:

Designation:

Seal:



#### **4. INSTRUCTIONS TO BIDDERS**

1. Location: Export-Import Bank of India, 21st Floor, Centre One Building, World Trade Center, Cuffe Parade, Mumbai 400 005 and Regional Offices in pan India.

- a. Bidders / Service Providers must get acquainted with the proposed work, specifications, conditions of contract and other conditions carefully before bidding. 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. Submission of Tender:

No Queries will be entertained on the last day of the Tender submission.

3. Any printing or typographical errors /omission in tender document shall be referred to EXIM Bank and their interpretation regarding correction shall be final and binding on Service Provider.

4. Transfer of Tender Documents:

Transfer of tender documents purchased by one intending Bidder to another is not permitted.

5. Bid Validity Period:

Tenders submitted by Bidders shall remain valid for acceptance for a period up to 90 days from the date of opening of Bid/tender. The Bidders 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.

6. 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 Bidders 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 Bidders are liable to be rejected. For this purpose, Bidder 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. Moreover the Bank reserves the right to cancel the whole tendering process at any stage of the tender without assigning any reasons to the bidder.

7. Rates:

The EXIM Bank is not concerned with any rise or fall in the Service/Machinery charges during price validity period of 90 days from tender opening date.

8. Payments:

The payment of the services will be paid monthly after being certified by the Architect only within 30 working days from original correct hardcopy of invoice submission date.

9. Signing of the contract:

a) The successful Bidder may be required to execute a non-disclosure agreement (NDA) with Exim Bank within 20 days from the date of receipt of the notice of acceptance of tender. In the event of failure on the part of the successful Bidder to sign the agreement in the above-stipulated period, the EXIM Bank may cancel the Contract.

b) Until the Agreement is formally signed, the Work Order / Letter of Acceptance of Tender issued to the successful Bidder and accepted by him may be operative and binding on the EXIM Bank of India and the Service Provider.

10. On acceptance of the tender, the name of the accredited representatives of the Bidder who would be responsible for taking instructions from EXIM Bank shall be mentioned by the Bidder.

11. If so decided EXIM Bank reserves the right to appoint External Audit Consultant or any other agency to get the quality of works checked, including certification of bills, Payment of the employed personnel as per the minimum wages etc.

12. The EXIM Bank has the right to reduce or increase the scope of work. The Bank may give 1 months' notice period for termination of contract if service is not satisfactory to the Bank.

13. Notices to local bodies: The Bidder / Service Provider 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.

14. I/We hereby declare that I/We have read and understood the above instructions for the guidance of the Bidders.

**PRE CONTRACT INTEGRITY PACT**

**General**

This pre-bid pre-contract Agreement (hereinafter called the Integrity Pact) is made on \_\_\_\_ day of the \_\_\_\_\_month of 2019, between, on one hand, the President of India acting through Shri Uday Shinde (General Manager), Export-Import Bank of India, Ministry of Finance, Government of India (hereinafter called the "BUYER", which expression shall mean and include, unless the context otherwise requires, his successors in office and assigns) of the First Part and is represented by Shri \_\_\_\_\_ (hereinafter called the "Seller" which expression shall mean and include, unless the context otherwise requires, his successors and permitted assigns) of the Second Part.

**WHEREAS** the **BUYER** proposes to Renovate the UTI Bandra Flats and the **BIDDER/Seller** is willing to offer/has offered the, to provide service by renovating the flats and

**WHEREAS** the **BIDDER(s)** is a private company/public company/Government undertaking /partnership /registered agency, constituted in accordance with the relevant law in the matter and the **BUYER** is a General Manager, Export-Import Bank of India, Ministry of Finance performing its functions on behalf of the President of INDIA.

**NOW, THEREFORE,**

To avoid all forms of corruption by following a system that is fair, transparent and free from any influence/prejudiced dealings prior to, during and subsequent to the currency of the contract to be entered into with a view to: -

Enabling the **BUYER** to obtain the desired said renovation work in conformity with the defined specifications, scope or work and by avoiding the high cost and the distortionary impact of corruption on public procurement, and

Enabling **BIDDER(s)** to abstain from bribing or indulging in any corrupt practice in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and the **BUYER** will commit to prevent corruption, in any form, by its officials by following transparent procedures.

The parties hereto hereby agree to enter into this Integrity Pact and agree as follows:

### **1. Commitments of the BUYER:**

1.1 The BUYER undertakes that no official of the BUYER, connected directly or indirectly with the contract, will demand, take a promise for or accept, directly or through intermediaries, any bribe, consideration, gift, reward, favor or any material or immaterial benefit or any other advantage from the BIDDER, either for themselves or for any person, organization or third party related to the contract in exchange for an advantage in the bidding process, bid evaluation, contracting or implementation process related to the contract.

1.2 The BUYER will, during the pre-contract stage, treat all BIDDER(s) alike, and will provide to all BIDDER(s) the same information and will not provide any such information to any particular BIDDER which could afford an advantage to that particular BIDDER in comparison to other BIDDERS.

1.3 All the officials of the BUYER will report to the appropriate Government office to avoid any attempted or completed breaches of the above commitments as well as any substantial suspicion of such a breach.

2. In case any such preceding misconduct on the part of such official(s) is to be reported by the BIDDER to the BUYER with full and verifiable facts and the same is prima facie found to be correct by the BUYER, necessary disciplinary proceedings, or any other action as deemed fit, including criminal proceedings may be initiated by the BUYER and such a person shall be debarred from further dealings related to the contract process. In such a case while an enquiry is being conducted by the BUYER the proceedings under the contract would not be stalled.

### **3. Commitments of BIDDERS**

The BIDDER commits himself to take all measures necessary to prevent corrupt practices, unfair means and illegal activities during any stage of its bid or during any pre-contract or post-contract stage in order to secure the contract or in furtherance to secure it and in particular commit himself to the following: -

3.1 The BIDDER will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the BUYER, connected directly or indirectly with the bidding process, or to any person, organization or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.

3.2 The BIDDER further undertakes that they have not given, offered or promised to give, directly or indirectly any bribe, gift, consideration, reward, favor, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the BUYER or otherwise in procuring the contract or forbearing to do or having done any act in relation to the obtaining or execution of the contract or any other contract with the Government for showing or forbearing to show favor or disfavor to any person in relation to the contract or any other contract with the Government.

3.3 BIDDERS shall disclose the name and address of agents and the representatives and Indian BIDDERS shall disclose their foreign principals or associates.

3.4 BIDDERS shall disclose the payments to be made by them to agents/brokers or any other intermediary, in connection with this bid/contract.

3.5 The BIDDER further confirms and declares to the BUYER that the BIDDER is the original manufacturer/integrator/authorized government sponsored export entity of the defense stores and has not engaged any individual or firm or company whether Indian or foreign to intercede, facilitate or in any way to recommend to the BUYER or any of its functionaries, whether officially or unofficially to the award of the contract to the BIDDER, nor has any amount been paid, promised or intended to be paid to any such individual, firm or company in respect of any such intercession, facilitation or recommendation.

3.6 The BIDDER, either while presenting the bid or during pre-contract negotiations or before signing the contract, shall disclose any payments he has made, is committed to or intends to make to officials of the BUYER or their family members, agents, brokers or any other intermediaries in connection with the contract and the details of services agreed upon for such payments.

3.7 The BIDDER will not collude with other parties interested in the contract to impair the transparency, fairness and progress of the bidding process, bid evaluation, contracting and implementation of the contract.

3.8 The BIDDER will not accept any advantage in exchange for any corrupt practice, unfair means and illegal activities.

3.9 The BIDDER shall not use improperly, for purposes of competition or personal gain, or pass on to others, any information provided by the BUYER as part of the business relationship, regarding plans, technical proposals and business details, including information contained in any electronic data carrier. The BIDDER also undertakes to exercise due and adequate care lest any such information is divulged.

3.10 The BIDDER commits to refrain from giving any complaint directly or through any other manner without supporting it with full and verifiable facts.

3.11 The BIDDER shall not instigate or cause to instigate any third party/ person to commit any of the actions mentioned above.

3.12 If the BIDDER or any employee of the BIDDER or any person acting on behalf of the BIDDER, either directly or indirectly, is a relative of any of the officers of the BUYER, or alternatively, if any relative of an officer of the BUYER has financial interest/stake in the BIDDER's firm, the same shall be disclosed by the BIDDER at the time of filing of tender. The term 'relative' for this purpose would be as defined in Section 6 of the Companies Act 1956. The BIDDER shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employee of the BUYER.

#### **4. Previous Transgression**

4.1 The BIDDER declares that no previous transgression occurred in the last three years immediately before signing of this Integrity Pact, with any other company in any country in respect of any corrupt practices envisaged hereunder or with any Public Sector Enterprise in India or any Government Department in India that could justify BIDDER's exclusion from the tender process.

4.2 The BIDDER agrees that if it makes incorrect statement on this subject, BIDDER can be disqualified from the tender process or the contract, if already awarded, can be terminated for such reasons.

#### **5. Earnest Money (Security Deposit)**

5.1 While submitting commercial bid, the BIDDER shall deposit an amount as Earnest Money /Security Deposit, with the BUYER through any of the following instruments:

- (i) Demand Draft or a Bankers' Cheque in favor of M/s. Export –Import Bank of India.
- (ii) A confirmed guarantee by an Indian Nationalized Bank, promising payment of the guaranteed sum to the BUYER on demand within three working days without any demur whatsoever and without seeking any reasons whatsoever. The demand for payment by the BUYER shall be treated as conclusive proof of payment. No other mode or through any other instrument except mentioned here is accepted.

5.2 The Earnest Money/Security Deposit shall be valid up to a period of one year or the complete conclusion of the contractual obligations to the complete satisfaction of both the BIDDER and the BUYER, including warranty period, whichever is later.

5.3 In case of the successful BIDDER a clause would also be incorporated in the Article pertaining to Performance Bond in the Purchase Contract that the provisions of Sanctions for Violation shall be applicable for forfeiture of Performance Bond in case of a decision by the BUYER to forfeit the same without assigning any reason for imposing sanction for violation of this Pact.

5.4 No interest shall be payable by the BUYER to the BIDDER on Earnest Money/Security Deposit for the period of its currency.

## **6. Sanctions for Violations**

6.1 Any breach of the aforesaid provisions by the BIDDER or any one employed by it or acting on its behalf (whether with or without the knowledge of the BIDDER) shall entitle the BUYER to take all or any one of the following actions, wherever required: -

- (i) To immediately call off the pre contract negotiations without assigning any reason or giving any compensation to the BIDDER. However, the proceedings with the other BIDDER(s) would continue.
- (ii) The Earnest Money Deposit (in pre-contract stage) and/or Security Deposit/Performance Bond (after the contract is signed) shall stand forfeited either fully or partially, as decided by the BUYER and the BUYER shall not be required to assign any reason therefore.
- (iii) To immediately cancel the contract, if already signed, without giving any compensation to the BIDDER.
- (iv) To recover all sums already paid by the BUYER, and in case of an Indian BIDDER with interest thereon at 2% higher than the prevailing Prime Lending Rate of State Bank of India, while in case of a BIDDER from a country other than India with interest thereon at 2% higher than the LIBOR. If any outstanding payment is due to the BIDDER from the BUYER in connection with any other contract for any other stores, such outstanding payment could also be utilized to recover the aforesaid sum and interest.
- (v) To encash the advance bank guarantee and performance bond/warranty bond, if furnished by the BIDDER, in order to recover the payments; already made by the BUYER, along with interest.
- (vi) To cancel all or any other Contracts with the BIDDER. The BIDDER shall be liable to pay compensation for any loss or damage to the BUYER resulting from such cancellation/rescission and the BUYER shall be entitled to deduct the amount so payable from the money(s) due to the BIDDER.
- (vii) To debar the BIDDER from participating in future bidding processes of the Government of India for a minimum period of five years, which may be further extended at the discretion of the BUYER.
- (viii) To recover all sums paid in violation of this Pact by BIDDER(s) to any middleman or agent or broker with a view to securing the contract.
- (ix) In cases where irrevocable Letters of Credit have been received in respect of

any contract signed by the BUYER with the BIDDER, the same shall not be opened.

- (x) Forfeiture of Performance Bond in case of a decision by the BUYER to forfeit the same without assigning any reason for imposing sanction for violation of this Pact.

6.2 The BUYER will be entitled to take all or any of the actions mentioned at para 6.1(i) to (ix) of this Pact also on the Commission by the BIDDER or any one employed by it or acting on its behalf (whether with or without the knowledge of the BIDDER), of an offence as defined in Chapter IX of the Indian Penal code, 1860 or Prevention of Corruption Act, 1988 or any other statute enacted for prevention of corruption.

6.3 The decision of the BUYER to the effect that a breach of the provisions of this Pact has been committed by the BIDDER shall be final and conclusive on the BIDDER. However, the BIDDER can approach the Independent Monitor(s) appointed for the purposes of this Pact.

## **7. Fall Clause**

7.1 The BIDDER undertakes that it has not supplied/ is not supplying similar product/ systems or subsystems at a price lower than that offered in the present bid in respect of any other Ministry/Department of the Government of India or PSU and if it is found at any stage that similar product/ systems or sub systems was supplied by the BIDDER to any other Ministry/Department of the Government of India or a PSU at a lower price, then that very price, with due allowance for elapsed time, will be applicable to the present case and the difference in the cost would be refunded by the BIDDER to the BUYER, if the contract has already been concluded.

## **8. Independent Monitors**

8.1 The BUYER has appointed Independent Monitors (hereinafter referred to as Monitors) for this Pact in consultation with the Central Vigilance Commission (Names and Addresses of the Monitors to be given).

<b>Shri Debabrata Sarkar</b> Ex-CMD, Union Bank of India Mayfair Boulevard (Narayan Apartment) Flat No.701, Main Avenue Road Santacruz (West) , Mumbai – 400054 Email: dsarkar53@gmail.com Mobile: 08879684000	<b>Shri S K Goel</b> Ex-CMD, IIFCL Villa No.77, Kelisto Town Homes, Jaypee Wish Town, Sector-128 Noida-202303 Email: subodhgoel22@gmail.com Mobile:09650867778
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8.1 The task of the Monitors shall be to review independently and objectively, whether and to what extent the parties comply with the obligations under this Pact.

8.2 The Monitors shall not be subject to instructions by the representatives of the parties and perform their functions neutrally and independently.

8.3 Both the parties accept that the Monitors have the right to access all the documents relating to the project/procurement, including minutes of meetings.

8.4 As soon as the Monitor notices, or has reason to believe, a violation of this Pact, he will so inform the Authority designated by the BUYER.

8.5 The BIDDER(s) accepts that the Monitor has the right to access without restriction to all Project documentation of the BUYER including that provided by the BIDDER. The BIDDER will also grant the Monitor, upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation. The same is applicable to Subcontractors. The Monitor shall be under contractual obligation to treat the information and documents of the BIDDER/Subcontractor(s) with confidentiality.

8.6 The BUYER will provide to the Monitor sufficient information about all meetings among the parties related to the Project provided such meetings could have an impact on the contractual relations between the parties. The parties will offer to the Monitor the option to participate in such meetings.

8.7 The Monitor will submit a written report to the designated Authority of BUYER/Secretary in the Department within 8 to 10 weeks from the date of reference or intimation to him by the BUYER / BIDDER and, should the occasion arise, submit proposals for correcting problematic situations.

## **9. Facilitation of Investigation**

In case of any allegation of violation of any provisions of this Pact or payment of commission, the BUYER or its agencies shall be entitled to examine all the documents including the Books of Accounts of the BIDDER and the BIDDER shall provide necessary information and documents in English and shall extend all possible help for the purpose of such examination.

## **10. Law and Place of Jurisdiction**

This Pact is subject to Indian Law. The place of performance and jurisdiction is the seat of the BUYER.

## **11. Other Legal Actions**

The actions stipulated in this Integrity Pact are without prejudice to any other legal action that may follow in accordance with the provisions of the extant law in force relating to any civil or criminal proceedings.

## **12. Validity**

12.1 The validity of this Integrity Pact shall be from date of its signing and extended up to 1 year or the complete execution of the contract to the satisfaction of both the BUYER and the BIDDER/Seller, including warranty period, whichever is later. In case BIDDER is unsuccessful, this Integrity Pact shall expire after six months from the date of the signing of the contract.

12.2 Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact shall remain valid. In this case, the parties will strive to come to an agreement to their original intentions.

The parties hereby sign this Integrity Pact at \_\_\_\_\_ on \_\_\_\_\_

**BUYER**

**BIDDER**

Mr. Vikramaditya Ugra

Mr./Ms.

\_\_\_\_\_  
General Manager  
Export-Import Bank of India  
Ministry of Finance

\_\_\_\_\_  
Chief Executive Officer/ MD/ Director

Witness

Witness

1. \_\_\_\_\_

1. \_\_\_\_\_

2. \_\_\_\_\_

2. \_\_\_\_\_

•Provisions of these clauses would need to be amended/ deleted in line with the policy of the BUYER in regard to involvement of Indian agents of foreign suppliers.

(Note: Pls. Sign and stamp on all agreement pages)

## **5. SCOPE OF THE WORK:**

### **1. CIVIL, PLUMBLING AND ADDITIONAL WORK**

- a. Doors Frame & Shutters
  - i. Solid Door
  - ii. Main Solid Veneer door
  - iii. Aluminum Windows.
- b. Miscellaneous Work
  - i. Spectrum Textured Paint.
  - ii. Acrylic Emulsion
  - iii. Safety Grills
  - iv. POP Punning Patra finish
- c. Civil Work
  - i. Brick Masonary
  - ii. Brickwork in Partitions
  - iii. Plastering
  - iv. Water Proof Plastering
  - v. RCC Slabs
  - vi. Vitrified Tile Flooring Skirting
  - vii. Ceramic Tile Flooring
  - viii. Ceramic Tile Dadoing
  - ix. Polished Granite Flooring
- d. Plumbing Works, Sanitary Fixtures & Fittings
- e. Internal Water Supply & Drainage
- f. Sanitary Ware of American Standard
- g. Flushing Cistern

### **2. Electrical Works**

- 1. Supply & Installation of 16 way SPN DB
- 2. Primary Point
- 3. Secondary Point
- 4. P/F of 2 way light Point
- 5. P/F of 2 way Fan Point with Regulator
- 6. P/F of 5 AMP Plug point
- 7. P/F of 15 AMP Switch with 3 nos socket

8. P/F of 15 AMP Plug Point
9. P/F of 15 AMP Plug Point with 32 AMP DP Switch
10. P/F of LED Tube Light 2-0 or 4-0 Wide
11. P/F of Fan with Required Accessories for fixing
12. P/F of Data Point
13. P/F of Voice Point
14. P/F of TV Point
15. P/F of 2 Run 2.5 Sq. MM with 1 Run 1.5 Sq. MM for Circuit Wiring
16. P/F of 2 Run 4 Sq. MM and 1 Run 2.5 Sq. MM for A/C and Power Point
17. P/F of CAT 6 Data Wiring
18. P/F of 4 Pair Wire for Voice
19. P/F of RG. 6 T.V Cable
20. P/F of 8 Port Switcher

## **6. GENERAL CONDITIONS OF THE 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.

### **2 Performance Guarantee**

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.

- Performance Guarantee shall be given in the form of Demand draft in favour of Export-Import Bank of India payable at Mumbai issued by a Nationalized/Scheduled Bank.

### **3 Corrupt or Fraudulent practices**

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 the Contract/Dispute Resolution

The contract will be governed by the Laws of India, for time being in force as amended from time to time. Any disputes arising out of this contract will be settled in the court of competent jurisdiction. The courts in Mumbai shall have exclusive jurisdiction to adjudicate the disputes arising under the contract.

#### 5. Employer's Decisions

Except where otherwise specifically stated the Bank will decide contractual matters between the Bank and the Contractor

#### 6 Other Contractors

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

#### 7 Personnel

- a. 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.
- b. 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.

#### 8 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 are the responsibility of the Contractor

#### 9 Insurance

- a. The Contractor shall prior to commencing the works, effect and thereafter maintain insurances, in the names of the Contractor, (cover from the first working day after the Start Date to the end of Defects Liability Period).

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

d. for liability of both Parties and of any Employer's representative for death and injury to the Contractor's personnel.

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

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

12 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.

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

14 The Contractor shall allow the Bank personnel and any person authorized by the Bank 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.

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

16 The proposed works shall be completed within 100 days from the award of the contract. The deadline for completion of the works may be extended by a maximum period of 10 days only. And for any delay beyond this period, the contractor may be penalized Rs. 10,000/- per day of the delay.

17 Defect Liability Period: The defect liability period for the project will be 1 year from the completion of the works and the Contractor shall have to rectify any defects in construction free of cost during this period.

18 The Bank 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; an
- (f) Change in any specified sequence, methods or timing of construction of any part of the work.

19 The Bank shall give notice to the Contractor of any Defects before the end of the Defect Liability Period, which begins at the Completion of the works. The Defects Liability Period shall be extended for as long as defects remain to be corrected. Every time notice of a defect is given, the Contractor shall correct the specified Defect at the earliest.

20 If the Contractor has not corrected a Defect within the specified time, the Bank will assess the cost of having the Defect corrected, and the Contractor will pay the amount.

21 Variations shall not be made by the Contractor without an order in writing by the Employer.

22 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.

23 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.

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

25 Submission of bills for payment

25.1 The Contractor shall submit monthly bills of the value of the work completed less the cumulative amount paid previously.

25.2 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.

25.3 The Bank may exclude any item paid in a previous bill or reduce the proportion of any item previously paid in the light of later information.

## 26 Payments

26.1 No Mobilization advance or advance against materials would be paid. Adhoc payment may be made to Contractor at the discretion of the Bank & Consultant 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.

26.2 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.

26.3 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.

## 27 Tax

The rates quoted by the Contractor shall be excluding 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.

## 28 Liquidated damages

28.1 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. .



28.2 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.

#### 29 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.

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

#### 31 Termination

- a. The Employer may terminate the Contract if the other party causes a fundamental breach of the Contract.
- b. 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." .

### 32 Payment upon Termination

- a. 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.
- b. 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.

### 33 Release from performance

If the Contract is frustrated by any event entirely outside the control of either the Bank or the Contractor the Bank 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.

## **7 SPECIAL CONDITIONS OF CONTRACT**

### **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 REFERENCE DRAWINGS:

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

## 5 SHOP DRAWINGS:

5.1 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.. For specific areas requiring detailing as called for by the consultant- Panels, DB's, Circuit & Conduit Layouts , piping routes for Sprinklers etc,
- iii.. Manufacturer's and/or Contractor's fabrication drawings for equipment supplied by Contractor.

## 6 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.

#### 7 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.

#### 8 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.

#### 9 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.

#### 10 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.

#### 11 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 Consultant. 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.

#### 12 APPROVAL BY STATUTORY BODIES:

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

### 13 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 line with the minimum wages mandated by the Labour Department.

### 14 MOBILISATION ADVANCE:

No Mobilization advance shall be paid.

### 15 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.

### 16 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.

### 17 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.

### 18 ESCALATION:

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

### 19 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 other relevant constituents of the Bank.

### 20 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.

### 21 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.

## 22 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 by laws of the State or Central Government or local authority and any other labour law (including rules), regulations, by 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.

## 23 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 constituents shall abide at all times by all existing enactments on environmental protection and rules made there under, regulations, notifications and by laws of the State or Central Government, or local authorities and any other law, by 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.

**8. Financial BID (TENDER / BILL OF QUANTITIES)**

Sr. No	Description	Quantity	Unit	Rate	Amount
	<b>Doors Frame &amp; Shutters</b>				
1.	Solid Door: Providing and fixing 38mm thick Solid Core Flush shutter made out of 35mm flush shutter with TW lipping around finished with 1mm thick Laminate finished on both sides, with grooves as shown with beech wood beading. Shutter edges to be finished in melamine polish. All the doors shall be Complete as per drawing including Mortice Handle with lock, tower bolt, heavy duty magnetic stopper, heavy duty 4 nos hinges and all necessary hardware.				
	<b>Type - 3' 0" x 7' 0"</b>	<b>26.00</b>	<b>Nos.</b>		
	<b>Type - 3' 0" x 7' 0"</b>	<b>104.00</b>	<b>Nos.</b>		
3.	Main Solid Veneer Door: Providing and fixing 38mm thick Solid Core Flush shutter made out of 35mm flush shutter with TW lipping around finished with 1mm thk Laminate both sides, with grooves as shown with beechwood beading. Shutter edges to be Mellamine polish with matching color. All the doors shall be 10mm above the finished floor level as directed. Complete as per drawing including hardware Night Latch, Fix Handle with Dead lock, Heavy duty Altdorp, tower bolt, heavy duty magnetic stopper, heavy duty 4 nos hinges and all necessary hardware.				
	<b>Type - 3' 3" / 3'-6" x 7' 0"</b>	<b>26.00</b>	<b>Nos.</b>		
3.	Teak wood 1st quality section: 5" x 3" for door frames completed with match				

	Mellamine polish of Doors.				
	Type - 3' 3" x 7' 0"	26.00	Nos.		
	Type - 3' 0" x 7' 0"	130.00	Nos.		
	Type - 2' 6" x 7' 0"	1	Nos.		
	<b>MISCELLANEOUS WORKS</b>				
1.	Providing and applying Spectrum Textured Paint of "Spectrum" make or equivalent of "spray bubble coat compact" shade as per drawings/ directions & manufacture's specifications including two coats of emulsion painting over the texture	1	Sft.		
2.	Providing and painting of ceiling with 3 coats of Acrylic Emulsion paint of approved shade & make on wall/plywood/gypboard etc., including all necessary surface preparation. The ceiling area shall be cleaned, filled & applied with 2 coats of primer so as to achieve an even surface to apply paint.	18,200.00	Sft.		
3.	Providing and painting of wall with 3 coats of Plastic paint of approved shade & make on wall/plywood/gypboard etc., including all necessary surface preparation. The wall shall be cleaned, filled & applied with 2 coats of primer so as to achieve an even surface to apply paint.	65,000.00	Sft.		
4.	Providing and Painting of wall with 3 coats of Enamel paint of approved shade & make etc., including all necessary surface preparation. The applying surface shall be cleaned, filled & applied with 2 coats of primer so as achieve an even surface to apply paint.	5,200.00	Sft.		
5.	Mirror: Providing and fixing 6mm thick mirror " Modifloat or equivalent" with 6mm marine	260.00	Sft.		



	plywood backing and bw lipping 1/2" x 1/4" as shown in the drawing				
6.	Aluminum Windows: Providing and fixing Aluminium Windows anodized with sliding windows glass panels / fix panel as per design and site conditions.	2,100.00	Sft.		
7.	<b>Safety Grill:</b> Providing and fixing Safety MS 12mm square rod grill @ 9" x 9" centre to centre as per design for the external windows with red oxide paint.	3,500.00	Sft.		
8.	<b>POP Punning Patra finish:</b> Providing and applying average 4mm to 6mm thick Punning Providing and Applying average 4 to 6mm thick pop punning on walls in right angles, plumb, line & level including watering, cleaning, scaffolding etc. complete as per design and as directed by designer including applying bond coat & making good grooves made for concealed services. (As per manufacturers specifications)	18500	Sft.		
9.	<b>Pelmet :</b> Providing and fixing Pelmet in plywood of 8" x 6" near the windows for the blinds	1	Rate Only		
	<b>CIVIL WORKS:</b>				
1.	Providing and constructing <b>Brick masonry 230 mm</b> and above in superstructure including pillars at all levels and heights, with approved quality well burnt table moulded bricks of minimum crushing strength 50 kgs./sqcm i CM 1:6 proportion including the cost of all materials, labour,	200.00	160.00		

	soaking bricks, staging, platform, curing, cost of building in holdfasts, providing holes etc. complete				
	Providing and constructing <b>Brickwork in partitions 115mm</b> thk. with approved quality well burnt table moulded bricks of minimum crushing strength 50Kgs/Sqcm in CM 1:4 proportion for walls upto 115 mm thickness at all levels and heights including cost of providing fabricating and placing in position 2 nos of 6mm dia steel bars at 4th course held together by 6mm stirrups at 150 mm c/c. the cost to include all materials, labour, soaking bricks, staging platform, curing, cost of building in holdfasts providing holes, etc complete.	<b>1</b>	<b>Rate Only</b>		
	<b>Plastering</b> surfaces of walls, beams, columns, chajjas, etc: with CM 1:4,20 mm with sponge finish at all levels and heights, including preparing the surface, adequate curing, staging etc; complete. The cost to include all materials and labour, screen and washing sand if necessary cleaning the floor, windows of splashes, providing grooves etc; for internal walls.	<b>26,000.00</b>	<b>Sft.</b>		
	<b>Water Proof plastering:</b> Proving plaster 20mm thick in CM 1:3 with approved water proofing compound such as Conplast prolapin 4211c or equivalent for walls, sunken slabs and floors with neat cement smooth finish including coving in the corners and cost of all leads lifts scaffolding, sieving and finishing the surface to the required level, line and plumb at all level, curing, etc, complete.	<b>5,200.00</b>	<b>Sft.</b>		
	Providing and laying <b>RCC Lintels/beams</b> of	<b>1</b>	<b>Rate</b>		

	1:2:4 grade using 20mm downsize aggregate including necessary centring and shuttering staging, compacting the concrete, curing and deshuttering,		Only		
	Providing and laying <b>RCC Slabs</b> for counters, etc: of 1:2:4 Grade using 20mm downsize aggregate including necessary centring and shuttering, staging, compacting the concrete, curing, and deshuttering.	1	Rate Only		
	Providing and laying <b>Vitrified Tile Flooring</b> with glazed finish vitrified tiles of size 600 x 600 mm Johnson Porelano Opal Bianco, laid in pattern as per design with adhesive from Roff Chemicals or laticrete or approved equivalent with 3mm joints and providing PVC spacers and joint finished with joint fillers from Latricrete to match the shade of the tile to the architects satisfaction. The rate to include laying, curing and covering the floor with Protective Sheet and removing and cleaning after completion as directed. (Basic price of tile Rs. 70/-sft)	13,700.00	Sft.		
	Providing and laying <b>Vitrified Tile Flooring Skirting</b> with glazed finish vitrified tiles of size 600 x 600 mm Johnson Porelano Opal Bianco, laid in pattern as per design with adhesive from Roff Chemicals or laticrete or approved equivalent with 3mm joints and providing PVC spacers and joint finished with joint fillers from Latricrete to match the shade of the tile to the architects satisfaction. The rate to include laying, curing and covering the floor with Protective Sheet and removing and cleaning after completion as directed. (Basic price of tile	4,500.00	Rft.		

	Rs. 70/-sft)				
	Providing and laying <b>Ceramic Tile Flooring</b> with tiles of size 300 x 300, 400 x 400 Johnson NEO of approved series in flooring laid in pattern as per design, in cement mortar 1:6 or with adhesive from Roff chemicals or laticrete with joints finished jointing compound to match the shade of the tile to the achitects satisfaction. (Basic Price of tile Rs. 65/sft)	1,300.00	Sft.		
	Providing Glazed <b>Ceramic Tile Dadoing</b> with tiles of 200 x 300/200 x 200 mm Johnson NEO of approved series size of approved make over CM 1:3,15mm thick including pointing with approved quality Roff or Laticrete sealant laid in proper line and level including curing, cleaning and acid washing (Basic Price of Tile Rs. 65/Sft)	8,000.00	Sft.		
	<b>Polished Granite Flooring:</b> Providing and laying Polished Granite flooring with 20mm thk. Slabs in flooring laid in pattern as per design in cement sand mortar 1:6 with joints finished jointing compound to match the shade of the tile to the architects satisfaction.(Basic Rate of the Slab Rs. 150/-sft.)	1	Rate Only		
	<b>Granite Counter:</b> Providing and constructing Kitchen / Basin counter of 2'-0" deep in granite top with half round moulding with white basic marble (@60.00 per sft) for the vertical & horizontal supports. Granite Basic rate @ 170.00 per sft.	340.00	Rft.		
	<b>Polished Granite Cill &amp; Jambs:</b> Providing and laying Polished Granite of 3" / 4" high with	4,550.00	Rft.		

	20mm thk. Slabs in cement mortar 1:4 with joints finished jointing compound to match the shade of the tile to the architects satisfaction.(Basic Rate of the Slab Rs. 170/-sft.)				
	<b>Polished Marble Cill &amp; Jambs:</b> Providing and laying Polished Granite Cladding with 20mm thk. Slabs in cement mortar 1:4 with joints finished jointing compound to match the shade of the tile to the architects satisfaction.(Basic Rate of the Slab Rs. 60/-sft.)	2,600.00	Rft.		
	<b>PCC 1:4:8 :</b> Providing and laying PCC 1:4:8 below foundation, footing and floor with one part of cement four parts of approved river sand and eight parts of 40mm and down metal by volume including the cost of all materials, labour compacting, consolidating, etc. complete	13,700.00	Sft.		
	<b>Brick Bat Coba - TOILETS</b>				
	Providing and laying Brick Bat coba of 12" thk. For the toilet including the cost of all materials, labour compacting, consolidating , etc. complete with SUNANDA chemical 2 coats.( FOR TOILETS ON ALL THREE FLOORS)	1,300.00	Sft.		
	<b>WATERPROOFING- TOILETS &amp; TERRACE</b> (Dr.Fixit of Pidilite make only all given waterproofing works shall be only carried out by the Authorised applicator of Dr.Fixit for Guarantee of 10 years on Stamp paper.				
	<b>FOR TOILET.</b>				
	Providing and applying Dr. fixit FastFlex on the concrete slab of terrace as specified.	1,300.00	Sft.		

	Apply the 1 <sup>st</sup> coat of fast flex on the substrate to be in SSD condition after 6-8 hrs apply 2 <sup>nd</sup> coat of fastflex. The treatment to be carried out on the concrete surfaces including cleaning all RCC surfaces as per manufacturer's specification/ datasheet.				
	Laying 20mm thick protective screed over Dr fixit fast flex coating Admixed with Dr fixit LW+. 10 years performance guarantee of the work shall be submitted to the Engineer - In - Charge.	1,300.00	Sft.		
	<b>PLUMBING WORKS</b>				
	<b><u>SANITARY FIXTURES &amp; FITTINGS</u></b>				
	<b><u>(SUPPLY + INSTALLATION)</u></b>				
	<b><u>Note:</u></b>				
	i) Detail of Sanitary fixture are for the information of the Contractor, however model / makes of all sanitary fixture shall be selected by Architect / Interior designer / client and the same shall be binding for execution				
	ii. No additional all fixing cost shall be paid for change in type of sanitary fixture or fitting.				
	iii. Provision of extension piece for final connection of CP fitting shall be supplied and installed by the contractor accordingly (as required)				
	iv. All rates are inclusive of required scaffolding for all works,no additional payments would be made for the scaffolding.				
	<b><u>INTERNAL WATER SUPPLY &amp; DRAINAGE</u></b>				
	Providing and Fixing heavy class CPVC	26	Nos		

	<b>pipes SDR -11</b> with solvent cement joints including cutting the pipes to correct length testing, including providing an fixing with all types of CPVC fittings all complete.(Rate must be inclusive of fittings) (Conseled Piping for cold & Hot Water in toilet & Kitchen) for Toilet Block				
	Providing & fixing PVC Floor traps with ring, outer cup, inner cup, jali etc. as directed by engineer-in-charge.	<b>78</b>	<b>Nos</b>		
	<b>Sanitary Ware of American Standard</b>				
	<b>Pedestal Wash basin:</b> Providing and fixing Oval shape wash basin of American Standrad Winston of size 500mm (CL0979I1-1MA00) in white colour including all mountings, waste coupling, bottle traps, Long neck pillar cock with aerator, angular stop cock, PVC connector, sealing of joints, testing etc. complete	<b>26.00</b>	<b>Nos.</b>		
	Providing & fixing of Nirali make SS Sink having daringe board completed with fixing and long neck sink cock of American Standard / Jaguar make	<b>26.00</b>	<b>Nos.</b>		
	Providing & fixing of NEO Modern BASIN Mixer- FFAS0701-151500BA0 completed with all necessary fitting etc.	<b>26.00</b>	<b>Nos</b>		
	Providing & fixing of Concealed Wide Square FLUSH PLATE - Chrome Finish F0A1350A-ACH with Flushing cistern GD2 FK303D01-AASI1 completed with all necessary fitting etc.	<b>26.00</b>	<b>Nos</b>		
	Providing & fixing of Bath Spout, Rectnangle- FF1-CN521X00000461 completed with all necessary fitting etc.	<b>27.00</b>	<b>Nos</b>		
	Providing & fixing of Olyos in Wall Shower	<b>26.00</b>	<b>Nos</b>		

	Head with Arm- FFAS9031-000500BC0 completed with all necessary fitting etc.				
	Providing & fixing of Ntempesta 100lii Handshower Set completed with all necessary fitting etc.	26.00	Nos		
	Providing & fixing of Neo Modern Concealed Bath & Shower Mixer with Conceal Body - FFAS0721-659500BA0 completed with all necessary fitting etc.	26.00	Nos		
	Providing & fixing of Neo Modern Basin Mixer - FFAS0701-151500BA0 completed with all necessary fitting etc.	26.00	Nos		
	Providing & fixing of HEALTH FAUCET WITH 2 IN 1 BIP COCK completed with all necessary fitting etc.	26.00	Nos		
	Providing & fixing of BOTTLE TRAP FOR WASH BASIN.completed with all necessary fitting etc.	26.00	Nos		
	Providing & fixing of Floor drain with Cover Plate- SS finish - F78200-CHADYN completed with all necessary fitting etc.	78.00	Nos		
	Providing & fixing of ANGLE / STOP COCK FOR WASH BASIN AND WC etc completed with all necessary fitting etc.	78.00	Nos		
	Providing & fixing of 25 Liters Boiler Racold make completed with all necessary fitting etc.	26.00	Nos		
	Dismantling existing brickwork, blockwork, lintel, beams, slabs, etc and carting away the debris to dumping ground.	1	-		
	Breaking of existing Floor tiles, Wall tiles, plaster skirting etc.& carting away the debris to the dumping ground.	30,000.00	Sft.		
	Breaking of existing brick bat khoba etc.&	1,300.00	Sft.		



	carting away the debris to the dumping ground.(TOILETS)				
	Removing of existing Wooden Windows & carting away the debris to the dumping ground.	3,380.00	Sft.		
	Removing of existing Doors with door frame & carting away the debris to the dumping ground.	156.00	Nos		
	<b>MISC WORKS</b>				
	Removing and refixing of existing Balcony Aluminium windows with required servicing for smooth operation with replacing of lock / handles as required.	2,600.00	Nos		
	Treatment on the existing RCC open bars.Specification - Chipping of loose concrete cover to expose reinf bars, cleaning the bars by wirebrushing, application of rust converter chemical, providing and applying two coats of zinc rich epoxy primer; providing and applying layer of structural repair mortar EMACO 348 of BASF to make good the damaged concrete portion; finishing with a cement mortar plaster 1:4 12 mm thick including curing etc complete. For internal str repairs doing pop instead of plaster.	700.00	Sft		
	Truck charges.	40.00	Lump sum		
	Modification of Existing Safety Door, includes the Safety latch and hardwares as required.	26.00	No.		

#### Electrical Works:

	DESCRIPTION	QTY	UNIT		
1	Supply & installation of 16 way SPN DB.1nos.	26.00	NOS		
	2 pole 63 DB ,1 no.				
	63 Amp 2 pole ELCB 1 nos.				
	25/20 Amp MCB 6 nos.				
	16 A MCB-6 nos				
2	PRIMARY POINT	390.00	NOS		
3	SECONDRY POINT	312.00	NOS		
4	P/F OF 2 WAY LIGHT POINT	52.00	NOS		
5	P/F OF 2 WAY FAN POINT WITH REGULARTOR	52.00	NOS		
6	P/F OF 5 AMP PLUG POINT	494.00	NOS		
7	P/F OF 15 AMP SWITCH WITH 3 NOS SOCKET.	0.00	NOS		
8	P/F OF 15 AMP PLUG POINT	78.00	NOS		
9	P/F OF 15 AMP PLUG POINT WITH 32 AMP DP SWITCH.	78.00	NOS		
10	P/F OF LED TUBE LIGHT 2'-0" OR 4'-0" WIDE	312.00	NOS		
11	P/F OF FAN WITH REQUIRED ACCESSORIES FOR FIXING.	104.00	NOS		

12	P/F OF DATA POINT	26.00	NOS		
13	P/F OF VOICE POINT	78.00	NOS		
14	P/F OF TV POINT	26.00	NOS		
15	P/F OF 2 RUN 2.5 SQ.MM WITH 1 RUN 1.5 SQ.MM FOR CURCUIT WIRING.	4000.00	RMT		
16	P/F OF 2 RUN 4 SQ.MM AND 1 RUN 2.5 SQ.MM FOR AC AND POWER POINT.	1300.00	RMT		
17	P/F OF CAT -6 DATA WIRING	520.00	RMT		
18	P/F OF 4 PAIR WIRE FOR VOICE.	1300.00	RMT		
19	P/F OF RG.6 T.V CABLE.	260.00	RMT		
20	P/F OF 8 PORT SWITCHER	0.00	NOS		

1. Please note the estimates are approximate and as such provision for 10% contingencies shall be kept over and above the estimated cost.
2. Provision shall be made for GST and professional fees.
3. The above cost does not include municipal approval charges. Provision of approximate Rs 5 lakhs shall be kept for liasoning works.

#### **Preferred List of Makes**

### PREFERRED LIST OF MAKES

Note: Makes specified in the BOQ supercedes this List. All makes shall be ISI marked wherever applicable.

Sr. No	Description	Material / Specs.	Makes.
<b>A</b>	<b>Water Supply &amp; Drainage system</b>		
1	Water Supply System		
	- Water Supply Pipes		
	- External water	GI 'C' Class (IS-1239)	Tata / Jindal
	Inside Plumbing Shafts	CPVC/UPVC	Supreme/Prince/Astral
	- Internal Water (Concealed)	CPVC/UPVC	Supreme/Prince/Astral
	- Hot water	CPVC/UPVC	Supreme/Prince/Astral
2	Butterfly Valves	CI	Audco/Intervalve
3	Ball valves	Gun Metal	RB / Zoloto
4	Water supply pumps	CI	Kirlosakar /KSB/ Grundfoss
	Submersible		HBD/Kirloskar/Dharani
5	Insulation for Hot water pipes		Armaccess-Armaflex
6	Drainage System		
	-Internal Drainage Pipe	UPVC	Supreme/Prince/Astral
	-Soil, Waste & Vent		
	-Rain water		
	-External Drainage	Stoneware	
	-Manhole/Inspection Chamber	Stoneware	
	-Drainage Pump	-CI submersible	Grundfos/KSB/Dharani
7	Sanitary ware		American Standard
	Water closet with Cover	- White-Vitreous glazed	American Standard
	Wash Basin	-White-Vitreous glazed	American Standard
	Urinal sensor 155 x 158 mm		

	Genova Acrylic Bath Tub 1700 X 700 mm		
8	CP fixtures	Chrome plated	American Standard/ Jaquar
	-Bottle trap		
	in Bath shower mixer		
	-90 deg Angle Valve		
	- Bottle trap		
	paper holder		
	Towel Rail		
	Towel Rack		
	Soap dish		
	Robe hook		
	Basin Mixer with popup waste		

#### LIST OF APPROVED MAKES OF MATERIALS

S.No.	Material	Approved make
<b>Interiors</b>		
1	Wood	Teak wood/Steam beech wood
2	Ceramic tile	HR Johnson / Nitco/Kajaria/Asian
3	Vitrified tile	HR Johnson / Nitco/Kajaria/Asian
4	Gypsum Board	India Gypsum Ltd
5	Grid ceiling	Armstrong/USG
6	Plain Particle Board	Duratuff / Novapan
7	Pre-laminated Particle Board	Novapan/Formica (Exterior quality)
8	MDF	Nuwud/Duratuff (Exterior quality)
9	Veneer	Uro / Garnet / Samrat
10	Laminate	Merino / Greenlam / National
11	Flush Door	Greenply / Kitply
12	Waterproof plywood	Greenply / National / Samrat / Kitply
13	Commercial plywood	Greenply / National / Samrat / Kitply
14	Wood preservatives	Wood guard / Termisil
15	Door closers	Ozone /Enox / Doorline

16	Floor spring/Patch fittings	Ozone / Enox / Door line
17	Furniture Hardware	Dorset / Doorline / Godrej
18	Melamine Coat	Asian or equivalent
19	Paints	Asian paints / ICI Dulux / Berger
20	Texture	Terraco/Nova tex
21	French Polish	Sheenlac/Light House
22	Adhesive	Fevicol SH, Araldite
23	Screws	GKW
24	Foams in Sofas	MM/Sleepwell - density 32
25	Fabric protection coating	Scotch guard of "3M"
26	Mortise locks	Godrej /Dorset / Monarch
27	Hardware fittings such as Knobs,Hinges,Tower bolts,Castors etc.	Dorset / Doorline / Godrej
28	Cylindrical Lock	Door line / Godrej
29	Vertical Blinds	Vista / Mac
30	Vinyl flooring	Armstrong/Krishna
31	Carpet	C.C.Carpet / Shawmark / Standard
32	Plain/Tinted glass	Saint Gobain/Modi guard
33	Mirror	Modiguard / Saint Gobain
34	Projection Screen	Galalite/Higain
35	Chairs	Featherlite/Amber

#### Sanitary Items

36	Bib Cock	American Standard
37	Stop Cock	American Standard
38	Angle Cock	American Standard
39	GI Pipes	Jindal
40	Sanitary Chinaware	American Standard

All materials shall be of the quality & standards and generally as per brands specified below.

#### Electrical Work :List of Approved Makes

No	Description	Manufacturers Name
1	M.C.B / M.C.C.B / E.L.M.C.B	Legrand ( M.D.S / Merlin Gerin) ,L&T, Siemens,North-west
2	Wires ( FFRLS )	Polycab / Finolex
3	Cables	Polycab, Finolex
4	Conduit ( PVC )	Precision, Polycab
5	Switches and Sockets	Anchor Roma/ M.K ( Wrap around) / Crabtree ( Athena Series) , North - West (Stylus Series),
6	Wall / Ceiling Fans	Crompton ,Havels, Usha, Orient
7	Telephone wires & Cables	Polycab / Delton
8	Tube / Bulbs / PI Tubes	Philips /GE/Osram/Bajaj / Wipro
9	Flexible Wire for Speaker	Polycab / Finolex
10	Switchgear Equipment	L & T / Siemens / Havells
11	Aluminium Trunking Pipe / junction boxes	Jindal/ Hindalco/ Tata
12	P. A System	Philips / Sony
13	Emergency Lighting System	Panasonic / Orpat / Bajaj
14	Lighting Fittings	Wipro / Philips / GE /Bajaj

## 9. Tender Evaluation

The tender will be evaluated on the basis on Lowest cost basis

## 10. Interior Layout:





